

Oakwood Apartments

1 Provincial Ct • Kirkwood, MO 63122



**Beautiful 50 Unit Complex With
Garage Parking**



**REALTY
EXCHANGE®**
Multi-Family Investment Specialists
Commercial Group

PRESENTED BY:

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INTRODUCTION

Realty Exchange has been retained as exclusive agent and invites you to preview The Oakwood Apartments, 50 rental units located in Kirkwood, Missouri.

This Property Information Package was prepared by Realty Exchange on behalf of the owner. Certain portions of this Property Information Package merely summarize or outline property information and are in no way intended to be complete nor accurate descriptions of the full agreements involved. Neither the Owner nor the Agent has made or will make any representations or warranties expressed or implied as the accuracy or the completeness of this Property Information Package or the contents. Analysis and verification of the information contained in the Property Information Package is solely the responsibility of the prospective investor.



List Price: \$8,250,000

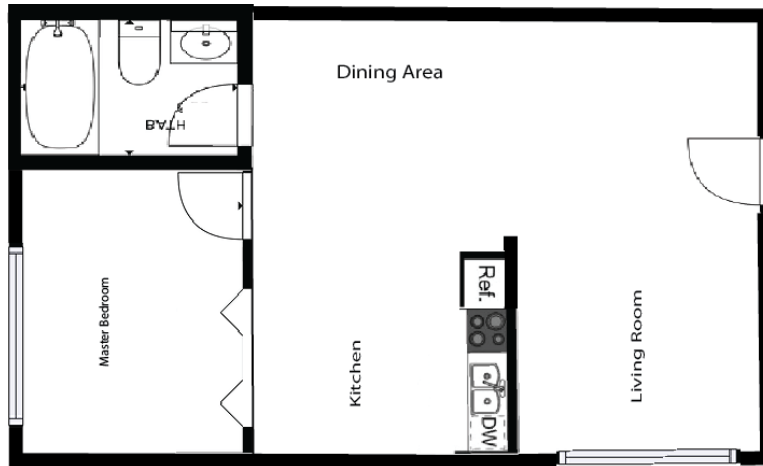
PROPERTY INFORMATION

- Wonderful Kirkwood Location
- Beautifully Landscaped Courtyard
- One, Two And Three Bedroom Units
- Central Air-Conditioning
- Garage Parking
- Forty-Three Updated Kitchens
- Multiple New Furnaces And AC Units
- Two Laundry Facilities
- All Windows & Sliding Glass Doors are Simonton Double Pane With Low E Glass. Very Energy Efficient.
- Nicely Paved Parking Lot With Wide Spaces
- Close Proximity To Shopping And Restaurants

