

SALE

16-Unit Multifamily Package

608 & 614 W WALNUT ST

Springfield, MO 65806

PRESENTED BY:

JACK RANKIN

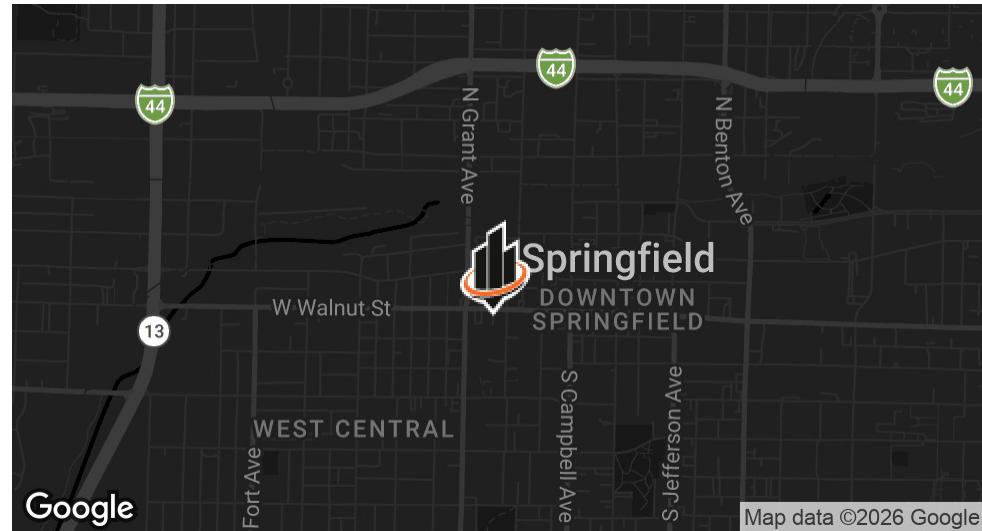
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 **SVN**
RANKIN COMPANY, LLC

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,265,000
PRICE / UNIT:	\$79,062.50
UNIT COUNT:	16
UNIT MIX:	Five: 2 bed, 1 bath Eleven: 1 bed, 1 bath
RENOVATED:	2021
TOTAL BUILDING(S) SIZE:	14,924 SF
CROSS STREETS:	W. Walnut Street & Main Street

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PROPERTY DESCRIPTION

Thank you for viewing this unique opportunity to purchase this 16-unit multifamily package near downtown Springfield, Missouri. This package consists of two, eight-unit apartment complex's sitting side by side located at 608 & 614 W. Walnut Street. The unit mix includes a combination of 2 bed, 1 bath units, and 1 bed, 1 bath units. 15 of the 16 units have been fully renovated since 2021, including major CapEx improvements such as new roofs, HVAC, plumbing, and more. Current Occupancy is 68.75% providing an opportunity for increased revenue and a higher return on investment. Please contact the listing agent for additional information.

LOCATION DESCRIPTION

Located near the intersection of Main Street and W. Walnut Street in Springfield, Missouri this property sits just west of downtown, within walking distance to an immense number of retailers, restaurants and amenities including the University Plaza Hotel, Gilloz Theatre, Civil Kitchen, Gailey's Breakfast Cafe, Mother's Brewing Company, Rage Fitness, Missouri State University, Route 66 Springfield Visitor Center, Jenny Lincoln Park and more.

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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2021 RENOVATIONS:

608 & 614 WALNUT RENOVATIONS

- 608- New TPO roof installed.
- 608- New Water heaters installed for whole building
- 608- Complete re-pipe of building with PEX pipe
- 608- New base heaters and window AC units installed
- 608- 7 of the 8 units have been renovated
- 608- New deck installed on front of building
- 608- New landscaping in front and new gravel for drive and parking
- 608- Exterior painted
- 608- New LED security lights installed
- 608- All common area landings and halls painted and trimmed and new lights
- 614- New asphalt roof installed
- 614- New water heaters installed
- 614- Exterior of building painted
- 614- New furnaces and AC units for 7 of the units. The 8th unit in basement has new minisplit system installed
- 614- All 8 units completely renovated
- 614- All common areas painted and floored
- 614- New landscape beds in front and new gravel for drive & parking lot
- 614- New LED security lighting installed
- 614- New metal exterior doors installed

