



44-Units in Florissant, Missouri 63031

Opportunity to Purchase 44 Apartments
Comprising Four 8-Families & Three 4-Families on Bruce Drive



EXECUTIVE SUMMARY

1 Bruce Drive

44-Unit Multifamily Portfolio * Seven Buildings on Bruce Drive * Value - Add / Market Rent Repositioning

All 44 Units
\$3,500,000
 \$79,545 per unit

PROPERTY OVERVIEW

Asset Type:	Multifamily Porfolio
Total Units	44 Units
Unit Mix	12 x 2BR/1BA + 32 x 1BR/1BA
Buildings	7 (three 4-plexes + four 8-plexes)
Year Built	1960s
Total Building SF	44,092 SF
Condition	Fully Renovated
Systems	Central Air * Updated Electrical
Parking	Ample - 63 spaces
Proximity	Lambert Int'l, Boeing, Amazon



CAPITAL INVESTED
\$2,200,000+
 Full renovations completed 2023-2025

FINANCIAL SUMMARY

STABILIZED NOI	
\$264,165	
7.5% cap rate at ask * \$22,013 / mo	
Gross Income	\$512,928 / yr
Vacancy	\$41,034 / yr
Effective Gross Income	\$471,894 / yr
Operating Expenses	\$198,197/ yr
Net Operating Income (NOI)	\$22,808 / yr



OCCUPANCY BY BUYER SEGMENT

32-Unit Porfolio (4, 5, 16 Bruce Dr)	94%
<i>29/32 occupied * 1 unit from 920% delivery treshold</i>	
Individual 4-Plexes (1, 2 & 3 Bruce Dr)	67%
<i>Vacancy by design - owner - occupant buyers need vacant unit</i>	

Seller delivers 32-unit portfolio at 90% occupancy. Peak leasing season (Apr-Aug) underway.

PURCHASE OPTIONS

ALL 44 UNITS	
\$3,500,00	
\$79,545 / unit	
BEST VALUE	
32 X 1BR UNITS	PER 4-PLEX BUILDING
\$2,375,000	\$375,000
\$74,218 / unit * 1 Title	\$93,750 / unit * conv. fin.

32 Units single commercial title
 4-plexes: individually titled - buy 1, 2 or all 3
 Matterport 3D tours available for all units



INVESTMENT OVERVIEW

- ▶ Extensive Renovations & Capital Investment: Buildings underwent extensive renovations (2023-2026) with over \$2.2 million in capital expenditures.
- ▶ Prime Location: A short drive to Lambert International Airport and close to major employers, including Boeing and Amazon.
- ▶ Seller's Delivery Options: The seller will deliver the complex with 90% occupancy.
- ▶ Efficient Property Layout: Side-by-side buildings provide ease of maintenance and leasing.
- ▶ Flood Zone & Nearby Development: Buildings are located in a flood zone. The City of Florissant has purchased the land adjacent to the nearby creek for a future park development.
- ▶ Additional Property Features: Buildings have pitched roofs and large open common areas. Washer/dryer hookups are available, with the potential to add laundry facilities for additional income.
- ▶ There are 63 parking spaces available for tenants, with an average of 1.3 parking spaces for each apartment.



