



Offering Memorandum



WESTBURY GARDENS | 94-UNIT SFR & DUPLEX RENTAL PORTFOLIO

1234 S CHOCTAW REPUBLIC, MO 65738

PRESENTED BY:

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PROPERTY DESCRIPTION



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SVN is pleased to offer this 94 Unit Single-Family & Duplex Rental Portfolio for sale in Republic, MO, offered at \$23,000,000. The properties include a mix of units ranging from 3-4 bedrooms, 2-2.5 bathrooms, and 1-3-car garages. The portfolio known as the Westbury Gardens, offers users the luxury of quality at a reasonable price. The properties have many amenities ranging from superior construction components to premium interior and exterior design. This portfolio offers investors peace of mind, as immediate repairs and major capital expenditures are unlikely due to the properties being new construction. The properties are currently leased with 93.6% occupancy. Efficient management will be optimized with all contiguous units within the same development. An investor will also have flexibility in disposition due to all units, including duplex patio homes, having individual legal descriptions for ease of future sale options.

Please contact listing agent for financial information.

OFFERING SUMMARY

SALE PRICE: \$23,000,000

CAP RATE: 5.5% (2025 YE)

PRICE/DOOR: \$244,680

CURRENT OCCUPANCY: 93.6%

UNIT TYPE: Duplexes & Single-Family

#UNITS: 94

DUPLEX UNITS: 64 (All duplex units developed with individual legal description for each unit).

SINGLE-FAMILY UNITS: 30

PRICE/SF: \$184.39

BEDROOMS/UNIT: 3-4

BATHROOMS/UNIT: 2-2.5

GARAGES/UNIT: 1-3

2025 YEAR-END INCOME & EXPENSES

INCOME SUMMARY		WESTBURY GARDENS 94-UNIT SFR & DUPLEX STYLE RENTAL PORTFOLIO
RENTAL REVENUE		\$1,565,070
SECURITY DEPOSIT – FORFEITED		\$35,268
PET RENT		\$20,246
LATE FEES / NSF FEES		\$1,100
OTHER INCOME		\$13,106
GROSS INCOME		\$1,634,790
EXPENSES SUMMARY		WESTBURY GARDENS 94-UNIT SFR & DUPLEX STYLE RENTAL PORTFOLIO
UTILITIES - RENTAL HOMES		\$6,035
PROPERTY INSURANCE		\$84,960
PROPERTY MANAGEMENT FEE		\$109,994
MOVE OUT/MOVE IN CHARGES		\$31,520
REPAIRS & MAINTENANCE/WARRANTY		\$18,690
EVICITION EXPENSES/LEGAL FEES		\$0
REAL ESTATE TAXES		\$124,705
OPERATING EXPENSES		\$375,904
NET OPERATING INCOME		\$1,258,886

REPUBLIC CITY INFORMATION



LOCATION DESCRIPTION

Republic, Missouri is a suburb of Springfield and continues to distinguish itself as one of the fastest-growing cities in Southwest Missouri. Based on the 2020 U.S. Census, Republic's population reached 18,750, reflecting robust regional expansion. From 2010 to 2020, Republic significantly outpaced surrounding markets in population growth — increasing 27%, compared with 6% in Springfield and 8.6% in Greene County over the same period. Republic's recent residential and population growth has supported a wave of new national retail and restaurant brands, enhancing local amenities:

- - Republic welcomed the first Whataburger in Southwest Missouri.
- - New local destinations now include Andy's Frozen Custard, Culver's, and Popeye's — all responding to strong consumer demand.

The City continues to demonstrate a vibrant commercial marketplace:

- - Republic recorded an 18% year-over-year increase in sales tax revenue, signaling a surge in retail and commercial activity.
- Voters recently approved a \$40 million regional athletic complex, positioning Republic as a youth sports travel destination — with facilities designed to attract tournaments, families, and broader tourism.

CITY HIGHLIGHTS

- In 2021, Amazon opened a 1.3 million-square-foot distribution facility in Republic — a transformational development for the local economy.
- That same year, Convoy of Hope established a 230,000 SF distribution facility, reinforcing Republic's role as a NEW distribution and logistics hub for Southwest MO.
- The new Amazon distribution typically employees approximately 1,400 new full-time jobs, providing high-impact employment opportunities for the region.
- Convoy of Hope has expanded further: in addition to its distribution center, construction is complete on its 200,000 SF corporate headquarters office facility in Republic.
- Republic voters approved a new bond package for upgrading school district facilities to the tune of \$33M total project costs for upgrades and new educational and sports facilities.

