

Butler Hill Apartments

13108 Butler Oak

ST LOUIS MO 63128

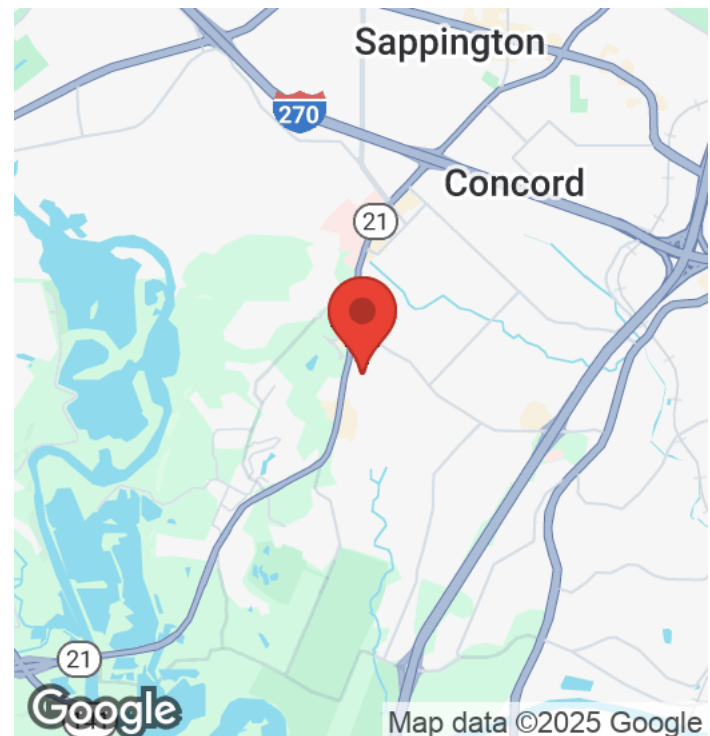
\$7,100,000



— 13108 Butler Oak Drive —

Property Highlights

- 72 Total Units
 - 16 - 1 Bed / 1 Bath
 - 56 - 2 Bed / 1 Bath
- Sparkling Community Swimming Pool
- Ample Parking
- All Electric Units
- On-Site Laundry
- Lindbergh School District
- 6.73% Cap / 8.05% Stabilized
- Great Value-Add Opportunity



Analysis

Analysis Date	January 2025
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Property

Property Type	Multifamily
Property	Butler Hill Apartments
Address	13108 Butler Oak Drive
City, State	Saint Louis, MO 63128
Year Built	1987

Purchase Information

Purchase Price	\$7,100,000
Units	72
Total Rentable SF	54,400
Lot Size	6.0 acres

Income & Expense

Gross Operating Income	\$785,203
Monthly GOI	\$65,434
Total Annual Expenses	(\$307,319)
Monthly Expenses	(\$25,610)

Financial Information

Initial Equity	\$2,272,000
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Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Balloon	\$4,828,000	5 years	25 years	6.50%	\$32,599	

EXECUTIVE SUMMARY

Butler Hill Apartments
13108 Butler Oak Drive | Saint Louis, MO 63128

Acquisition Costs

Purchase Price, Points and Closing Costs	\$7,100,000
Investment - Cash	\$2,272,000
First Loan (Balloon)	\$4,828,000

Investment Information

Purchase Price	\$7,100,000
Price per Unit	\$98,611
Price per SF	\$130.51
Expenses per Unit	(\$4,268)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$809,424
Total Vacancy and Credits	(\$24,221)
Operating Expenses	(\$307,319)
Net Operating Income	\$477,884
Debt Service	(\$391,188)
Capital Expenses and Costs	(\$41,929)
Expended Reserves	\$0
Cash Flow Before Taxes	\$44,767

Financial Indicators

Cash-on-Cash Return Before Taxes	1.97%
Debt Coverage Ratio	1.22
Capitalization Rate	6.73%
Gross Rent Multiplier	8.77
Gross Income / Square Feet	\$14.88
Gross Expenses / Square Feet	(\$5.65)
Operating Expense Ratio	39.14%

PROPERTY DESCRIPTION

Butler Hill Apartments

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THE OPPORTUNITY

Butler Hill Apartments presents an exceptional investment opportunity in south Saint Louis County.

Nestled off Hwy 21 (Tesson Ferry), the property enjoys a serene setting surrounded by green space and mature trees, creating a park-like atmosphere. The 72-unit complex features updated apartments, with approximately one-third already renovated and the remaining two-thirds having been partially upgraded with new ceramic flooring, built-in microwaves, windows, toilets, and vanities.

This classically designed complex, boasting 100% occupancy, is a testament to its professional management and attractive amenities, including a private swimming pool. With current average rents at \$1.24 per square foot, (well below market rates), Butler Hill offers a compelling value-add opportunity to increase cash-flow from \$86,696 to a projected \$180,589. This can be accomplished by increasing rents to market average of \$1.50 per square foot.

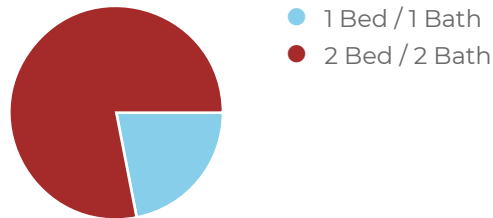
UNIT MIX REPORT

Butler Hill Apartments

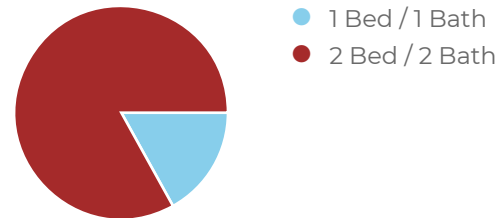
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Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
16	1 Bed / 1 Bath	600	\$838	\$13,408	\$900	\$14,400
56	2 Bed / 2 Bath	800	\$962	\$53,872	\$1,100	\$61,600
72		54,400		\$67,280		\$76,000

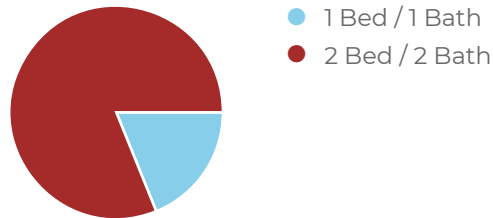
UNIT MIX



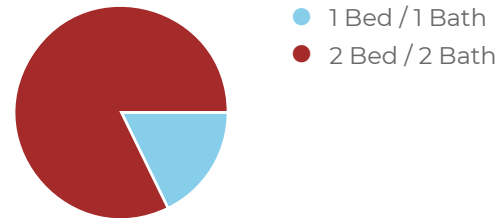
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



FLOOR PLANS

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



RENT ROLL

Butler Hill Apartments

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	Unit	Expiration Date	Beds	Square Feet	2024/2025	
					Rent	Deposits
<u>Leases ending in February</u>						
	13103#1	2/28/2025	2	800	\$ 910	\$ 800
	13110 #1	2/28/2025	1	600	\$ 900	\$ 850
	13110 #4	2/28/2025	1	600	\$ 810	\$ 500
	13112#3	2/28/2025	1	600	\$ 850	\$ 500
	13115#1	2/28/2025	2	800	\$ 900	\$ 500
	13123#3	2/28/2025	2	800	\$ 890	\$ 500
	13135 #2	2/28/2025	2	800	\$ 940	\$ 940
	13155#1	2/28/2025	1	600	\$ 920	\$ 500
	13155#2	2/28/2025	1	600	\$ 780	\$ 600
	13161#3	2/29/2024	2	800	\$ 1,090	\$ 1,080
	13187#3	2/28/2025	2	800	\$ 970	\$ 880
	13193#1	2/28/2025	2	800	\$ 1,020	\$ 820
<u>Leases ending in March</u>						
	13103 #4	3/31/2025	2	800	\$ 830	\$ 300
	13109#3	3/31/2025	2	800	\$ 910	\$ 500
	13110#3	3/31/2025	1	600	\$ 810	\$ 720
	13112#2	3/31/2025	1	600	\$ 840	\$ 500
	13135#3	5/31/2025	2	800	\$ 1,060	\$ 1,060
	13141#4	3/31/2025	2	800	\$ 890	\$ 500
	13149#3	3/31/2025	2	800	\$ 920	\$ 500
	13161#1	3/31/2025	2	800	\$ 970	\$ 500
	13161#2	3/31/2025	2	800	\$ 1,020	\$ 1,020
	13173#3	3/31/2025	1	600	\$ 750	\$ 400
	13187#2	3/31/2025	2	800	\$ 870	\$ 740
<u>Leases ending in April</u>						
	13103#2	4/30/2025	2	800	\$ 940	\$ 860
	13103#3	4/30/2025	2	800	\$ 820	\$ 770
	13109#1	4/30/2025	2	800	\$ 870	\$ 700
	13115 #3	4/30/2025	2	800	\$ 960	\$ 880
	13115 #4	4/30/2025	2	800	\$ 900	\$ 800
	13135#1	4/30/2025	2	800	\$ 950	\$ 500
	13135 #4	4/30/2025	2	800	\$ 1,000	\$ 1,000
	13149 #1	4/30/2025	2	800	\$ 940	\$ 500
	13149 #2	4/30/2025	2	800	\$ 830	\$ 300
	13155#3	4/30/2025	1	600	\$ 800	\$ 500
	13167#1	4/30/2025	2	800	\$ 1,100	\$ 1,100
	13173 #4	4/30/2025	1	600	\$ 740	\$ 400
	13187#1	4/30/2025	2	800	\$ 1,100	\$ 1,100
	13193 #2	3/31/2025	2	800	\$ 980	\$ 500
<u>Leases ending in May</u>						
	13109#2	5/31/2025	2	800	\$ 1,000	\$ 500
	13110 #2	5/31/2025	1	600	\$ 890	\$ 500
	13115#2	5/31/2025	2	800	\$ 980	\$ 980
	13129 #2	5/31/2025	2	800	\$ 980	\$ 980

