

**FOR SALE**  
**80 Units**  
**\$3,400,000**



**Maplewood Square Apts**  
**7569 Ellis Avenue**  
**Maplewood, MO 63143**

---

**For additional information contact:**

**Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

[www.stlmultifamily.com](http://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.

# Table of Contents

**Confidentiality Agreement & Disclaimer .....3**

**Executive Summary .....4**

**Property Description.....5**

**Property Photographs.....6**

**The Market .....9**

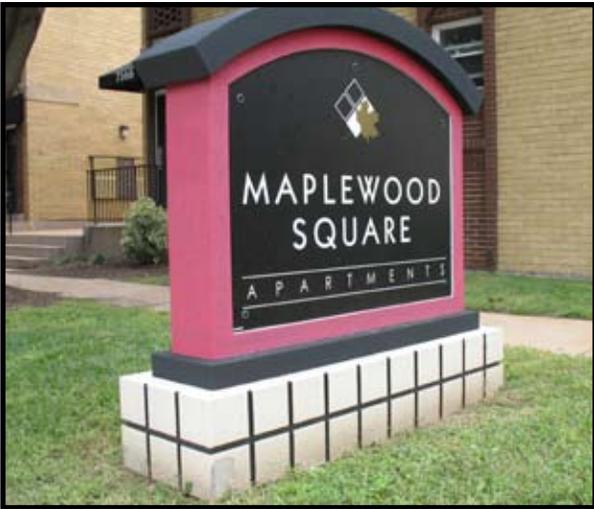
**Financial Summary**

**Rent Roll ..... 10**

**Income & Expenses ..... 11**

**Appendix**

**Location Maps..... 12**



**For additional information contact:**

**Constantine (Dino) Benos**  
Cell: 314.504.9043  
Direct: 314.446.7552  
[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)  
[www.stlmultifamily.com](http://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.

## 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.



---

**For additional information contact:**

**Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

[www.stlmultifamily.com](http://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.

# 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.*

---

### For additional information contact:

#### **Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

[www.stlmultifamily.com](http://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.

# Property Description

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

---

**For additional information contact:**

**Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

[www.stlmultifamily.com](http://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.

# Property Photographs



---

**For additional information contact:**

**Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

[www.stlmultifamily.com](http://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.

# Property Photographs



---

**For additional information contact:****Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)[www.stlmultifamily.com](http://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.

# Property Photographs



---

**For additional information contact:****Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)[www.stlmultifamily.com](http://www.stlmultifamily.com)

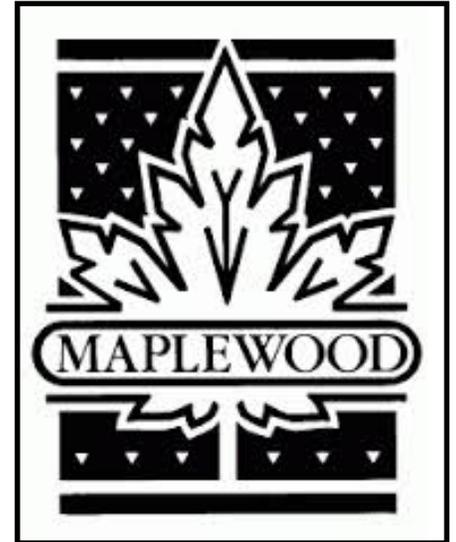
---

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.

# 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.

---

## For additional information contact:

### Constantine (Dino) Benos

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

[www.stlmultifamily.com](http://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.

# 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	<b>Total Monthly</b>		<b>\$40,955</b>
						<b>Total Annual</b>		<b>\$491,460</b>

**For additional information contact:**

**Constantine (Dino) Benos**

Cell: 314.504.9043

Direct: 314.446.7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

[www.stlmultifamily.com](http://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.

# Income & Expenses

## 2013 Actual

Income	Amount
Rental Income	\$447,578
Laundry	\$4,019
<b>Total Income</b>	<b>\$451,597</b>
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
<b>Total Expenses</b>	<b>\$184,711</b>

## 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	<b>Rental Income</b>	<b>\$492,480</b>
	x 12	Laundry	\$4,019
	\$518,400	<b>Total Income</b>	<b>\$496,498</b>
		Expenses (40%)	\$196,992
		<b>Net Income</b>	<b>\$299,506</b>

### For additional information contact:

#### Constantine (Dino) Benos

Cell: 314.504.9043

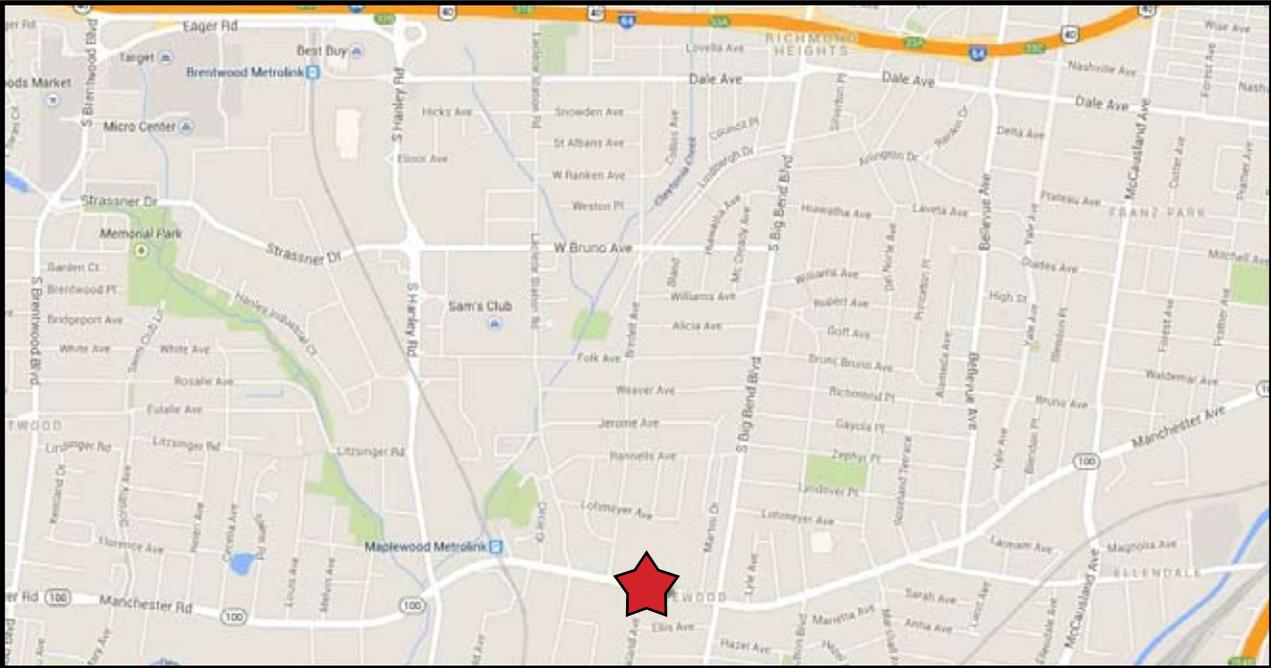
Direct: 314.446.7552

cbenos@stlmultifamily.com

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.

# Location Maps



**For additional information contact:**

**Constantine (Dino) Benos**  
Cell: 314.504.9043  
Direct: 314.446.7552  
[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)  
[www.stlmultifamily.com](http://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.