

FOR SALE

Park Terrace Apartments
307-2953 Bien Venido Dr
St. Louis, MO 63125



36 Units
One and Two Bedroom Units
Value Add Opportunity
Great South St. Louis County Location
Owner Financing Available

Price: \$3,400,000

Constantine (Dino) Benos

Cell: 314-504-9043

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cbenos@stlmultifamily.com

Christopher Tucker

Cell: 314-478-1140

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tucker@realtyexchangeweb.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.

Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following Park Terrace Apartment Complex at 307-2953 Bien Venido Drive, St. Louis, MO 63125.

The owners have used their 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.



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Apartment Package Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Park Terrace Apartment Complex at 307-2953 Bien Venido Drive, St. Louis, MO 63125. The property contains a total of 36 units located in South St. Louis County, MO.

Investment Highlights

- 36 Units - 32 Two Bedrooms and 4 One Bedrooms
- Value Add Opportunity with Rent Increases
- Many Updates
- Individual Systems
- Great South St. Louis County Location
- Easy Access to Major Thoroughfares, Public Transportation, Shopping and Restaurants
- Off Street Parking
- Park Like Setting
- Located within Mehlville School District - Ranked in the Top 10% of Districts in Missouri

All offers will be considered. Seller is offering to hold the first deed of trust.

Please do not disturb tenants or tour property without listing agent.

To schedule a property inspection or to receive answers to questions please contact:

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Financials

2024

Income	
Rent	\$306,336

Expenses	
Advertising	\$1,972
Maintenance & Repairs	\$40,403
Insurance	\$27,566
Supplies	\$18,566
Taxes	\$19,572
Utilities	\$29,138
Operating Expenses	\$137,217

Proforma

Income	
2 Bed \$950 x 32 Units	\$30,400
1 Bed \$800 x 4 Units	\$3,200
Other Income	\$500
Income - Monthly	\$34,100
Income - Yearly	\$409,200
Vacancy/Loss - 5%	\$20,460
Gross Potential Income	\$388,740

Expenses	
Advertising	\$1,972
Maintenance & Repairs	\$40,403
Insurance	\$27,566
Supplies	\$18,566
Taxes	\$19,572
Utilities	\$29,138
Operating Expenses	\$137,217

