



1, 2, 3 Bruce Dr. Florissant, Mo. 63031
Opportunity To Purchase 3 Large Renovated 4 Families Individually, Or As A Package



INVESTMENT SUMMARY

- ▶ Three four family buildings located at 1, 2, 3 Bruce Drive can be sold individually, or all together. These buildings are being sold as a larger group of 44 units in the cul-de-sac.
- ▶ Extensive Renovations & Capital Investment: The 44 apartments spanning 7 buildings in the complex 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.
- ▶ The buildings each have at least one unit being left vacant to show, or for a potential owner occupant.
- ▶ The units are rented for under market rent, as the units in some cases were rented during winter. Average market rent for 30 two bedroom apartments is \$1,050 within a 5 mile radius.
- ▶ Additional Property Features:
 - Each building is 3,536 sq. ft.
 - Newer pitched roofs and large open common areas.
 - Washer/dryer hookups are available, with the potential to add laundry facilities for additional income.
 - Central heating and cooling for all units.
 - 5 Parking spots available for each 4 family
 - Updated electric, common areas, windows, water heaters, furnaces, condensers, etc.

INVESTMENT SUMMARY

- All four units have similar updates, offering consistency and ease of management. A well-maintained, income-generating asset in a high-demand rental market.
- 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.

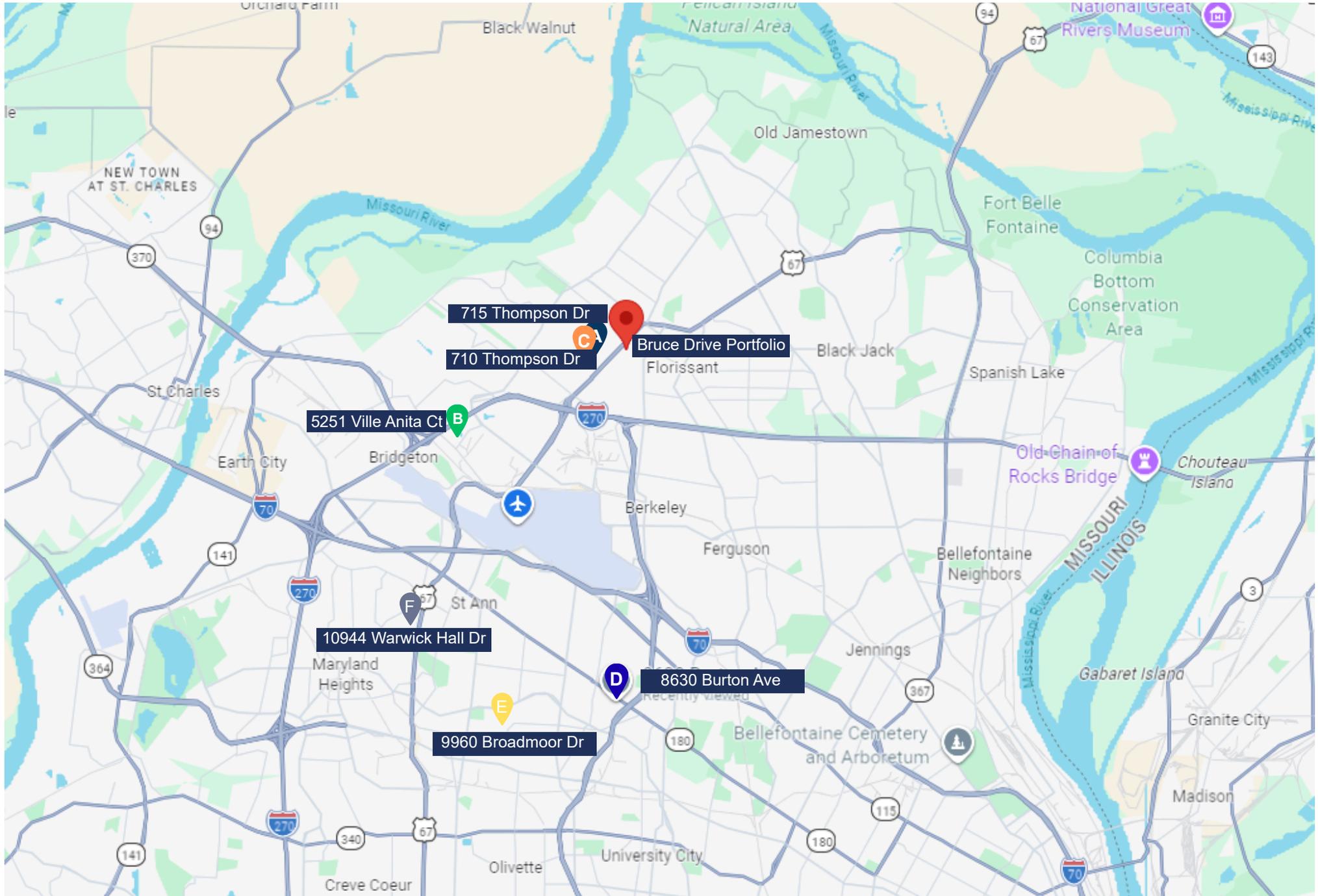
Virtual Tours:

- 1 Bruce Dr. : https://my.matterport.com/show/?m=2BBEU5zHtXq_
- 2 Bruce Dr. : <https://my.matterport.com/show/?m=Mb554CUEkxY>
- 3 Bruce Dr. : <https://my.matterport.com/show/?m=g7eXY6g24qk>

SALES COMPARABLES

	Address	Sqft	Sold Price	No. of Units	Sold Price/Sqft	Sold Price/Unit	Condition
	 1, 2 & 3 Bruce Dr., Florissant MO	10,560	\$1,125,000	12	\$107	\$93,750	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
	 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
	 10944 Warwickhall Dr., Bridgeton MO	3,240	\$598,500	4	\$185	\$149,625	Updated

SALES COMPS MAP



RENT COMPARABLES



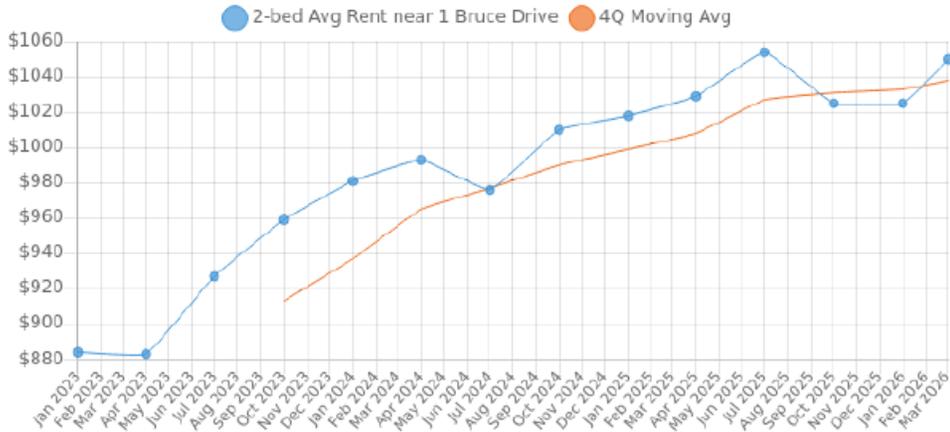
1 Bruce Drive Florissant MO

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

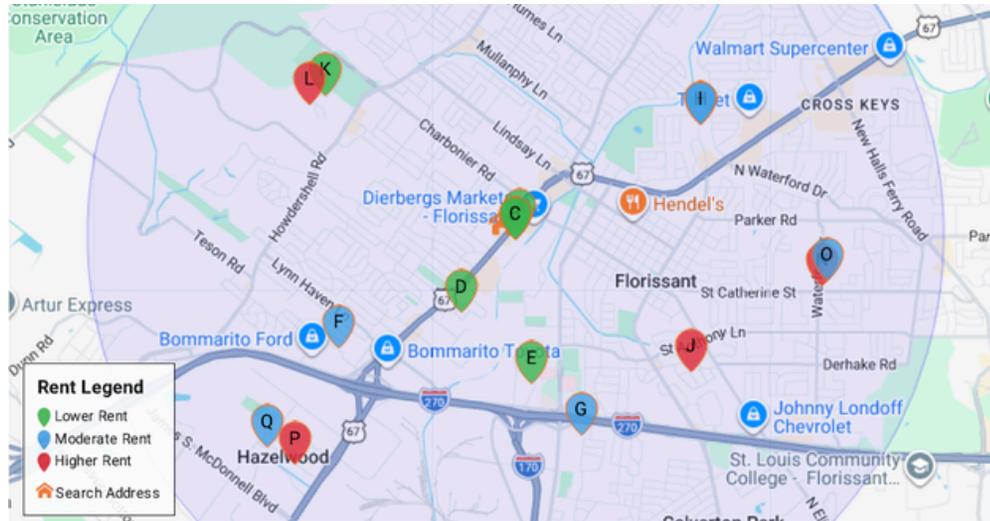


Summary Statistics

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

CURRENT RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
1 Bruce Dr	1	2 bed / 1 bath	Vacant - Ready	\$0	\$0
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				\$2,897	\$34,764

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

PRO FORMA RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
1 Bruce Dr	1	2 bed / 1 bath	Vacant - Ready	\$1,050	\$12,600
1 Bruce Dr	2	2 bed / 1 bath	Occupied	\$1,050	\$12,600
1 Bruce Dr	3	2 bed / 1 bath	Occupied	\$1,050	\$12,600
1 Bruce Dr	4	2 bed / 1 bath	Occupied	\$1,050	\$12,600
TOTALS				\$4,200	\$50,400