RENT ROLL

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13129#3	4/30/2025	2	800	\$	990	\$	500
13155 #4	5/31/2025	1	600	\$	880	\$	880
13167#2	5/31/2025	2	800	\$	800	\$	700
13173#1	5/31/2025	1	600	\$	810	\$	500
13179#3	5/31/2025	2	800	\$	940	\$	840
13199 #1	5/31/2025	2	800	\$	1,030	\$	500
13199#2	5/31/2025	2	800	\$	1,010	\$	950
13199#3	5/31/2025	2	800	\$	1,100	\$	500

Leases ending in June

13109#4	6/30/2025	2	800	\$	850	\$	700
13123#2	6/30/2024	2	800	\$	880	\$	780
13129#1	6/30/2024	2	800	\$	900	\$	780
13129#4	6/30/2025	2	800	\$	860	\$	720
13141 #1	6/30/2025	2	800	\$	930	\$	880
13141#2	6/30/2024	2	800	\$	1,000	\$	1,000
13149#4	6/30/2025	2	800	\$	900	\$	800
13167#3	6/30/2024	2	800	\$	990	\$	500
13167#4	6/30/2024	2	800	\$	1,000	\$	950
13179#4	6/30/2025	2	800	\$	860	\$	300
13187#4	4/30/2025	2	800	\$	1,000	\$	1,000
13193#3	6/30/2025	2	800	\$	920	\$	500
13199#4	6/30/2025	2	800	\$	890	\$	400

Month to Month Leases

13112#1	MTM	1	600	\$	860	\$	500
13112 #4	MTM	1	600	\$	880	\$	500
13123#1	MTM	2	800	\$	1,400	\$	300
13141#3	MTM	2	800	\$	1,030	\$	980
13161#4	MTM	2	800	\$	940	\$	940
13173#2	MTM	1	600	\$	880	\$	870
13179 #1	MTM	2	800	\$	1,100	\$	1,100
13179#2	MTM	2	800	\$	1,000	\$	1,000
13123#4	MTM	2	800	\$	1,000	\$	980
13193#4	MTM	2	800	\$	1,000	\$	1,000
			52800	\$	67,260	\$	50,930

Annual \$ 807,120

1bed \$ 838 AVG

2bed \$ 962 AVG

PRO FORMA SUMMARY

Butler Hill Apartments
13108 Butler Oak Drive | Saint Louis, MO 63128



Investment Summary

Price	\$7,100,000
Year Built	1987
Units	72
Price/Unit	\$98,611
RSF	54,400
Price/RSF	\$130.51
Lot Size	6.0 acres
Floors	2
Parking Spaces	1/1
APN	30L420426
Cap Rate	6.73%
Market Cap Rate	8.05%
GRM	8.77
Market GRM	7.77

Financing Summary

Loan 1 (Balloon)	\$4,828,000
Initial Equity	\$2,272,000
Interest Rate	6.5%
Term	5 years
Monthly Payment	\$32,599
DCR	1.22

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed / 1 Bath	16	\$10,056	\$160,896	\$10,800	\$172,800
2 Bed / 2 Bath	56	\$11,544	\$646,464	\$13,200	\$739,200
Totals	72		\$807,360		\$912,000

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$807,360	\$912,000
- Less: Vacancy	(\$24,221)	(\$27,360)
+ Misc. Income	\$2,064	\$2,064
Effective Gross Income	\$785,203	\$886,704
- Less: Expenses	(\$307,319)	(\$314,927)
Net Operating Income	\$477,884	\$571,777
- Debt Service	(\$391,188)	(\$391,188)
Net Cash Flow after Debt Service	\$86,696	\$180,589
+ Principal Reduction	\$79,715	\$79,715
Total Return	\$166,411	\$260,304

Annualized Expenses

Description	Actual	Market
Property Management Fee	\$47,112	\$54,720
Attorney/Professional	\$4,660	\$4,660
Advertising	\$4,567	\$4,567
Building Insurance	\$53,718	\$53,718
Turns	\$21,000	\$21,000
Credit Applications	\$1,194	\$1,194
Landscaping/Cleaning	\$39,112	\$39,112
Pool Repairs/Maint.	\$21,007	\$21,007
Property Taxes	\$50,706	\$50,706
Trash Removal	\$18,006	\$18,006
Cable / Internet	\$3,138	\$3,138
Utility - Electricity	\$8,525	\$8,525
Utility - Gas	\$2,000	\$2,000
Utility - Water/Sewer	\$32,574	\$32,574
Total Expenses	\$307,319	\$314,927
Expenses Per RSF	\$5.65	\$5.79
Expenses Per Unit	\$4,268	\$4,374

ANNUAL PROPERTY OPERATING DATA

Butler Hill Apartments

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Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Income					
Rental Income	\$807,360	\$831,581	\$856,528	\$882,224	\$908,691
Late Fees	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
Pet Deposit	\$504	\$504	\$504	\$504	\$504
Gross Scheduled Income	\$809,424	\$833,645	\$858,592	\$884,288	\$910,755
General Vacancy	(\$24,221)	(\$24,947)	(\$25,696)	(\$26,467)	(\$27,261)
Gross Operating Income	\$785,203	\$808,697	\$832,896	\$857,821	\$883,494
Expenses					
Property Management Fee	(\$47,112)	(\$48,522)	(\$49,974)	(\$51,469)	(\$53,010)
Attorney/Professional	(\$4,660)	(\$4,660)	(\$4,660)	(\$4,660)	(\$4,660)
Advertising	(\$4,567)	(\$4,567)	(\$4,567)	(\$4,567)	(\$4,567)
Building Insurance	(\$53,718)	(\$53,718)	(\$53,718)	(\$53,718)	(\$53,718)
Turns	(\$21,000)	(\$21,000)	(\$21,000)	(\$21,000)	(\$21,000)
Credit Applications	(\$1,194)	(\$1,194)	(\$1,194)	(\$1,194)	(\$1,194)
Landscaping/Cleaning	(\$39,112)	(\$39,112)	(\$39,112)	(\$39,112)	(\$39,112)
Pool Repairs/Maint.	(\$21,007)	(\$21,007)	(\$21,007)	(\$21,007)	(\$21,007)
Property Taxes	(\$50,706)	(\$50,706)	(\$50,706)	(\$50,706)	(\$50,706)
Trash Removal	(\$18,006)	(\$18,006)	(\$18,006)	(\$18,006)	(\$18,006)
Cable / Internet	(\$3,138)	(\$3,138)	(\$3,138)	(\$3,138)	(\$3,138)
Utility - Electricity	(\$8,525)	(\$8,525)	(\$8,525)	(\$8,525)	(\$8,525)
Utility - Gas	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Utility - Water/Sewer	(\$32,574)	(\$32,574)	(\$32,574)	(\$32,574)	(\$32,574)
Total Operating Expenses	(\$307,319)	(\$308,729)	(\$310,181)	(\$311,676)	(\$313,217)
Operating Expense Ratio	39.14%	38.18%	37.24%	36.33%	35.45%
Net Operating Income	\$477,884	\$499,969	\$522,716	\$546,145	\$570,277

ANNUAL PROPERTY OPERATING DATA

Butler Hill Apartments

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Description Year Ending	Year 6 12/2030	Year 7 12/2031	Year 8 12/2032	Year 9 12/2033	Year 10 12/2034
Income					
Rental Income	\$935,952	\$964,030	\$992,951	\$1,022,739	\$1,053,422
Late Fees	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
Pet Deposit	\$504	\$504	\$504	\$504	\$504
Gross Scheduled Income	\$938,016	\$966,094	\$995,015	\$1,024,803	\$1,055,486
General Vacancy	(\$28,079)	(\$28,921)	(\$29,789)	(\$30,682)	(\$31,603)
Gross Operating Income	\$909,937	\$937,173	\$965,226	\$994,121	\$1,023,883
Expenses					
Property Management Fee	(\$54,596)	(\$56,230)	(\$57,914)	(\$59,647)	(\$61,433)
Attorney/Professional	(\$4,660)	(\$4,660)	(\$4,660)	(\$4,660)	(\$4,660)
Advertising	(\$4,567)	(\$4,567)	(\$4,567)	(\$4,567)	(\$4,567)
Building Insurance	(\$53,718)	(\$53,718)	(\$53,718)	(\$53,718)	(\$53,718)
Turns	(\$21,000)	(\$21,000)	(\$21,000)	(\$21,000)	(\$21,000)
Credit Applications	(\$1,194)	(\$1,194)	(\$1,194)	(\$1,194)	(\$1,194)
Landscaping/Cleaning	(\$39,112)	(\$39,112)	(\$39,112)	(\$39,112)	(\$39,112)
Pool Repairs/Maint.	(\$21,007)	(\$21,007)	(\$21,007)	(\$21,007)	(\$21,007)
Property Taxes	(\$50,706)	(\$50,706)	(\$50,706)	(\$50,706)	(\$50,706)
Trash Removal	(\$18,006)	(\$18,006)	(\$18,006)	(\$18,006)	(\$18,006)
Cable / Internet	(\$3,138)	(\$3,138)	(\$3,138)	(\$3,138)	(\$3,138)
Utility - Electricity	(\$8,525)	(\$8,525)	(\$8,525)	(\$8,525)	(\$8,525)
Utility - Gas	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Utility - Water/Sewer	(\$32,574)	(\$32,574)	(\$32,574)	(\$32,574)	(\$32,574)
Total Operating Expenses	(\$314,803)	(\$316,437)	(\$318,121)	(\$319,854)	(\$321,640)
Operating Expense Ratio	34.60%	33.77%	32.96%	32.17%	31.41%
Net Operating Income	\$595,134	\$620,736	\$647,106	\$674,267	\$702,243

