

10751 Page

10751 Page Ave • Saint Louis, MO 63132



PROPERTY HIGHLIGHTS

- 24 One Br/ One Ba Units
- Fully Occupied - consistent tenant base
- Close To Public Transportation and Major Highways
- Turn Key Investment Property
- 9% Cap Rate at List Price

Prepared By

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INVESTMENT DETAILS

10751 Page
10751 Page Ave | Saint Louis, MO 63132

ANALYSIS

Analysis Date June 2018

PROPERTY

Property 10751 Page
Property Address 10751 Page Ave
Saint Louis, MO 63132

Year Built 1962



PURCHASE INFORMATION

Property Type MultiFamily
Purchase Price \$1,150,000
Units 24
Total Rentable Sq. Ft. 16,320

FINANCIAL INFORMATION

Down Payment \$230,000

LOANS

Type	Debt	Term	Amortization	Rate	Payment	LO Costs
Balloon	\$920,000	7 years	25 years	4.5%	\$5,114	

INCOME & EXPENSES

Gross Operating Income	\$150,029
Monthly GOI	\$12,502
Total Annual Expenses	(\$46,325)
Monthly Expenses	(\$3,860)

Contact Information

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EXECUTIVE SUMMARY

10751 Page

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,150,000
Investment - Cash	\$230,000
First Loan	\$920,000

Investment Information

Purchase Price	\$1,150,000
Price per Unit	\$47,917
Price per Sq. Ft.	\$70.47
Income per Unit	\$6,571
Expenses per Unit	(\$1,930)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$157,704
Total Vacancy and Credits	(\$7,675)
Operating Expenses	(\$46,325)
Net Operating Income	\$103,704
Debt Service	(\$61,364)
Cash Flow Before Taxes	\$42,340

Financial Indicators

Cash on Cash Return Before Taxes	18.41%
Debt Coverage Ratio	1.69
Capitalization Rate	9.02%
Gross Rent Multiplier	7.29
Gross Income / Square Feet	\$9.66
Gross Expenses / Square Feet	(\$2.84)
Operating Expense Ratio	30.88%

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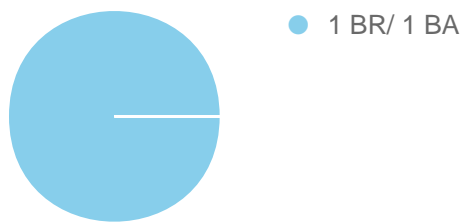
UNIT MIX REPORT

10751 Page

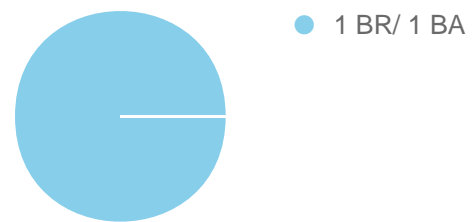
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Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
24	1 BR/ 1 BA	680	\$533	\$12,792	\$600	\$14,400
24		16,320		\$12,792		\$14,400

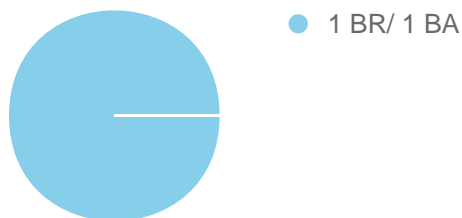
UNIT MIX



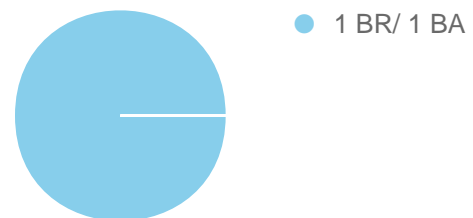
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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PRO FORMA SUMMARY

10751 Page

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INVESTMENT SUMMARY

Price:	\$1,150,000
Year Built:	1962
Units:	24
Price/Unit:	\$47,917
RSF:	16,320
Price/RSF:	\$70.47
Lot Size:	0.53 acres
Floors:	2
Parking Spaces:	1/1
APN:	15M-22-0352
Cap Rate:	9.02%
Market Cap Rate:	14.47%
GRM:	7.29
Market GRM:	5.15

FINANCING SUMMARY

Loan Amount:	\$920,000
Down Payment:	\$230,000
Loan Type:	Balloon
Interest Rate:	4.5%
Term:	7 years
Monthly Payment:	\$5,114
DCR:	1.69

UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
1 BR/ 1 BA	24	\$6,396	\$153,504	\$7,200	\$172,800
TOTALS	24		\$153,504		\$172,800

ANNUALIZED INCOME

Description	Actual	Market
Gross Potential Rent	\$153,504	\$172,800
Less: Vacancy	(\$7,675)	(\$8,640)
Misc. Income	\$4,200	\$50,400
Effective Gross Income	\$150,029	\$214,560
Less: Expenses	(\$46,325)	(\$48,165)
Net Operating Income	\$103,704	\$166,395
Debt Service	(\$61,364)	(\$61,364)
Net Cash Flow after Debt Service	\$42,340	\$105,031
Principal Reduction	\$20,381	\$20,381
Total Return	\$62,721	\$125,412

ANNUALIZED EXPENSES

Description	Actual	Market
Grounds Maintenance	\$500	\$500
Repairs/Maint/Turns	\$10,500	\$11,500
Management Fees	\$4,800	\$4,800
Taxes - Real Estate	\$14,160	\$15,000
Trash Removal	\$2,098	\$2,098
Utilities - Water	\$5,849	\$5,849
Utility - Electricity	\$2,010	\$2,010
Utility - Gas	\$1,008	\$1,008
Parking Lease	\$5,400	\$5,400
Total Expenses	\$46,325	\$48,165
Expenses Per RSF	\$2.84	\$2.95
Expenses Per Unit	\$1,930	\$2,007