SITE PLAN - BRUCE DRIVE CAMPUS





















FLORISSANT SUBMARKET



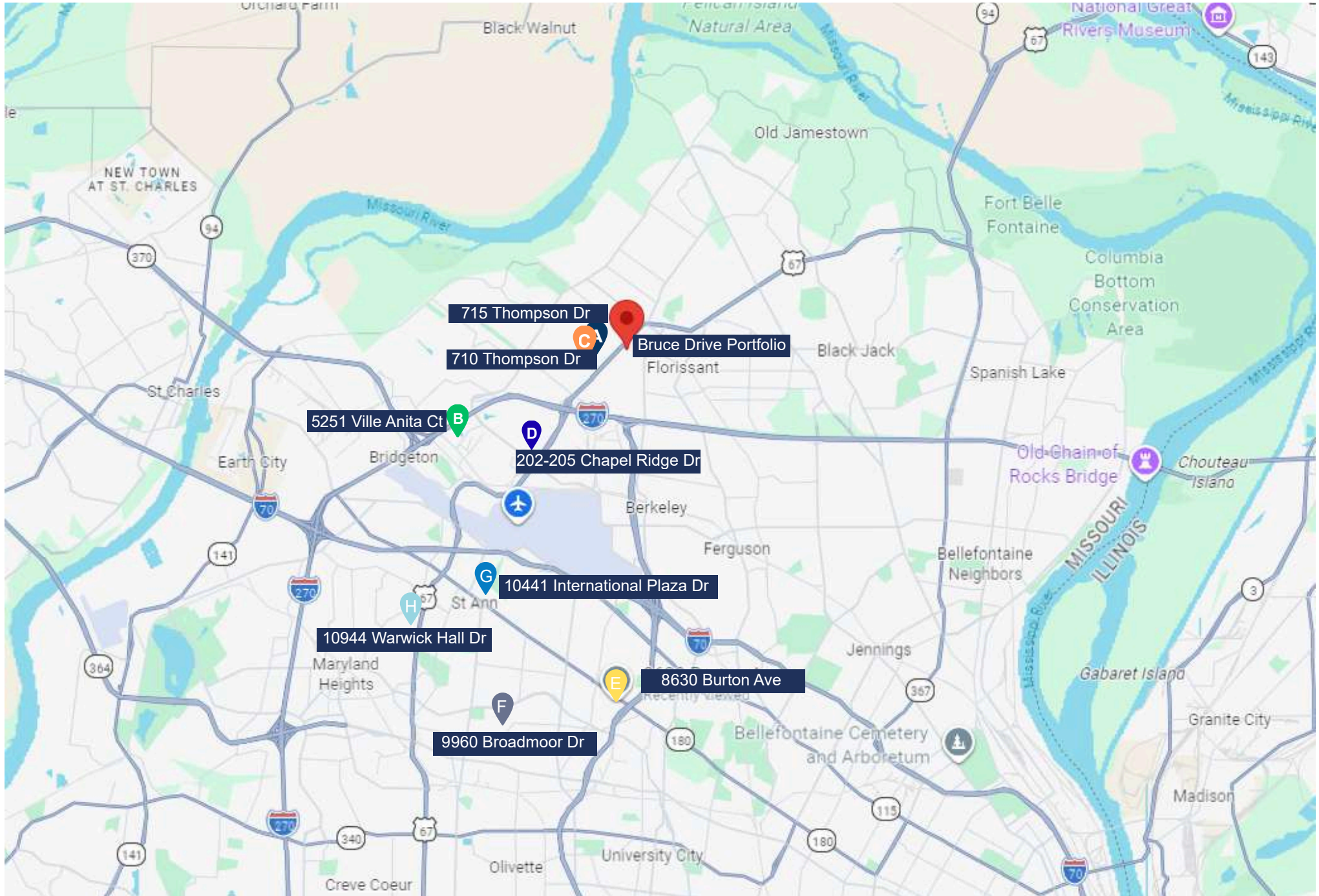
ST. LOUIS METRO















SALES COMPARABLES

	Address	Sqft	Sold Price	No. of Units	Sold Price/Sqft	Sold Price/Unit	Condition
	 1 Bruce Dr., Florissant MO	44,092	Asking Price: \$3,500,000	44	\$79	\$79,545	Updated
	 715 Thompson Dr., Florissant MO	3,520	\$383,891	4	\$109	\$95,973	Updated
	 5251 Ville Anita Ct., Hazelwood MO	1,820	\$372,732	2	\$205	\$186,366	Updated
	 710 Thompson Dr., Florissant MO	3,520	\$448,542	4	\$127	\$112,136	Updated
	 202-205 Chapel Ridge Dr., Hazelwood MO	44,092	\$15,505,000	48	\$352	\$323,021	Updated
	 8630 Burton Ave., St. Louis, MO	5,760	\$787,360	4	\$137	\$196,840	Updated
	 9960 Broadmoor Dr., Overland, MO	3,520	\$377,300	4	\$107	\$94,325	Updated
	 10441 International Plaza Dr., St. Ann, MO	17,864	\$3,000,000	32	\$168	\$93,750	Updated
	 10944 Warwickhall Dr., Bridgeton MO	3,240	\$598,500	4	\$185	\$149,625	Updated

SALES COMPARABLES MAP



ADDITIONAL SALES COMPARABLES

	Address	Sold Price	No. of Units	Sold Price/Unit	Year Built
	 1 Bruce Dr., Florissant MO	Asking Price: \$3,500,000	44	\$79,545	1960's Construction
	 3735 Morganford Rd. St., Louis MO	\$1,625,000	20	\$81,250	1960's Construction
	 9935 Chateau Roi Ct. St., Louis MO	\$2,075,000	27	\$76,852	1960's Construction
	 4701-4714 S. Point Ln., Imperial MO	\$3,000,000	38	\$78,947	1960's Construction
	 3329 & 3333 Lawn Ave., St. Louis MO	\$695,000	8	\$86,875	1960's Construction
	 5100 Eric Dr., Imperial MO	\$619,000	8	\$77,375	1980's Construction

