

FOR SALE
128 Units
\$2,900,000



Rolling Hills Apartments
8869 Maya Lane
Jennings, MO 63136

For additional information contact:

Constantine (Dino) Benos

Cell: 314.504.9043

Direct: 314.446.7552

cbenos@stlmultifamily.com

Table of Contents

Confidentiality Agreement & Disclaimer3

Executive Summary4

Property Description.....5

Unit Information6

Property Photographs.....7

The Market 10

Financial Summary

Rent Roll 11

Appendix

Floor Plans 12

Location Maps..... 13

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Confidentiality Agreement & Disclaimer

This is a confidential sales packet intended for your use in determining whether you wish to acquire the property herein, Rolling Hills Apartments, at 8869 Maya Lane, Jennings, MO, 63136.

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 (cell) or Ted Greenberg at 314-503-7772.



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Executive Summary

The Offering

Realty Exchange is proud to present Rolling Hills Apartments. Rolling Hills Apartments are a 128 unit residential apartment complex located in North St. Louis County.

Investment Highlights

- Spacious One and Two Bedroom Units
- 64 Garage Spaces & Off Street Parking
- On-Site Laundry Facilities
- Professional Management and Maintenance Staff
- Beautiful Park-Like Setting
- Many Apartments have been Renovated
- Convenient North County Location
- 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:

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Property Description

The Property:	Rolling Hills Apartments 8869 Maya Lane Jennings, MO 63136
Property Type:	Residential Apartment Complex
Year Built:	1965
Buildings:	8
Stories:	2
Units:	128
Construction:	Wood & Stucco
Lot Acreage:	6.01+/- Acres (per tax record)
Amenities:	64 Garage Parking Spaces
Capital Improvements:	Many Newer Appliances Stone Retaining Wall Gutters and Soffits Many Units Being Remodeled



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Unit Information

- General Description:** 64 One Bedroom Apartments
64 Two Bedroom Apartments
- Lease Types:** Annual with some Month-to-Month
- Market Rents:** One Bedrooms \$375
Two Bedrooms \$475
- HVAC:** Central AC
Gas Forced Air Heat
- Unit Amenities:** Eat-In Kitchens
Range/Ovens
Refrigerators
Mini Blinds
Ceiling Fans
Cable Ready



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Property Photographs



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Property Photographs



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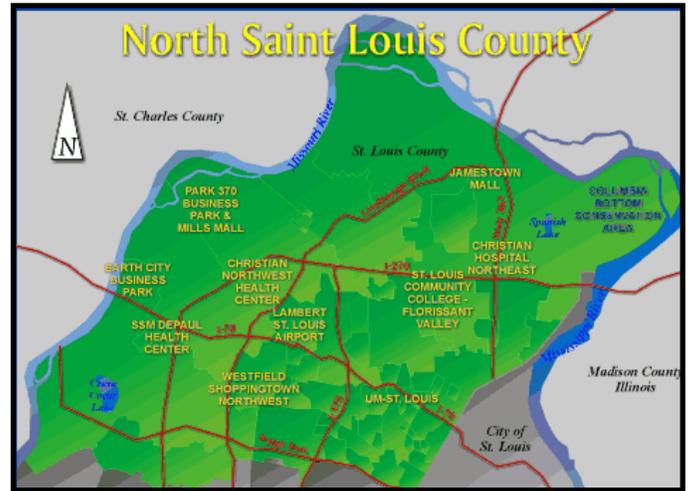
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The Market

Rolling Hills Apartments are located in Jennings, MO in North St. Louis County. Around 15,000 people reside in Jennings, a city that was incorporated in 1946. The city continues to improve with new homes and restaurants, as well as, redevelopment near I-70.

North St. Louis County lies north of Interstate 70. It is comprised of 21 cities, including Bellefontaine Neighbors, Florissant, Hazelwood, Saint Ann, Riverview, Jennings, Ferguson, and Dellwood. It is home to nearly 400,000 residents and continuously growing. It is one of the most diverse, vibrant communities in St. Louis and is composed of 47 municipalities. Just 15 minutes away from the Gateway Arch, North County provides easy access to many St. Louis attractions and corporations.



North County offers convenient public transportation. It was the first area in Metro St. Louis to be served by the MetroLink. It carries an average of 51,716 people each weekday from the Greater St. Louis area to the Metro East area of Illinois.

Many reputable business can be found in North County. Boeing, GKN Aerospace, Emerson Electric Company, Mallinckrodt Inc. and Lambert St. Louis International Airport are some of the major corporations housed in North St. Louis County. Healthcare facilities located in North County include Christian Hospital and SSM DePaul Health Center. Major shopping malls that can be found nearby include Jamestown Mall in Florissant and St. Louis Outlet Mall in Hazelwood. Beautiful parks, churches, historic buildings, cultural attractions, and outstanding public and private schools are all the things you can expect to find in North St. Louis County.