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CASH FLOW ANALYSIS

10751 Page

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Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GROSS SCHEDULED INCOME	\$157,704	\$162,435	\$167,308	\$172,327	\$177,497	\$182,822	\$188,307	\$193,956	\$199,775	\$205,768
Turnover Vacancy	(\$7,675)	(\$7,905)	(\$8,143)	(\$8,387)	(\$8,639)	(\$8,898)	(\$9,165)	(\$9,440)	(\$9,723)	(\$10,014)
Total Operating Expenses	(\$46,325)	(\$47,134)	(\$47,958)	(\$48,799)	(\$49,657)	(\$50,532)	(\$51,425)	(\$52,336)	(\$53,264)	(\$54,212)
NET OPERATING INCOME	\$103,704	\$107,396	\$111,207	\$115,141	\$119,201	\$123,392	\$127,717	\$132,181	\$136,788	\$141,542
Loan Payment	(\$61,364)	(\$61,364)	(\$61,364)	(\$61,364)	(\$61,364)	(\$61,364)	(\$61,364)	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$42,340	\$46,032	\$49,843	\$53,777	\$57,838	\$62,028	\$66,353	\$132,181	\$136,788	\$141,542
Cash On Cash Return b/t	18.41%	20.01%	21.67%	23.38%	25.15%	26.97%	28.85%	13.40%	13.87%	14.35%

* b/t = before taxes;a/t = after taxes

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CASH FLOW ANALYSIS

10751 Page

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Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
GROSS SCHEDULED INCOME	\$211,941	\$218,299	\$224,848	\$231,594	\$238,541	\$245,698	\$253,069	\$260,661	\$268,481	\$276,535
Turnover Vacancy	(\$10,315)	(\$10,624)	(\$10,943)	(\$11,271)	(\$11,609)	(\$11,958)	(\$12,316)	(\$12,686)	(\$13,067)	(\$13,459)
Total Operating Expenses	(\$55,178)	(\$56,163)	(\$57,169)	(\$58,194)	(\$59,240)	(\$60,307)	(\$61,395)	(\$62,505)	(\$63,637)	(\$64,792)
NET OPERATING INCOME	\$146,448	\$151,512	\$156,737	\$162,128	\$167,692	\$173,433	\$179,357	\$185,470	\$191,777	\$198,285
Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$146,448	\$151,512	\$156,737	\$162,128	\$167,692	\$173,433	\$179,357	\$185,470	\$191,777	\$198,285
Cash On Cash Return b/t	14.85%	15.36%	15.89%	16.44%	17.01%	17.59%	18.19%	18.81%	19.45%	20.11%

* b/t = before taxes;a/t = after taxes

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CASH IN CASH OUT

10751 Page

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Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income	\$153,504	\$158,109	\$162,852	\$167,738	\$172,770	\$177,953	\$183,292	\$188,791	\$194,454	\$200,288
Laundry	\$4,200	\$4,326	\$4,456	\$4,589	\$4,727	\$4,869	\$5,015	\$5,165	\$5,320	\$5,480
GROSS SCHEDULED INCOME	\$157,704	\$162,435	\$167,308	\$172,327	\$177,497	\$182,822	\$188,307	\$193,956	\$199,775	\$205,768
Turnover Vacancy	(\$7,675)	(\$7,905)	(\$8,143)	(\$8,387)	(\$8,639)	(\$8,898)	(\$9,165)	(\$9,440)	(\$9,723)	(\$10,014)
GROSS OPERATING INCOME	\$150,029	\$154,530	\$159,166	\$163,941	\$168,859	\$173,924	\$179,142	\$184,517	\$190,052	\$195,754
Expenses										
Grounds Maintenance	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)
Repairs/Maint/Turns	(\$10,500)	(\$10,710)	(\$10,924)	(\$11,143)	(\$11,366)	(\$11,593)	(\$11,825)	(\$12,061)	(\$12,302)	(\$12,548)
Management Fees	(\$4,800)	(\$4,896)	(\$4,994)	(\$5,094)	(\$5,196)	(\$5,300)	(\$5,406)	(\$5,514)	(\$5,624)	(\$5,736)
Taxes - Real Estate	(\$14,160)	(\$14,443)	(\$14,732)	(\$15,027)	(\$15,327)	(\$15,634)	(\$15,946)	(\$16,265)	(\$16,591)	(\$16,923)
Trash Removal	(\$2,098)	(\$2,140)	(\$2,183)	(\$2,226)	(\$2,271)	(\$2,316)	(\$2,363)	(\$2,410)	(\$2,458)	(\$2,507)
Utilities - Water	(\$5,849)	(\$5,966)	(\$6,085)	(\$6,207)	(\$6,331)	(\$6,458)	(\$6,587)	(\$6,719)	(\$6,853)	(\$6,990)
Utility - Electricity	(\$2,010)	(\$2,050)	(\$2,091)	(\$2,133)	(\$2,176)	(\$2,219)	(\$2,264)	(\$2,309)	(\$2,355)	(\$2,402)
Utility - Gas	(\$1,008)	(\$1,028)	(\$1,049)	(\$1,070)	(\$1,091)	(\$1,113)	(\$1,135)	(\$1,158)	(\$1,181)	(\$1,205)
Parking Lease	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)
TOTAL OPERATING EXPENSES	(\$46,325)	(\$47,134)	(\$47,958)	(\$48,799)	(\$49,657)	(\$50,532)	(\$51,425)	(\$52,336)	(\$53,264)	(\$54,212)
NET OPERATING INCOME	\$103,704	\$107,396	\$111,207	\$115,141	\$119,201	\$123,392	\$127,717	\$132,181	\$136,788	\$141,542
Debt Service										

* Cash Flow IRR based upon net cash flow and principal payments

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CASH IN CASH OUT

10751 Page

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Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Loan Interest	(\$40,983)	(\$40,047)	(\$39,067)	(\$38,043)	(\$36,972)	(\$35,851)	(\$34,679)	\$0	\$0	\$0
Principal Payments	(\$20,381)	(\$21,317)	(\$22,296)	(\$23,321)	(\$24,392)	(\$25,513)	(\$26,685)	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$42,340	\$46,032	\$49,843	\$53,777	\$57,838	\$62,028	\$66,353	\$132,181	\$136,788	\$141,542
Cash Flow IRR	N/A	N/A	N/A	7.95%	16.37%	21.69%	25.19%	28.29%	30.31%	31.68%
Projected Property Value	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Resale Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds b/f Debt Payoff	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Loan Principal Balance	(\$899,619)	(\$878,302)	(\$856,006)	(\$832,685)	(\$808,293)	(\$782,780)	\$0	\$0	\$0	\$0
Balloon/Call Payment	\$0	\$0	\$0	\$0	\$0	\$0	(\$756,095)	\$0	\$0	\$0
Net Proceeds From Sale	\$250,381	\$271,698	\$293,994	\$317,315	\$341,707	\$367,220	\$393,905	\$1,150,000	\$1,150,000	\$1,150,000
Net Resale IRR	27.27%	27.10%	26.94%	26.80%	26.68%	26.56%	26.46%	36.11%	34.24%	32.90%