RENT COMPARABLES



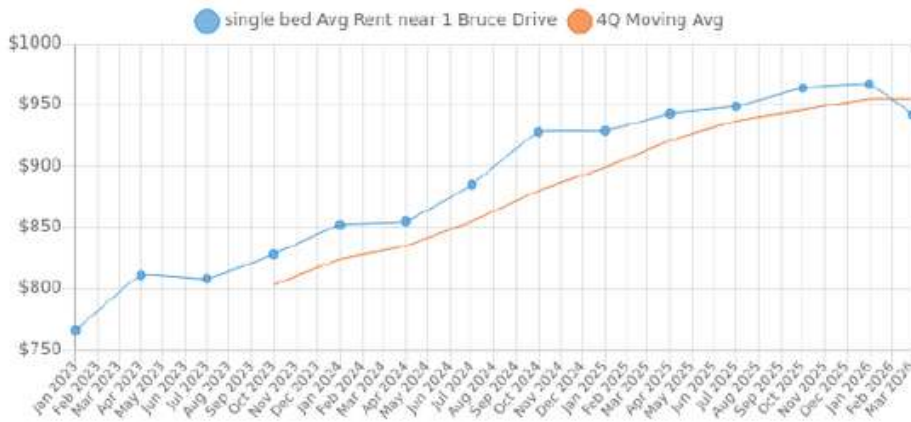
1 Bruce Drive Florissant MO

Results based on 38, single-bedroom, single bath Apartment rentals seen within 12 months in a 5.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$942 ±4%	\$873	\$795	\$1,089

Report generated: 03 March 2026

Historical Trend Line



Average Rent by Bedroom Type

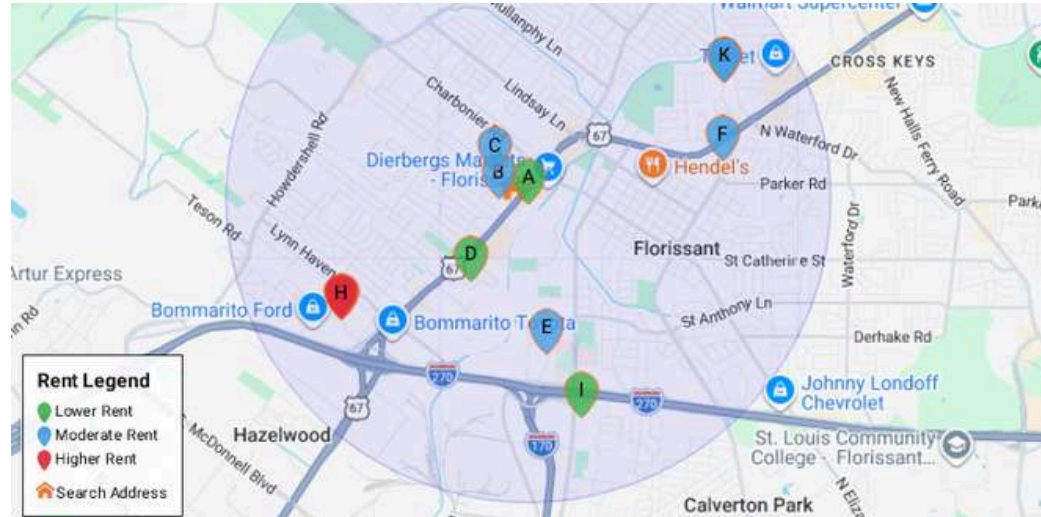


Summary Statistics

Sample Size	38
Sample Min	\$600
Sample Max	\$1,514
Sample Median	\$873

Sample Mean	\$942
Sample Standard Deviation	\$218
25th – 75th Percentile	\$795– 1,089
10th – 90th Percentile	\$663 – 1,220
5th – 95th Percentile	\$584 – 1,299

RENT COMPARABLES



Address	Distance (mi)	Monthly Rent	Sqft	Price per SF	Beds	Baths	Property Type	Lease Date
A 4 Bruce Dr, Florissant, MO	0.05	695	590	1.18	1	1	Apartment	Jan 2026
B 680 Mescalero Ct, Florissant, MO	0.25	850	704	1.21	1	1	Apartment	Mar 2025
C 723 Rosetta Dr, Florissant, MO	0.36	850	700	1.21	1	1	Apartment	Mar 2025
D 240 Chez Vant Ct, Hazelwood, MO	0.85	725	770	0.94	1	1	Apartment	Mar 2025
E 7411 Sieloff Dr, Hazelwood, MO	1.33	795	636	1.25	1	1	Condo	May 2025
F 1425 N New Florissant Rd, Florissant, MO	1.68	795	517	1.54	1	1	Apartment	Mar 2025
G 503 Village Square Dr, Hazelwood, MO	1.88	1000	640	1.56	1	1	Apartment	Apr 2025
H 503 Village Square Dr, Hazelwood, MO	1.89	1060	635	1.67	1	1	Apartment	Jan 2026
I 7300 N Hanley Rd, Hazelwood, MO	1.91	600	650	0.92	1	1	Condo	Jan 2026
J 2100 N New Florissant Rd, Florissant, MO	1.94	875	736	1.19	1	1	Apartment	Feb 2026

