

FOR SALE
80 Units
\$3,400,000



Maplewood Square Apts
7569 Ellis Avenue
Maplewood, MO 63143

For additional information contact:

Constantine (Dino) Benos

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www.stlmultifamily.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

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Confidentiality Agreement & Disclaimer

This is a confidential sales packet intended for your use in determining whether you wish to acquire the property herein, Maplewood Square Apartments, at 7569 Ellis Avenue, Maplewood, MO 63143.

The owner has used its best efforts to provide accurate information. However, the prudent investor should not rely upon these figures, projections and assumptions, as they are subject to change. You are encouraged to make your own calculations according to the criteria you deem appropriate. The following information, charts and projections are included for demonstration purposes only and are not in any way guaranteed.

By your receipt of this brochure, you acknowledge its confidential nature and agree that you will not, directly or indirectly, disclose or permit someone else to disclose this material to any other person, firm or entity without the prior written permission of Realty Exchange.

For more information contact:

Constantine (Dino) Benos at 314-504-9043 or 314-446-7552.



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Executive Summary

The Offering

Realty Exchange is proud to present Maplewood Square Apartments, an 80 unit residential apartment complex located in Maplewood, Missouri.

Investment Highlights

- Maplewood-Richmond Heights School District
- On-Site Leasing Office
- Off-Street Parking
- Many Improvements Throughout
- Near Maplewood Family Aquatic Center & Maplewood City Hall
- Close to Major Traffic Arteries, Downtown Clayton, Shopping, Restaurants, and Entertainment

Offering Structure

All offers will be considered. The owners are not offering any financing. To schedule a property inspection or to receive answers to any questions, please contact:

Constantine (Dino) Benos at 314-504-9043 or 314-446-7552.

PLEASE DO NOT CONTACT ON-SITE MANAGEMENT.

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Property Description

The Property:	Maplewood Square Apartments 7569 Ellis Avenue Maplewood, MO 63143	
Property Type:	Residential Apartment Complex	
Year Built:	1963	
Buildings:	5	
Stories:	2	
# of Units:	80	
Unit Description:	60 One Bedroom Apartments 20 Two Bedroom Apartments	
Market Rents:	One Bedroom \$515 Two Bedroom \$615	
Lease Type:	Annual with Some Month to Month	
Lot Acreage:	1.507+/- Acres (per tax record)	
Amenities:	Off-Street Parking On-Site Laundry	
HVAC:	Gas Forced Air Heat Some Window and Wall Units	
Capital Improvements:	A/C Wall Units Appliances Awnings Carpet Fixtures Furnace	Parking Lot Railings/Walkways/Stairs Several Roofs Sign Water Heaters Windows & Doors

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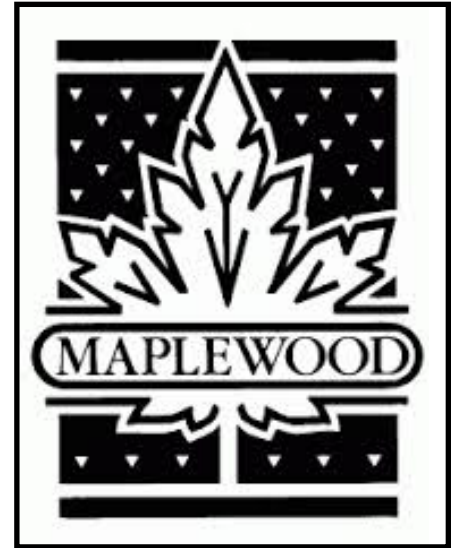
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The Market

One of the earliest suburbs in St. Louis, Maplewood has come a long way since its early days known as a “bedroom community”. Established in 1908, Maplewood was the place to go and get away from the hustle and bustle of everyday life. Today, Maplewood is a St. Louis hot-spot, perfect for shopping or grabbing a bite to eat and socializing with family and friends. After all, Maplewood is the place to “Shop, Dine, Bowl”.