* Cash Flow IRR based upon net cash flow and principal payments

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CASH IN CASH OUT

10751 Page

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Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Rental Income	\$206,297	\$212,485	\$218,860	\$225,426	\$232,189	\$239,154	\$246,329	\$253,719	\$261,330	\$269,170
Laundry	\$5,644	\$5,814	\$5,988	\$6,168	\$6,353	\$6,543	\$6,740	\$6,942	\$7,150	\$7,365
GROSS SCHEDULED INCOME	\$211,941	\$218,299	\$224,848	\$231,594	\$238,541	\$245,698	\$253,069	\$260,661	\$268,481	\$276,535
Turnover Vacancy	(\$10,315)	(\$10,624)	(\$10,943)	(\$11,271)	(\$11,609)	(\$11,958)	(\$12,316)	(\$12,686)	(\$13,067)	(\$13,459)
GROSS OPERATING INCOME	\$201,626	\$207,675	\$213,905	\$220,322	\$226,932	\$233,740	\$240,752	\$247,975	\$255,414	\$263,076
Expenses										
Grounds Maintenance	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)
Repairs/Maint/Turns	(\$12,799)	(\$13,055)	(\$13,317)	(\$13,583)	(\$13,855)	(\$14,132)	(\$14,414)	(\$14,703)	(\$14,997)	(\$15,297)
Management Fees	(\$5,851)	(\$5,968)	(\$6,088)	(\$6,209)	(\$6,333)	(\$6,460)	(\$6,589)	(\$6,721)	(\$6,856)	(\$6,993)
Taxes - Real Estate	(\$17,261)	(\$17,606)	(\$17,958)	(\$18,317)	(\$18,684)	(\$19,057)	(\$19,439)	(\$19,827)	(\$20,224)	(\$20,628)
Trash Removal	(\$2,557)	(\$2,609)	(\$2,661)	(\$2,714)	(\$2,768)	(\$2,824)	(\$2,880)	(\$2,938)	(\$2,996)	(\$3,056)
Utilities - Water	(\$7,130)	(\$7,272)	(\$7,418)	(\$7,566)	(\$7,718)	(\$7,872)	(\$8,029)	(\$8,190)	(\$8,354)	(\$8,521)
Utility - Electricity	(\$2,450)	(\$2,499)	(\$2,549)	(\$2,600)	(\$2,652)	(\$2,705)	(\$2,759)	(\$2,814)	(\$2,871)	(\$2,928)
Utility - Gas	(\$1,229)	(\$1,253)	(\$1,278)	(\$1,304)	(\$1,330)	(\$1,357)	(\$1,384)	(\$1,411)	(\$1,440)	(\$1,468)
Parking Lease	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)
TOTAL OPERATING EXPENSES	(\$55,178)	(\$56,163)	(\$57,169)	(\$58,194)	(\$59,240)	(\$60,307)	(\$61,395)	(\$62,505)	(\$63,637)	(\$64,792)
NET OPERATING INCOME	\$146,448	\$151,512	\$156,737	\$162,128	\$167,692	\$173,433	\$179,357	\$185,470	\$191,777	\$198,285
Debt Service										

* Cash Flow IRR based upon net cash flow and principal payments

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CASH IN CASH OUT

10751 Page

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Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Loan Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$146,448	\$151,512	\$156,737	\$162,128	\$167,692	\$173,433	\$179,357	\$185,470	\$191,777	\$198,285
Cash Flow IRR	32.62%	33.30%	33.78%	34.13%	34.39%	34.58%	34.73%	34.83%	34.92%	34.98%
Projected Property Value	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Resale Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds b/f Debt Payoff	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balloon/Call Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Proceeds From Sale	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Net Resale IRR	31.92%	31.19%	30.65%	30.25%	29.95%	29.72%	29.55%	29.43%	29.33%	29.26%

* Cash Flow IRR based upon net cash flow and principal payments

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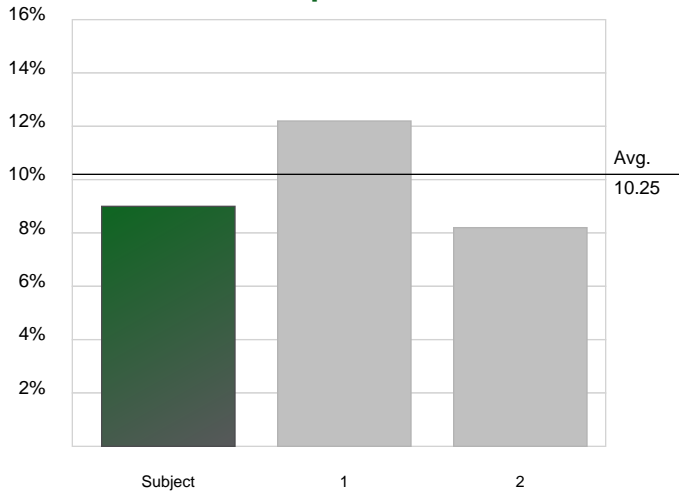
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SALE COMPARABLES