CASH FLOW ANALYSIS

Butler Hill Apartments
13108 Butler Oak Drive | Saint Louis, MO 63128

Before-Tax Cash Flow Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Before-Tax Cash Flow					
Gross Scheduled Income	\$809,424	\$833,645	\$858,592	\$884,288	\$910,755
General Vacancy	(\$24,221)	(\$24,947)	(\$25,696)	(\$26,467)	(\$27,261)
Total Operating Expenses	(\$307,319)	(\$308,729)	(\$310,181)	(\$311,676)	(\$313,217)
Net Operating Income	\$477,884	\$499,969	\$522,716	\$546,145	\$570,277
Loan Payment	(\$391,188)	(\$391,188)	(\$391,188)	(\$391,188)	(\$391,188)
Capital Expenses	(\$41,929)	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$44,767	\$108,781	\$131,528	\$154,957	\$179,089
Cash-On-Cash Return	1.97%	4.79%	5.79%	6.82%	7.88%
Before-Tax Cash Flow Year Ending	Year 6 12/2030	Year 7 12/2031	Year 8 12/2032	Year 9 12/2033	Year 10 12/2034
Before-Tax Cash Flow					
Gross Scheduled Income	\$938,016	\$966,094	\$995,015	\$1,024,803	\$1,055,486
General Vacancy	(\$28,079)	(\$28,921)	(\$29,789)	(\$30,682)	(\$31,603)
Total Operating Expenses	(\$314,803)	(\$316,437)	(\$318,121)	(\$319,854)	(\$321,640)
Net Operating Income	\$595,134	\$620,736	\$647,106	\$674,267	\$702,243
Loan Payment	\$0	\$0	\$0	\$0	\$0
Capital Expenses	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$595,134	\$620,736	\$647,106	\$674,267	\$702,243
Cash-On-Cash Return	8.96%	9.34%	9.74%	10.15%	10.57%

FINANCIAL INDICATORS

Butler Hill Apartments

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Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Key Ratios and Multipliers					
Capitalization Rate	6.73%	7.04%	7.36%	7.69%	8.03%
Gross Rent Multiplier	5.81	5.64	5.47	5.32	5.16
Net Income Multiplier	9.84	9.40	8.99	8.61	8.24
Operating Expense Ratio	39.14%	38.18%	37.24%	36.33%	35.45%
Amounts per SF					
Gross Income	\$14.88	\$15.32	\$15.78	\$16.26	\$16.74
Expenses	(\$5.65)	(\$5.68)	(\$5.70)	(\$5.73)	(\$5.76)
Loan Metrics					
Loan To Value Ratio	101.03%	99.22%	97.29%	95.23%	0.00%
Debt Coverage Ratio	1.22	1.28	1.34	1.40	1.46
Cash-On-Cash Measures					
Before-Tax	1.97%	4.79%	5.79%	6.82%	7.88%
After-Tax	1.97%	4.79%	5.79%	6.82%	7.88%
Description Year Ending	Year 6 12/2030	Year 7 12/2031	Year 8 12/2032	Year 9 12/2033	Year 10 12/2034
Key Ratios and Multipliers					
Capitalization Rate	8.38%	8.74%	9.11%	9.50%	9.89%
Gross Rent Multiplier	5.01	4.86	4.72	4.59	4.45
Net Income Multiplier	7.90	7.57	7.26	6.97	6.69
Operating Expense Ratio	34.60%	33.77%	32.96%	32.17%	31.41%
Amounts per SF					
Gross Income	\$17.24	\$17.76	\$18.29	\$18.84	\$19.40
Expenses	(\$5.79)	(\$5.82)	(\$5.85)	(\$5.88)	(\$5.91)
Loan Metrics					
Loan To Value Ratio	0.00%	0.00%	0.00%	0.00%	0.00%
Debt Coverage Ratio	N/A	N/A	N/A	N/A	N/A
Cash-On-Cash Measures					
Before-Tax	8.96%	9.34%	9.74%	10.15%	10.57%
After-Tax	8.96%	9.34%	9.74%	10.15%	10.57%

INVESTMENT RETURN ANALYSIS

Butler Hill Apartments
13108 Butler Oak Drive | Saint Louis, MO 63128

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Cash Flow - To Date	\$44,767	\$153,547	\$285,075	\$440,032	\$619,122
Net Resale Proceeds	(\$48,285)	\$36,769	\$127,519	\$224,346	\$327,659
Invested Capital	(\$2,272,000)	(\$2,272,000)	(\$2,272,000)	(\$2,272,000)	(\$2,272,000)
Net Return on Investment	(\$2,275,518)	(\$2,081,684)	(\$1,859,406)	(\$1,607,621)	(\$1,325,220)

Before Tax Calculations

PV (NOI + reversion)	\$4,839,144	\$4,988,474	\$5,146,604	\$5,312,263	\$5,484,291
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After Tax Calculations

IRR	N/A	N/A	N/A	N/A	N/A
Modified IRR	-98.07%	-70.82%	-42.73%	-25.51%	-14.88%
NPV	(\$2,275,288)	(\$2,103,033)	(\$1,923,690)	(\$1,738,414)	(\$1,548,262)

Description Year Ending	Year 6 12/2030	Year 7 12/2031	Year 8 12/2032	Year 9 12/2033	Year 10 12/2034
Cash Flow - To Date	\$1,214,255	\$1,834,991	\$2,482,097	\$3,156,364	\$3,858,607
Net Resale Proceeds	\$4,700,000	\$4,700,000	\$4,700,000	\$4,700,000	\$4,700,000
Invested Capital	(\$6,644,341)	(\$6,644,341)	(\$6,644,341)	(\$6,644,341)	(\$6,644,341)
Net Return on Investment	(\$730,086)	(\$109,350)	\$537,756	\$1,212,023	\$1,914,266

Before Tax Calculations

PV (NOI + reversion)	\$5,661,627	\$5,843,305	\$6,028,446	\$6,216,248	\$6,405,986
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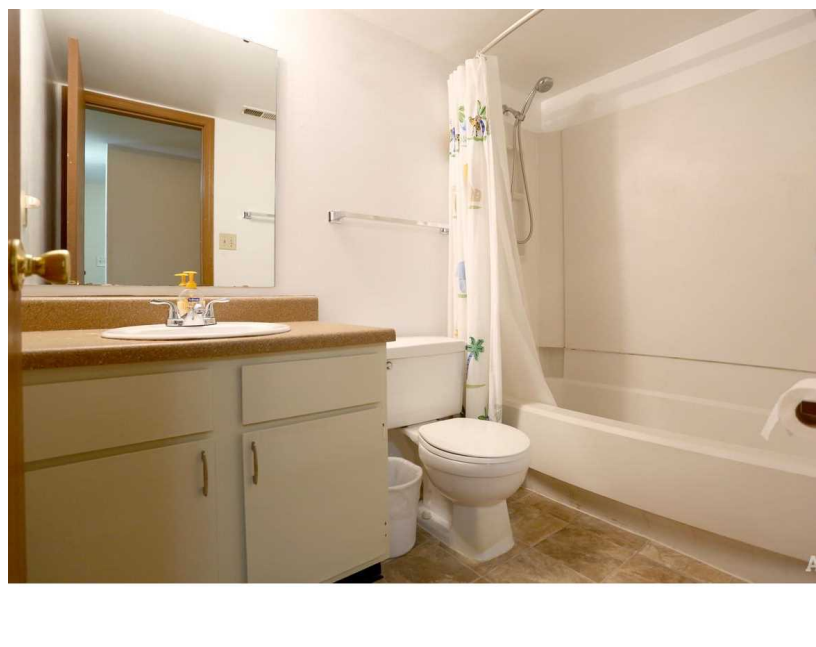
After Tax Calculations

IRR	18.40%	17.78%	17.39%	17.16%	17.02%
Modified IRR	17.67%	16.82%	16.17%	15.65%	15.22%
NPV	\$1,746,493	\$1,928,171	\$2,113,311	\$2,301,114	\$2,490,852

PROPERTY PHOTOS

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



PROPERTY PHOTOS

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



PROPERTY PHOTOS

Butler Hill Apartments

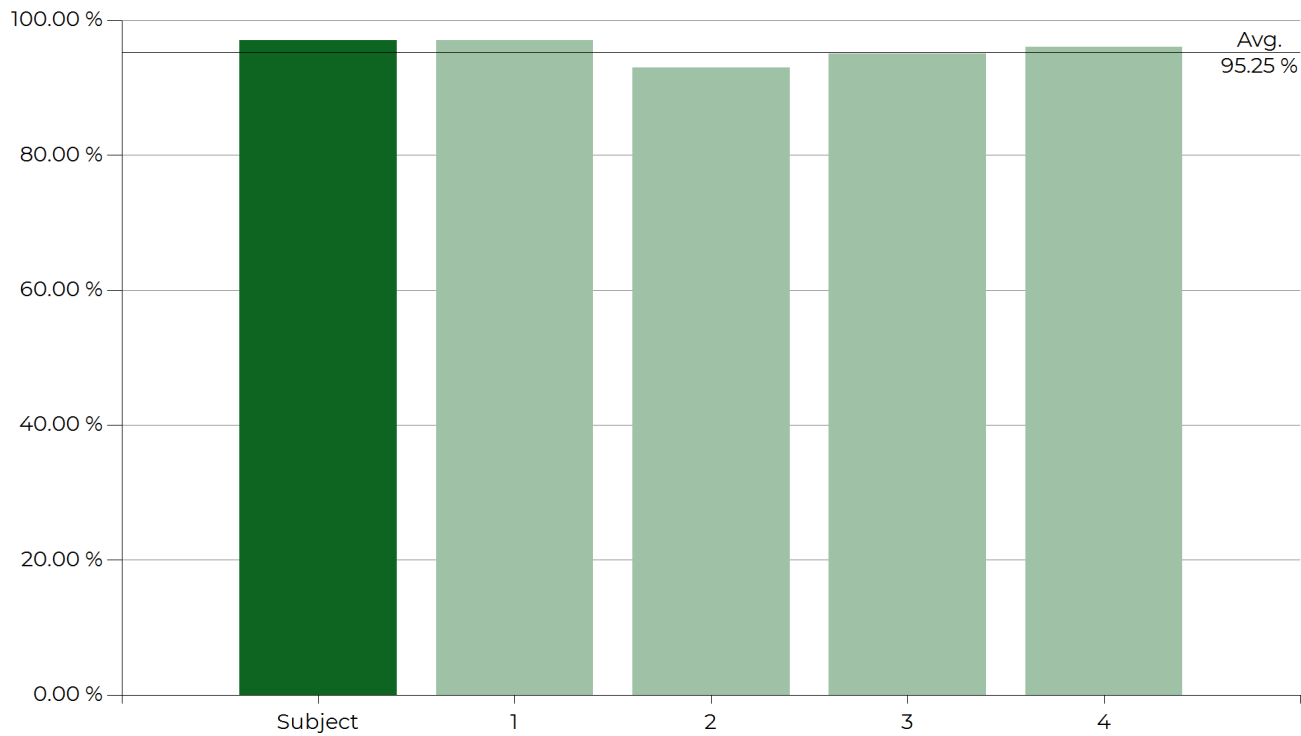
13108 Butler Oak Drive | Saint Louis, MO 63128