North County is a desirable place to reside whether you're looking for comfort and practicality or upscale and modern housing. Its diverse population attracts people from all around the Greater St. Louis area.

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Rent Roll

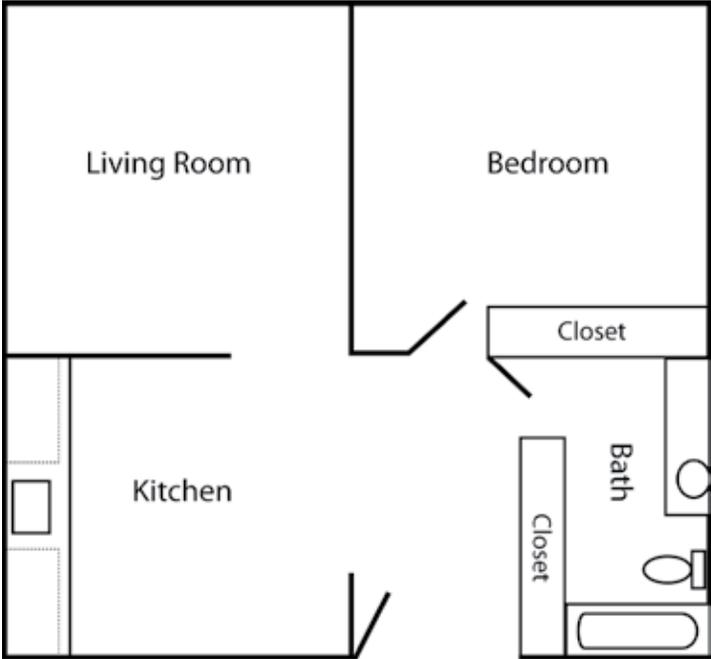


Unit #	Beds	Actual
8855-A	2	VAC \$475
8855-B	2	\$450
8855-C	1	\$375
8855-D	1	\$375
8855-E	1	\$375
8855-F	1	\$375
8855-G	2	\$475
8855-H	2	\$475
8855-I	2	\$475
8855-J	2	\$475
8855-K	1	\$375
8855-L	1	\$395
8855-M	1	\$375
8855-N	1	MGR \$ 375
8855-O	2	\$475
8855-P	2	\$475
8856-A	2	VAC \$475
8856-B	2	VAC \$475
8856-C	1	\$375
8856-D	1	\$375
8856-E	1	\$375
8856-F	1	\$395
8856-G	2	\$475
8856-H	2	\$475
8856-I	2	\$500
8856-J	2	\$475
8856-K	1	\$375
8856-L	1	\$375
8856-M	1	VAC \$375
8856-N	1	\$375
8856-O	2	VAC \$475
8856-P	2	\$475
8868-A	2	\$475
8868-B	2	\$475
8868-C	1	\$375
8868-D	1	\$375
8868-E	1	\$375
8868-F	1	\$375
8868-G	2	\$475
8868-H	2	\$475
8868-I	2	\$475
8868-J	2	\$475
8868-K	1	\$375

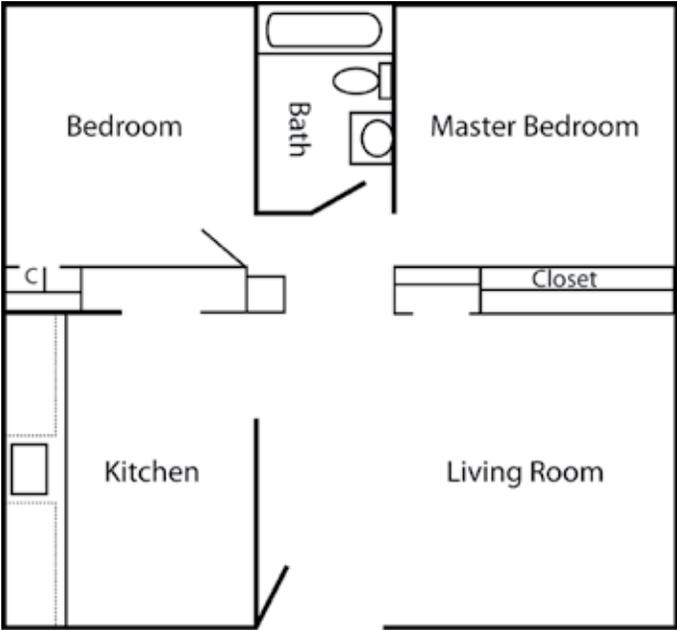
Unit #	Beds	Actual
8868-L	1	\$395
8868-M	1	\$375
8868-N	1	\$375
8868-O	2	\$475
8868-P	2	\$475
8869-A	2	\$475
8869-B	2	\$475
8869-C	1	\$375
8869-D	1	\$375
8869-E	1	\$375
8869-F	1	\$375
8869-G	2	OFF \$475
8869-H	2	VAC \$475
8869-I	2	\$475
8869-J	2	\$475
8869-K	1	\$375
8869-L	1	\$375
8869-M	1	\$365
8869-N	1	\$375
8869-O	2	VAC \$475
8869-P	2	\$475
8880-A	2	\$495
8880-B	2	\$475
8880-C	1	\$375
8880-D	1	\$375
8880-E	1	\$395
8880-F	1	\$375
8880-G	2	\$475
8880-H	2	\$475
8880-I	2	\$475
8880-J	2	\$475
8880-K	1	\$375
8880-L	1	\$375
8880-M	1	\$395
8880-N	1	\$395
8880-O	2	\$475
8880-P	2	VAC \$475
8881-A	2	VAC \$475
8881-B	2	VAC \$475
8881-C	1	VAC \$375
8881-D	1	VAC \$375
8881-E	1	VAC \$375
8881-F	1	VAC \$375