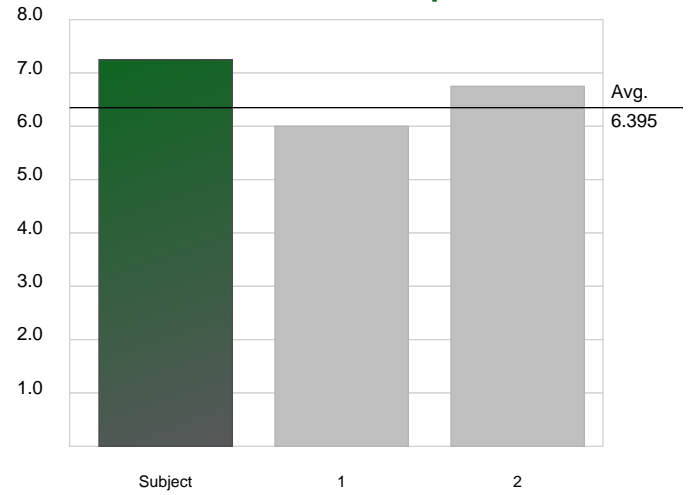
10751 Page

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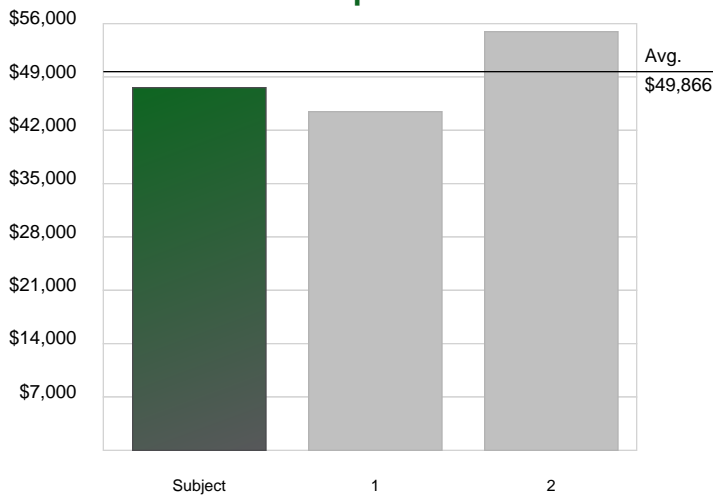
Cap Rate



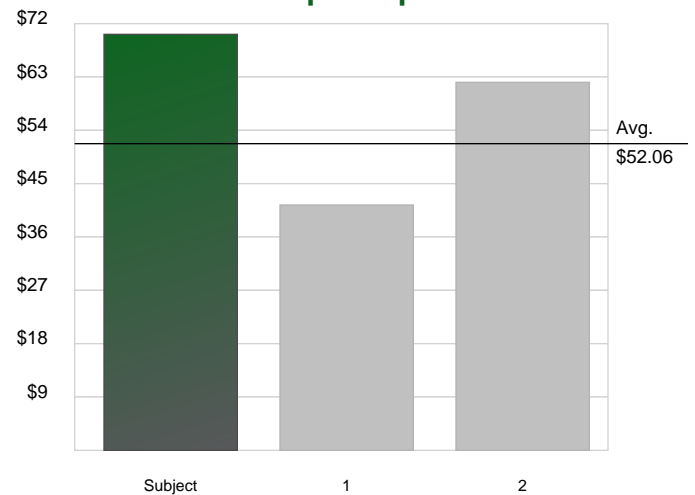
Gross Rent Multiplier



Price per Unit



Price per Sq. Ft.



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SALE COMPARABLES

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Saint Louis, MO 63132

Sale Price	\$1,150,000	# Units	Unit Type
Units	24	24	1 BR/ 1 BA
Price/Unit	\$47,917		
Price/SqFt	\$70.47		
Cap Rate	9.02%		
Year Built	1962		
GRM	7.29		

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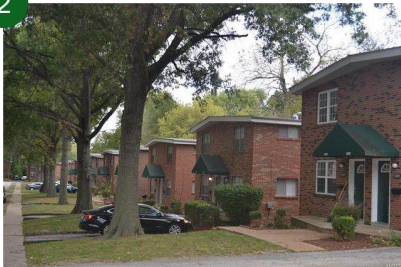


Sale Date 7/15/2016

10510 Cinnamon Dr
10510 Cinnamon Dr
St Louis, MO 63114

Sale Price	\$445,000	# Units	Unit Type
Units	10	8	Two Bedroom One Bath
Price/Unit	\$44,500	2	Three Bedroom One Bath
Price/SqFt	\$41.63		
Cap Rate	12.25%		
Year Built	1965		
GRM	6.0		

2



Sale Date 2/10/2017

Glenwood Townhomes
3100 Glenwood Ct
St Ann, MO 63074

Sale Price	\$2,375,000	# Units	Unit Type
Units	43	43	Two Bedroom One Bath
Price/Unit	\$55,233		
Price/SqFt	\$62.48		
Cap Rate	8.25%		
Year Built	1970		
GRM	6.79		

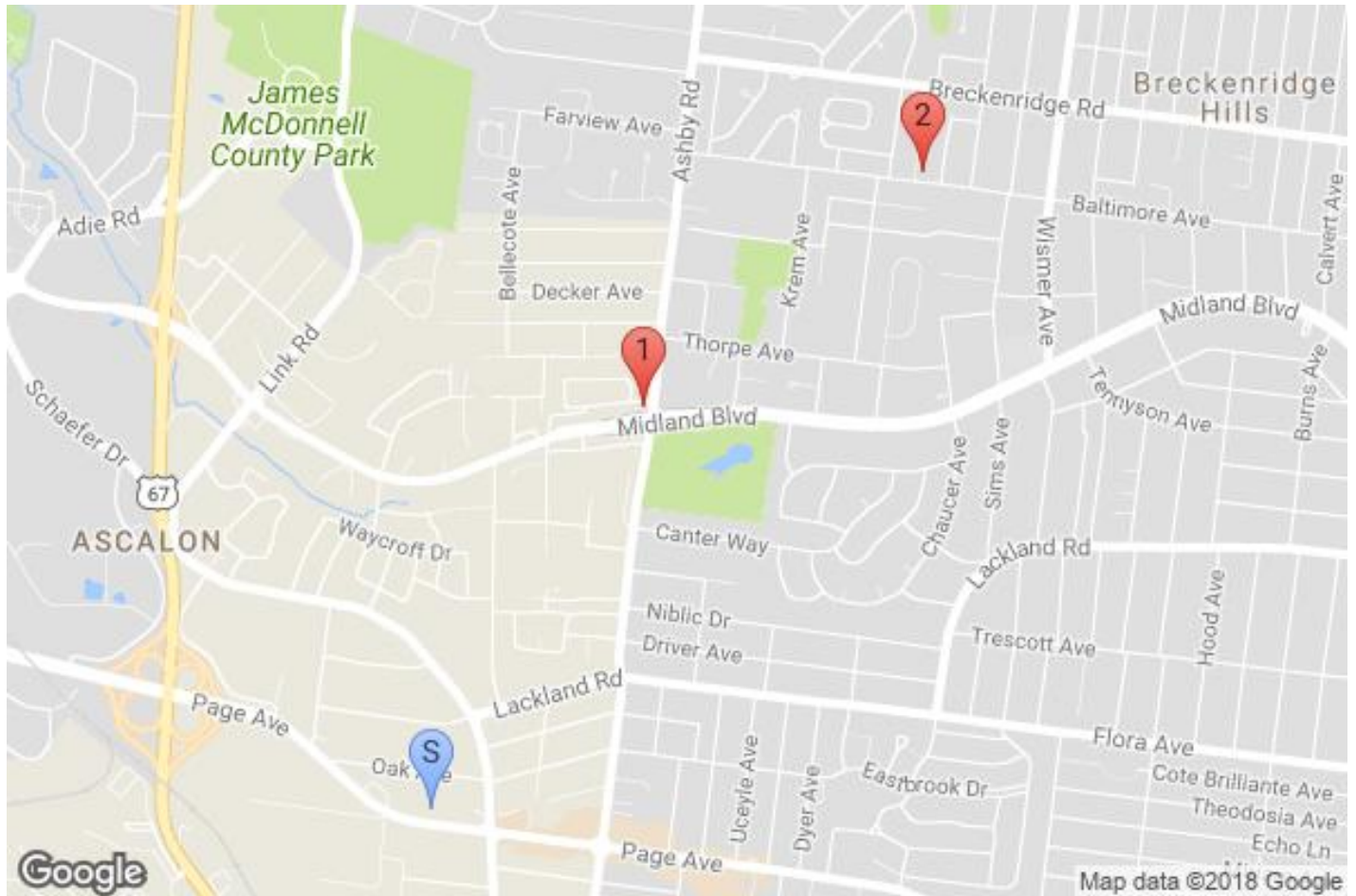
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SALE COMPARABLES