Home to over 450 businesses, Maplewood offers a wide range shops, award-winning restaurants, and entertainment. From grocery stores to small boutiques, Maplewood houses all your shopping needs. Many of these shops and restaurants can be found along the Maplewood stretch of Manchester Rd.

With a dining selection ranging from Italian at Acero to Cajun at Boogaloo, there’s something for everyone’s taste. Stationed in Maplewood is also one of the most well-known breweries in St. Louis, Schlafly Bottleworks. They offer a full-service restaurant with fresh, local ingredients, along with a full-service brewhouse. Every Wednesday from April to October, Schlafly Bottleworks holds an outdoor farmers market with fresh produce, flowers, chocolate, pasta and more delivered by local farmers.



Entertainment in Maplewood isn’t hard to find. From an annual coffee crawl to live performing arts, there is always something exciting happening in the city. If you are looking for some old-fashioned fun, Saratoga Lanes in business since 1916, has the oldest second-story bowling lanes west of the Mississippi River. Orbit Pinball Lounge, new to Maplewood in 2012, offers arcade games for the twenty-one and up crowd.

Maplewood is centrally located and bound by Richmond Heights to the north, St. Louis City to the east, Webster Groves to the south and Brentwood to the west. Clayton, MO is just a five-minute drive away and Downtown St. Louis, a ten-minute drive. Maplewood’s central location provides easy access to St. Louis’ most traveled highways, I-64/40, I-44 and I-170.

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Rent Roll

Unit #	# Beds	Actual	Unit #	#Beds	Actual	Unit #	# Beds	Actual
2700-101	2	\$600	7562-204	1	\$475	7569-107	1	\$480
2700-102	1	\$475	7562-205	1	\$475	7569-108	2	\$595
2700-103	1	\$485	7562-206	1	\$500	7569-201	2	\$585
2700-104	1	\$500	7562-207	1	\$500	7569-202	1	\$500
2700-105	1	\$475	7562-208	2	\$600	7569-203	1	\$480
2700-106	1	\$485	7566-101	2	\$595	7569-204	1	\$485
2700-107	1	VAC \$500	7566-102	1	\$475	7569-205	1	\$485
2700-108	2	\$585	7566-103	1	\$500	7569-206	1	\$500
2700-201	2	\$600	7566-104	1	\$475	7569-207	1	\$485
2700-202	1	\$485	7566-105	1	\$475	7569-208	2	\$595
2700-203	1	\$485	7566-106	1	\$500	7573-101	2	\$570
2700-204	1	\$500	7566-107	1	\$480	7573-102	1	\$485
2700-205	1	\$485	7566-108	2	\$595	7573-103	1	\$475
2700-206	1	\$485	7566-201	2	\$590	7573-104	1	\$475
2700-207	1	\$485	7566-202	1	\$485	7573-105	1	\$475
2700-208	2	\$595	7566-203	1	\$485	7573-106	1	\$475
7562-101	2	\$595	7566-204	1	\$480	7573-107	1	\$495
7562-102	1	\$475	7566-205	1	\$480	7573-108	2	\$595
7562-103	1	\$500	7566-206	1	\$475	7573-201	2	\$600
7562-104	1	VAC \$500	7566-207	1	\$425	7573-202	1	\$480
7562-105	1	\$500	7566-208	2	\$595	7573-203	1	\$485
7562-106	1	\$500	7569-101	2	\$610	7573-204	1	\$485
7562-107	1	\$475	7569-102	1	VAC \$500	7573-205	1	\$485
7562-108	2	\$585	7569-103	1	\$485	7573-206	1	\$475
7562-201	2	\$585	7569-104	1	\$475	7573-207	1	\$485
7562-202	1	\$485	7569-105	1	\$500	7573-208	2	\$590
7562-203	1	\$500	7569-106	1	\$480	Total Monthly		\$40,955
						Total Annual		\$491,460

