



TRINITY PARK APARTMENTS

SAINT LOUIS, MISSOURI | 490 UNITS | Marcus & Millichap

OFFERING MEMORANDUM

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ONLINE AUCTION

Starting Bid: \$3,750,000
Auction Dates: March 2-4, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

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DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for March 2-4, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



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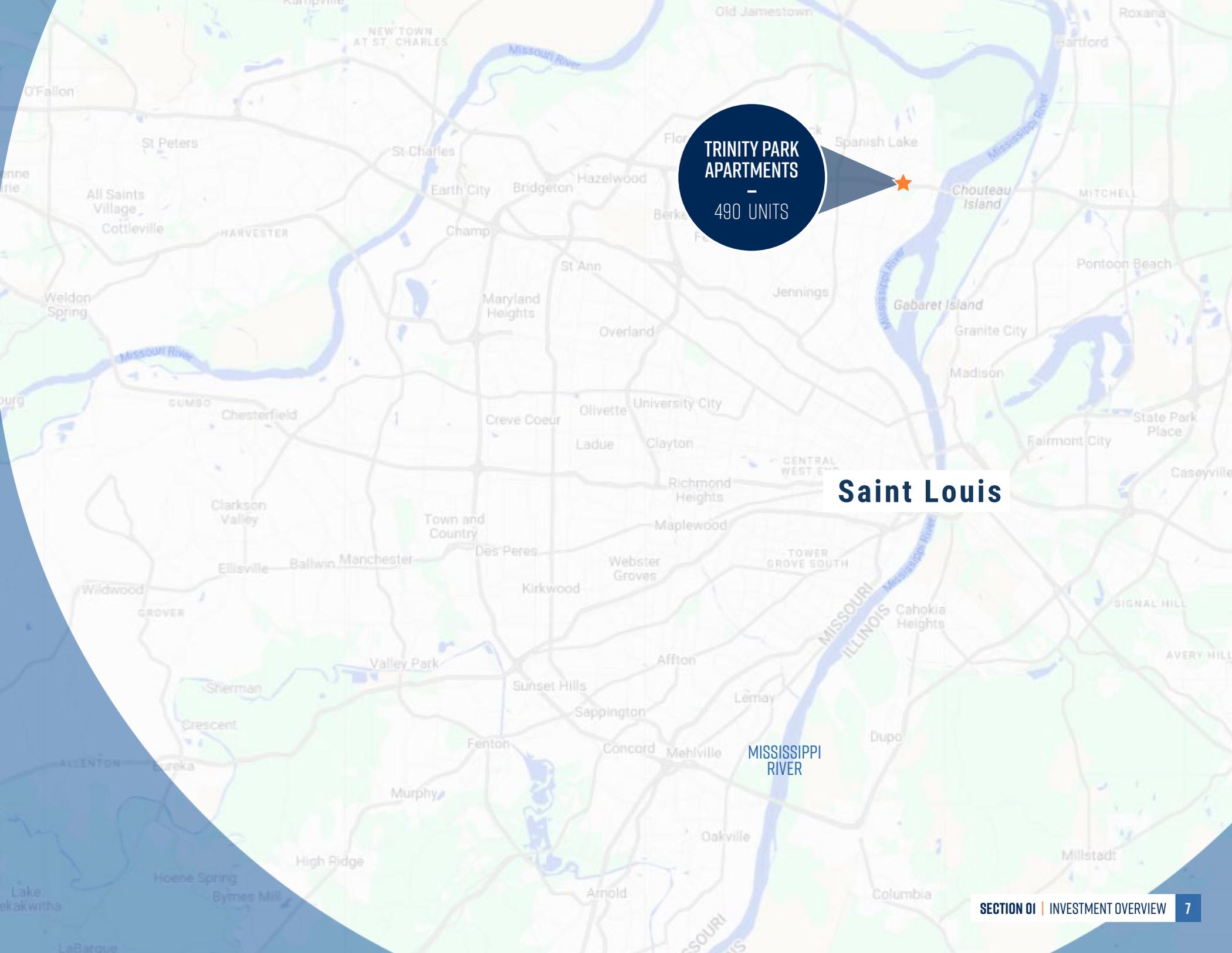
INVESTMENT OVERVIEW

01



OFFERING SUMMARY

Starting Bid	\$3,750,000
Auction Date	March 2-4, 2026
Address	11065 Dunklin Drive Saint Louis, Missouri 63138
Units	490
Occupancy	38.7%
Total Rentable SF	372,360
Lot Size	24.08 Acres
Approx. Year Built	1970
County	Saint Louis
Parcel Identification #	10D-4-3-022-4 10D-4-3-023-3 10D-4-3-024-2



TRINITY PARK APARTMENTS
-
490 UNITS

Saint Louis

INVESTMENT HIGHLIGHTS

490 UNITS IN SAINT LOUIS, MISSOURI

- Saint Louis is a City Along the Mississippi River, Home to the Gateway Arch, Major Cultural Institutions, and Diverse Neighborhoods.
- Value-Add Opportunity
- The Section 42 Low Income Housing Tax Credit Program (LIHTC) was placed in service in 2007 & 2008 and expires in 2037 & 2038.
- 436 units are Required to be Rented to Income Qualifying Residents Earning No More than 60% of AMI Limits
- A Total of 102 Units Between Both Properties are Recipients of HUD Section 8 Project Based Rental Assistance
- Option 2 Renewed Starting January 2025 and Expires in 20 Years; Contract Aids with 85 Units.



SCAN OR
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PHOTOS





PROPERTY HIGHLIGHTS

- Desirable Unit Mix of 285 One-Bedroom and 205 Two-Bedroom Units Across 34 Buildings
- Select Units Offer Walk-In Closets, Linen Closets, Pantries and Private Patios or Balconies
- Pet Friendly Community
- Utilities Paid by Tenants: Cable, Electricity, Gas, Internet
- Utilities Paid by Management: Lawn Care, Snow Removal, Recycling, Trash, Water, Pest Control and Sewer

AREA HIGHLIGHTS

- 13 Miles North of Downtown Saint Louis, which features the Gateway Arch, Busch Stadium, Energizer Park, Enterprise Center, Union Station and the City Museum
- 12 Miles North of Forest Park, featuring the Saint Louis Zoo, Saint Louis Art Museum, Saint Louis Science Center, Missouri History Museum and John F. Kennedy Memorial Forest
- Three Miles South of the Future Saint Louis Zoo Wildcare Park
- 14 Miles East of Saint Louis Lambert International Airport
- Easy Access to Interstate 270 and Route 367
- Walking Distance to Dunklin Drive Metro Bus Stops
- Close to Saint Louis Community College - Florissant Valley and Part of Hazelwood School District
- Surrounded by Recreational Parks, including Dundee Park and North Riverfront Park