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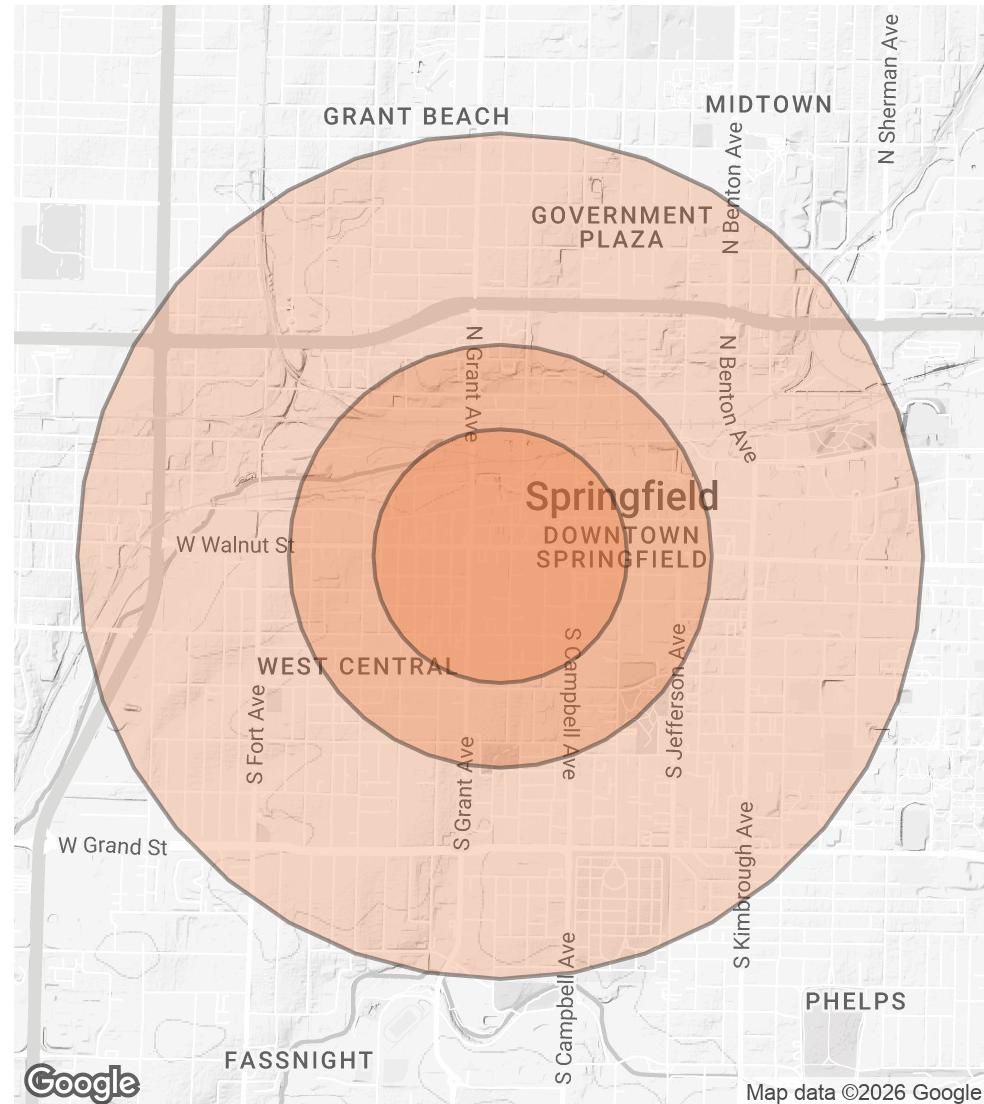
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,856	4,408	16,031
AVERAGE AGE	38	36	33
AVERAGE AGE (MALE)	37	35	33
AVERAGE AGE (FEMALE)	40	37	33

