Offering Memorandum

Benton Apartments
505 North Benton Avenue

SAINT CHARLES, MO 63301

Price: $2,100,000



505 North Benton Avenue

Property Highlights

- 16 Units Total
- Mix of One and Two Bedroom Units
- Turn-Key Units
- Fully Renovated, Low Maintenace
- Superior Location & Tenant Draw
- 8.2% Cap Rate
- $44,000 Annual Cash-flow



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505 NORTH BENTON AVENUE

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INVESTMENT DETAILS

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Analysis

Analysis Date	September 2026

Property

Property Type	Multifamily
Property	Benton Apartments
Address	505 North Benton Avenue
City, State	Saint Charles, MO 63301
Year Built	1970

Purchase Information

Purchase Price	$2,100,000
Units	16
Total Rentable SF	12,400
Resale Expenses	3.00%

Income & Expense

Gross Operating Income	$217,142
Monthly GOI	$18,095
Total Annual Expenses	($45,057)
Monthly Expenses	($3,755)

Financial Information

Initial Equity	$630,000

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Balloon	$1,470,000	5 years	25 years	7.00%	$10,390	

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EXECUTIVE SUMMARY

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Acquisition Costs

Purchase Price, Points and Closing Costs	$2,100,000
Investment - Cash	$630,000
First Loan (Balloon)	$1,470,000

Investment Information

Purchase Price	$2,100,000
Price per Unit	$131,250
Price per SF	$169.35
Expenses per Unit	($2,816)

Income, Expenses & Cash Flow

Gross Scheduled Income	**$228,468**
Total Vacancy and Credits	($11,326)
Operating Expenses	($45,057)
Net Operating Income	**$172,085**
Debt Service	($124,676)
Replacement Reserves	($3,200)
Cash Flow Before Taxes	**$44,209**

Financial Indicators

Cash-on-Cash Return Before Taxes	7.02%
Debt Coverage Ratio	1.38
Capitalization Rate	8.19%
Gross Rent Multiplier	9.19
Gross Income / Square Feet	$18.42
Gross Expenses / Square Feet	($3.63)
Operating Expense Ratio	20.75%

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PROPERTY DESCRIPTION

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505 N Benton Ave presents a rare investment opportunity to acquire a fully renovated, turnkey 16-unit multifamily asset in the highly coveted historic submarket of Saint Charles, Missouri. This stabilized community features an attractive mix of one- and two-bedroom layouts that boast comprehensive modern upgrades, including updated flooring, granite-style countertops, and a full suite of essential appliances. Designed to optimize landlord margins and minimize near-term capital expenditures, the building operates on an efficient utility structure where tenants cover individual electric, gas, and water costs, while on-site coin laundry and secure basement storage units provide reliable streams of ancillary income.

Positioned in a premier, land-constrained location, the property benefits from an exceptional tenant draw due to its proximity to major regional demand drivers. Residents enjoy a highly walkable lifestyle just minutes from the vibrant boutique shopping, dining, and seasonal festivals along historic St. Charles Main Street and Frontier Park, as well as immediate access to Lindenwood University. This strategic location ensures a consistent pool of qualified student, faculty, and young professional applicants, offering an incoming investor immediate cash flow, historically low vacancy rates, and strong long-term asset appreciation.

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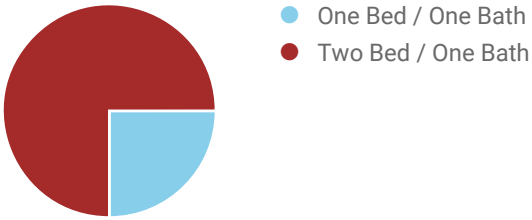
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UNIT MIX REPORT

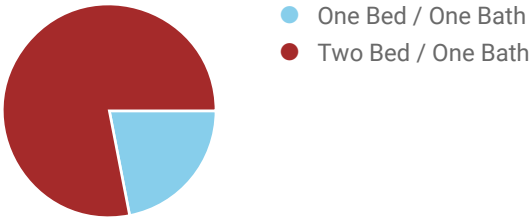
505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Units	Type	Approx. SF	Avg. Rents	Monthly	Pro Forma	Monthly
4	One Bed / One Bath	700	$1,011	$4,044	$1,050	$4,200
12	Two Bed / One Bath	800	$1,236	$14,832	$1,250	$15,000
16		**12,400**		**$18,876**		**$19,200**