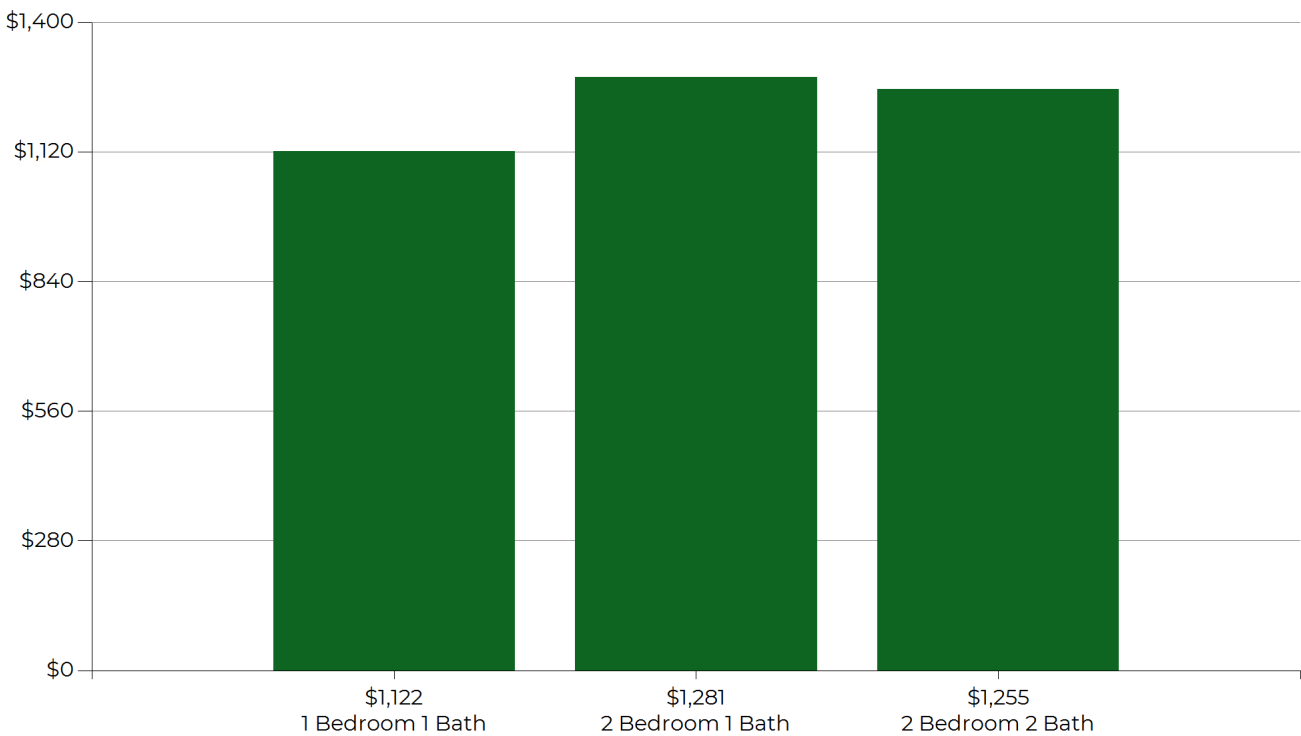
RENT COMPARABLES

Butler Hill Apartments
13108 Butler Oak Drive | Saint Louis, MO 63128

Occupancy



Average Rent per Unit Type



RENT COMPARABLES

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128

S



Butler Hill Apartments

13108 Butler Oak Drive, Saint Louis, MO 63128

Avg	\$1.24
RSF	54,400
Occupancy	97%
Units	72
Year Built	1987

Units	Unit Type	Avg Rent
16	1 Bed / 1 Bath	\$838
56	2 Bed / 2 Bath	\$962

1



Southpointe

9950 Pointe South Drive, Saint Louis, MO 63128

Avg	\$1.53
RSF	149,472
Occupancy	97%
Units	192
Year Built	1986

Units	Unit Type	Avg Rent
43	1 Bedroom 1 Bath	\$1,127
149	2 Bedroom 1 Bath	\$1,283