COMMUNITY AMENITIES

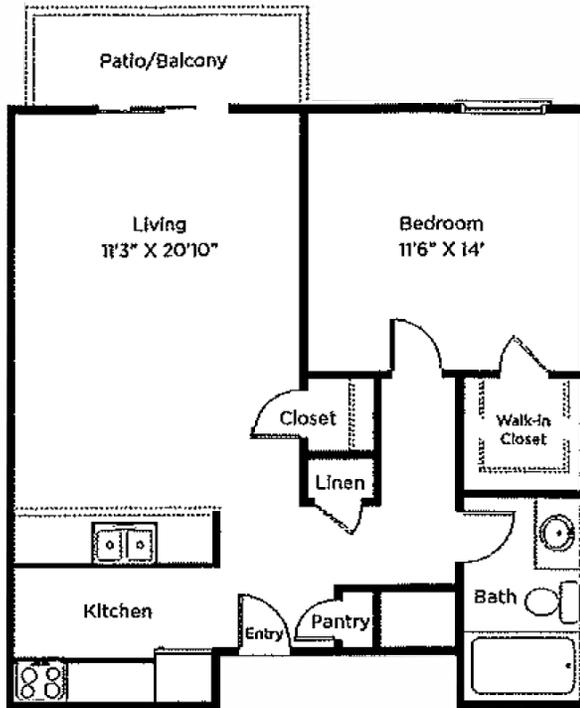
- Clubhouse
- Swimming Pool
- Sundeck
- Picnic Area with BBQ Grills
- Fitness Center
- Tennis Court
- Laundry Facilities
- Elevator
- Off-Street Parking
- On-Site Maintenance
- On-Site Management



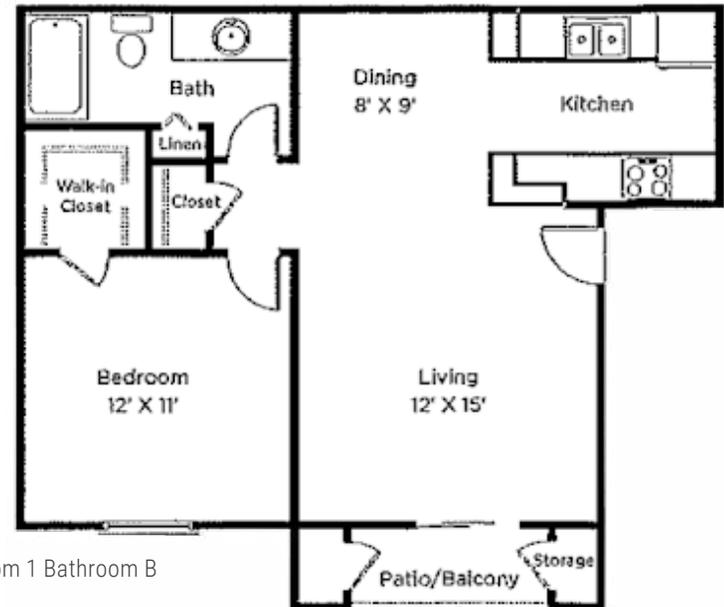
APARTMENT UNIT



ONE-BEDROOM FLOOR PLANS



1 Bedroom 1 Bathroom
679 SF

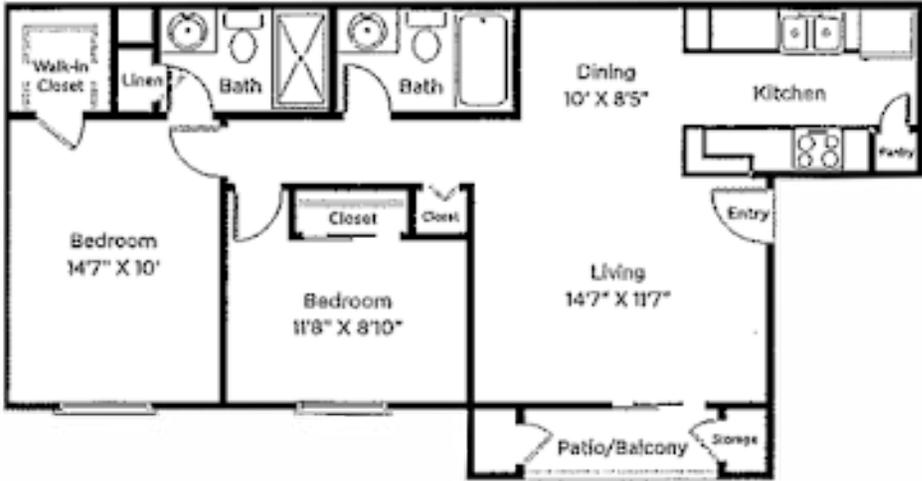


1 Bedroom 1 Bathroom B
642 SF

TWO-BEDROOM FLOOR PLANS



2 Bedroom 1 Bathroom
929 SF



2 Bed 2 Bathroom
831 SF

FORT BELLE FONTAINE

MISSOURI RIVER

CONVENIENT ACCESS
to Interstate 270, Route 367
and Metro Bus Stops

FUTURE SAINT LOUIS ZOO WILDCARE PARK
A world-class safari park and conservation center is set to open in 2027 on 425 acres near the confluence of the Mississippi and Missouri Rivers, with an estimated cost of \$230 Million.