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S 10751 Page Ave
Saint Louis, MO, 63132
\$1,150,000

1 10510 Cinnamon Dr
St Louis, MO, 63114
\$445,000

2 3100 Glenwood Ct
St Ann, MO, 63074
\$2,375,000

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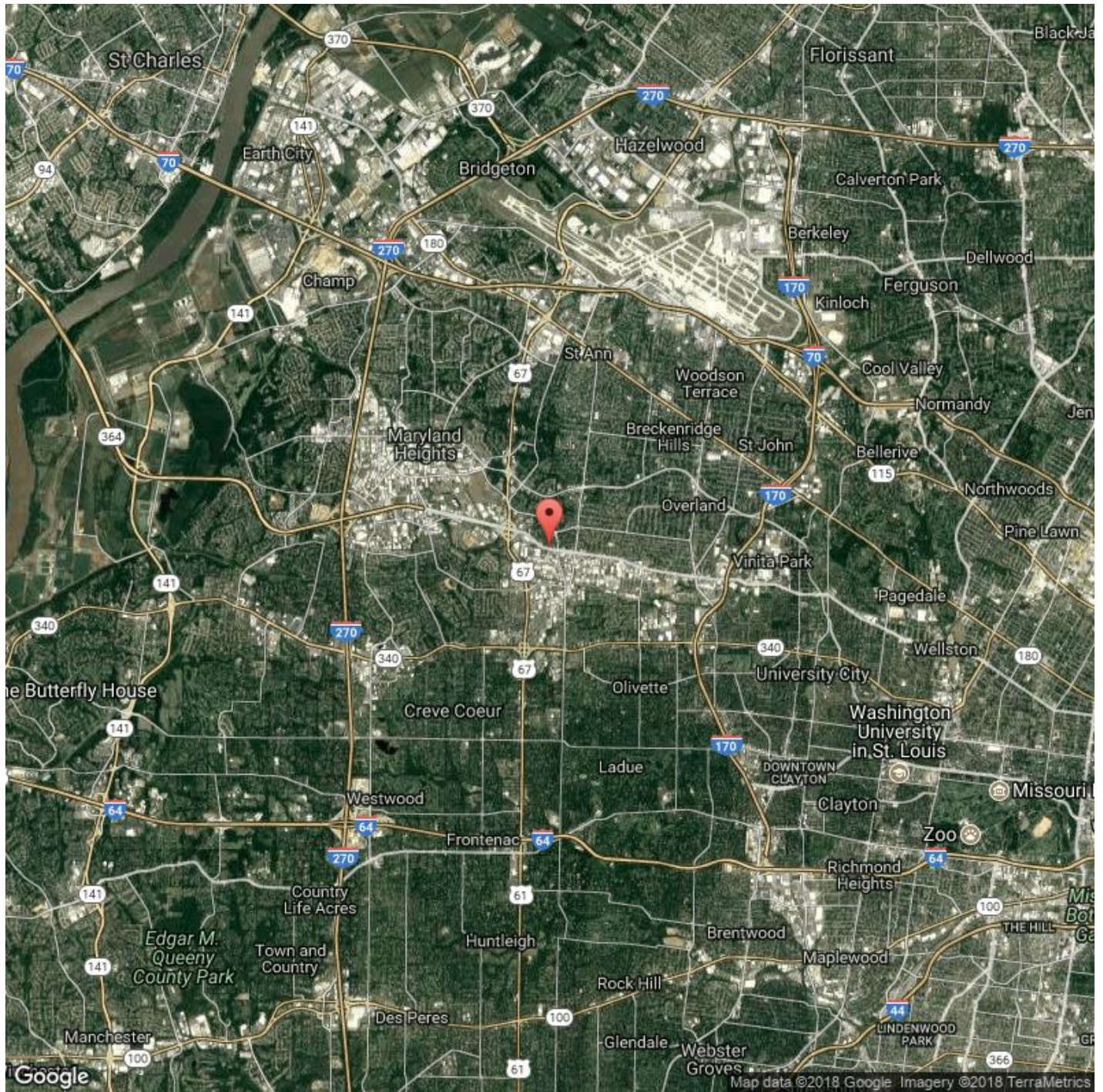
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REGIONAL MAP