SPRINGFIELD DATA & HIGHLIGHTS

MAJOR EMPLOYERS:	# EMPLOYED
COX HEALTH	13,297
MERCY SPRINGFIELD COMMUNITIES	9,238
STATE OF MISSOURI	6,298
UNITED STATES GOVERNMENT	3,946
SPRINGFIELD PUBLIC SCHOOLS	3,735
O'REILLY AUTO PARTS	2,305

Springfield, Missouri – A Growing Hub of Opportunity

As the economic and cultural center of southwest Missouri, Springfield anchors a thriving five-county metropolitan area that continues to attract business investment, talent, and innovation. With a population nearing 500,000 residents, the Springfield MSA has experienced consistent growth over the past decade, fueled by a strong healthcare network, a diverse mix of industries, and a cost of living more than 10% below the national average. Republic, MO is one of the vital suburbs of Springfield's overarching success.

Known as the "Queen City of the Ozarks," Springfield offers a dynamic balance of business accessibility and exceptional quality of life. The region is home to major employers such as CoxHealth, Mercy, Bass Pro Shops, O'Reilly Auto Parts, and Missouri State University, creating a stable economic foundation supported by a skilled workforce of more than 250,000 individuals.

With its strategic location along Interstate 44 and direct access to major markets like St. Louis, Kansas City, and Tulsa, Springfield serves as a vital logistics and service corridor for the region. The city's pro-business environment, competitive wage structure, and growing innovation ecosystem make it an attractive market for expansion, entrepreneurship, and real estate investment.



- Population of the five-county Springfield MSA (Greene, Christian, Webster, Polk & Dallas counties) is approximately 496,975 (2024 estimate).
- The MSA has grown about 8.5% over the past decade (2014-2023 period), representing roughly 0.8-1.0% annual growth.
- Daytime population of the city proper (Springfield, Missouri) increases significantly due to commuters: from ~168,090 full-time residents to ~252,454 during the day.
- Median age in the MSA is 37.1 years.
- Household & family data: ~183,438 households; average household size 2.44; average family size 3.05.