FLORISSANT GOLF CLUB

ROUTE 367

SPANISH LAKE PARK

INTERSTATE 270



GRANNEMANN ELEMENTARY SCHOOL



HAZELWOOD SOUTHEAST MIDDLE SCHOOL

CHRISTIAN HOSPITAL

HAZELWOOD EAST HIGH SCHOOL

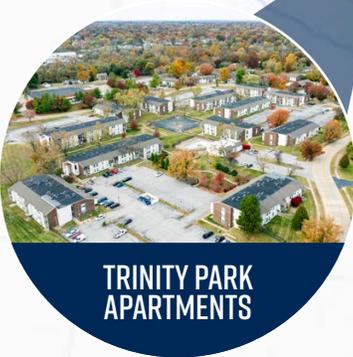


MISSISSIPPI RIVER

CLOCKTOWER PLACE SHOPPING MALL

SAINT LOUIS COMMUNITY COLLEGE - FLORISSANT VALLEY

14 MILES EAST OF
SAINT LOUIS LAMBERT INTERNATIONAL AIRPORT



TRINITY PARK APARTMENTS

DUNDEE PARK

OLD CHAIN OF ROCKS BRIDGE

NORTH RIVERFRONT PARK

13 MILES NORTH OF
DOWNTOWN SAINT LOUIS





FINANCIAL
ANALYSIS

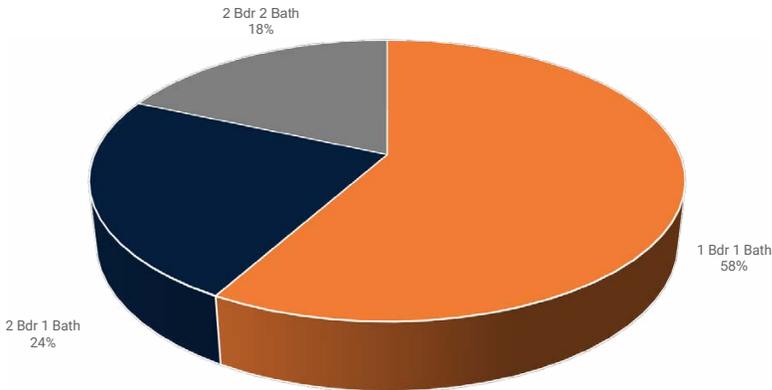
02

RENT ROLL SUMMARY

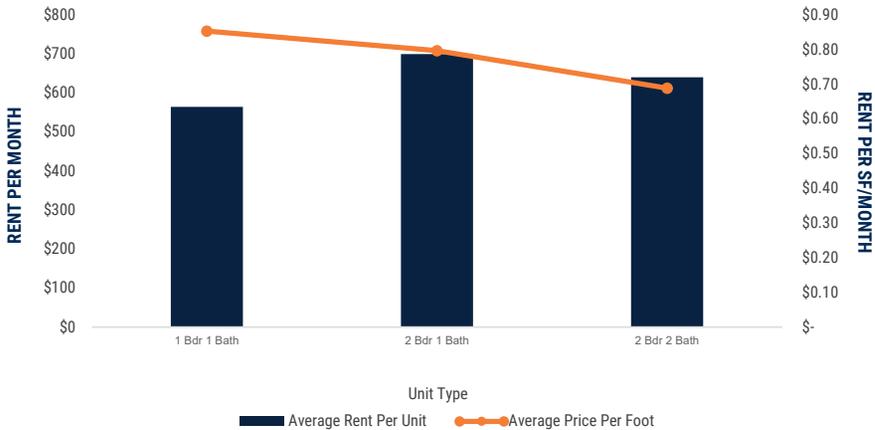
AS OF JANUARY 2026

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	AVERAGE RENT	CURRENT AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	POTENTIAL AVERAGE RENT / SF	MONTHLY INCOME
1 Bdr 1 Bath - Senior HAP	51	679	\$165 - \$790	\$713	\$1.05	\$36,338	\$760	\$1.12	\$38,760
1 Bdr 1 Bath - Family 60%	123	642	\$525 - \$540	\$525	\$0.82	\$64,605	\$595	\$0.93	\$73,185
1 Bdr 1 Bath Large - Family 60%	76	679	\$525 - \$540	\$540	\$0.79	\$41,025	\$615	\$0.91	\$46,740
1 Bdr 1 Bath - Market	21	642	\$525 - \$540	\$536	\$0.83	\$11,250	\$600	\$0.93	\$12,600
1 Bdr 1 Bath Large - Market	14	679	\$540 - \$540	\$540	\$0.80	\$7,560	\$615	\$0.91	\$8,610
2 Bdr 1 Bath Large - Senior 60%	17	929	\$229 - \$873	\$657	\$0.71	\$11,169	\$755	\$0.81	\$12,835
2 Bdr 1 Bath Large - Senior HAP	34	929	\$787 - \$907	\$860	\$0.93	\$29,247	\$885	\$0.95	\$30,090
2 Bdr 1 Bath - Family 60%	56	831	\$595 - \$640	\$625	\$0.75	\$35,015	\$710	\$0.85	\$39,760
2 Bdr 1 Bath - Family Market	8	831	\$595 - \$640	\$625	\$0.75	\$5,000	\$665	\$0.80	\$5,320
2 Bdr 2 Bath Large - Family 60%	77	929	\$640 - \$640	\$640	\$0.69	\$49,280	\$730	\$0.79	\$56,210
2 Bdr 2 Bath Large - Family Market	13	929	\$640 - \$640	\$640	\$0.69	\$8,320	\$730	\$0.79	\$9,490
TOTALS/WEIGHTED AVERAGES	490	760		\$610	\$0.80	\$298,809	\$681	\$0.90	\$333,600
GROSS ANNUALIZED RENTS						\$3,585,708	\$4,003,200		

UNIT DISTRIBUTION



UNIT RENT



Rent Limits for 60% AMI housing for 2024 was capped at \$972 for One-Bedroom Units and \$1,209 for Two-Bedroom Units

OPERATING STATEMENT

INCOME	ACTUAL 2024	ACTUAL 2025	CURRENT	YEAR 1	YEAR 2	NOTES	PER UNIT	PER SF
Gross Potential Rent	3,486,330	3,651,498	4,003,200	4,003,200	4,403,520		8,170	10.75
Loss / Gain to Lease	1,897 -0.1%	(357,570) 9.8%	(417,492) 10.4%	(40,032) 1.0%	(44,035) 1.0%		(82)	(0.11)
Gross Current Rent	3,488,227	3,293,928	3,585,708	3,963,168	4,359,485		8,088	10.64
Physical Vacancy	(1,448,970) 41.5%	(1,637,814) 49.7%	(2,198,039) 61.3%	(990,792) 25.0%	(544,936) 12.5%		(2,022)	(2.66)
Bad Debt	0 0.0%	(10,347) 0.3%	(179,285) 5.0%	(198,158) 5.0%	(108,987) 2.5%		(404)	(0.53)
Concession	(17,724) 0.5%	(217,304) 6.6%	0 0.0%	0 0.0%	0 0.0%		0	0.00
Total Vacancy	(\$1,466,694) 42.0%	(\$1,865,466) 56.6%	(\$2,377,324) 66.3%	(\$1,188,950) 30.0%	(\$653,923) 15.0%		(\$2,426)	(\$3.19)
Economic Occupancy	57.95%	43.37%	33.70%	70.00%	85.00%			
Effective Rental Income	\$2,021,533	\$1,428,462	\$1,208,384	\$2,774,218	\$3,705,562		5,662	7.45
Other Income								
Laundry Income	3,869	0	0	0	0		0	0.00
Late Fee	57,990	53,903	53,903	55,520	57,186	[1]	113	0.15
Miscellaneous Income	22,902	17,819	17,819	18,354	18,904	[1][2]	37	0.05
Total Other Income	\$84,761	\$71,722	\$71,722	\$73,874	\$76,090		\$151	\$0.20
Effective Gross Income	\$2,106,294	\$1,500,184	\$1,280,106	\$2,848,092	\$3,781,652		\$5,812	\$7.65
EXPENSES	ACTUAL 2024	ACTUAL 2025	CURRENT	YEAR 1	YEAR 2	NOTES	PER UNIT	PER SF
Real Estate Taxes	225,985	272,634	272,634	280,813	308,894	[3]	573	0.75
Insurance	318,989	216,907	216,907	223,414	230,116	[1]	456	0.60
Utilities - Gas	42,109	43,235	43,235	44,532	45,868	[1]	91	0.12
Utilities - Water & Sewer	145,011	211,776	211,776	218,130	224,673	[1]	445	0.59
Utilities - Electric	44,376	104,228	104,228	107,354	110,575	[1]	219	0.29
Scavenger	23,146	32,654	32,654	33,633	34,642	[1]	69	0.09
Contract Services	41,356	68,286	68,286	70,334	72,444	[1]	144	0.19
General Administrative	71,669	59,002	59,002	60,772	62,595	[1][4]	124	0.16
Advertising	298	10,527	10,527	10,843	11,168	[1]	22	0.03
Legal	46,012	18,287	18,287	18,836	19,401	[1]	38	0.05
Janitor / Payroll	456,137	536,949	536,949	553,058	569,650	[1]	1,129	1.49
Repairs & Maintenance	104,491	202,843	202,843	208,928	215,196	[1]	426	0.56
Cleaning & Decorating	24,059	114,288	114,288	117,717	121,248	[1]	240	0.32
Supplies	17,199	37,624	37,624	38,753	39,916	[1]	79	0.10
Operating Reserves	190,217	34,156	122,500	126,175	129,960	[1][5]	258	0.34
Management Fee	76,874 3.6%	74,998 5.0%	51,204 4.0%	113,924 4.0%	151,266 4.0%	[5]	232	0.31
Total Expenses	\$1,827,926	\$2,038,392	\$2,102,943	\$2,227,214	\$2,347,613		\$4,545	\$5.98
Expenses as % of EGI	86.8%	135.9%	164.3%	78.2%	62.1%			
Net Operating Income	\$278,368	-\$538,208	-\$822,837	\$620,877	\$1,434,040		\$1,267	\$1.67

Notes and assumptions to the above analysis are on the following page.

