

McKnight Apartments

University City, MO

- VALUE-ADD INVESTMENT OPPORTUNITY -

56 UNITS IN PREMIER UNIVERSITY CITY / MID-COUNTY LOCATION



PROPERTY SUMMARY

PROPERTY NAME	McKnight Apartments
SITE ADDRESS	800 - 886 McKnight Road University City, MO
COUNTY	St. Louis
SUBMARKET	Mid-County/University City/Clayton

UNIT MIX SUMMARY	UNIT COUNT	AVG UNIT SF	% OF PLAN*
1BD/1BA	8	775	13%
2BD/1BA	32	867	57%
2BD/1BA	8	925	15%
2BD/1BA	8	967	16%
TOTALS / AVGS	56	876	100%

*Unit sizes may not foot due to rounding.

DEAL POINTS

- VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY FOCUSED ON INTERIOR UNIT UPGRADES.
- LOCATED NEAR ALL MAJOR EMPLOYMENT CENTERS INCLUDING CLAYTON AND WASHINGTON UNIVERSITY.
- MARKET LEADING DEMOGRAPHICS. AVERAGE HOME VALUES ARE \$316K AND MEDIAN INCOMES ARE \$75K.
- OFFERED WELL BELOW REPLACEMENT COST.
- LOCATION AND UNIT QUALITY PROVIDES PERPETUAL COMPETITIVE ADVANTAGE WHILE REMAINING AFFORDABLE.
- AVERAGE RENT OF \$1.04 PSF ATTRACTS RENTERS FROM AN EXCEPTIONALLY WIDE GEOGRAPHIC AREA.



FOR MORE INFORMATION PLEASE CONTACT:

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