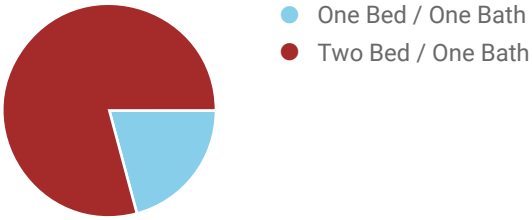
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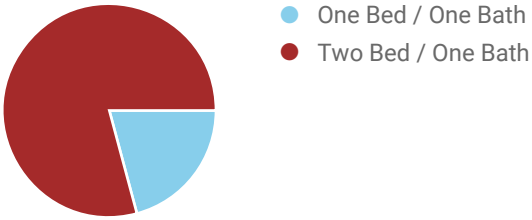
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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PRO FORMA SUMMARY

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301



Investment Summary

Price	$2,100,000
Year Built	1970
Units	16
Price/Unit	$131,250
RSF	12,400
Price/RSF	$169.35
Floors	2
APN	6009AB18100
Cap Rate	8.19%
Pro Forma Cap Rate	8.26%
GRM	9.19
Pro Forma GRM	9.04

Financing Summary

Loan 1 (Balloon)	$1,470,000
Initial Equity	$630,000
Interest Rate	7%
Term	5 years
Monthly Payment	$10,390
DCR	1.38

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Pro Forma	Total
One Bed / One Bath	4	$12,132	$48,528	$12,600	$50,400
Two Bed / One Bath	12	$14,832	$177,984	$15,000	$180,000
Totals	**16**		**$226,512**		**$230,400**

Annualized Income

Description	Actual	Pro Forma
Gross Potential Rent	**$226,512**	**$230,400**
- Less: Vacancy	($11,326)	($11,520)
+ Misc. Income	$1,956	$1,956
Effective Gross Income	**$217,142**	**$220,836**
- Less: Expenses	($45,057)	($47,458)
Net Operating Income	**$172,085**	**$173,378**
- Replacement Reserves	($3,200)	($3,200)
- Debt Service	($124,676)	($124,676)
Net Cash Flow after Debt Service	**$44,209**	**$45,502**
+ Principal Reduction	$22,488	$22,488
Total Return	**$66,697**	**$67,990**

Annualized Expenses

Description	Actual	Pro Forma
Property Management Fee	$11,423	$13,824
Taxes	$11,016	$11,016
Insurance	$12,000	$12,000
City Permits	$354	$354
Building Repairs	$4,079	$4,079
Cleaning/Landscape	$2,340	$2,340
Electric	$1,306	$1,306
Gas	$830	$830
Water/Sewer	$420	$420
Trash	$1,289	$1,289
Total Expenses	**$45,057**	**$47,458**
Expenses Per RSF	**$3.63**	**$3.83**
Expenses Per Unit	**$2,816**	**$2,966**

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DETAILED GENERAL EXPENSES

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Description Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Property Management Fee	($11,423)	($11,766)	($12,119)	($12,483)	($12,857)
Taxes	($11,016)	($11,236)	($11,461)	($11,690)	($11,924)
Insurance	($12,000)	($12,240)	($12,485)	($12,734)	($12,989)
City Permits	($354)	($361)	($368)	($376)	($383)
Building Repairs	($4,079)	($4,161)	($4,244)	($4,329)	($4,415)
Cleaning/Landscape	($2,340)	($2,387)	($2,435)	($2,483)	($2,533)
Electric	($1,306)	($1,332)	($1,359)	($1,386)	($1,414)
Gas	($830)	($847)	($864)	($881)	($898)
Water/Sewer	($420)	($428)	($437)	($446)	($455)
Trash	($1,289)	($1,315)	($1,341)	($1,368)	($1,395)
Total Expenses	**($45,057)**	**($46,073)**	**($47,112)**	**($48,175)**	**($49,264)**
Operating Expense Ratio	**20.75%**	**20.60%**	**20.45%**	**20.30%**	**20.16%**