OPERATING STATEMENT NOTES

[1]

Other income and expenses for year one and year two reflect an increase of approximately three percent

[2]

Actual 2025 Miscellaneous Income consists of NSF Fees (\$420), Application Fees (\$5,780), Administrative Fee (\$70), Waived Deposit Fee (\$-200), Collections (\$230), Termination Fee (\$4,307), Cleaning and Damages (\$1,225), Trash Fee (\$625), Legal Fees (\$3,755), Vending (\$85), Gas Income (\$220), Pet Fees (\$920), Pet Rent (\$157), Renter's Liability Income (\$215), and Interest Income (\$10)

[3]

2024 Assessed market value was \$7,234,440 and 2025 assessed market value is \$9,226,620 / Year one real estate taxes reflects an increase of approximately three percent. Year two reflects an increase of approximately ten percent

[4]

Actual 2025 General Administrative expense consists of Office (\$3,284), Postage & Printing (\$244), Credit Reports (\$2,885), Social Media (\$580), Refreshments (\$1,912), Answering Service (\$2,032), Telephone (\$2,483), Internet Service (\$1,289), Travel (\$1,352), Fees & Licenses (\$4,291), Occupancy Permits (\$4,063), HEHFB Costs (\$564), Computer Equipment (\$2,614), Audit Services (\$-5,456), Uniforms (\$647), Property Management Software (\$26,438), Employee Training (\$3,847), Online Payment Processing Fee (\$2,387), and Utility Fees (\$3,545)

[5]

Broker estimates for current year, year one, and year two

TEN YEAR CASH FLOW

INCOME	CURRENT	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Gross Potential Rent	4,003,200	4,003,200	4,403,520	4,843,872	4,989,188	5,138,864	5,293,030	5,451,821	5,615,375	5,783,836	5,957,352
Loss / Gain to Lease	(417,492)	(40,032)	(44,035)	(48,439)	(49,892)	(51,389)	(52,930)	(54,518)	(56,154)	(57,838)	(59,574)
Gross Current Rent	3,585,708	3,963,168	4,359,485	4,795,433	4,939,296	5,087,475	5,240,099	5,397,302	5,559,221	5,725,998	5,897,778
Physical Vacancy	(2,198,039)	(990,792)	(544,936)	(239,772)	(246,965)	(254,374)	(262,005)	(269,865)	(277,961)	(286,300)	(294,889)
Bad Debt	(179,285)	(198,158)	(108,987)	(119,886)	(123,482)	(127,187)	(131,002)	(134,933)	(138,981)	(143,150)	(147,444)
Total Vacancy	(2,377,324)	(1,188,950)	(653,923)	(359,657)	(370,447)	(381,561)	(393,007)	(404,798)	(416,942)	(429,450)	(442,333)
Effective Rental Income	1,208,384	2,774,218	3,705,562	4,435,776	4,568,849	4,705,915	4,847,092	4,992,505	5,142,280	5,296,548	5,455,445
Other Income											
Late Fee Income	53,903	55,520	57,186	58,901	60,668	62,488	64,363	66,294	68,283	70,331	72,441
Miscellaneous Income	17,819	18,354	18,904	19,472	20,056	20,657	21,277	21,915	22,573	23,250	23,948
Total Other Income	71,722	73,874	76,090	78,373	80,724	83,146	85,640	88,209	90,856	93,581	96,389
Effective Gross Income	1,280,106	2,848,092	3,781,652	4,514,149	4,649,573	4,789,060	4,932,732	5,080,714	5,233,135	5,390,130	5,551,833
EXPENSES											
Operating Expenses	(1,080,460)	(1,112,873)	(1,146,260)	(1,180,647)	(1,216,067)	(1,252,549)	(1,290,125)	(1,328,829)	(1,368,694)	(1,409,755)	(1,452,047)
Real Estate Taxes	(272,634)	(280,813)	(308,894)	(586,899)	(604,506)	(622,641)	(641,321)	(660,560)	(680,377)	(700,788)	(721,812)
Insurance	(216,907)	(223,414)	(230,116)	(237,020)	(244,130)	(251,454)	(258,998)	(266,768)	(274,771)	(283,014)	(291,504)
Utilities	(359,238)	(370,016)	(381,116)	(392,549)	(404,326)	(416,456)	(428,949)	(441,818)	(455,072)	(468,725)	(482,786)
Management Fees	(51,204)	(113,924)	(151,266)	(180,566)	(185,983)	(191,562)	(197,309)	(203,229)	(209,325)	(215,605)	(222,073)
Total Expenses	(1,980,443)	(2,101,039)	(2,217,652)	(2,577,682)	(2,655,012)	(2,734,663)	(2,816,702)	(2,901,204)	(2,988,240)	(3,077,887)	(3,170,223)
Operating Reserves	(122,500)	(126,175)	(129,960)	(133,859)	(137,875)	(142,011)	(146,271)	(150,660)	(155,179)	(159,835)	(164,630)
Net Operating Income	(822,837)	620,877	1,434,040	1,802,608	1,856,686	1,912,387	1,969,758	2,028,851	2,089,716	2,152,408	2,216,980

Notes

Gross Potential Rent for 2026 through 2028 grows by approximately ten percent with following years growing at approximately three percent

Loss / Gain to Lease is approximately one percent of the Gross Potential Rent

2027 Vacancy is approximately 12.5 percent and starting in 2028 it reduces to approximately five percent

Bad Debt starting in 2027 reduces to approximately two and one half percent

Real Estate Taxes in 2027 increases by approximately ten percent. 2028 grows at a rate of 90% due to reassessment, with following years growing at three percent.

Other Income, Operating Expenses, Insurance, Utilities, and Operating Reserves grow at a rate of approximately three percent