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
2 Bruce Dr	1	2 bed / 1 bath	Occupied	\$1,050	\$12,600
2 Bruce Dr	2	2 bed / 1 bath	Vacant - Make Ready	\$1,050	\$12,600
2 Bruce Dr	3	2 bed / 1 bath	Occupied	\$1,050	\$12,600
2 Bruce Dr	4	2 bed / 1 bath	Occupied	\$1,050	\$12,600
TOTALS				\$4,200	\$50,400

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
3 Bruce Dr	1	2 bed / 1 bath	Occupied	\$1,050	\$12,600
3 Bruce Dr	2	2 bed / 1 bath	Vacant - Make Ready	\$1,050	\$12,600
3 Bruce Dr	3	2 bed / 1 bath	Occupied	\$1,050	\$12,600
3 Bruce Dr	4	2 bed / 1 bath	Vacant - Ready	\$1,050	\$12,600
TOTALS				\$4,200	\$50,400

PRO FORMA INCOME & EXPENSES

PRO FORMA RENT ROLL SUMMARY

Property	Monthly	Annual
1 Bruce Dr	\$4,200	\$50,400
2 Bruce Dr	\$3,284	\$50,400
3 Bruce Dr	\$4,200	\$50,400
Total	\$11,684	\$151,200

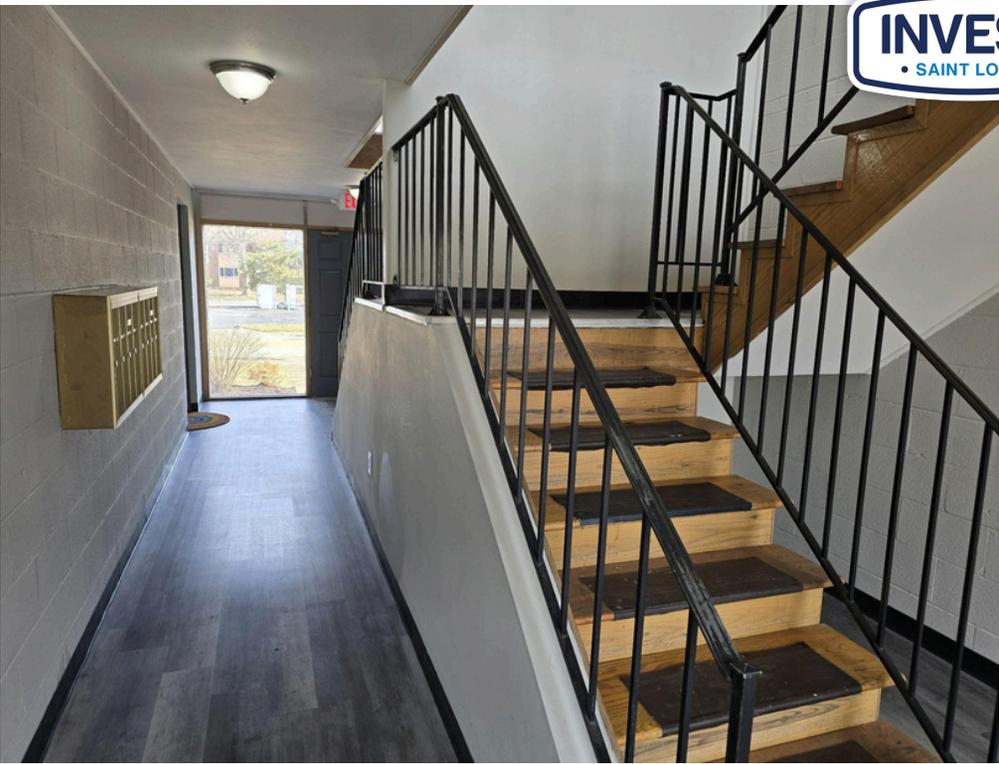
12-UNIT PRO FORMA

Gross Scheduled Income	\$151,200
Vacancy Assumption (5%)	\$7,560
Effective Gross Income	\$143,640
Operating Expenses	\$49,368
Net Operating Income	\$94,272
Monthly (NOI)	\$7,856

EXPENSES PER BUILDING

	Monthly	Annual
Property Tax	\$336	\$4,037
Property Insurance	\$276	\$3,316
Flood Insurance	\$158	\$1,900
Repairs and Maintenance	\$223	\$2,676
Water	\$78	\$936
Trash	\$53	\$635
Sewer	\$114	\$1,371
Ground Maintenance/Lawn	\$110	\$1,316
Electric (Common)	\$22	\$269
Total	\$1,013	\$16,456













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

All 3 x Plex's offered at:

1,125,000

Each individual 4-plex offered at:

\$375,000

Contact:



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