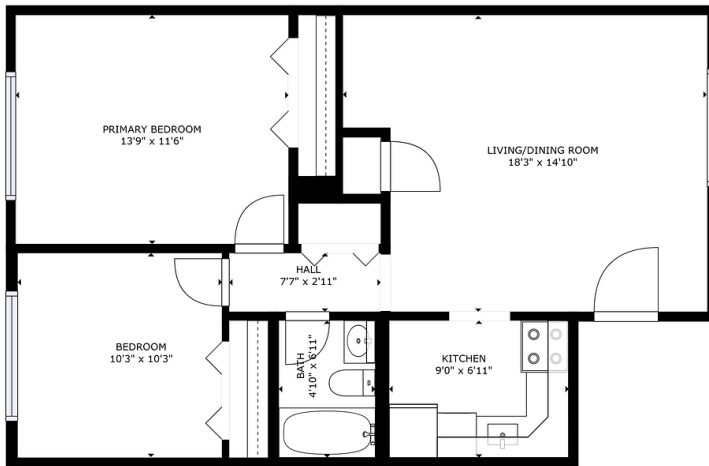


FLOOR PLANS

1 Bedroom/ 1 Bath



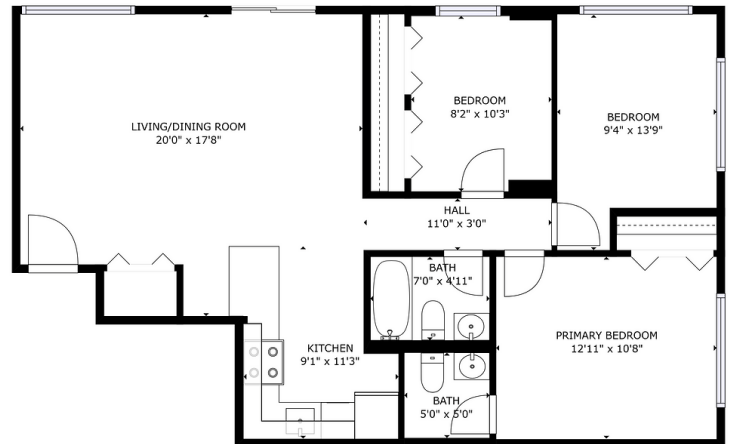
2 Bedroom/ 1 Bath



SLI Media Productions

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

3 Bedroom/ 1.5 Bath



SLI Media Productions

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

INCOME AND EXPENSES

INCOME

50 Units Plus	\$604,350
Garage Parking	X 0.95
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	\$574,133
Laundry	\$5,400

Income	\$579,533
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OPERATING EXPENSES

Taxes	\$36,394
Insurance	\$29,213
Utilities	\$22,478
Maintenance	\$22,219
Advertising	\$2,362
Credit Reports	\$380
Inspections	\$680
Services	\$6,191

Expenses	\$132,048
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CAP EX.

Asphalt Repairs	\$15,408
HVAC	\$21,218
Stonework	\$3,190

Capital Expenses	\$39,816
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Revenue	\$407,669
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PROFORMA

18 - 1 Bed x \$995	= \$17,910 / month
28 - 2 Bed x \$1,295	= \$36,260 / month
4 - 3 Bed x \$1,500	= \$6,000 / month
Laundry	= \$450 / month

50 units	= \$60,620 / month
Rental Income	= \$727,440 / year
	x 0.95

Income	\$691,068
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Expenses	\$132,048
Cap Ex	+ \$39,816
Management Fee	+ \$34,553

Expenses	\$206,417
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Revenue	\$484,651
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RENT ROLL

1 Bedroom Units

Unit	Base Rent	Garage
1	845	
2	975	40
3	870	
4	800	30
5	800	
6	840	30
7	865	60
8	840	
9	960	30
10	820	30
11	800	
12	835	
13	845	
14	880	30
15	810	30
16	880	
17	900	
18	825	
	\$15,390	\$280