Management Fee is approximately four percent of Effective Gross Income



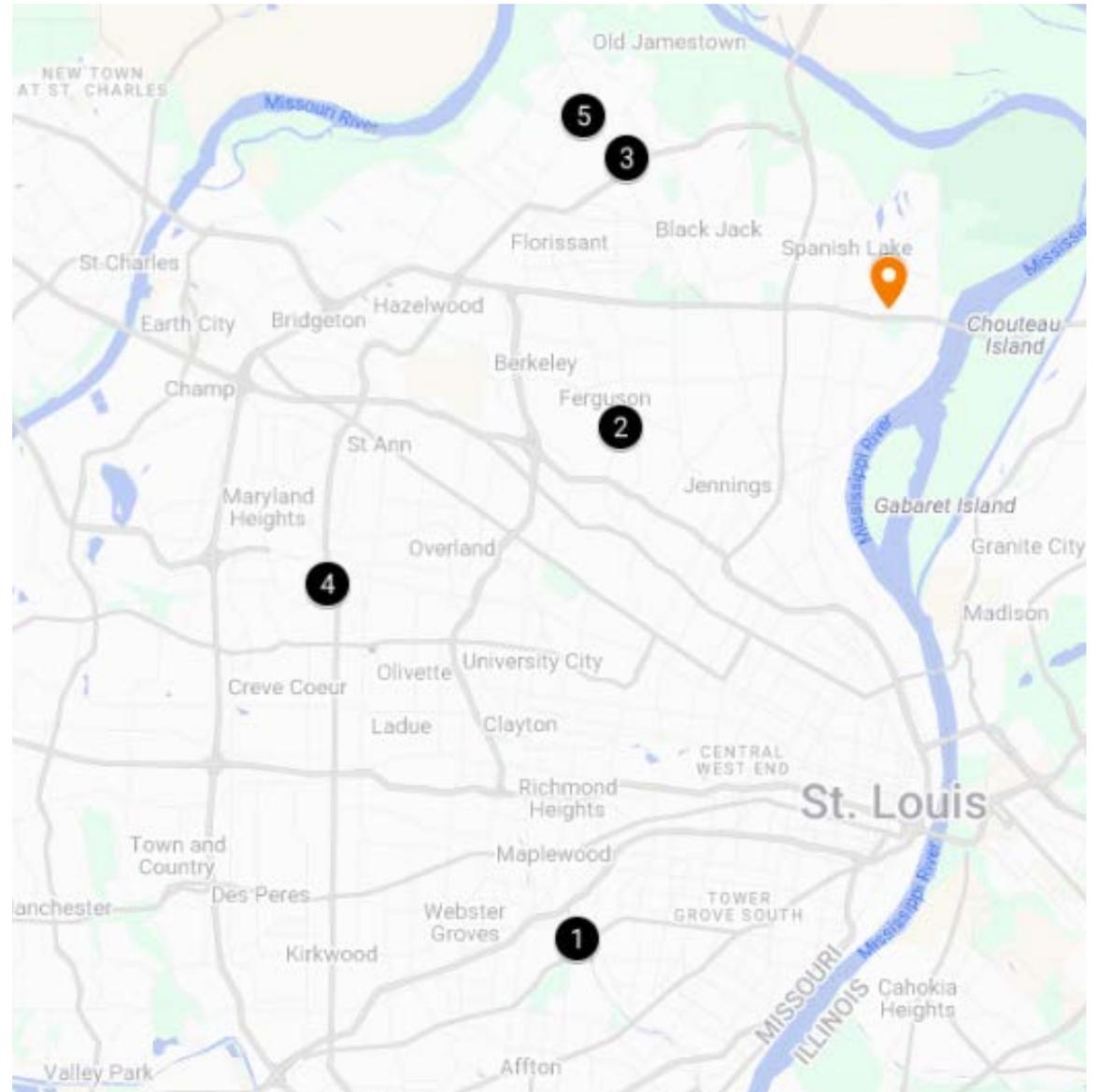
MARKET
COMPARABLES

03

SALES COMPARABLES

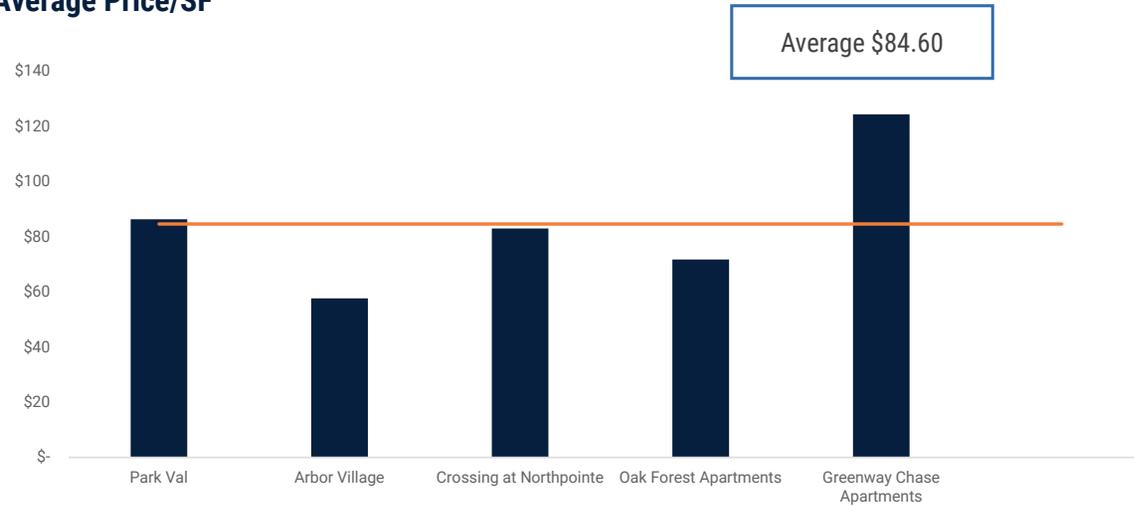
Trinity Park Portfolio

- 1 Park Val
- 2 Arbor Village
- 3 Crossing at Northpointe
- 4 Oak Forest Apartments
- 5 Greenway Chase Apartments

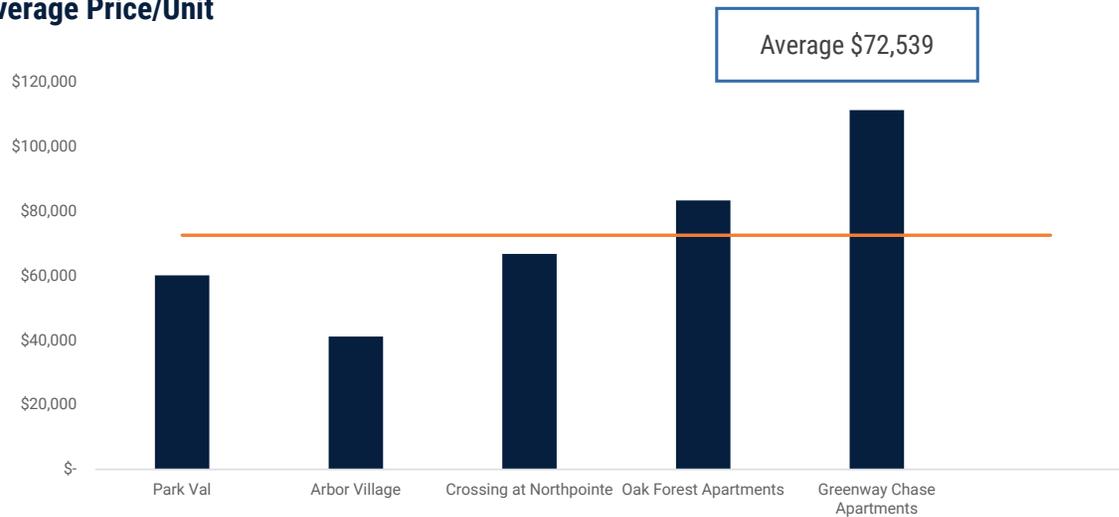


SALES COMPARABLES

Average Price/SF



Average Price/Unit



SALES COMPARABLES

★ **Trinity Park Portfolio**
11065 Dunklin Drive, Saint Louis, MO 63138



	Units	Unit Type
Unit Count:	490	285 1 Bdr 1 Bath
Year Built:	1970	115 2 Bdr 1 Bath
	90	2 Bdr 2 Bath

Underwriting Criteria

Income	\$2,848,092	Expenses	\$2,227,214
NOI	\$620,877	Vacancy	(\$1,188,950)

1 Park Val
7001 Weil Avenue, Saint Louis, MO 63119



	Units	Unit Type
Close of Escrow:	4/18/2024	149 1 Bdr 1 Bath
Sales Price:	\$11,305,000	39 2 Bdr 1 Bath
Price/Unit:	\$60,133	
Price/SF:	\$86.33	
Unit Count:	188	
Year Built:	1964	

2 Arbor Village
26 Arbor Village Court, Ferguson, MO 63135



	Units	Unit Type
Close of Escrow:	12/5/2024	48 1 Bdr 1 Bath
Sales Price:	\$3,950,000	48 2 Bdr 1 Bath
Price/Unit:	\$41,146	
Price/SF:	\$57.63	
CAP Rate:	9.32%	
GRM:	4.46	
Unit Count:	96	
Year Built:	1968	