RENT COMPARABLES



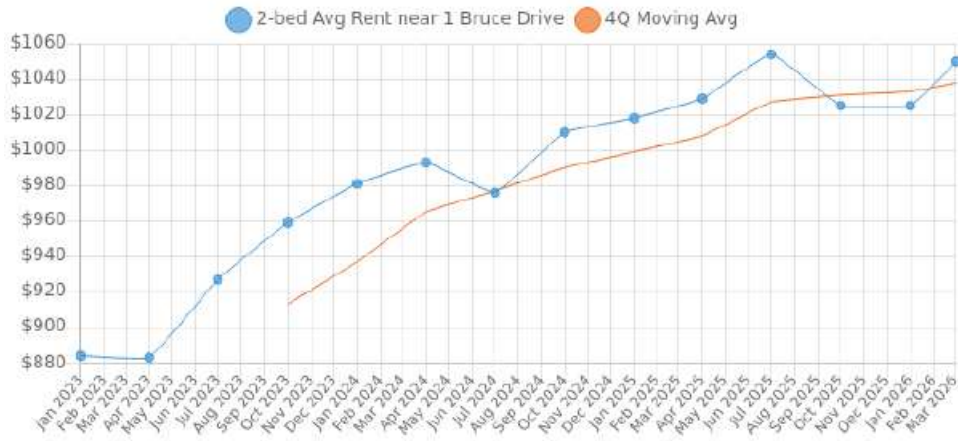
1 Bruce Drive Florissant MO

Results based on 30, 2-bedroom, single bath Apartment rentals seen within 12 months in a 5.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,050 $\pm 3\%$	\$1,028	\$924	\$1,176

Report generated: 03 March 2026

Historical Trend Line



Average Rent by Bedroom Type

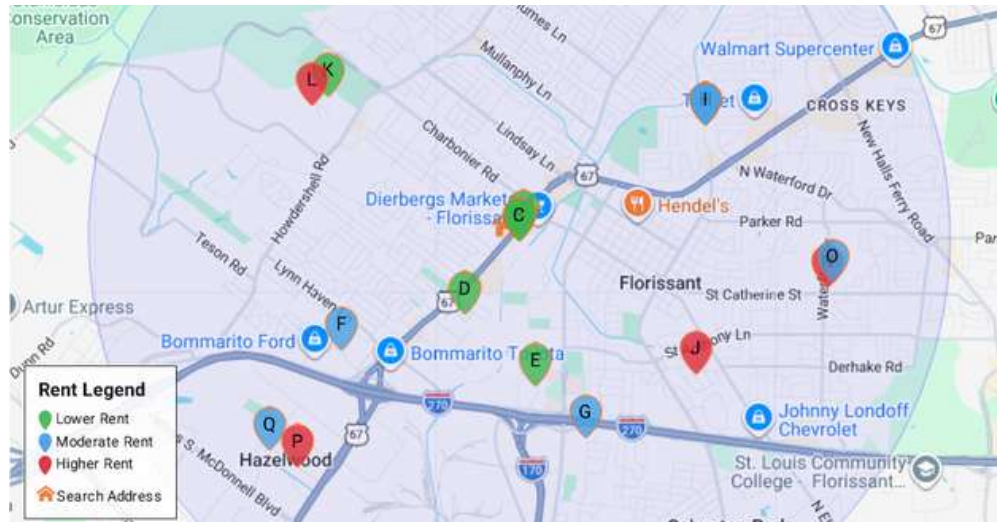


Summary Statistics

Sample Size	30
Sample Min	\$750
Sample Max	\$1,450
Sample Median	\$1,028

Sample Mean	\$1,050
Sample Standard Deviation	\$187
25th – 75th Percentile	\$924– 1,176
10th – 90th Percentile	\$811 – 1,289
5th – 95th Percentile	\$744 – 1,357

RENT COMPARABLES



	Address	Distance (mi)	Monthly Rent	Square Feet	Price per SF	Beds	Baths	Property Type	Lease Date
A	14 Bruce Dr, Florissant, MO	0.05	875	880	0.99	2	1	Apartment	Nov 2025
B	4 Bruce Dr, Florissant, MO	0.05	899	650	1.38	2	1	Apartment	Jan 2026
C	4 Bruce Dr, Florissant, MO	0.05	899	609	1.48	2	1	Apartment	Aug 2025
D	240 Chez Vant Ct, Hazelwood, MO	0.85	799	844	0.95	2	1	Apartment	Mar 2025
E	8733 Sieloff Dr Apt C, Hazelwood, MO	1.34	750	806	0.93	2	1	Condo	Jul 2025
F	503 Village Square Dr, Hazelwood, MO	1.89	1150	750	1.53	2	1	Apartment	Jan 2026
G	8507 Tally Ho Dr, Hazelwood, MO	1.9	1030	1090	0.94	2	1	Apartment	Mar 2025
H	2100 N New Florissant Rd, Florissant, MO	1.94	920	750	1.23	2	1	Apartment	Nov 2025
I	2100 N New Florissant Rd, Florissant, MO	1.94	920	832	1.11	2	1	Apartment	Feb 2026
J	190 St Luke Dr, Florissant, MO	2	1450	1167	1.24	2	1	Apartment	May 2025