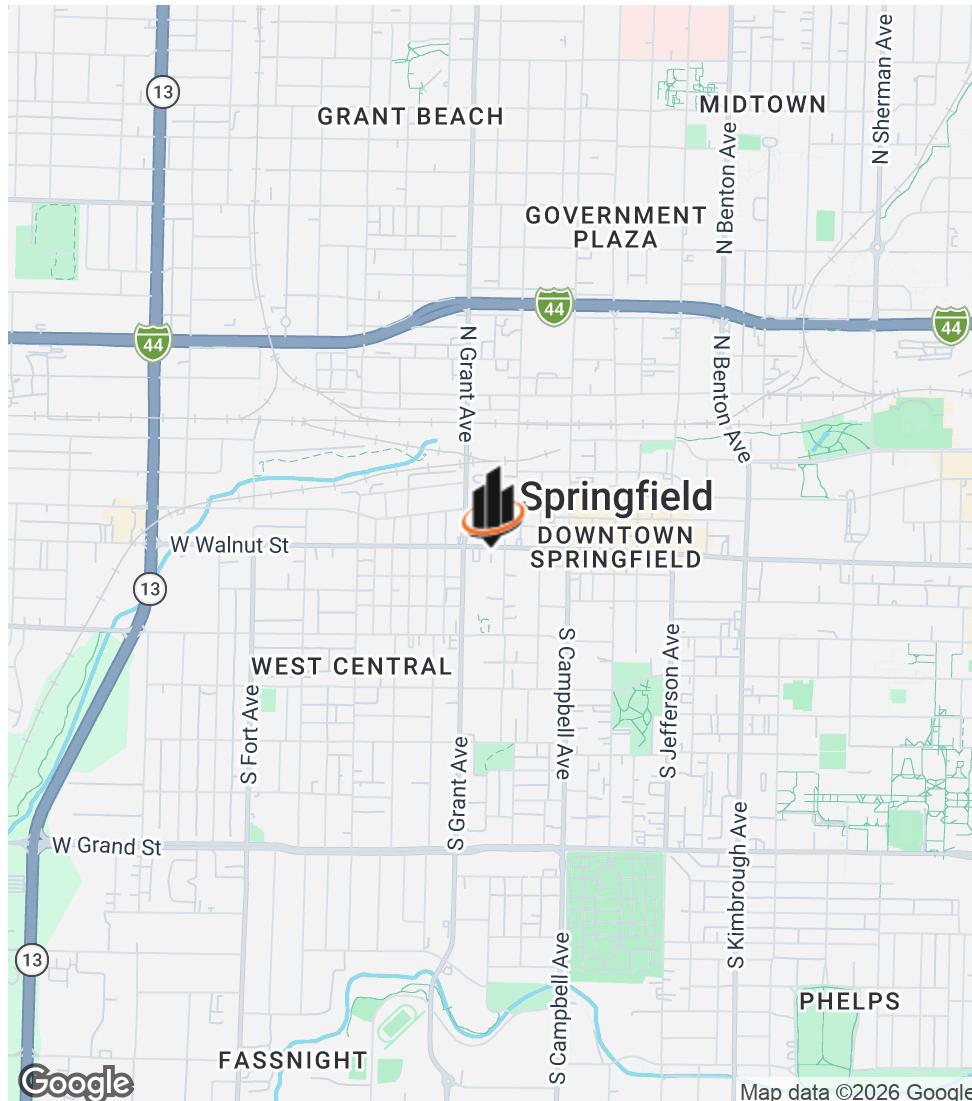
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,092	2,499	7,297
# OF PERSONS PER HH	1.7	1.8	2.2
AVERAGE HH INCOME	\$47,416	\$45,098	\$45,115
AVERAGE HOUSE VALUE	\$156,327	\$184,963	\$207,494