SALES COMPARABLES

3 Crossing at Northpointe
3144 Sunswep Drive, Florissant, MO 63033



		Units	Unit Type
Close of Escrow:	3/15/2024	110	1 Bdr 1 Bath
Sales Price:	\$22,300,000	47	2 Bdr 1 Bath
Price/Unit:	\$66,766	137	2 Bdr 2 Bath
Price/SF:	\$82.95	40	3 Bdr 2 Bath
Unit Count:	334		
Year Built:	1972		

4 Oak Forest Apartments
10900 Oak Forest Parkway Drive, Saint Louis, MO 63146



		Units	Unit Type
Close of Escrow:	11/21/2024	174	1 Bdr 1 Bath
Sales Price:	\$37,000,000	270	2 Bdr 1 Bath
Price/Unit:	\$83,333		
Price/SF:	\$71.75		
Unit Count:	444		
Year Built:	1983		

5 Greenway Chase Apartments
629 Greenway Manor Drive, Florissant, MO 63031



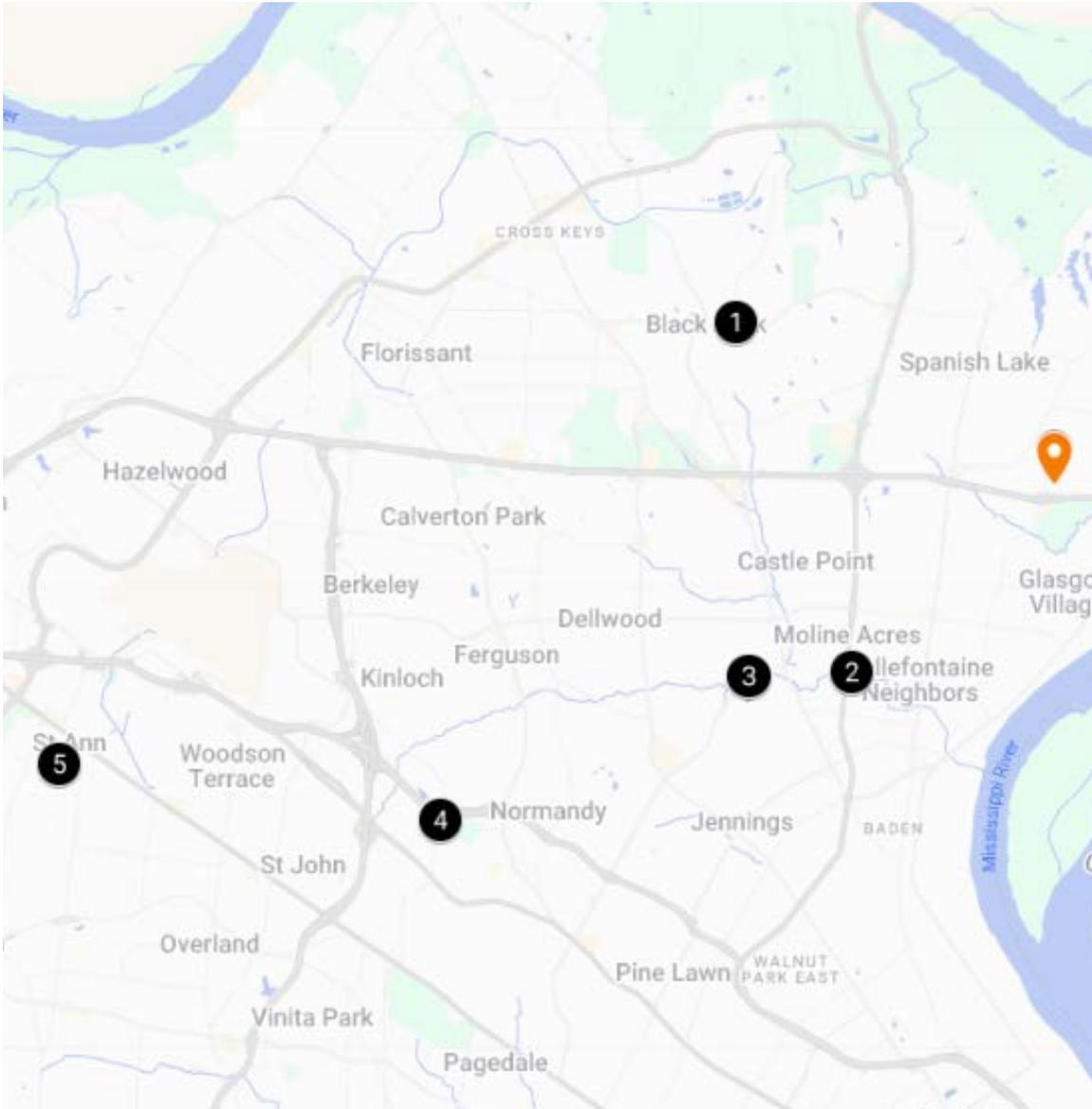
		Units	Unit Type
Close of Escrow:	2/21/2024	64	1 Bdr 1 Bath
Sales Price:	\$34,730,465	248	2 Bdr 2 Bath
Price/Unit:	\$111,316		
Price/SF:	\$124.34		
Unit Count:	312		
Year Built:	1987		

RENT COMPARABLES



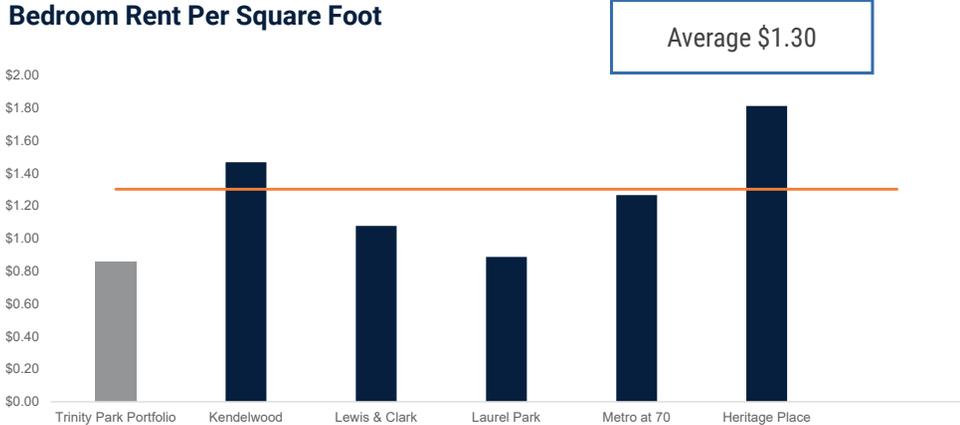
Trinity Park Portfolio

- 1 Kendelwood
- 2 Lewis & Clark
- 3 Laurel Park
- 4 Metro at 70
- 5 Heritage Place