VIRTUAL TOURS OF APARTMENTS

Virtual Tours:

- Unit 1 16 Bruce Dr. : <https://my.matterport.com/show/?m=2BBEU5zHtXq>
- Unit 2 16 Bruce Dr. : <https://my.matterport.com/show/?m=Mb554CUEkxY>
- Unit 3 16 Bruce Dr. : <https://my.matterport.com/show/?m=g7eXY6g24qk>
- Unit 4 16 Bruce Dr. : <https://my.matterport.com/show/?m=VXy4DEPUKs9>
- Unit 5 16 Bruce Dr. : <https://my.matterport.com/show/?m=gBD9VsMhruL>
- Unit 6 16 Bruce Dr. : <https://my.matterport.com/show/?m=D6cxt9ZY7yM>
- Unit 7 16 Bruce Dr. : <https://my.matterport.com/show/?m=teXvMxYgKTC>
- Unit 8 16 Bruce Dr. : <https://my.matterport.com/show/?m=C2qbePGbYDP>



CURRENT RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
1 Bruce Dr	1	2 bed / 1 bath	Occupied	\$999	\$11,988
1 Bruce Dr	2	2 bed / 1 bath	Occupied	\$999	\$11,988
1 Bruce Dr	3	2 bed / 1 bath	Occupied	\$899	\$10,788
1 Bruce Dr	4	2 bed / 1 bath	Occupied	\$999	\$11,988
TOTALS				\$3,896	\$46,752

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
2 Bruce Dr	1	2 bed / 1 bath	Occupied	\$999	\$11,988
2 Bruce Dr	2	2 bed / 1 bath	Vacant - Make Ready	\$0	\$0
2 Bruce Dr	3	2 bed / 1 bath	Occupied	\$1,390	\$16,680
2 Bruce Dr	4	2 bed / 1 bath	Occupied	\$895	\$10,740
TOTALS				\$3,284	\$39,408

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
3 Bruce Dr	1	2 bed / 1 bath	Occupied	\$895	\$10,740
3 Bruce Dr	2	2 bed / 1 bath	Vacant - Make Ready	\$0	\$0
3 Bruce Dr	3	2 bed / 1 bath	Occupied	\$895	\$10,740
3 Bruce Dr	4	2 bed / 1 bath	Vacant - Ready	\$0	\$0
TOTALS				\$1,790	\$21,480

CURRENT RENT ROLL - 4 BRUCE DR.

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
4 Bruce Dr	1	1 bed / 1 bath	Occupied	\$799	\$9,588
4 Bruce Dr	2	1 bed / 1 bath	Occupied	\$799	\$9,588
4 Bruce Dr	3	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	4	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	5	1 bed / 1 bath	Occupied - Notice to Vacate	\$695	\$8,340
4 Bruce Dr	6	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	7	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	8	1 bed / 1 bath	Occupied	\$695	\$8,340
Total Rents				\$5,768	\$69,216

CURRENT RENT ROLL - 5 BRUCE DR.

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
5 Bruce Dr	1	1 bed / 1 bath	Occupied	\$899	\$10,788
5 Bruce Dr	2	1 bed / 1 bath	Occupied	\$899	\$10,788
5 Bruce Dr	3	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	4	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	5	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	6	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	7	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	8	1 bed / 1 bath	Occupied	\$799	\$9,588
Total Rents				\$6,592	\$79,104

CURRENT RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
15 Bruce Dr	1	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	2	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	3	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	4	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	5	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	6	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	7	1 bed / 1 bath	Occupied - Renewing	\$695	\$8,340
15 Bruce Dr	8	1 bed / 1 bath	Occupied	\$695	\$8,340
Total Rents				\$5,560	\$66,720

CURRENT RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
16 Bruce Dr	1	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	2	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	3	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	4	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	5	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	6	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	7	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	8	1 bed / 1 bath	Vacant - Ready	\$0	\$0
Total				\$5,593	\$67,116

CURRENT RENT ROLL SUMMARY

CURRENT RENT ROLL SUMMARY		
Property	Monthly Rents	Annual Rents
1 Bruce Dr	\$2,897	\$46,752
2 Bruce Dr	\$3,284	\$39,408
3 Bruce Dr	\$1,790	\$21,480
4 Bruce Dr	\$5,768	\$69,216
5 Bruce Dr	\$6,592	\$79,104
15 Bruce Dr	\$5,560	\$66,720
16 Bruce Dr	\$4,794	\$67,116
Total Rents	\$30,685	\$389,796