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FINANCIAL INDICATORS

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Description Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Key Ratios and Multipliers					
Capitalization Rate	8.19%	8.46%	8.73%	9.00%	9.29%
Gross Rent Multiplier	9.19	8.92	8.66	8.41	8.17
Net Income Multiplier	12.20	11.83	11.46	11.11	10.76
Operating Expense Ratio	20.75%	20.60%	20.45%	20.30%	20.16%
Amounts per SF					
Gross Income	$18.42	$18.98	$19.55	$20.13	$20.74
Expenses	($3.63)	($3.72)	($3.80)	($3.89)	($3.97)
Loan Metrics					
Loan To Value Ratio	68.93%	67.78%	66.55%	65.23%	0.00%
Debt Coverage Ratio	1.38	1.42	1.47	1.52	1.57
Cash-On-Cash Measures					
Before-Tax	7.02%	7.89%	8.79%	9.72%	10.68%
After-Tax	7.02%	7.89%	8.79%	9.72%	10.68%

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CASH FLOW ANALYSIS

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Before-Tax Cash Flow Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Before-Tax Cash Flow					
Gross Scheduled Income	**$228,468**	**$235,322**	**$242,382**	**$249,653**	**$257,143**
General Vacancy	($11,326)	($11,665)	($12,015)	($12,376)	($12,747)
Total Operating Expenses	($45,057)	($46,073)	($47,112)	($48,175)	($49,264)
Net Operating Income	**$172,085**	**$177,584**	**$183,254**	**$189,102**	**$195,132**
Loan Payment	($124,676)	($124,676)	($124,676)	($124,676)	($124,676)
Replacement Reserves	($3,200)	($3,200)	($3,200)	($3,200)	($3,200)
Before-Tax Cash Flow	**$44,209**	**$49,708**	**$55,379**	**$61,226**	**$67,256**
Cash-On-Cash Return	**7.02%**	**7.89%**	**8.79%**	**9.72%**	**10.68%**

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ANNUAL PROPERTY OPERATING DATA

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Description Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Income					
Rental Income	$226,512	$233,307	$240,307	$247,516	$254,941
Laundry	$1,956	$2,015	$2,075	$2,137	$2,201
Gross Scheduled Income	**$228,468**	**$235,322**	**$242,382**	**$249,653**	**$257,143**
General Vacancy	($11,326)	($11,665)	($12,015)	($12,376)	($12,747)
Gross Operating Income	**$217,142**	**$223,657**	**$230,366**	**$237,277**	**$244,396**
Expenses					
Property Management Fee	($11,423)	($11,766)	($12,119)	($12,483)	($12,857)
Taxes	($11,016)	($11,236)	($11,461)	($11,690)	($11,924)
Insurance	($12,000)	($12,240)	($12,485)	($12,734)	($12,989)
City Permits	($354)	($361)	($368)	($376)	($383)
Building Repairs	($4,079)	($4,161)	($4,244)	($4,329)	($4,415)
Cleaning/Landscape	($2,340)	($2,387)	($2,435)	($2,483)	($2,533)
Electric	($1,306)	($1,332)	($1,359)	($1,386)	($1,414)
Gas	($830)	($847)	($864)	($881)	($898)
Water/Sewer	($420)	($428)	($437)	($446)	($455)
Trash	($1,289)	($1,315)	($1,341)	($1,368)	($1,395)
Total Operating Expenses	**($45,057)**	**($46,073)**	**($47,112)**	**($48,175)**	**($49,264)**
Operating Expense Ratio	**20.75%**	**20.60%**	**20.45%**	**20.30%**	**20.16%**
Net Operating Income	**$172,085**	**$177,584**	**$183,254**	**$189,102**	**$195,132**

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INVESTMENT RETURN ANALYSIS

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301

Description Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Cash Flow - To Date	$44,209	$93,917	$149,296	$210,522	$277,778
Cash Resale Proceeds	$589,488	$613,602	$639,459	$667,186	$696,916
Invested Capital	($630,000)	($630,000)	($630,000)	($630,000)	($630,000)
Net Return on Investment	$3,697	$77,519	$158,755	$247,708	$344,695
Before Tax Calculations					
PV (NOI + reversion)	$2,209,085	$2,386,669	$2,569,923	$2,759,025	$2,954,157
After Tax Calculations					
IRR	0.59%	6.18%	8.31%	9.53%	10.37%
Modified IRR	0.59%	5.97%	7.78%	8.64%	9.12%
NPV	$3,697	$77,519	$158,755	$247,708	$344,695