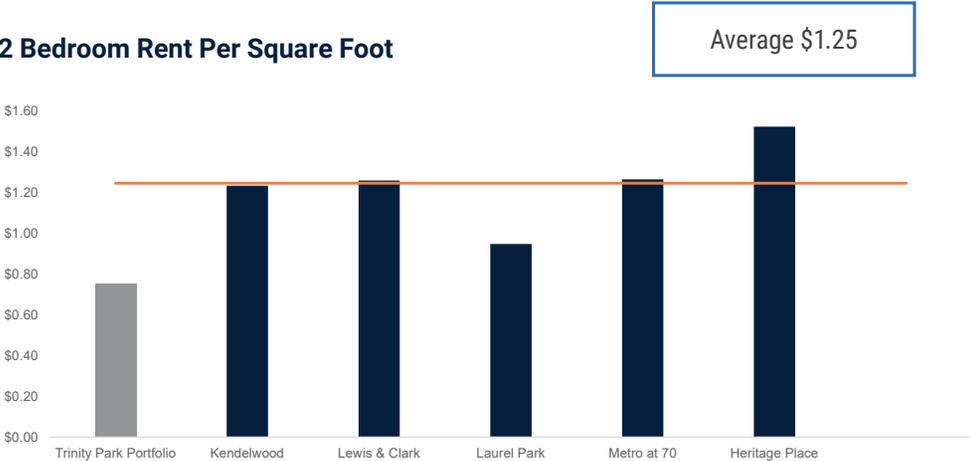


RENT COMPARABLES

1 Bedroom Rent Per Square Foot

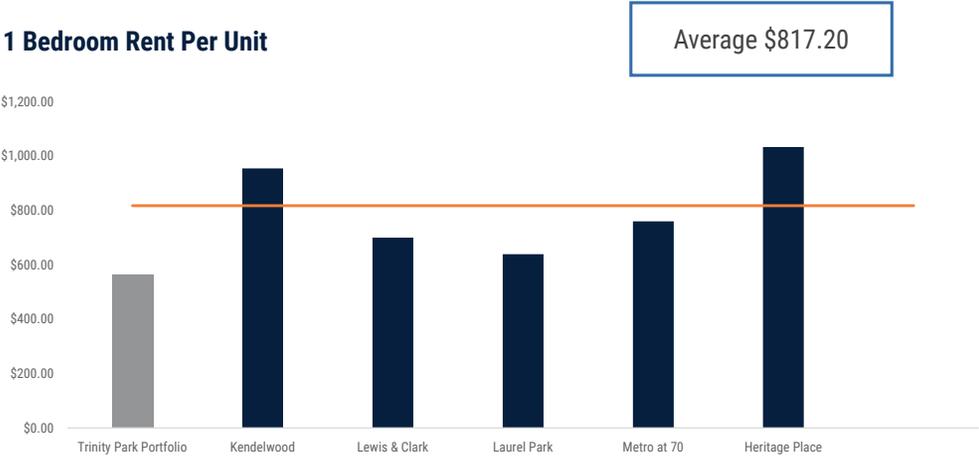


2 Bedroom Rent Per Square Foot

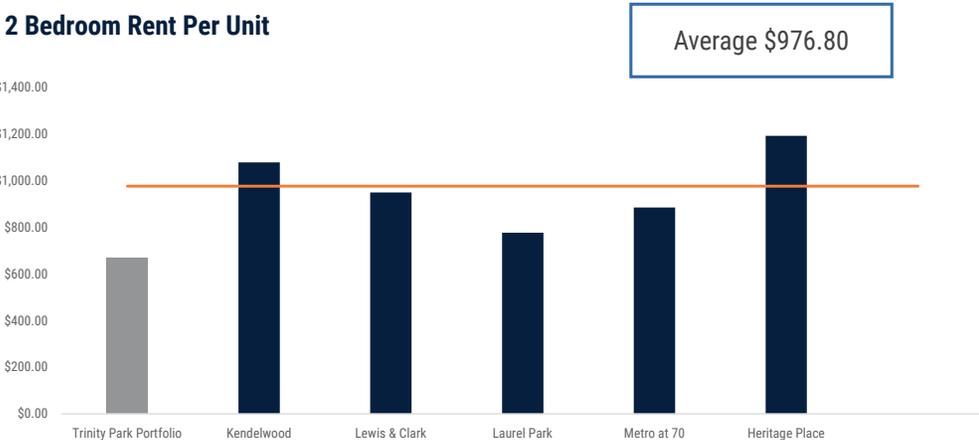


RENT COMPARABLES

1 Bedroom Rent Per Unit



2 Bedroom Rent Per Unit



RENT COMPARABLES

★ Trinity Park Portfolio
11065 Dunklin Drive, Saint Louis, MO 63138



Units	Unit Type	SF	Rent	Rent/SF
285	1 Bdr 1 Bath	660	\$564	\$0.85
115	2 Bdr 1 Bath	874	\$699	\$0.80
90	2 Bdr 2 Bath	929	\$640	\$0.69

Year Built: 1970

1 Kendelwood
12404 Centerbrook Drive, Florissant, MO 63033



Units	Unit Type	SF	Rent	Rent/SF
66	1 Bdr 1 Bath	650	\$954	\$1.47
60	2 Bdr 1 Bath	875	\$1,079	\$1.23

Year Built: 1981

2 Lewis & Clark
1282 Marquis Court, Saint Louis, MO 63137



Units	Unit Type	SF	Rent	Rent/SF
40	1 Bdr 1 Bath	650	\$700	\$1.08
78	2 Bdr 1 Bath	750-760	\$900-1,000	\$1.26

Year Built: 1967

RENT COMPARABLES

3 Laurel Park
9605 Jacobi Avenue, Saint Louis, MO 63136



Units	Unit Type	SF	Rent	Rent/SF
28	1 Bdr 1 Bath	720	\$639	\$0.89
288	2 Bdr 1 Bath	820	\$777	\$0.95

Year Built: 1969

4 Metro at 70
8806 Dragonwyck Drive, Saint Louis, MO 63121



Units	Unit Type	SF	Rent	Rent/SF
104	1 Bdr 1 Bath	600	\$760	\$1.27
104	2 Bdr 1 Bath	700	\$885	\$1.26

Year Built: 1966

5 Heritage Place
10711 St. Cosmas Lane, Saint Ann, MO 63074



Units	Unit Type	SF	Rent	Rent/SF
79	1 Bdr 1 Bath	570	\$1,033	\$1.81
34	2 Bdr 1 Bath	745-822	\$1,193	\$1.52

Year Built: 1998



MARKET OVERVIEW

04

SAINT LOUIS, MISSOURI

A HISTORIC GATEWAY CITY WITH A DYNAMIC ECONOMIC CORE

Situated along the western bank of the Mississippi River, St. Louis is Missouri's second-largest city and a key hub of commerce and culture in the Midwest. Home to approximately 300,000 residents, the city boasts a diverse economy anchored by healthcare, biotechnology, finance, and transportation. Renowned for its iconic Gateway Arch, rich history, and vibrant arts and entertainment scene, St. Louis combines a strong industrial legacy with modern growth, making it a vital center of activity along the Mississippi River corridor.

SAINT LOUIS

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 987,000 people. The city of St. Louis contains around 282,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2026. St. Louis is also home to the Federal Reserve Bank of St. Louis.

CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets, both domestically and internationally.