CURRENT INCOME & EXPENSE SUMMARY		
Total Units: 44	Monthly	Annually
Gross Scheduled Income	\$30,685	\$389,796
Vacancy (based on current occupancy)		
Effective Gross Income	\$30,685	\$389,796
Operating Expenses	\$16,517	\$198,204
Net Operating Income (NOI)	\$14,168	\$191,592

OPERATING EXPENSES		
	Monthly	Annual
Management Fees	\$1,243	\$14,916
Management Utility Fees	\$230	\$2,760
Mgmt. Fuel Charge	\$160	\$1,920
Mgmt. Mark Up	\$594	\$7,128
Cleaning Fee	\$882	\$10,584
Repairs & Maintenance	\$2,454	\$29,457
Ground Maintenance	\$1,209	\$14,508
Property Insurance	\$3,042	\$36,500
Flood Insurance	\$2,795	\$33,537
Property Tax	\$2,689	\$32,268
Professional Services	\$425	\$5,100
Miscellaneous	\$448	\$5,376
City Fees	\$346	\$4,152
Total	\$16,517	\$198,206

ONE-TIME EXPENSE		
	Monthly	Annual
Lease-Up Fees	\$3,029	\$36,352

INCOME EXPENSES & PRO FORMA

PROFORMA RENT ROLL				
Property	Unit	Unit Type	Monthly Rent	Annual Rent
1 Bruce Dr	1	2 bed / 1 bath	\$1,050	\$12,600
1 Bruce Dr	2	2 bed / 1 bath	\$1,050	\$12,600
1 Bruce Dr	3	2 bed / 1 bath	\$1,050	\$12,600
1 Bruce Dr	4	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	1	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	2	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	3	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	4	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	1	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	2	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	3	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	4	2 bed / 1 bath	\$1,050	\$12,600
Total Rents			\$12,600	\$151,200

INCOME EXPENSES & PRO FORMA

PROFORMA RENT ROLL				
Property	Unit	Unit Type	Monthly	Annual
4 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304

PROFORMA RENT ROLL				
Property	Unit	Unit Type	Monthly	Annual
15 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304
Total			\$30,144	\$361,728



INCOME EXPENSES & PRO FORMA

PRO FORMA RENT ROLL SUMMARY

Property	Monthly	Annual
1,2 & 3 Bruce Dr	\$12,600	\$151,200
4,5,15 & 16 Bruce Dr	\$30,144	\$361,728
Total	\$42,744	\$512,928

INVESTOR SNAPSHOT

Total Units:	44
Gross Scheduled Income	\$512,928
Vacancy Assumption:	41,034
Effective Gross Income	\$471,894
Operating Expenses	\$198,197
Net Operating Income	\$273,697
Monthly (NOI)	\$22,808
Asset Type:	Multi-family Portfolio (44 Units)
Strategy:	Value-Add/Market Rent Repositioning