3 Bedroom Units

Unit	Base Rent	Garage
1	1400	
2	1200	
3	1210	60
4	1400	
	\$5,210	\$60

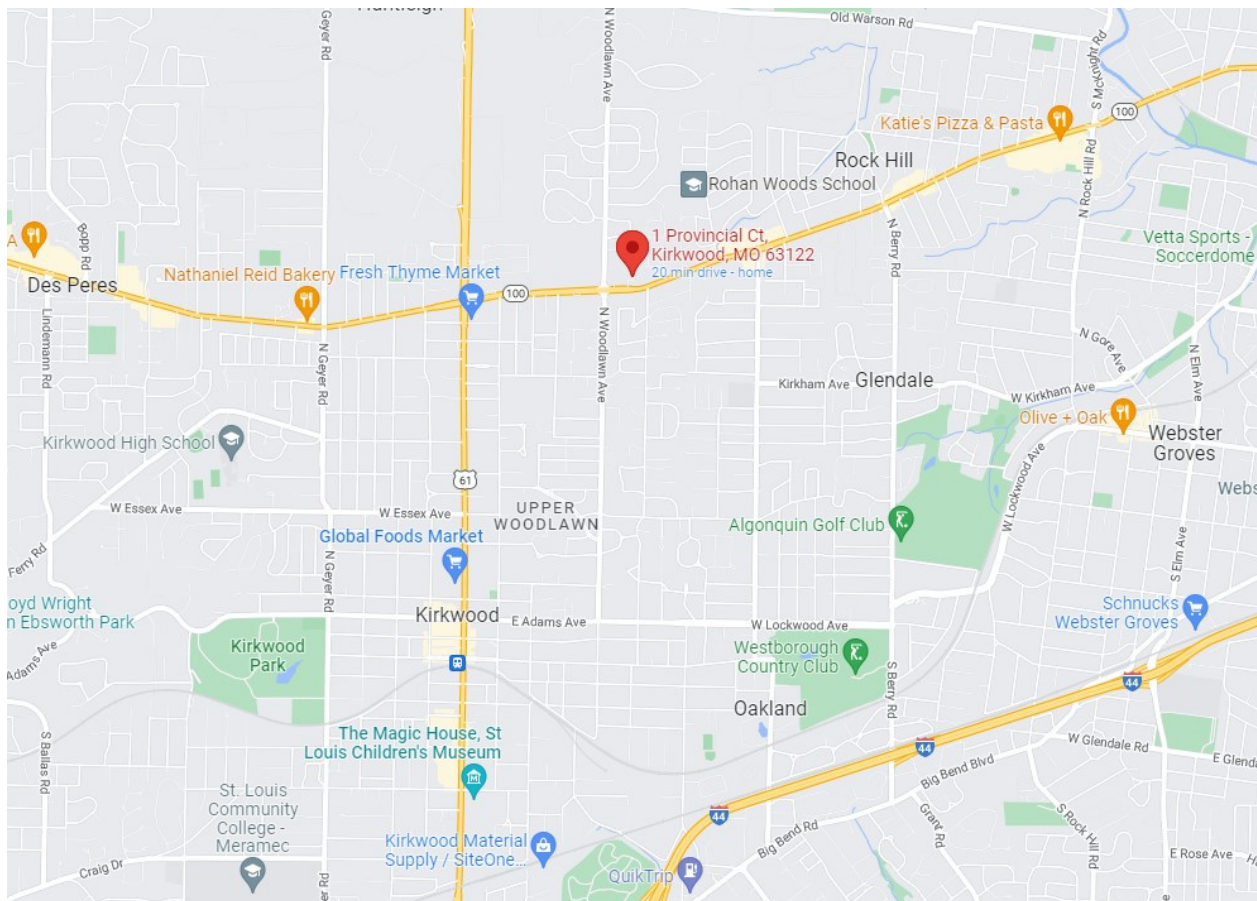
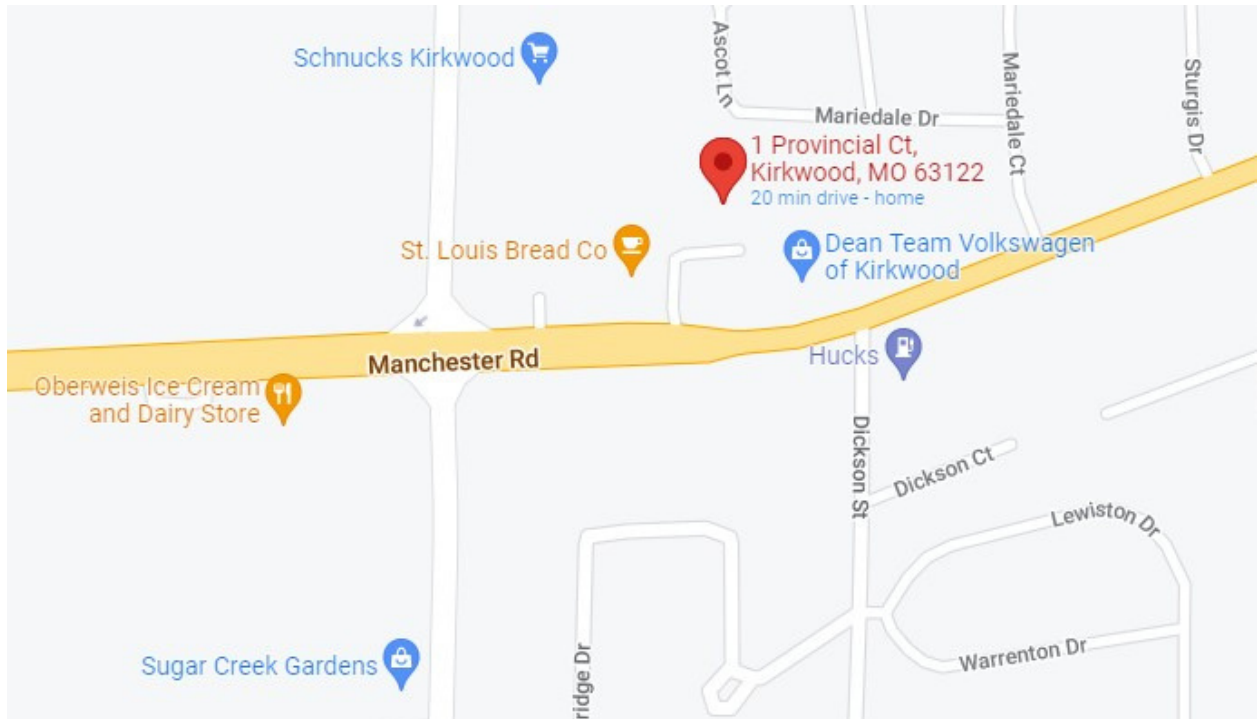