10751 Page

10751 Page Ave | Saint Louis, MO 63132



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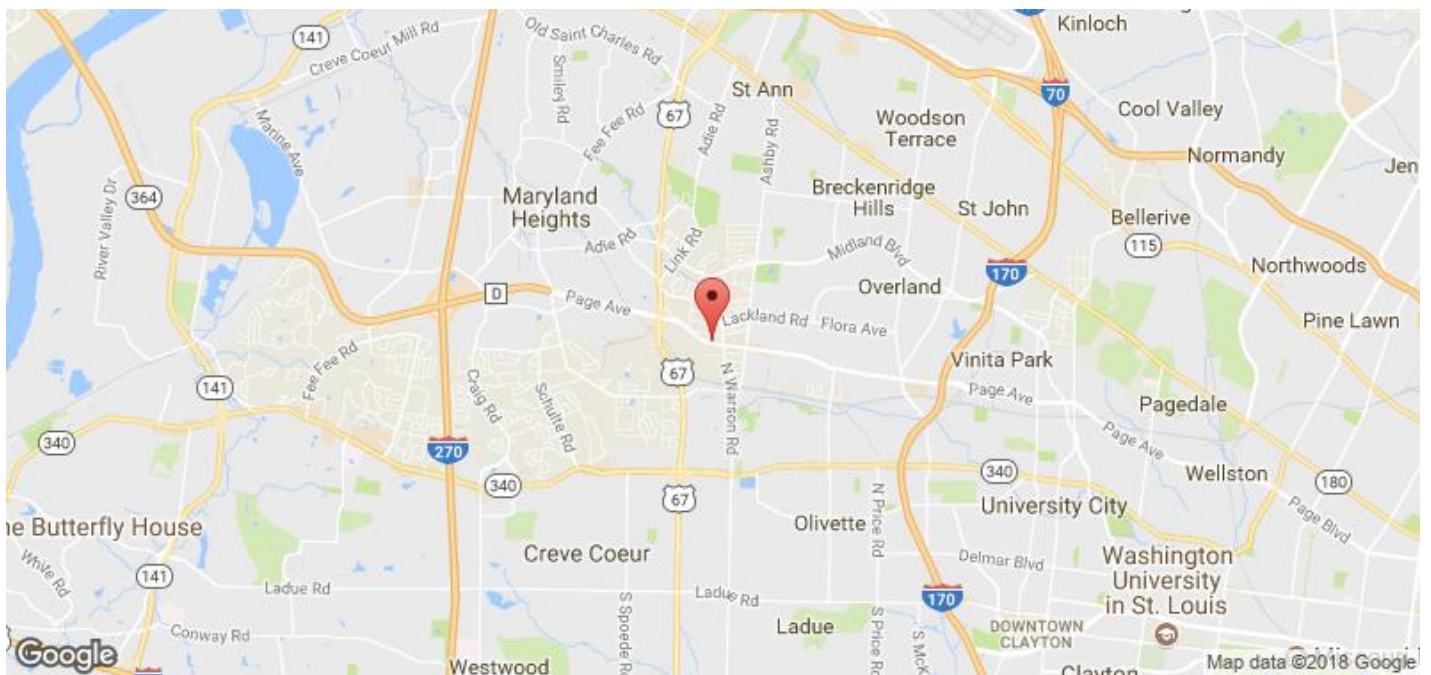
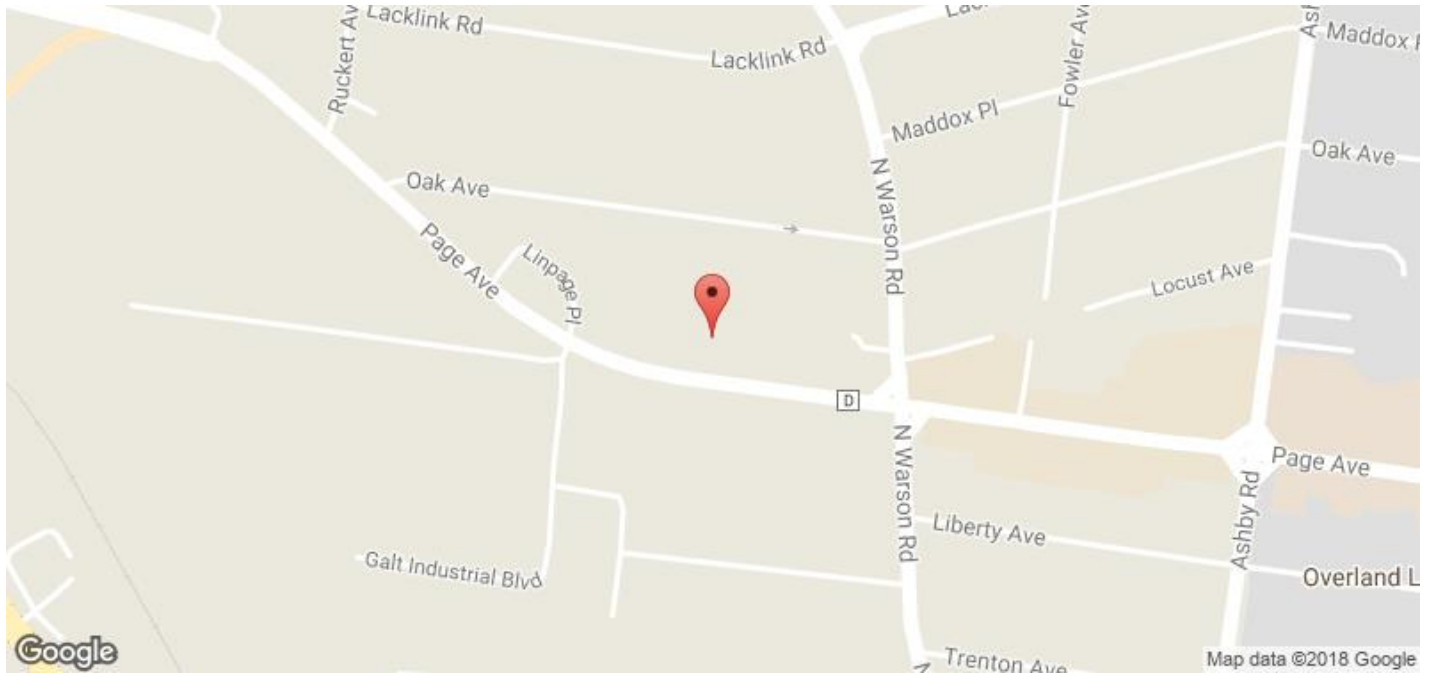
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Page 15