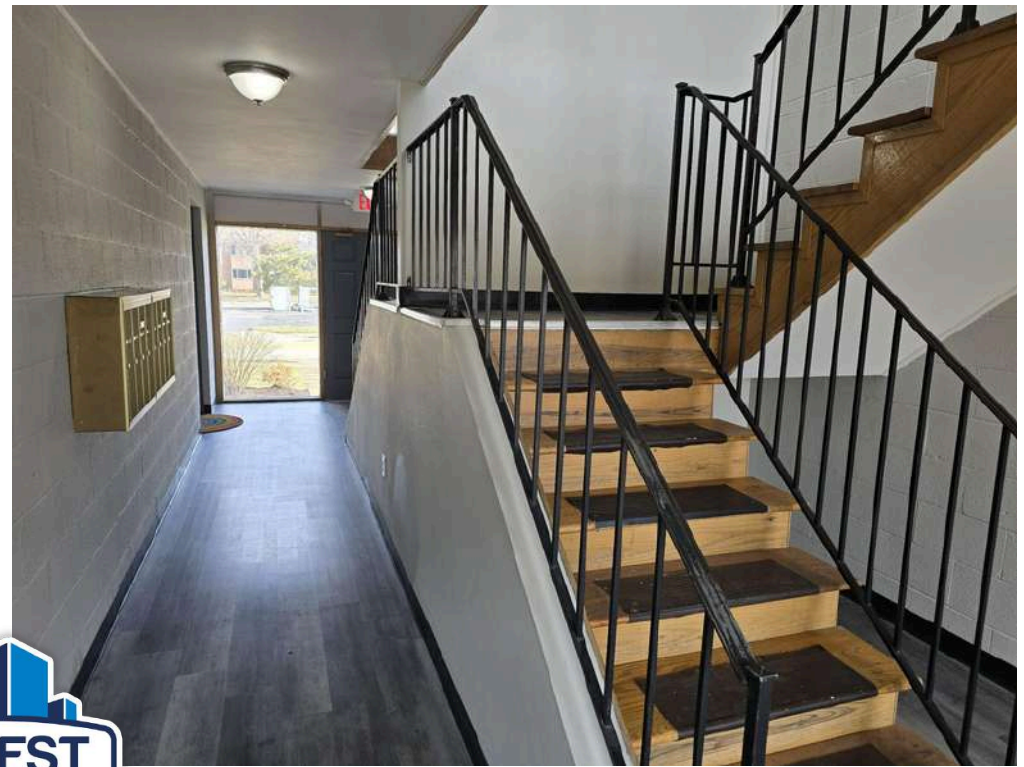
PRO FORMA EXPENSES

	Monthly	Annual
Management Fees	\$1,243	\$14,916
Management Utility Fees	\$230	\$2,760
Mgmt. Fuel Charge	\$160	\$1,920
Mgmt. Leasing Fees	\$760	\$9,120
Cleaning Fee	\$882	\$10,584
Repairs & Maintenance	\$2,454	\$29,448
Ground Maintenance	\$1,209	\$14,508
Property Insurance	\$3,836	\$36,500
Flood Insurance	\$2,795	\$33,537
Property Tax	\$2,689	\$32,268
Professional Services	\$425	\$5,100
Miscellaneous	\$282	\$3,384
City Fees	\$180	\$4,152
Total	\$17,145	\$198,197