2 Bedroom Units

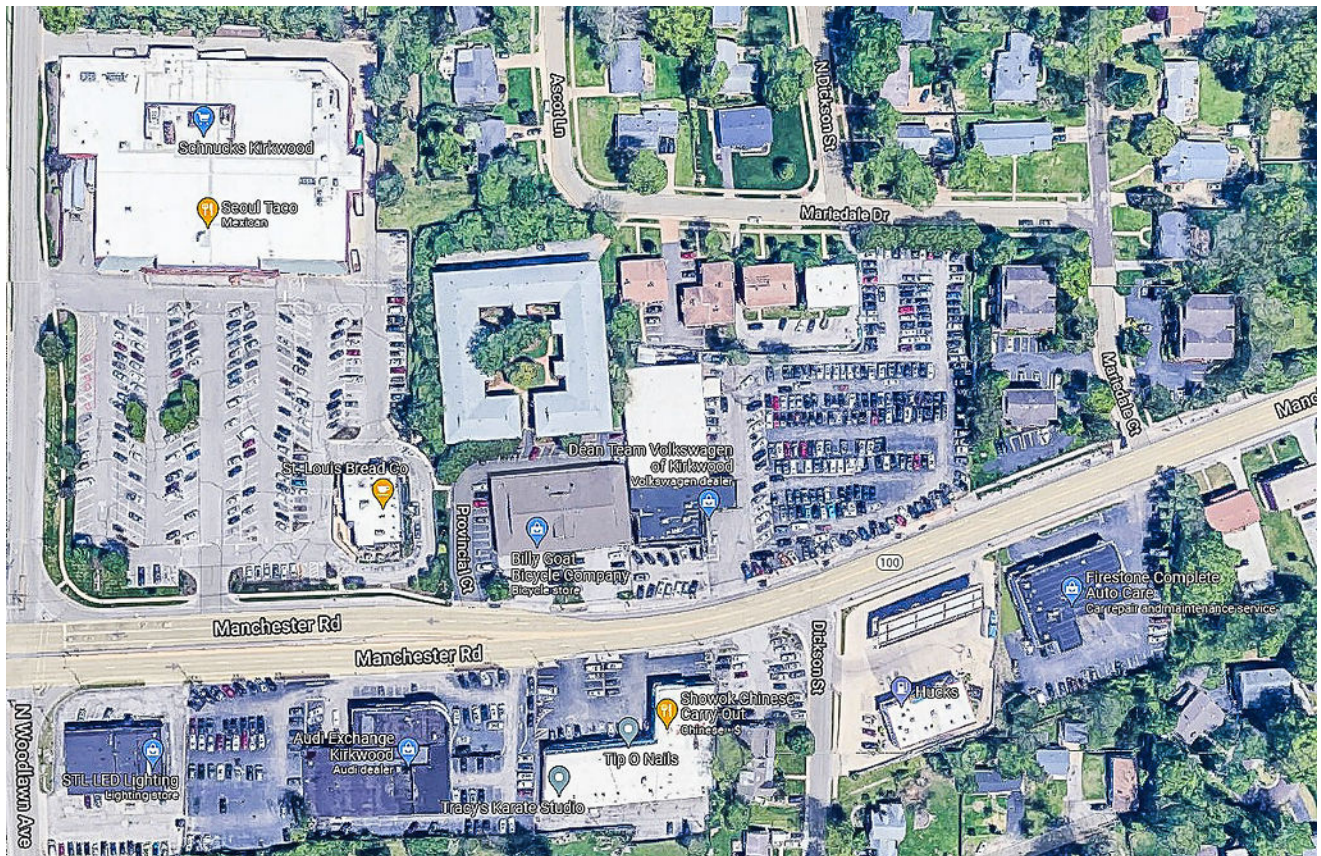
Unit	Base Rent	Garage
1	1100	
2	1200	
3	1225	40
4	875	30
5	940	30
6	940	30
7	960	30
8	1100	
9	1100	40
10	1100	
11	940	60
12	970	30
13	970	30
14	1100	30
15	945	
16	1000	
17	950	30
18	930	30
19	920	30
20	870	30
21	1100	40
22	920	30
23	1200	30
24	1100	
25	920	30
26	935	60
27	940	30
28	960	30
	\$28,210	\$720