2



Concord Place

11542 Concord Village Avenue, Saint Louis, MO 63128

Avg	\$1.52
RSF	35,400
Occupancy	93%
Units	50
Year Built	1966

Units	Unit Type	Avg Rent
20	1 Bedroom 1 Bath	\$945
30	2 Bedroom 1 Bath	\$1,095

RENT COMPARABLES

Butler Hill Apartments
13108 Butler Oak Drive | Saint Louis, MO 63128

3



Avg \$1.40
RSF 23,400
Occupancy 95%
Units 26
Year Built 1986

Units	Unit Type	Avg Rent
26	2 Bedroom 2	\$1,255

Royal Point Apartments

12523 Old Tesson Road, Saint Louis, MO 63128

4



Avg \$1.78
RSF 87,936
Occupancy 96%
Units 100
Year Built 1984

Units	Unit Type	Avg Rent
24	1 Bedroom 1 Bath	\$1,260
76	2 Bedroom 1 Bath	\$1,351

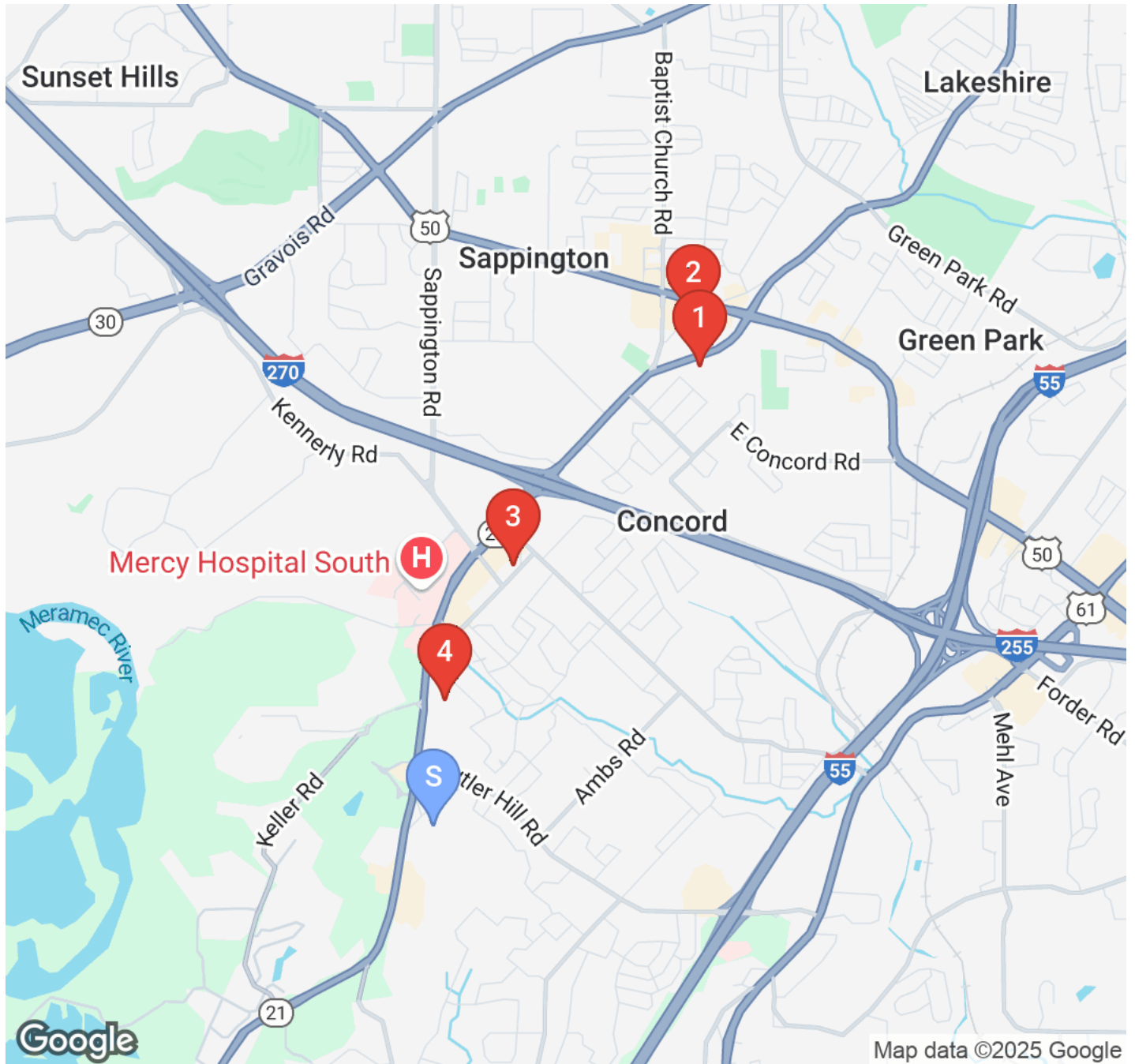
Deerfield Apartments

5178 Deerfield Circle Drive, Saint Louis, MO 63128

RENT COMPARABLES

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



13108 Butler Oak Drive
Saint Louis, MO, 63128



9950 Pointe South Drive
Saint Louis, MO, 63128



11542 Concord Village Avenue
Saint Louis, MO, 63128

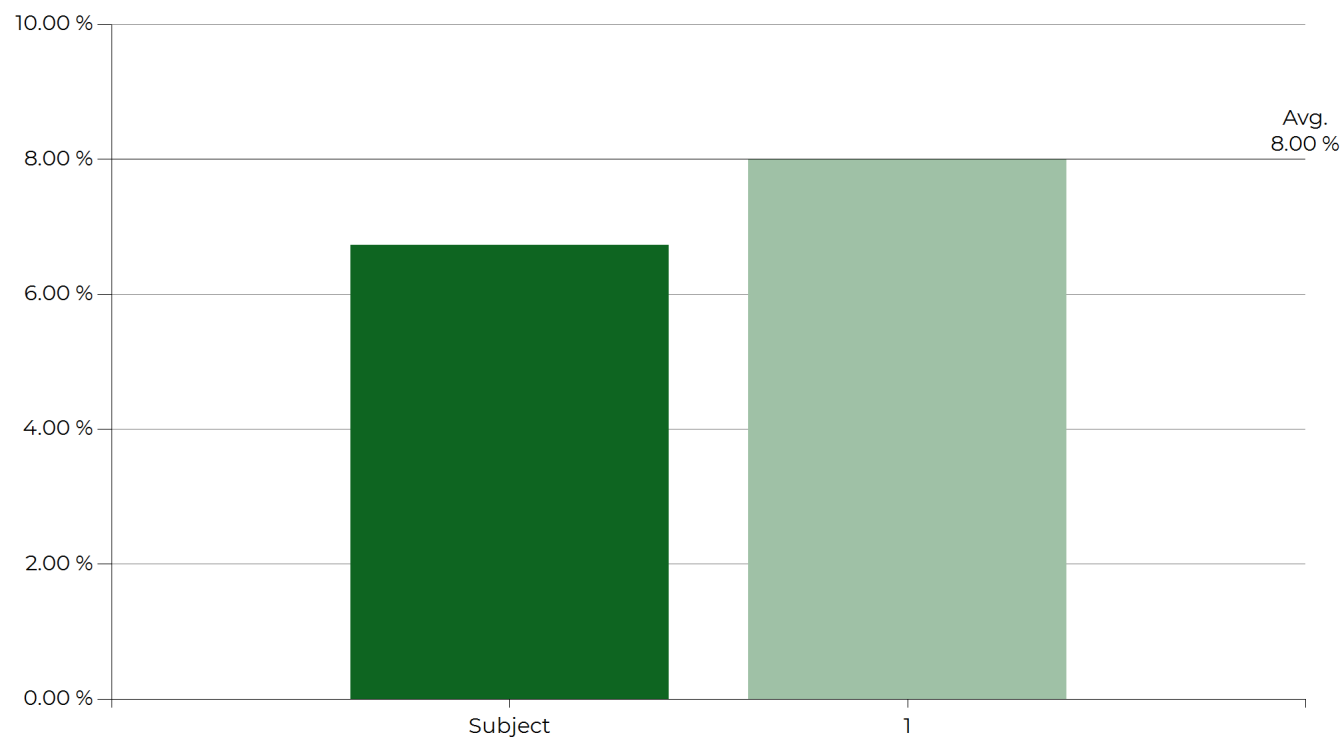


12523 Old Tesson Road
Saint Louis, MO, 63128

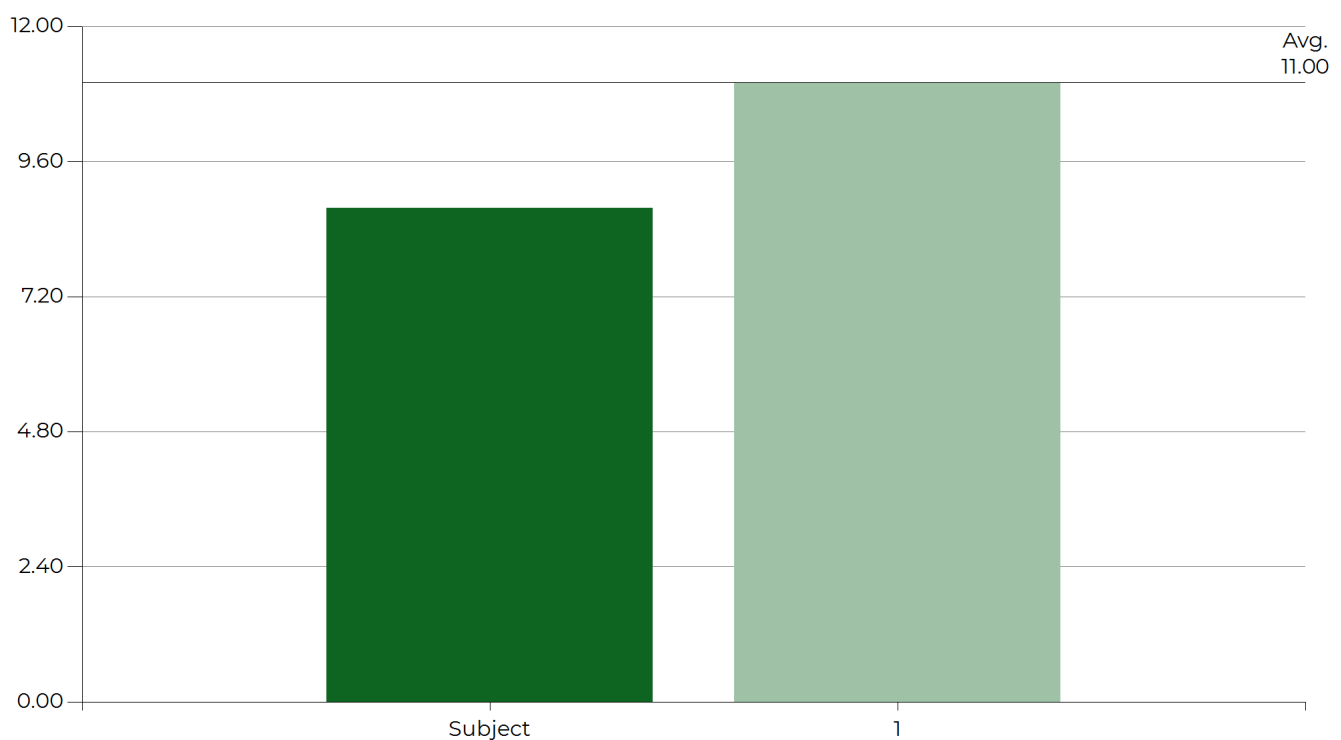


5178 Deerfield Circle Drive
Saint Louis, MO, 63128

Cap Rate



Gross Rent Multiplier

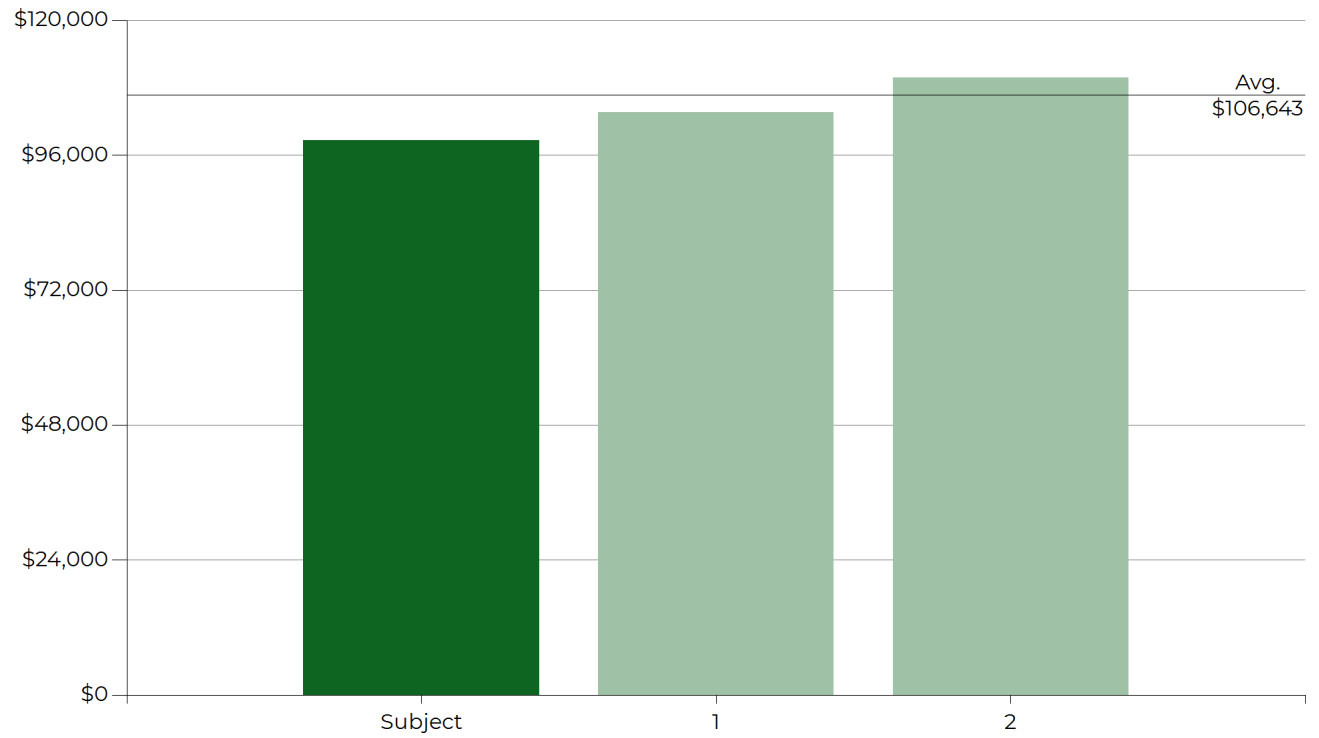


SALE COMPARABLES

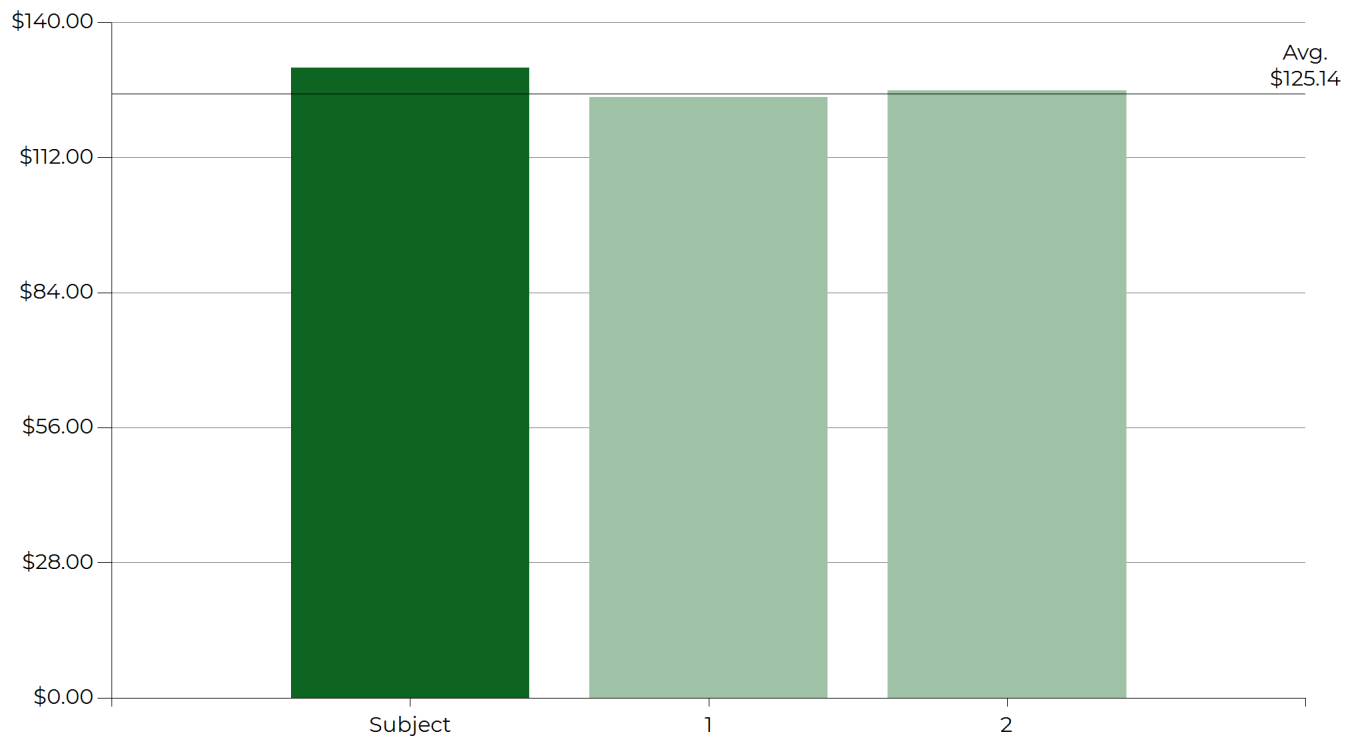
Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128