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PROPERTY PHOTOS

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301













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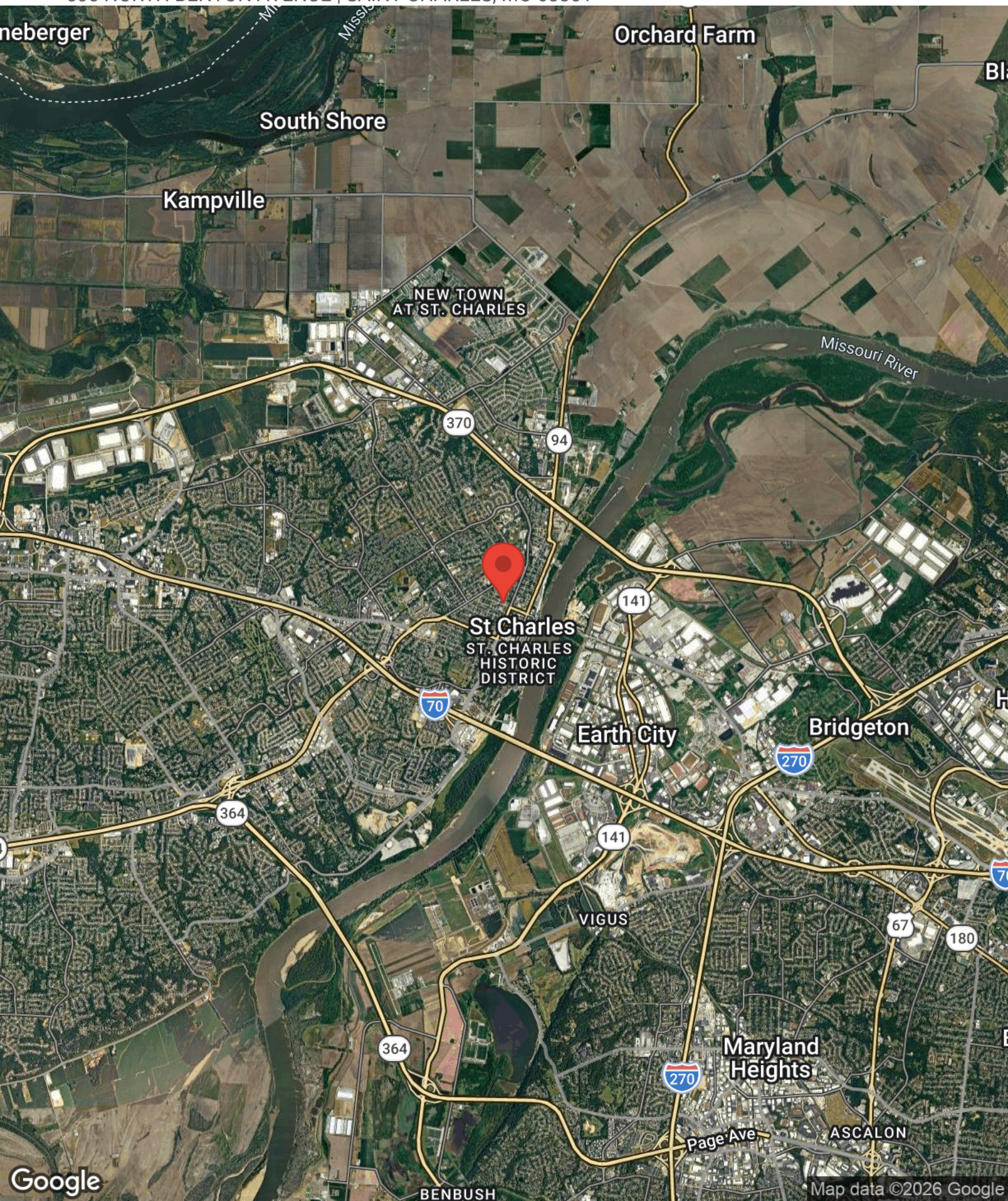
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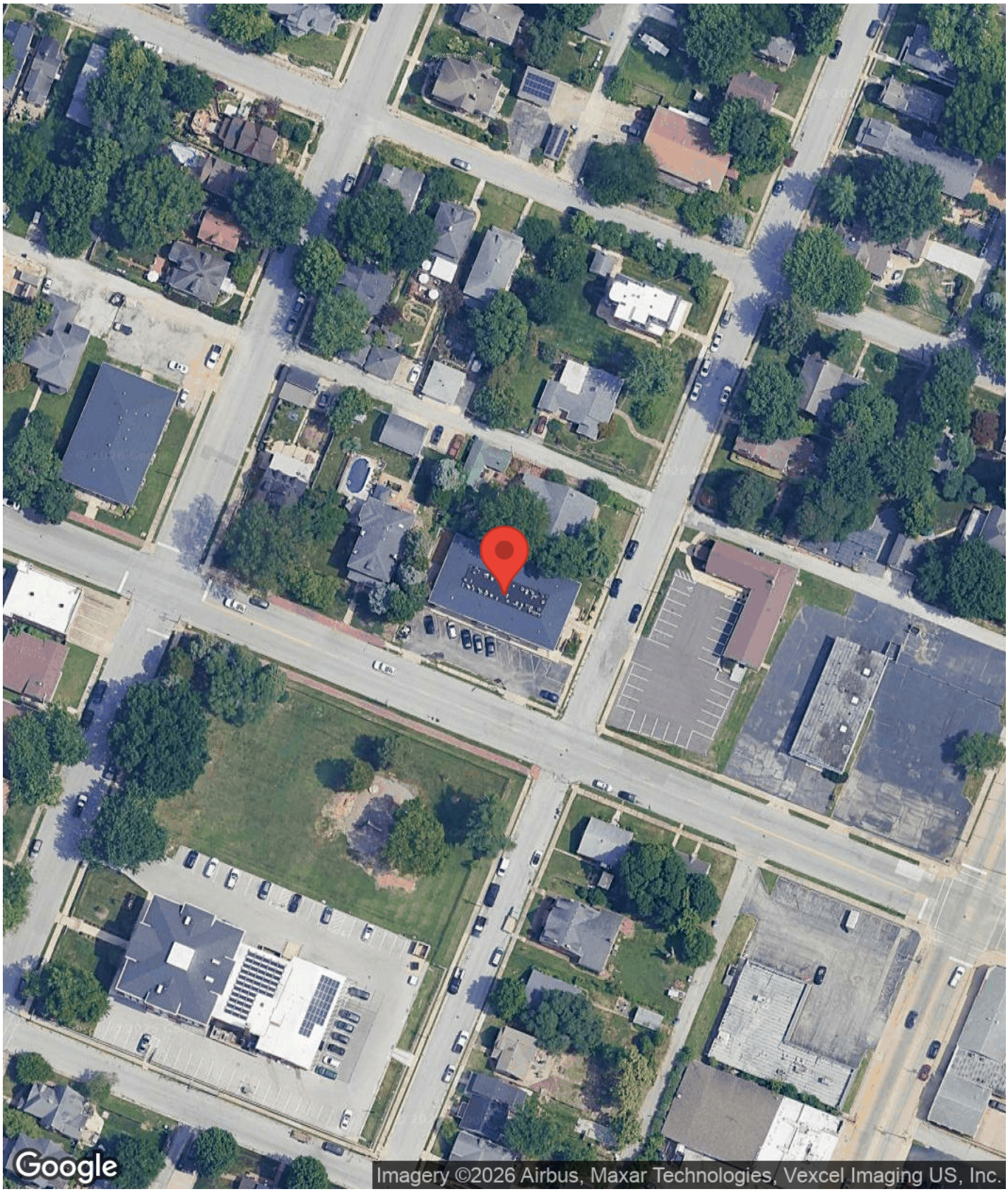
REGIONAL MAP

