

VALUE-ADD
INVESTMENT
OFFERING

Drake Apartments
4648-56 Gravois Avenue

20 UNIT MIXED-USE BUILDING
ST. LOUIS METRO MARKET
BEVO MILL NEIGHBORHOOD



TOWER
REAL ESTATE GROUP

OFFERING SUMMARY



PROPERTY SUMMARY

Tower Real Estate Group is pleased to offer to investors the Drake Apartments at 4648-56 Gravois Avenue, a 20 unit mixed-use building (16 residential, 4 commercial), in the Bevo Mill neighborhood in south St. Louis City, Missouri. Located along a major commercial corridor close to amenities, major employers and easy access to highways.

A true value-add offering with significant upside potential. Below market rents, three residential vacancies, including one that is rent-ready and 6,450 sq. ft. of untapped commercial space on the first floor.

BUILDING INFORMATION	
Street Address	4648-4656 Gravois Ave.
City, State, Zip	St. Louis, MO 63116
Neighborhood, Market	Bevo Mill, Saint Louis
Year Built	1927
Building Size	19,350 SF
Lot Size	10,788 SF
Units Total (Comm/Res)	20 (4/16)
Parcel ID	5313-13-0027-7

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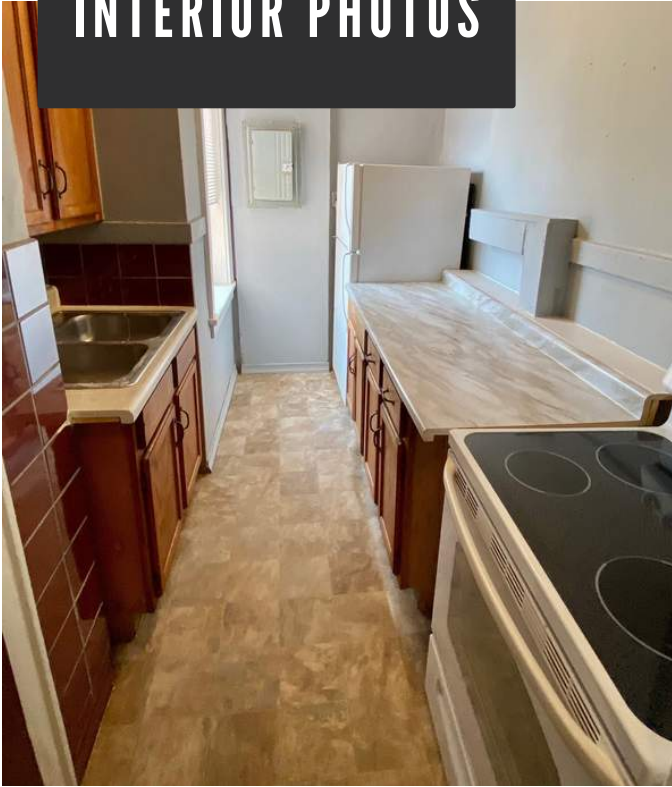
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The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein.

INTERIOR PHOTOS



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INVESTMENT HIGHLIGHTS

- New TPO roof installed in 2020.
- Light renovation in 13 of 16 residential units since 2019.
- New HVAC has been purchased but not installed for first floor.
- Buyer could increase the NOI by 107% with an estimated \$110-125k capital investment in the first-floor commercial units and three remaining residential units.
- Approximately 1,000 SF brick out-building in the rear of the property could be leased as storage space for additional revenue.
- Current owner is a social services non-profit organization that self-manages the property and is tax exempt. Property taxes prior to exemption were \$6,919 in 2020.
- The property is 50% occupied (10 units) with owner's clients with owner on the lease. Buyer could turnover units or retain current leases with owner on mo-to-mo or longer term.
- Rents are below market for it's own leases and non-client tenants.
- In-place NOI \$57,618 | Cap rate 5.79%
- Pro forma NOI \$119,111 | Cap rate 10.63%



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RENT ROLL

<i>Residential</i>				
Unit	Bed/Bath	Tenant	In-Place	Pro forma
201N	1 bd/1 ba	CJM	\$500.00	\$550.00
202N	1 bd/1 ba	CJM	\$500.00	\$550.00
203N	1 bd/1 ba	CJM	\$500.00	\$550.00
204N	1 bd/1 ba	CJM	\$500.00	\$550.00
301N	1 bd/1 ba	vacant	\$0.00	\$550.00
302N	1 bd/1 ba	vacant	\$0.00	\$550.00
303N	1 bd/1 ba	CJM	\$500.00	\$550.00
304N	1 bd/1 ba	non-CJM	\$450.00	\$550.00
201S	1 bd/1 ba	CJM	\$500.00	\$550.00
202S	1 bd/1 ba	CJM	\$500.00	\$550.00
203S	1 bd/1 ba	CJM	\$500.00	\$550.00
204S	1 bd/1 ba	non-CJM	\$480.00	\$550.00
301S	1 bd/1 ba	vacant (rent-ready)	\$0.00	\$550.00
302S	1 bd/1 ba	non-CJM	\$450.00	\$550.00
303S	1 bd/1 ba	CJM	\$500.00	\$550.00
304S	1 bd/1 ba	CJM	\$500.00	\$550.00

<i>Commercial</i>				
Unit	Square Feet	Tenant	In-Place	Pro forma
4648	1,653	vacant	\$0.00	\$1,033.13
4650	1,324	vacant	\$0.00	\$827.50
4654	1,380	vacant	\$0.00	\$862.50
4656	2,093	vacant	\$0.00	\$1,308.13

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INCOME & EXPENSES

	In-Place	Pro forma
Income		
Gross Monthly Income	\$6,380.00	\$12,831.26
Gross Annual Income	\$76,560.00	\$153,975.12
Vacancy	-\$3,828.00	-\$7,698.76
Effective Annual Income	\$72,732.00	\$146,276.36
Operating Expenses		
Taxes	\$236.07	\$6,919.00
Insurance	\$3,309.00	\$3,309.00
Electric	\$163.62	\$163.62
Sewer	\$3,677.88	\$3,677.88
Water	\$1,623.72	\$1,623.72
Trash	\$1,683.60	\$1,683.60
Maintenance/Repairs	\$8,248.34	\$8,248.34
Management (6%)	\$0.00	\$9,238.51
Annual Operating Expenses	\$18,942.23	\$34,863.67
Net Operating Income (NOI)	\$57,617.77	\$119,111.45
Cap Rate at Asking	5.79%	10.63%*

***Pro-forma basis includes
\$995,000 sale price + \$125,000 capital improvements**

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LOCATION



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