Price per Unit



Price per SF



SALE COMPARABLES

Butler Hill Apartments
13108 Butler Oak Drive | Saint Louis, MO 63128

S



Butler Hill Apartments

13108 Butler Oak Drive, Saint Louis, MO 63128

Sale Price	\$7,100,000	Units	Unit Type
Units	72	16	1 Bed / 1 Bath
Price/Unit	\$98,611	56	2 Bed / 2 Bath
Price/SF	\$130.51		
Acres	6.0		
Cap Rate	6.73%		
GRM	8.77		
Year Built	1987		

1



Leeshores Apartments

1502 Leeshores Lane, St. Louis, MO 63125

Notes

Sale Price	\$2,900,000	Units	Unit Type
Units	28	28	2 Bedroom 1 Bath
Price/Unit	\$103,571		
Price/SF	\$124.48		
Lot Size	34,944		
Cap Rate	8.0%		
GRM	11.0		
Year Built	1965		
Sale Date	8/21/2024		
Days-On-Mkt	46		

2



ReNew on Blues

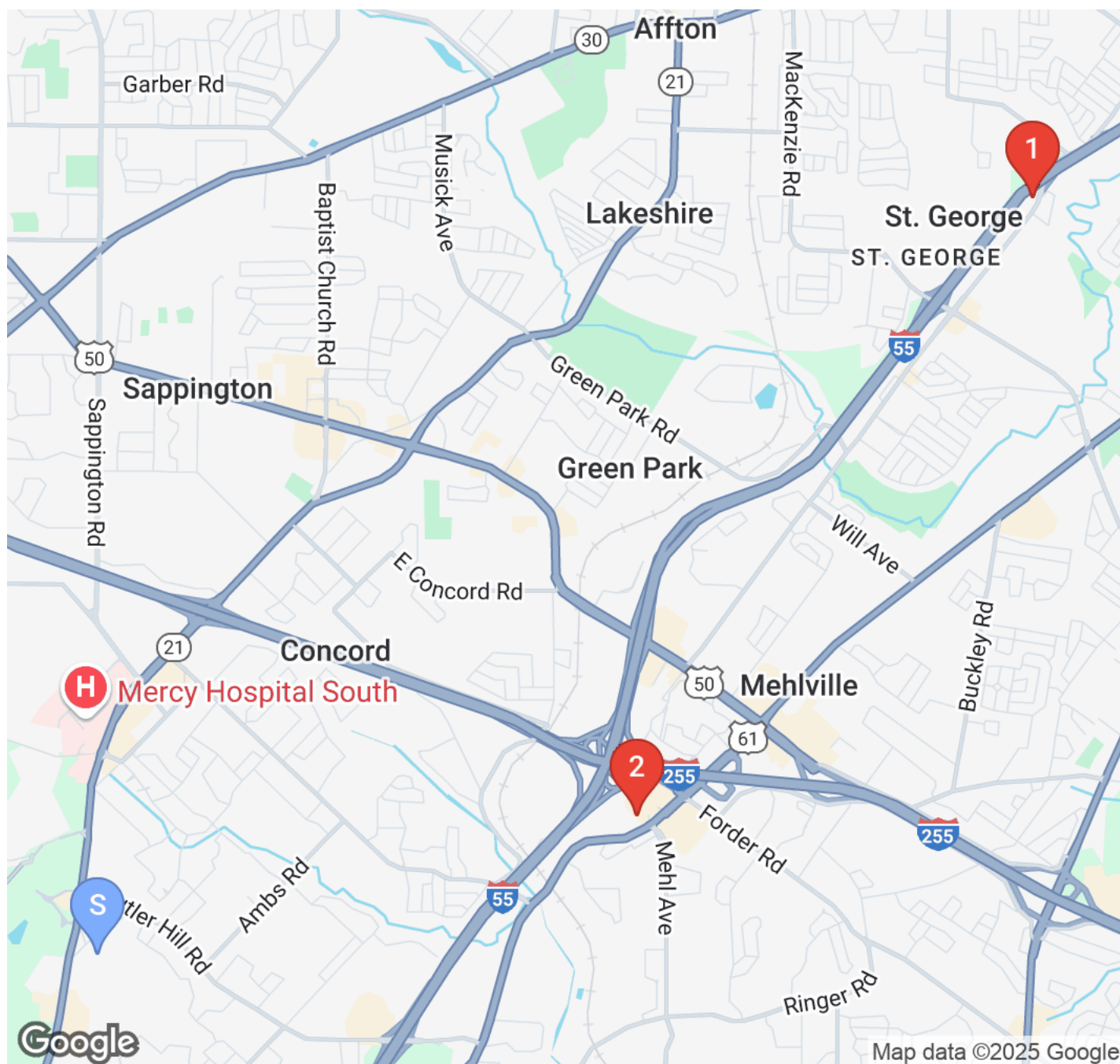
3779 Swiss Drive, St. Louis, MO 63129

Asking Price	\$19,200,000	Units	Unit Type
Units	175	111	1 Bedroom 1 Bath
Price/Unit	\$109,714	64	2 Bedroom 1.5 Bath
Price/SF	\$125.80		
Acres	0.430		
Year Built	1971		
Sale Date	In Escrow		

SALE COMPARABLES

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



S

13108 Butler Oak Drive
Saint Louis, MO, 63128
\$7,100,000

1

1502 Leeshores Lane
St. Louis, MO, 63125
\$2,900,000

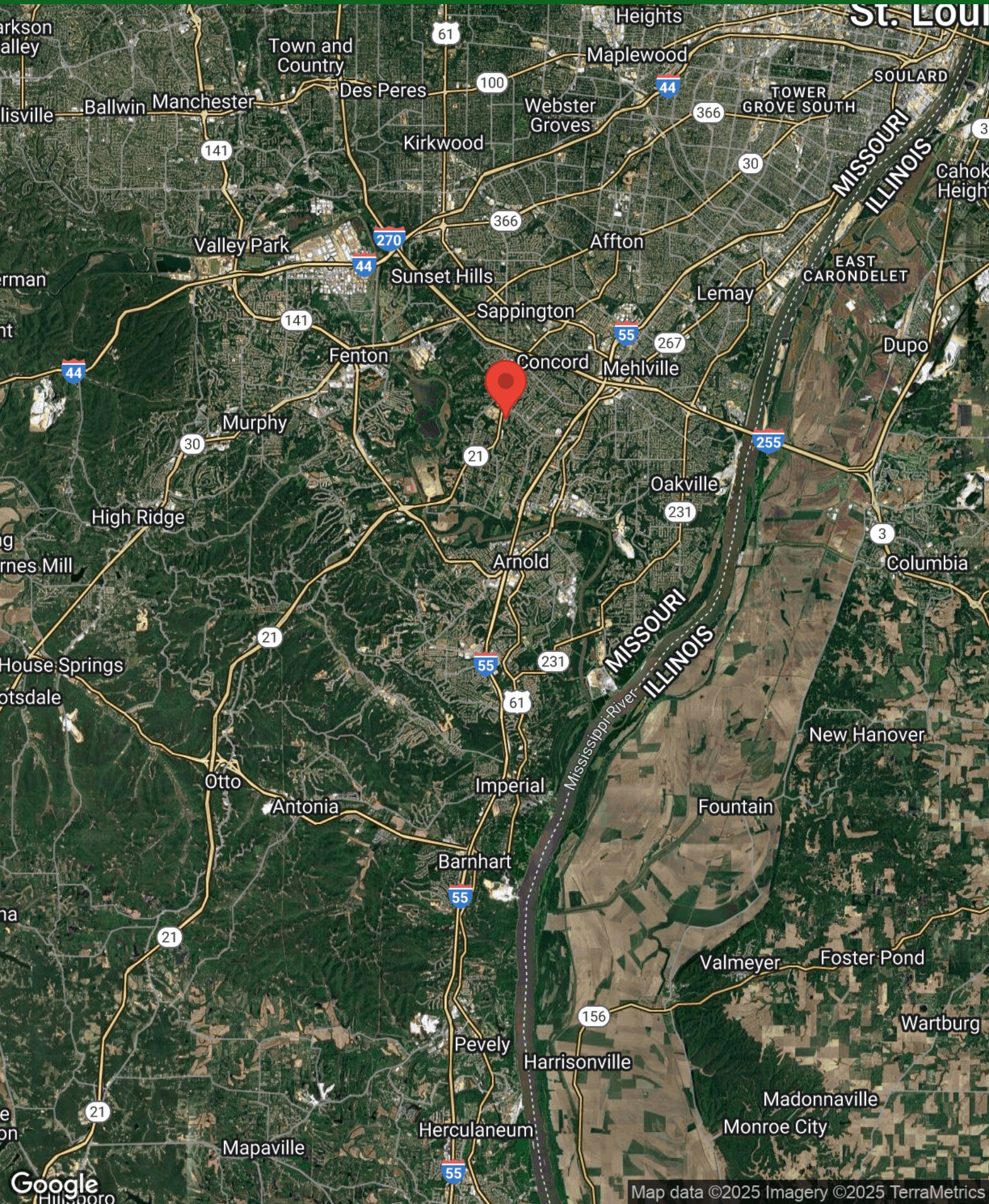
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3779 Swiss Drive
St. Louis, MO, 63129
\$19,200,000