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301



AERIAL MAP

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301



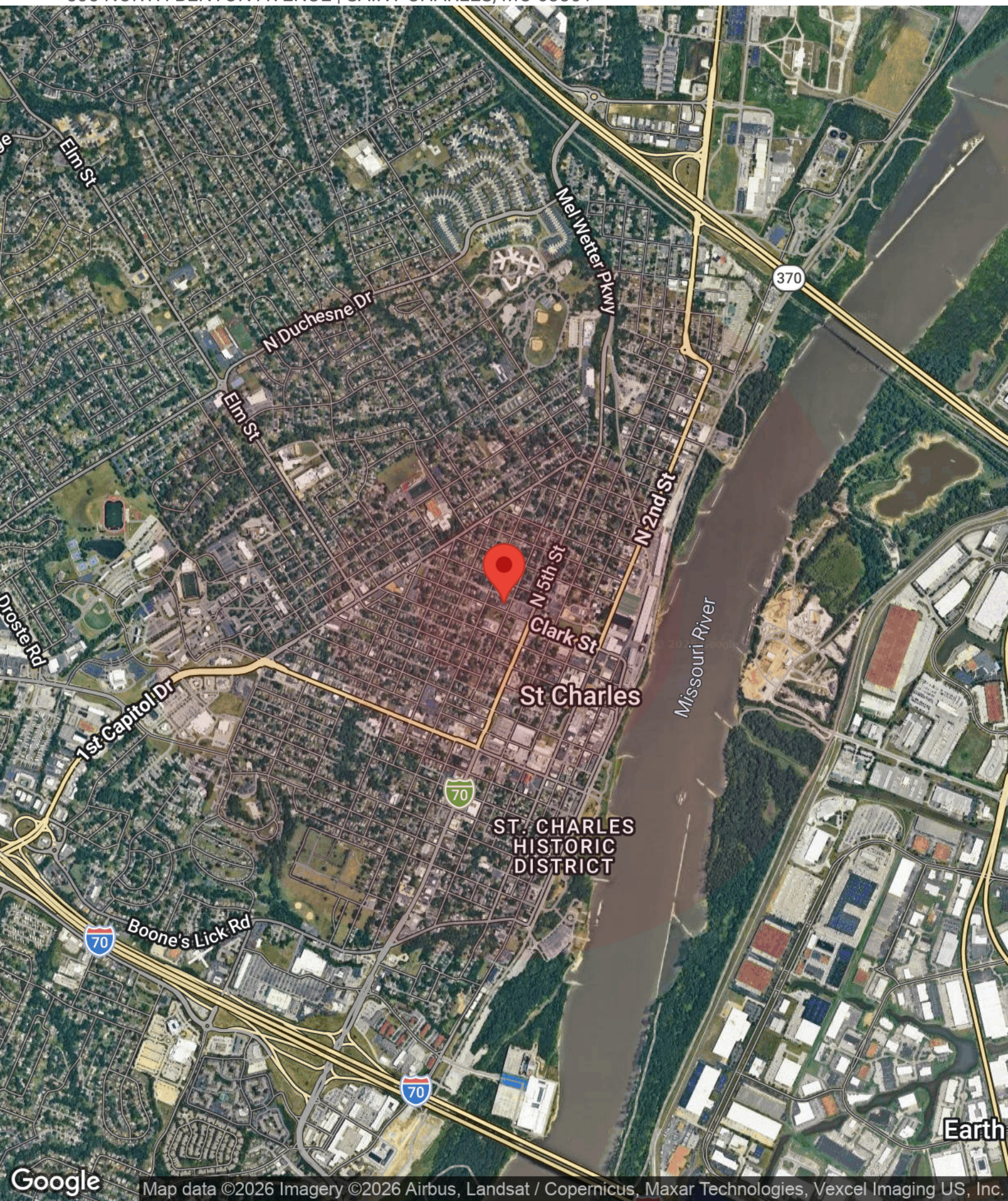
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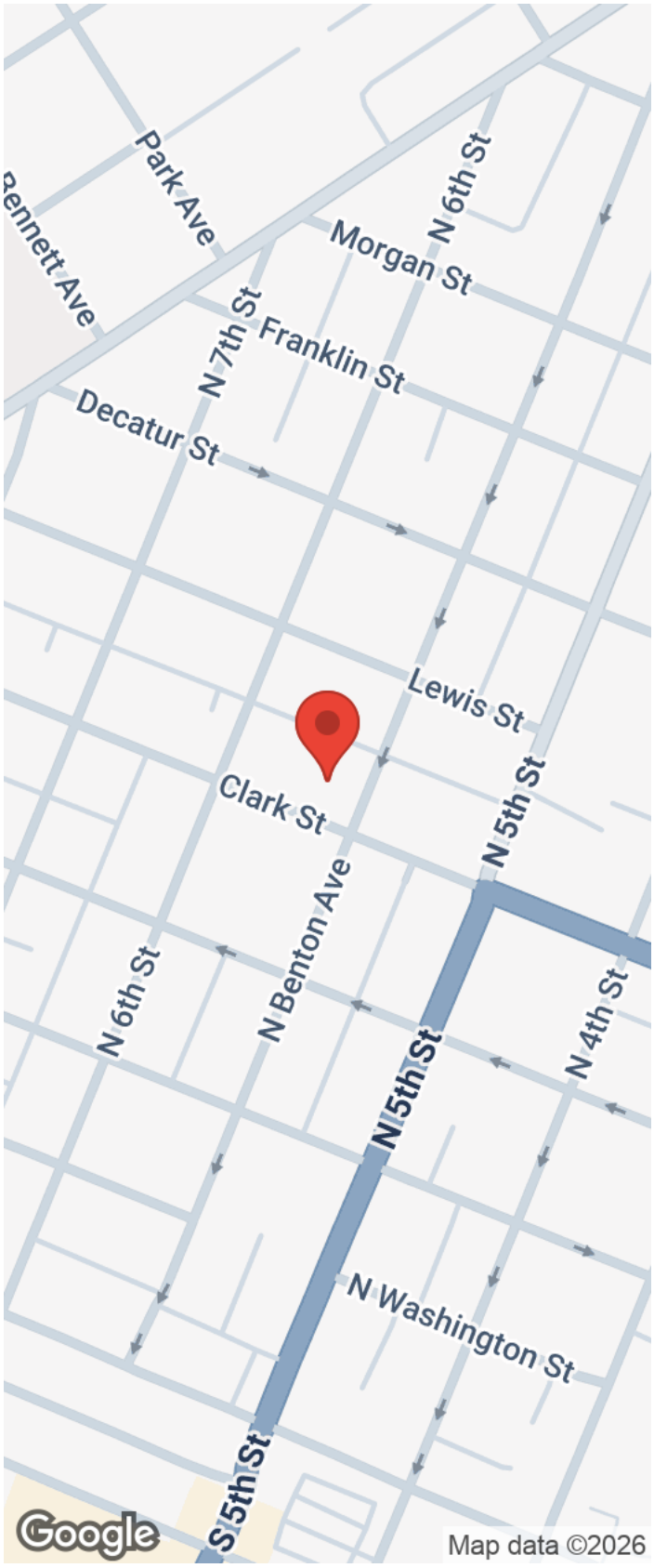
BUSINESS MAP