Unit #	Beds	Actual
8881-G	2	VAC \$475
8881-H	2	VAC \$475
8881-I	2	VAC \$475
8881-J	2	VAC \$475
8881-K	1	VAC \$375
8881-L	1	VAC \$375
8881-M	1	VAC \$375
8881-N	1	VAC \$375
8881-O	2	VAC \$475
8881-P	2	VAC \$475
8892-A	2	\$475
8892-B	2	VAC \$475
8892-C	1	\$375
8892-D	1	\$375
8892-E	1	\$375
8892-F	1	\$375
8892-G	2	\$475
8892-H	2	\$525
8892-I	2	\$475
8892-J	2	\$475
8892-K	1	\$375
8892-L	1	\$350
8892-M	1	\$425
8892-N	1	\$375
8892-O	2	\$475
8892-P	2	\$475
8893-A	2	\$450
8893-B	2	\$475
8893-C	1	\$375
8893-D	1	VAC \$375
8893-E	1	\$375
8893-F	1	\$375
8893-G	2	\$475
8893-H	2	\$475
8893-I	2	\$475
8893-J	2	\$475
8893-K	1	\$375
8893-L	1	\$375
8893-M	1	\$375
8893-N	1	\$375
8893-O	2	VAC \$475
8893-P	2	\$475
Monthly Totals		\$54,580
Annual Totals		\$654,960

Floor Plans



One Bedroom/One Bath

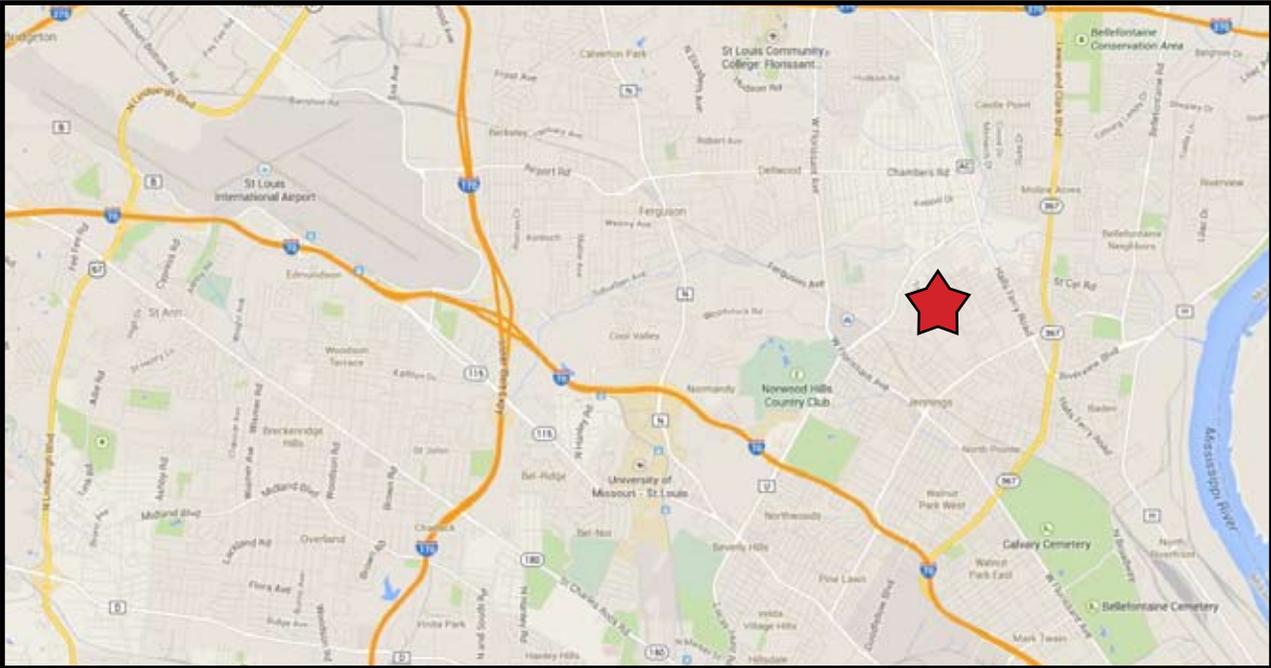


Two Bedroom/One Bath

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