LOCATION MAP

10751 Page
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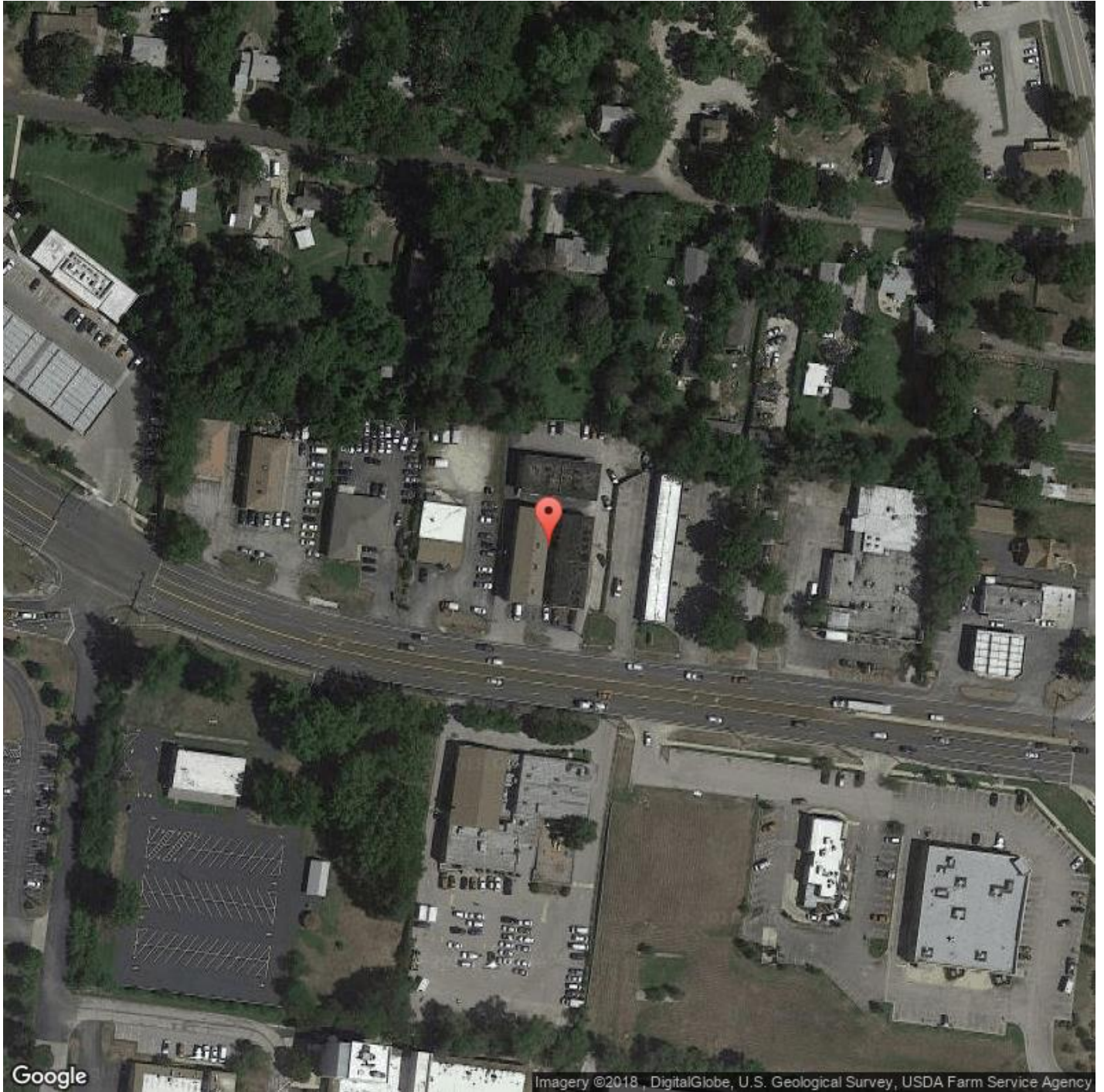


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AERIAL MAP

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Page 17

Apartment
advisors Of America

DEMOGRAPHICS

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10751 Page Ave | Saint Louis, MO 63132



Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
Ages 0-4	462	4,026	9,746	Median Household Income	\$40,187	\$47,850	\$53,897
Ages 5-9	588	5,262	12,681	< \$10000	404	2,167	5,623
Ages 10-14	535	5,124	12,369	\$10000-\$14999	405	1,944	4,121
Ages 15-19	501	5,178	12,570	\$15000-\$19999	375	2,101	4,348
Ages 20-24	446	5,043	12,416	\$20000-\$24999	436	2,130	4,317
Ages 25-29	460	4,864	12,133	\$25000-\$29999	342	2,071	4,433
Ages 30-34	551	4,821	12,037	\$30000-\$34999	234	1,992	4,488
Ages 35-39	651	5,040	12,385	\$35000-\$39999	313	1,875	4,311
Ages 40-44	718	5,461	13,147	\$40000-\$44999	321	1,905	4,381
Ages 45-49	712	5,863	13,963	\$45000-\$49999	120	1,711	3,739
Ages 50-54	674	5,962	14,217	\$50000-\$60000	313	3,350	6,811
Ages 55-59	624	5,654	13,753	\$60000-\$74000	488	3,870	8,736
Ages 60-64	555	4,978	12,374	\$75000-\$99999	456	4,343	10,707
Ages 65-69	467	4,175	10,498	\$100000-\$124999	291	2,462	5,930
Ages 70-74	396	3,389	8,364	\$125000-\$149999	86	1,379	4,010
Ages 75-79	364	2,700	6,324	\$150000-\$199999	38	1,209	3,989
Ages 80-84	303	2,023	4,401	> \$200000	64	1,641	5,582
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	
Non Hispanic White	6,233	59,093	134,638	Housing Units	5,612	40,316	
Population Black	1,831	15,682	49,359	Occupied Housing Units	4,818	36,664	
Population Am In/AK Nat	1	33	49	Owner Occupied Housing Units	1,958	23,677	
				Renter Occupied Housing Units	2,860	12,987	
				Vacant Housing Units	794	3,652	