REGIONAL MAP

Butler Hill Apartments

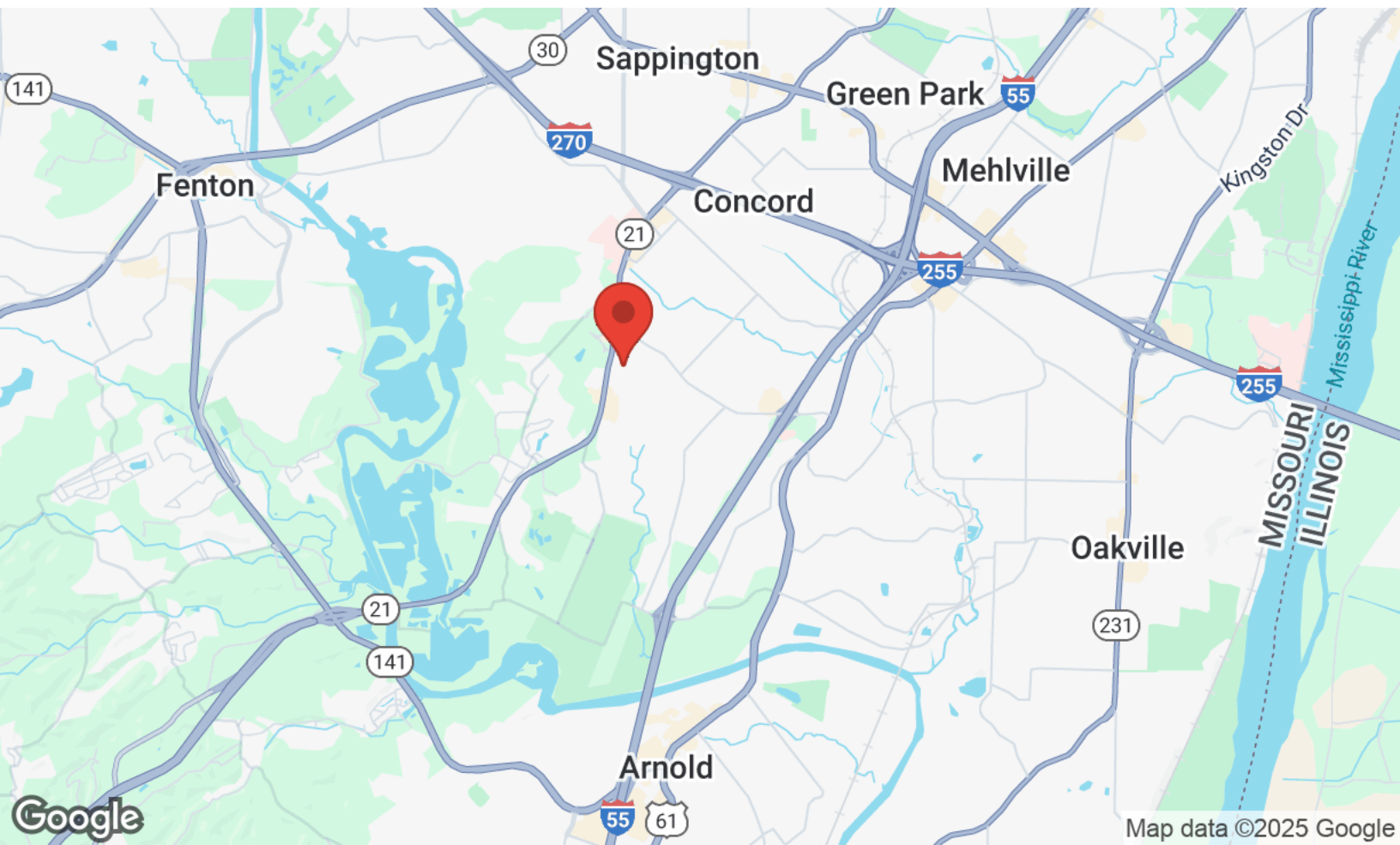
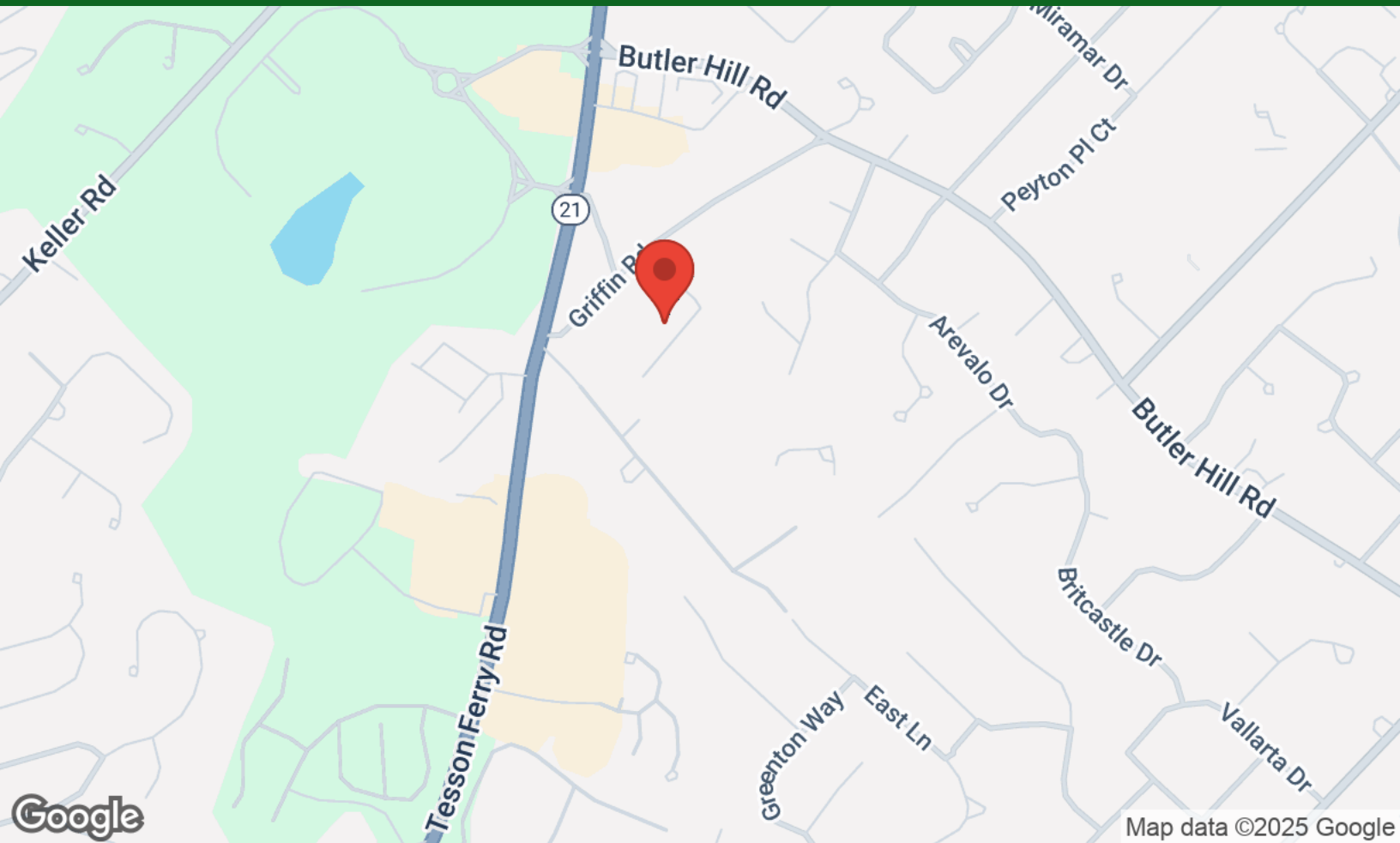
13108 Butler Oak Drive | Saint Louis, MO 63128