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301



LOCATION MAPS

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301





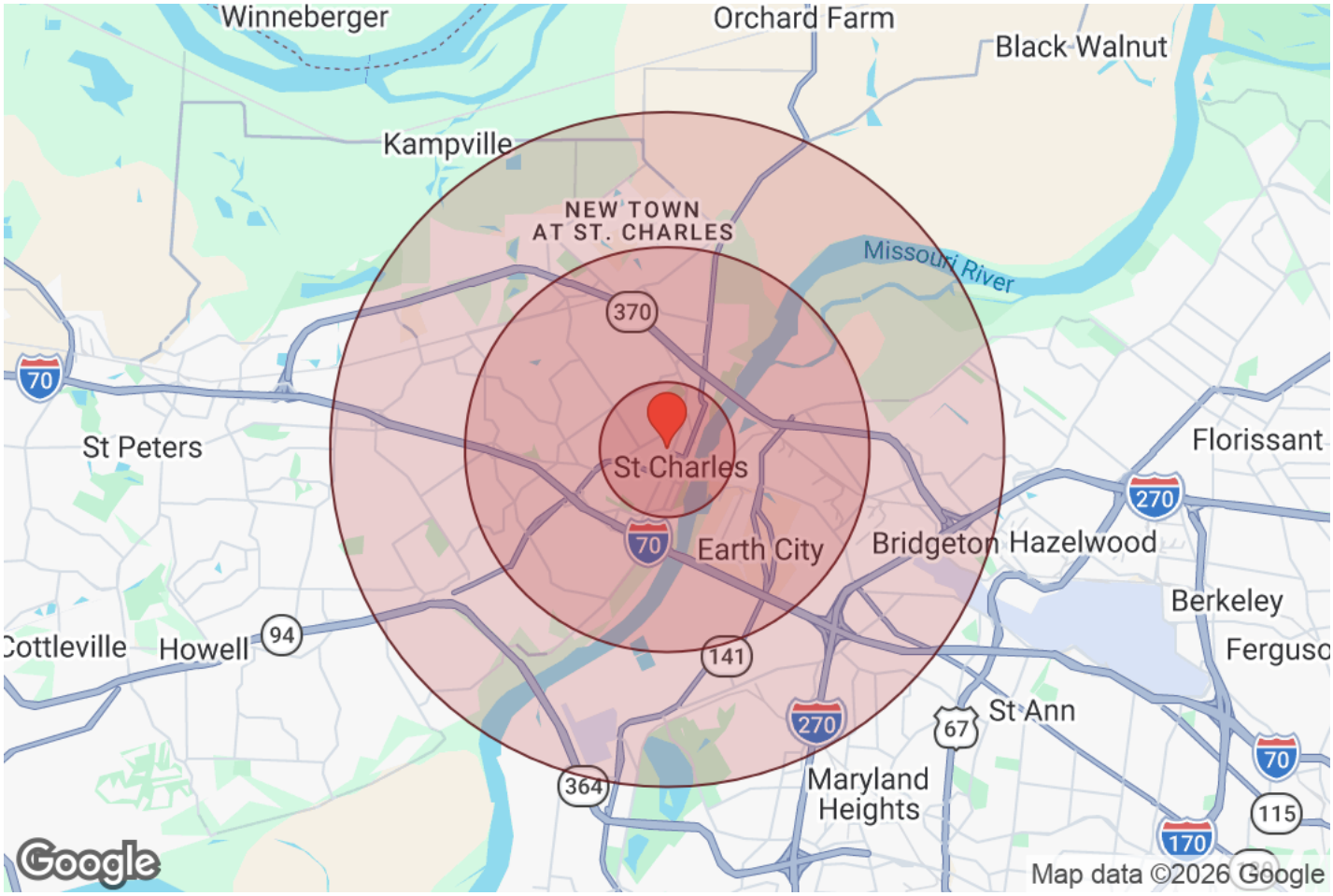
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DEMOGRAPHICS

505 NORTH BENTON AVENUE | SAINT CHARLES, MO 63301



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,165	28,009	57,038
Female	5,314	29,089	60,294
Total Population	10,479	57,098	117,332

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,562	45,433	91,742
Black	772	4,865	11,651
Am In/AK Nat	16	51	94
Hawaiian	8	23	35
Hispanic	612	3,277	6,078
Asian	191	2,033	4,811
Multiracial	275	1,325	2,781
Other	42	86	141

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,438	26,904	54,266
Occupied	4,180	25,581	51,538
Owner Occupied	2,502	15,324	34,628
Renter Occupied	1,678	10,257	16,910
Vacant	258	1,323	2,729

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,308	8,833	18,918
Ages 15 - 24	2,421	8,480	15,028
Ages 25 - 54	3,854	21,817	45,385
Ages 55 - 64	1,136	6,865	14,796
Ages 65+	1,761	11,103	23,205

Income	1 Mile	3 Miles	5 Miles
Median	$75,805	$82,514	$92,123
Under $15k	192	1,470	2,766
$15k - $25k	255	956	1,780
$25k - $35k	205	1,671	3,064
$35k - $50k	562	2,831	5,347
$50k - $75k	859	4,897	8,347
$75k - $100k	532	3,213	6,517
$100k - $150k	835	5,236	10,621
$150k - $200k	364	2,713	6,343
Over $200k	376	2,594	6,751

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