PROPERTY PHOTOS



ADDITIONAL PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



NORTH FACING



SOUTH FACING



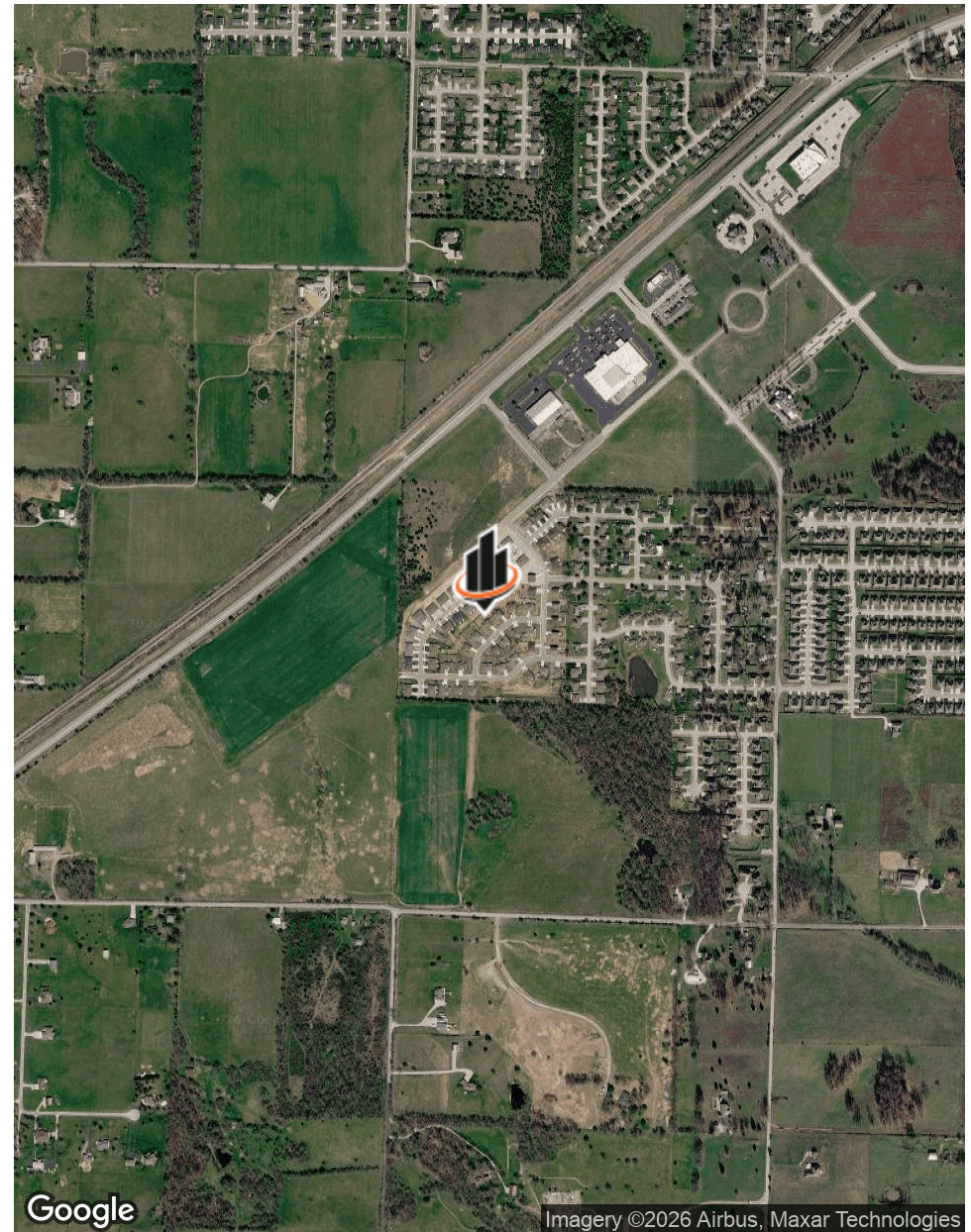
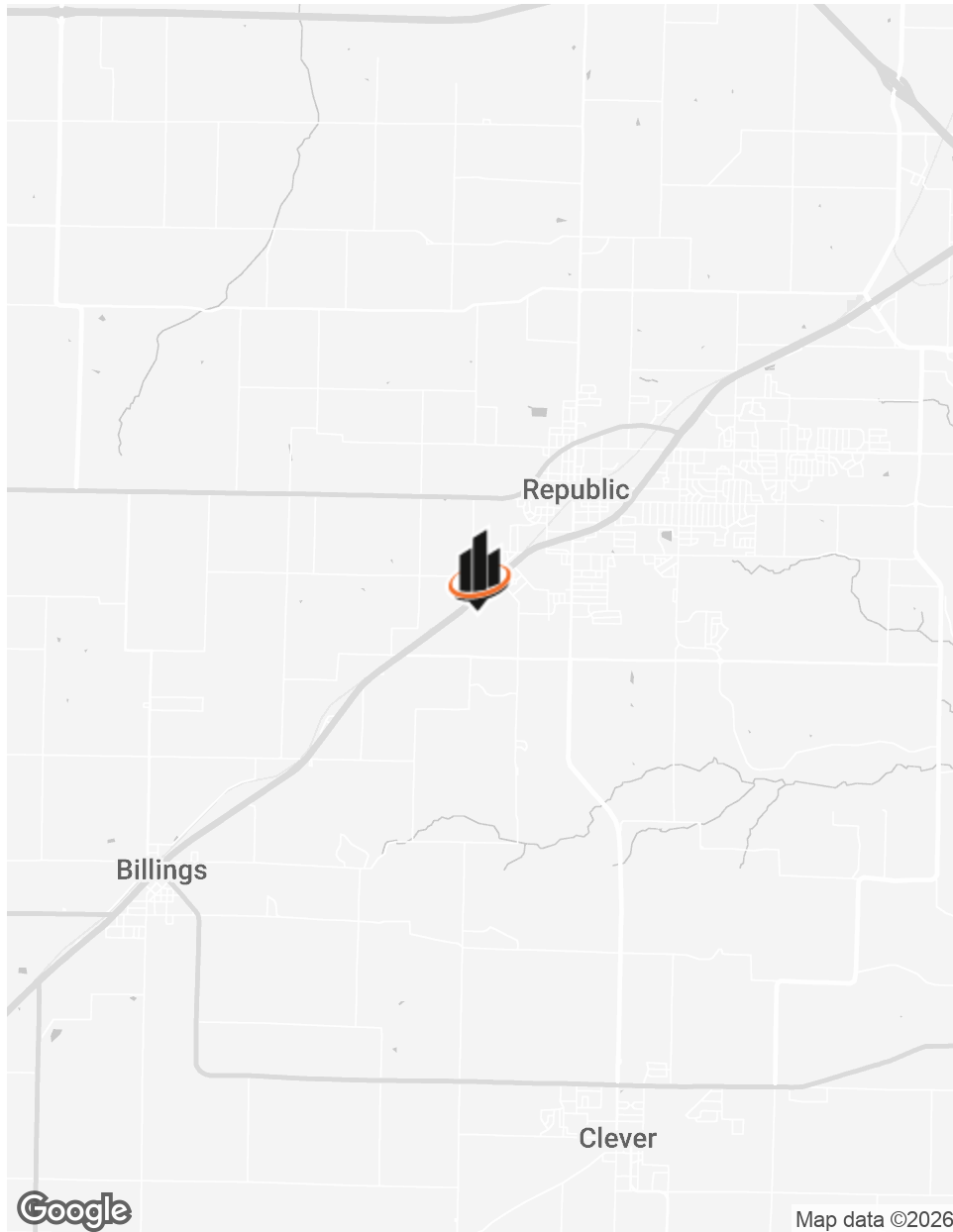
LOCATION DESCRIPTION

The properties are located in Republic, MO and provide easy access to U.S. Highway 60 to enter Republic's main thoroughfare. Neighboring businesses and organizations include the Republic License Office, OTC Republic Center, Peoples Community Bank, Dairy Queen, Tropical Smoothie Café, A-1 Custom Car Care, Taco Bell, Maverik, and many more.

RETAILER MAP



LOCATION MAP





LEE MCLEAN III, SIOR, CCIM

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient (2024)
Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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