MAP OF THE PROPERTY



AERIAL MAP OF THE PROPERTY



REALTY EXCHANGE COMPANY PROFILE

Realty Exchange is a local boutique brokerage firm that specializes in the sale of quality apartment communities. Since our inception we have focused a significant amount of our energies on this single asset class. We are the local apartment experts across all property sizes, vintages, and submarkets. We also specialize in the acquisition, brokerage and management of REO portfolios and large single-family asset pools.

With our main office centrally located in the St. Louis Metropolitan area, Realty Exchange provides local expertise in all of Missouri's apartment markets. Apartment sellers seek out Realty Exchange for the professionalism of our people the effectiveness of our process, and our track record in delivering our price.

THE MISSOURI APARTMENT EXPERTS

Realty Exchange was formed in 1973 as a residential and multifamily brokerage firm. Since 1996, Realty Exchange disposed of (in many cases raising the equity and arranging the debt) 30,000+/- residential units across 8,500+ individual properties representing over \$1B in transaction volume. Our principals acted in a very hands on role in virtually all those ventures. Realty Exchange currently employs over 40 brokerage professionals and support staff.

To monitor and enhance the performance of our sales activities and investments, we utilize local market expertise deep rooted relationships, and hands-on asset management personnel.

As multifamily real estate specialists, Realty Exchange advises on aspects of the multifamily industry that are unfamiliar to agents with a more general real estate background. Although we are not attorneys, our agents are trained to consider: market trends, rent and repair factors, current and upcoming laws, inspection results, 1031 Exchange options, tax implications, cap rates, and internal returns.

Our team of multifamily experts also networks with developers, real estate professionals, and investors on a daily basis, pooling knowledge to benefit both buyers and sellers. Buyers obtain recommendations on funding, inspecting, repair and long-term financial planning from one source. Sellers receive serious inquiries through our extensive looking-to-buy investor databases. Realty Exchange's attention to every detail of your multifamily real estate transaction lays the foundation for your real estate investment goals today and twenty years from today.

CONSTANTINE (DINO) BENOS - EXECUTIVE VICE PRESIDENT - PRINCIPAL

Dino has been representing investors in the sale and purchase of multifamily and commercial properties for over 32 years at Realty Exchange. Specializing in multifamily properties in the St. Louis area, Constantine has consistently broken office records and has been recognized as a Heavy Hitter of Commercial Real Estate by The St. Louis Business Journal. Constantine received a degree in Economics and Finance from Southwest State University and is bilingual. He knows how to interpret financials in the context of the local and national markets. His knowledge of the market and skills in financial analysis give him an edge with negotiations. His affiliations in real estate include: the National Association of Realtors, Missouri Association of Realtors, St. Louis Association of Realtors, and the American Hellenic Educational Progressive Association.

Throughout the years, Dino has built lasting relationships with his clients. His honesty, loyalty, and straightforwardness along with his dedication to his business have contributed to his on-going success in investment real estate.