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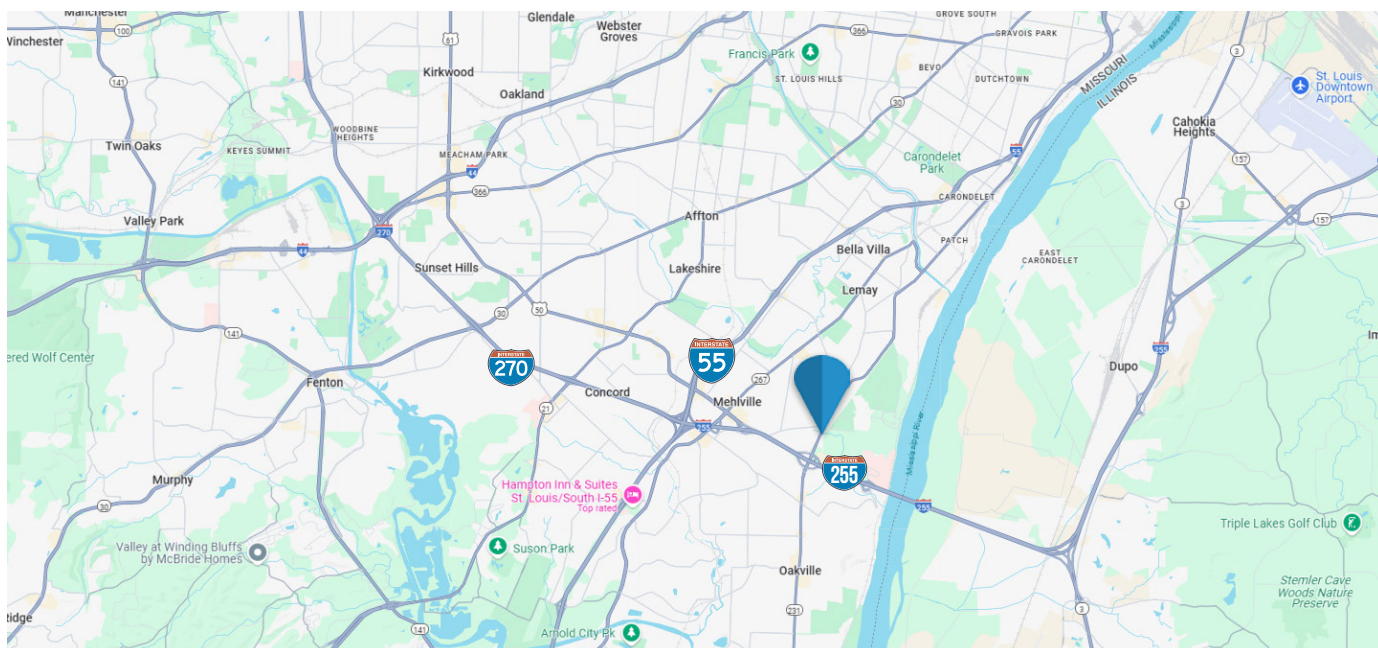
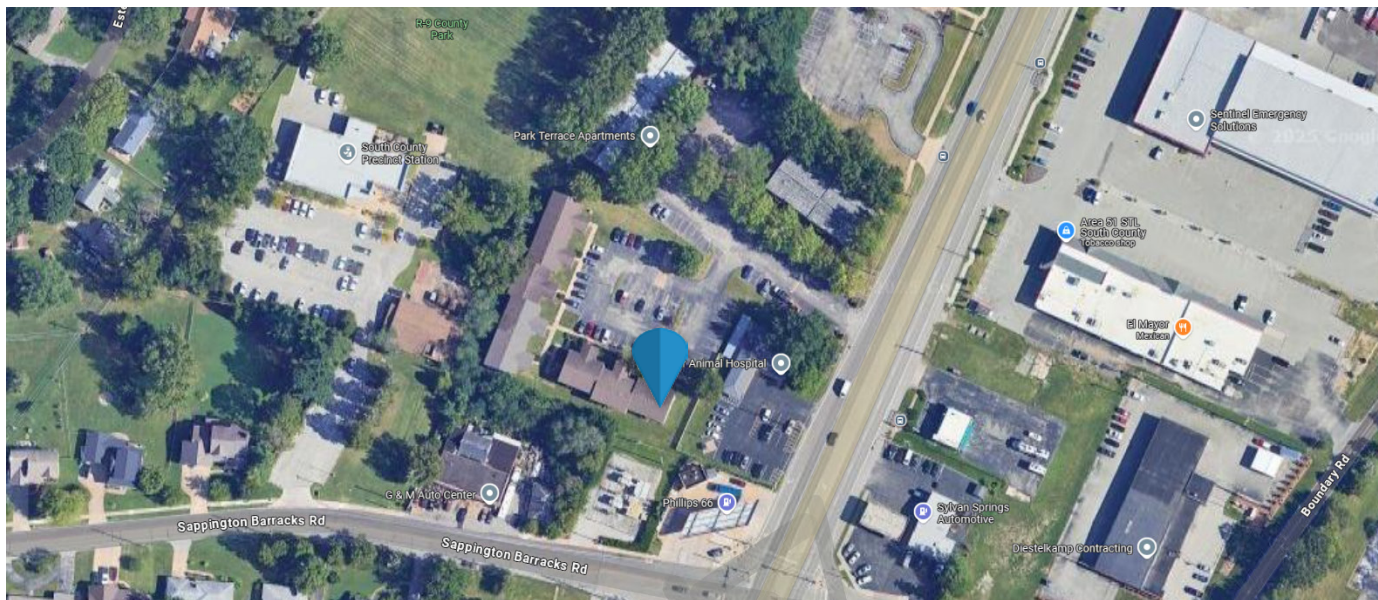
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Rent Roll

Unit	Type	Actual	Proforma
307-1	2 BR	545	950
307-2	2 BR	715	950
307-3	2 BR	715	950
307-4	2 BR	665	950
315-1	2 BR	675	950
315-2	2 BR	675	950
315-3	2 BR	825	950
315-4	2 BR	715	950
321-1	2 BR	715	950
321-2	2 BR	665	950
321-3	2 BR	825	950
321-4	2 BR	825	950
329-1	2 BR	725	950
329-2	2 BR	715	950
329-3	2 BR	795	950
329-4	2 BR	665	950
2931-1	1 BR	615	800
2931-2	2 BR	795	950

Unit	Type	Actual	Proforma
2931-3	1 BR	695	800
2931-4	2 BR	715	950
2935-1	2 BR	825	950
2935-3	2 BR	725	950
2939-1	2 BR	795	950
2939-2	2 BR	825	950
2939-3	2 BR	715	950
2939-4	2 BR	715	950
2945-1	2 BR	725	950
2945-2	1 BR	595	800
2945-3	2 BR	795	950
2945-4	1 BR	665	800
2949-2	2 BR	725	950
2949-4	2 BR	685	950
2953-1	2 BR	750	950
2953-2	2 BR	795	950
2953-3	2 BR	715	950
2953-4	2 BR	750	950
Total		25,783	33,600

Location



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