LOCATION MAPS

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



AERIAL MAP

Butler Hill Apartments

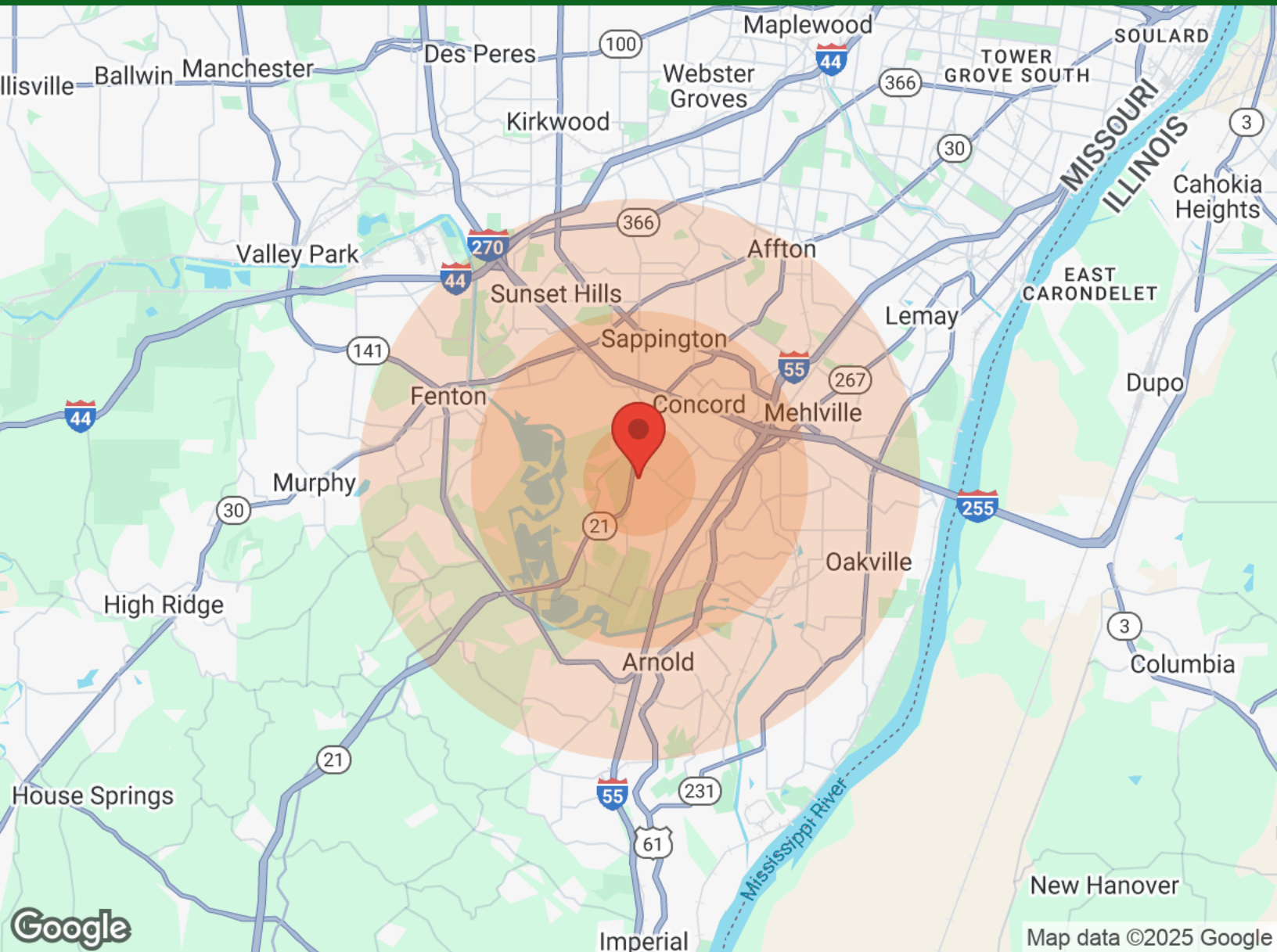
13108 Butler Oak Drive | Saint Louis, MO 63128



DETAILED DEMOGRAPHICS

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



Population	1 Mile	3 Miles	5 Miles
Male	3,942	28,333	79,278
Female	4,325	29,851	84,654
Total Population	8,267	58,184	163,932
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,811	25,090	71,495
Occupied	3,624	23,750	67,674
Owner Occupied	2,493	18,038	51,883
Renter Occupied	1,131	5,712	15,791
Vacant	187	1,340	3,821
Race	1 Mile	3 Miles	5 Miles
White	8,123	56,149	158,268
Black	49	519	1,509
Am In/AK Nat	2	26	32
Hawaiian	N/A	N/A	N/A
Hispanic	66	742	2,328
Multi-Racial	50	1,306	4,190

Nick Smyrniotis

(314) 254-8961

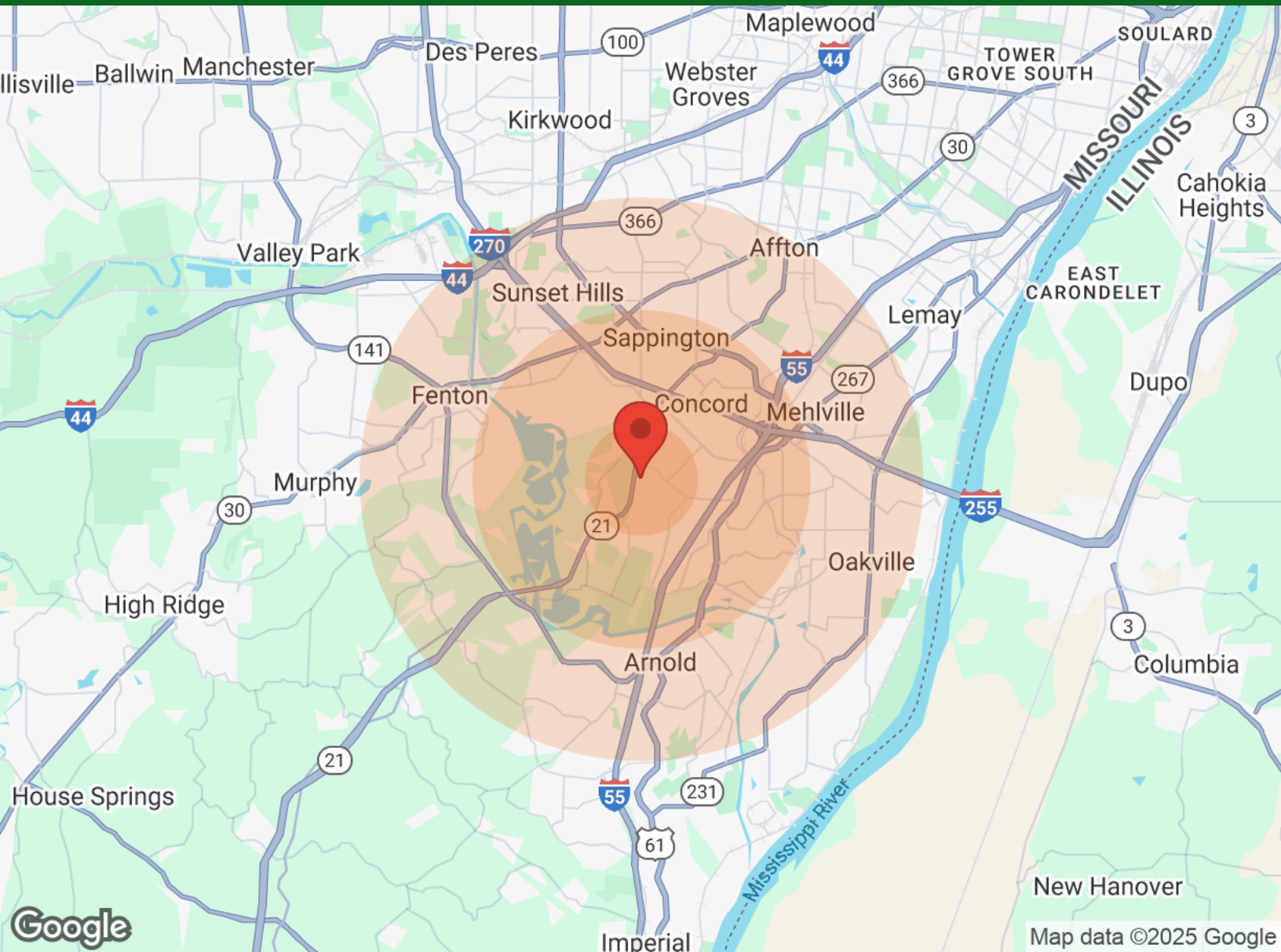
nick@mo-apartmentadvisors.com

Apartment
advisors Of America

DETAILED DEMOGRAPHICS

Butler Hill Apartments

13108 Butler Oak Drive | Saint Louis, MO 63128



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	332	2,694	7,595	Median	\$61,419	\$64,400	\$61,159
Ages 5-9	419	3,439	9,662	< \$10,000	46	764	2,464
Ages 10-14	406	3,384	9,569	\$10,000-\$14,999	186	593	2,799
Ages 15-19	425	3,512	9,902	\$15,000-\$19,999	124	986	2,966
Ages 20-24	458	3,623	10,189	\$20,000-\$24,999	190	1,095	3,780
Ages 25-29	492	3,682	10,180	\$25,000-\$29,999	169	916	3,376
Ages 30-34	501	3,614	9,914	\$30,000-\$34,999	135	1,179	3,357
Ages 35-39	485	3,489	9,660	\$35,000-\$39,999	277	1,435	3,207
Ages 40-44	487	3,534	9,997	\$40,000-\$44,999	292	1,098	3,457
Ages 45-49	511	3,786	10,783	\$45,000-\$49,999	69	928	2,725
Ages 50-54	543	3,954	11,216	\$50,000-\$60,000	203	2,128	5,813
Ages 55-59	578	3,938	11,187	\$60,000-\$74,000	356	2,427	7,664
Ages 60-64	564	3,686	10,374	\$75,000-\$99,999	394	3,285	10,199
Ages 65-69	527	3,256	9,093	\$100,000-\$124,999	374	3,011	7,086
Ages 70-74	459	2,733	7,563	\$125,000-\$149,999	234	1,461	3,638
Ages 74-79	365	2,178	6,090	\$150,000-\$199,999	326	1,596	3,295
Ages 80-84	277	1,574	4,529	> \$200,000	195	1,324	2,725
Ages 85+	438	2,108	6,429				