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BROKER OPINION OF VALUE

10751 Page

10751 Page Ave | Saint Louis, MO 63132

Stabilized Income

Gross Scheduled Income	\$157,704	100%	\$6,571
- Vacancy	(\$7,675)	4.9%	\$320
Gross Operating Income	\$150,029	100%	\$6,251
- Total Operating Expenses	(\$46,325)	30.9%	\$1,930
- Management Fees	\$0	.0%	\$0
- Replacement Reserves	\$0	.0%	\$0
Net Operating Income	\$103,704		\$4,321

Income Valuation Analysis

Conservative Cap Rate	\$942,762	11.00%	\$39,282
Average Cap Rate	\$999,555	10.38%	\$41,648
Aggressive Cap Rate	\$1,063,629	9.75%	\$44,318

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BROKER OPINION OF VALUE

10751 Page

10751 Page Ave | Saint Louis, MO 63132

Sales Comparison Method

Sales Comparison

	Subject	1	2
Property Address	10751 Page Ave	10510 Cinnamon Dr	3100 Glenwood Ct
	Saint Louis MO	St Louis MO	St Ann MO
Sale Price	\$1,150,000	\$445,000	\$2,375,000
Sale Price/UNIT	\$47,917	\$44,500	\$55,233
Sale Date	n/a	07-2016	02-2017
Cap Rate	9.02	12.25	8.25
Number of Units	24	10	43
Year Built	1962	1965	1970
Floors	2	3	2

Sales Comparison Adjustments

	Subject	1	2
Sale Price	\$1,150,000	\$445,000	\$2,375,000
Adjustment Type		Average	Average
Adjustment Amount		0%	0%
Adjusted Sale Price		\$445,000	\$2,375,000
Adjusted Sale Price/UNIT		\$44,500	\$55,233

Adjusted Sales Comparison

	Adj. Sale Price	Adj. Sale Price/UNIT
Conservative Value	\$1,068,000	\$44,500
Average Value	\$1,196,796	\$49,867
Aggressive Value	\$1,325,592	\$55,233

Notes

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Timeline	Month 1				Month 2				Month 3				Month 4				Month 5				Month 6							
Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Internal Marketing																												
Office Presentations	▲				▲																							
Buyer Needs (Direct Matching)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Direct Dialing of Database	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Direct Marketing to Potential Investors																												
E-Brochure (Email List)	▲	▲	▲	▲					▲								▲											
Executive Summary		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Networking Events				▲				▲				▲				▲				▲				▲				▲
Postcards		▲																										
Property Tours			▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Marketing to Cooperating Brokers																												
Broker Luncheons				▲																								
E-Brochure			▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Executive Summary			▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Advertising																												
Apartment Advisors Website				▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Multiple Listing Service (MLS)				▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Web based Marketing (Loopnet, etc.)								▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Social Media Sites (Linkedin)								▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Business Journals								▲																				
Accountability																												
Satus Meetings with Seller				▲				▲				▲				▲				▲				▲				▲
Marketing Updates(written)				▲				▲				▲				▲				▲				▲				▲
Copies of Marketing Materials	▲	▲	▲	▲																								
Buyer Qualification																												
Multiple Offers																												
Offering																												
Transaction Management																												

ONGOING ↻

|

RECENT TRANSACTIONS

10751 Page

10751 Page Ave | Saint Louis, MO 63132

MultiFamily
4212 Springdale Avenue
St. Louis, MO
272 Units

Sale Price: \$6,100,000
Cap Rate: N/A
Price per Unit: \$22,426
Year Built: 1972



MultiFamily
7857 Big Bend Blvd
St. Louis, MO
20 Units

Sale Price: \$1,340,000
Cap Rate: 6.10%
Price per Unit: \$67,000
Year Built: 1960

MultiFamily
6244 Oakland Ave
St. Louis, MO
39 Units

Sale Price: \$2,200,000
Cap Rate: 6.40%
Price per Unit: \$56,410
Year Built: 1948

MultiFamily
2401 Sims Ave
Overland, MO
24 Units

Sale Price: \$850,000
Cap Rate: 9.40%
Price per Unit: \$35,417
Year Built: 1964



MultiFamily
463 Alma Ave
St. Louis, MO
8 Units

Sale Price: \$610,000
Cap Rate: 6.90%
Price per Unit: \$76,250
Year Built: 1960

MultiFamily
1019 Art Hill
St. Louis, Mo
4 Units

Sale Price: \$309,000
Cap Rate: 6.86%
Price per Unit: \$77,250
Year Built: 1917



MultiFamily
1112 Louisville Ave.
St. Louis, Mo
4 Units

Sale Price: \$280,000
Cap Rate: 9.21%
Price per Unit: \$70,000
Year Built: 1917



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RECENT TRANSACTIONS

10751 Page

10751 Page Ave | Saint Louis, MO 63132

MultiFamily
1038 Art Hill
St. Louis, MO
4 Units

Sale Price: \$269,000
Cap Rate: 8.25%
Price per Unit: \$67,250
Year Built: 1928



MultiFamily
2615 Washington Ave
St. Louis, MO
60 Units

Sale Price: \$5,500,000
Cap Rate: 9.11%
Price per Unit: \$91,667
Year Built: 1904



MultiFamily
4933 Mcpherson Ave
St. Louis, MO
18 Units

Sale Price: \$2,000,000
Cap Rate: 9.07%
Price per Unit: \$111,111
Year Built: 1907

MultiFamily
4721 McPherson Ave
St. Louis, MO
8 Units

Sale Price: \$910,000
Cap Rate: 5.70%
Price per Unit: \$113,750
Year Built: 1918



MultiFamily
3701 Lindell Blvd.
St. Louis, MO
657 Units

Sale Price: \$67,000,000
Cap Rate: 6.00%
Price per Unit: \$101,979
Year Built: 1929



MultiFamily
18 S. Kingshighway
St. Louis, MO
203 Units

Sale Price: \$0
Cap Rate: N/A
Price per Unit: \$0
Year Built: 1950



MultiFamily
5726 McPherson Ave
St. Louis, Mo
6 Units

Sale Price: \$1,000,000
Cap Rate: 8.00%
Price per Unit: \$166,667
Year Built: 1911



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