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Income & Expenses

2013 Actual

Income	Amount
Rental Income	\$447,578
Laundry	\$4,019
Total Income	\$451,597
Expenses	Amount
Office Manager	\$19,322
Utilities	\$35,318
Maintenance/Repairs	\$58,581
Grounds Keeping	\$4,288
Snow Removal	\$906
Housekeeping	\$3,290
Licenses & Fees	\$1,470
Insurance	\$18,617
Real Estate Taxes	\$42,919
Total Expenses	\$184,711

Proforma

60 One Bedrooms x \$515=	\$30,900	Income	\$518,400
20 Two Bedrooms x \$615=	\$12,300	Less Vacancy (5%)	(\$25,920)
	\$43,200	Rental Income	\$492,480
	x 12	Laundry	\$4,019
	\$518,400	Total Income	\$496,498
		Expenses (40%)	\$196,992
		Net Income	\$299,506

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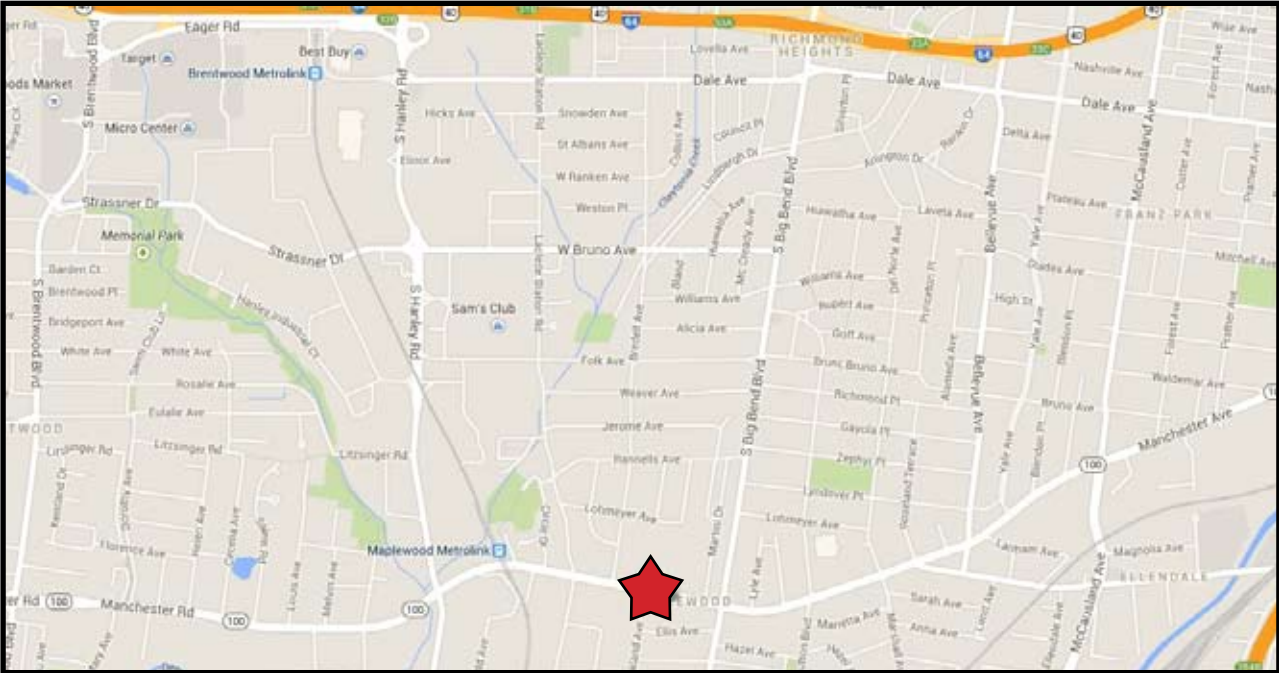
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