Demographics data derived from AlphaMap



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LOCATION MAP

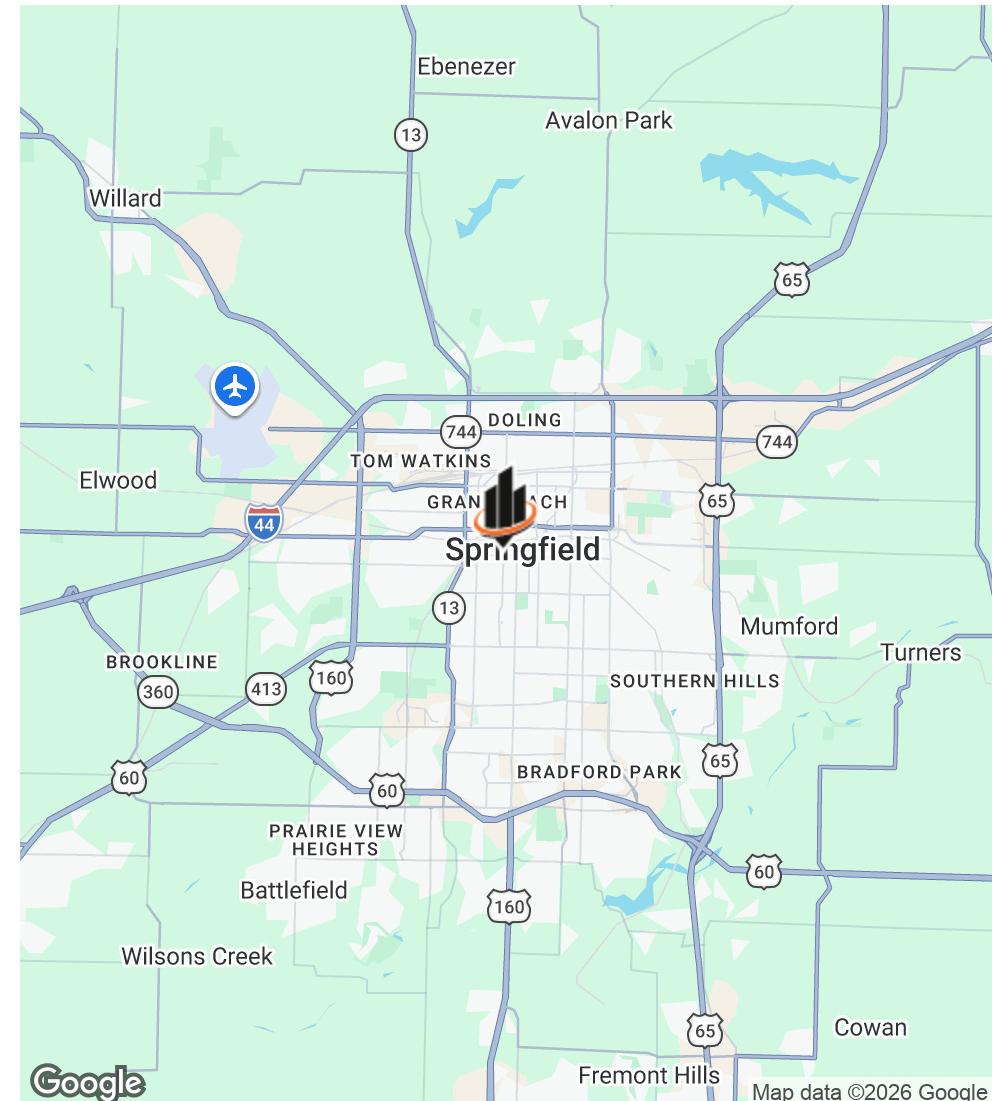


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RETAILER MAP



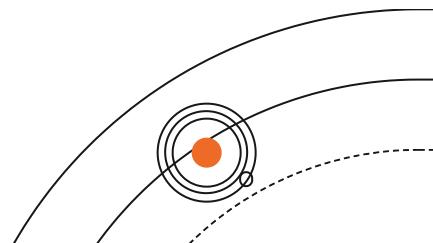
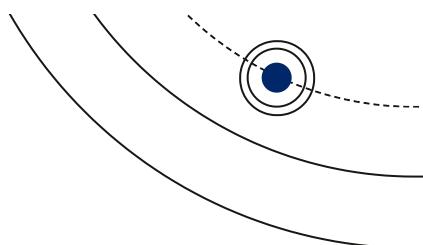
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The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhon, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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ADVISOR BIO



JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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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.

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