ONE-TIME EXPENSE

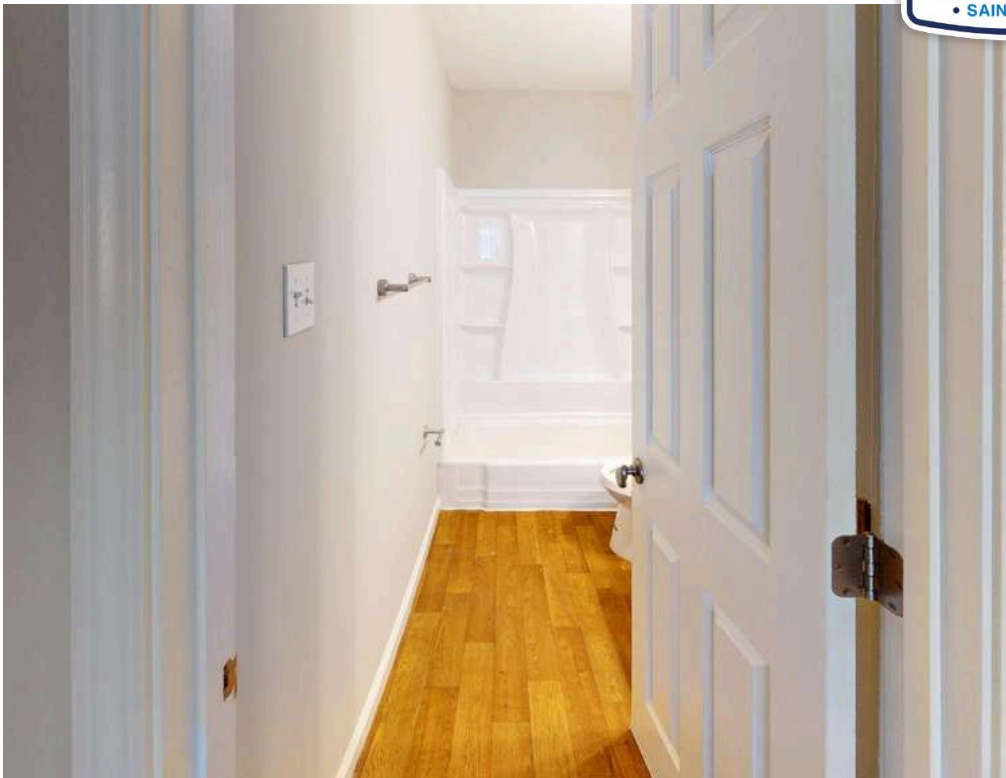
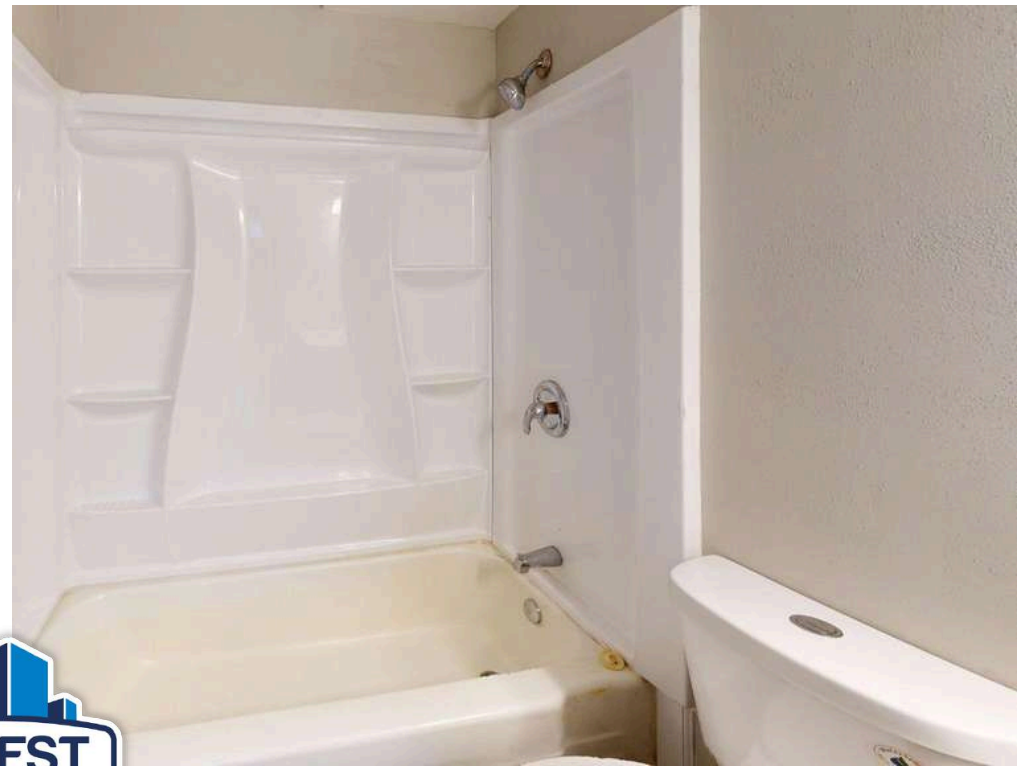
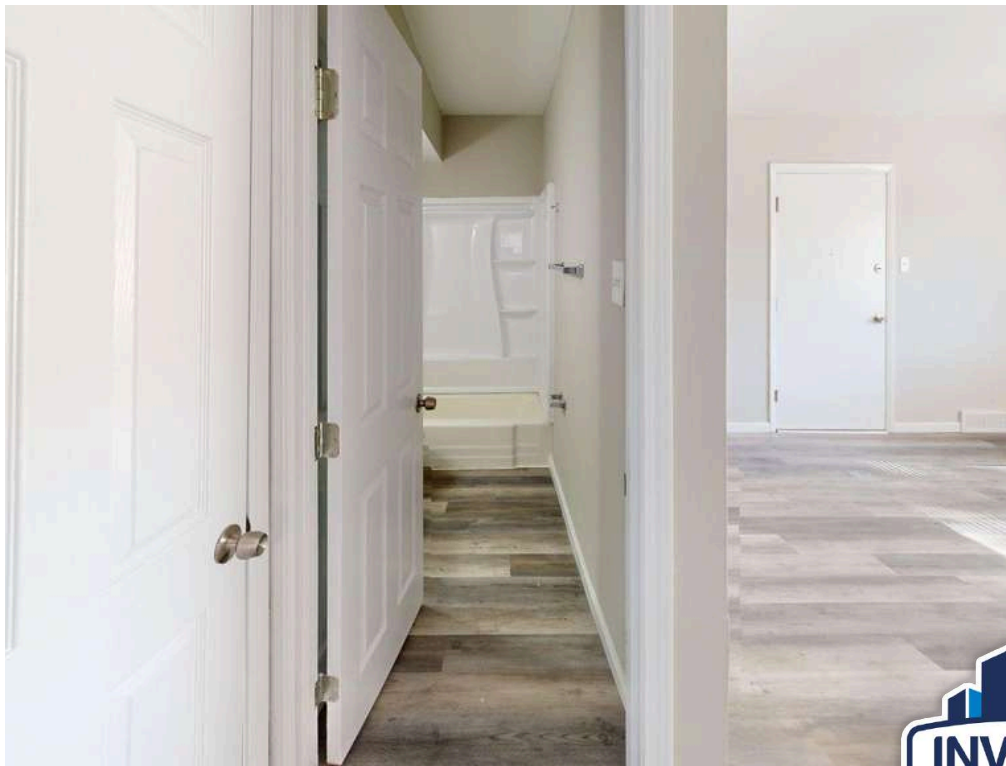
	Monthly	Annual
Lease-Up Fees	\$3,029	\$36,352















2309 Thurman Avenue
St. Louis, Missouri 63110

Office Phone: (314) 325-6201
Website: www.InvestSTL.com

**Invest St. Louis is a licensed real estate
brokerage in the state of Missouri.**

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**1 Bruce Drive,
Florissant, MO, 63031**

All 4-Family units at:

\$375,000 each

All 32-units at:

\$2,375,000

All 44-units at:

\$3,500,000

Contact:



Jordan Schoen

Broker

314-255-5117 Phone

jordan@investstl.com