EXCELLENT TRANSPORTATION SYSTEM

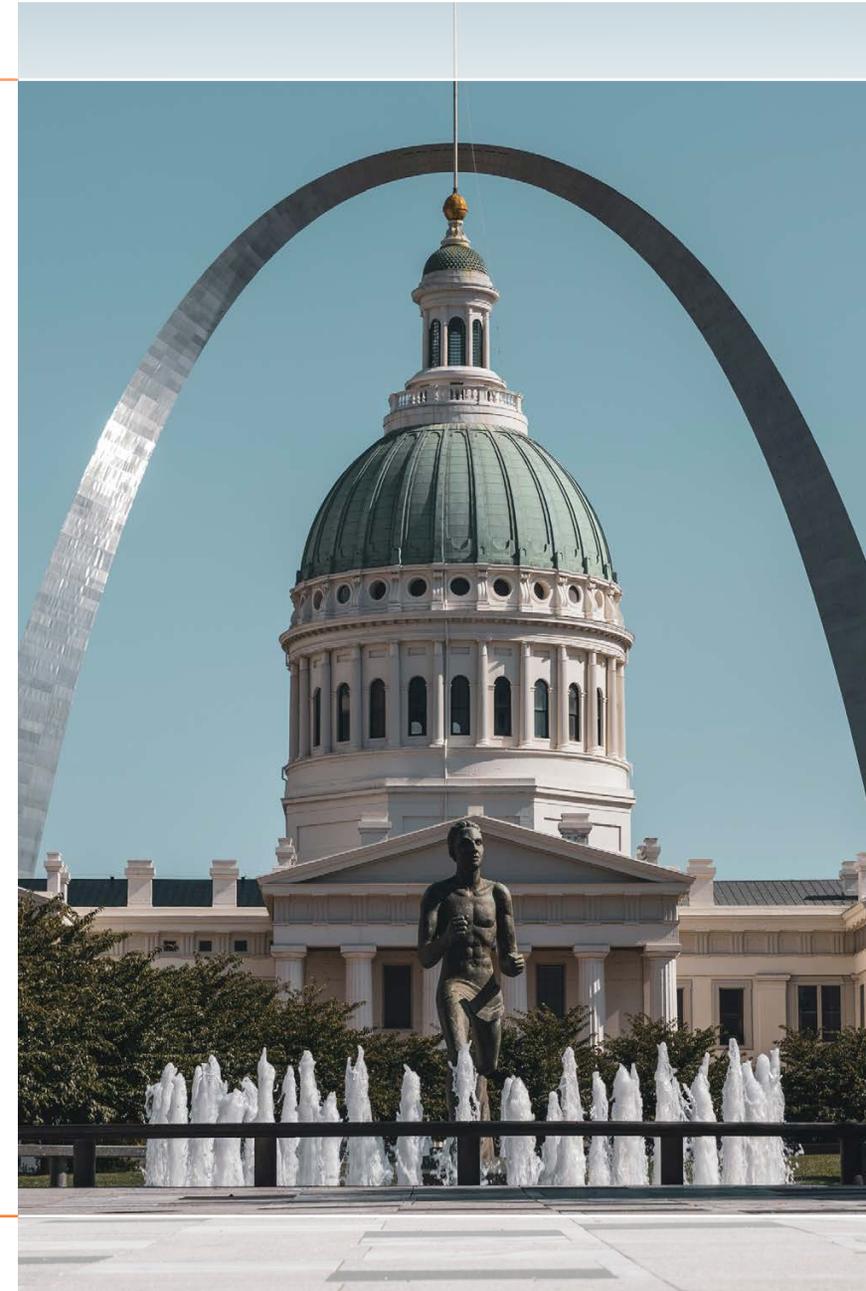
The St. Louis metro has extensive freight, air and sea transportation systems, facilitating the shipping and distribution of goods worldwide. Additionally, the light rail system offers public transportation to the airport.

AFFORDABLE COST OF LIVING

A median home price around \$280,000 is substantially below other large markets in Midwestern states, as well as the overall U.S. average.

QUALITY OF LIFE

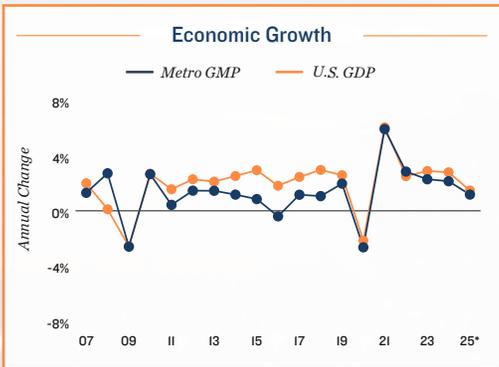
The metro boasts numerous public and private golf courses, more than 100 parks, the Gateway Arch National Park, and one end of the 240-mile long Katy Trail. Many of St. Louis' top attractions – the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera – are in Forest Park. The park features golf courses and athletic fields. The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 30 colleges, universities and technical schools in the metro, enrolling around 100,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.



SAINT LOUIS, MISSOURI

ECONOMY

- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Graybar Electric, Post, and Core & Main.
- Scott Air Force Base, on the Illinois side of the metro, supports civilian and active-duty employment directly and indirectly by attracting defense and aerospace contractors to St. Louis.



MAJOR AREA EMPLOYERS

- Boeing
- Firestone Holdings LLC
- Essense Healthcare Inc.
- Saint Louis University
- Heartland Coca-Cola Bottling Co.
- World Wide Technology Int'l LLC
- American Family Insurance Company
- Barnes-Jewish Hospital
- General Motors LLC



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

SAINT LOUIS, MISSOURI

DEMOGRAPHICS

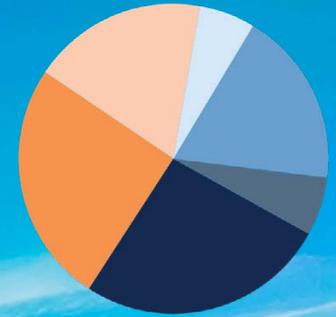
- The metro is expected to see its population grow by almost 17,000 heads in the next five years, supporting household formation totaling 13,000 additions.
- The St. Louis metro's homeownership rate stood at 68 percent in 2024.
- Roughly 37 percent of residents hold a bachelor's degree or higher. Of those, 15 percent have also earned a graduate or professional degree.

QUICK FACTS



Population by Age

6%	0-4 years
18%	5-19 years
6%	20-24 years
26%	25-44 years
25%	45-64 years
18%	65+ years



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis;



SAINT LOUIS' QUALITY OF LIFE

ENTERTAINMENT



UNIVERSITY PRESENCE



ATTRACTIONS



Contemporary Art Museum
Saint Louis

Gateway Arch
National Park

Saint Louis
Zoo

Six Flags
St. Louis

LOCAL DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	7,824	43,260	105,442
2024 Estimate			
Total Population	7,838	43,511	106,439
2020 Census			
Total Population	8,107	44,981	110,155
2010 Census			
Total Population	8,992	48,812	121,943
Daytime Population			
2024 Estimate	4,480	29,629	79,089
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,056	17,245	44,105
2024 Estimate			
Total Households	3,054	17,250	44,116
Average (Mean) Household Size	2.5	2.5	2.4
2020 Census			
Total Households	3,053	17,259	44,140
2010 Census			
Total Households	3,352	18,432	46,707
Growth 2024-2029	0.1%	-0.0%	-0.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	3,801	20,559	51,697
2024 Estimate	3,798	20,558	51,703
Owner Occupied	1,071	8,481	23,244
Renter Occupied	2,007	8,723	20,870
Vacant	744	3,308	7,586
Persons in Units			
2024 Estimate Total Occupied Units	3,054	17,250	44,116
1 Person Units	33.7%	33.2%	35.2%
2 Person Units	27.8%	28.6%	29.8%
3 Person Units	18.1%	17.6%	16.4%
4 Person Units	9.4%	9.7%	9.3%
5 Person Units	7.4%	7.0%	5.8%
6+ Person Units	3.6%	3.9%	3.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	2.6%	2.7%	2.3%
\$150,000-\$199,999	2.2%	2.5%	3.0%
\$100,000-\$149,999	6.3%	11.5%	11.0%
\$75,000-\$99,999	6.2%	13.0%	13.0%
\$50,000-\$74,999	24.1%	18.5%	18.4%
\$35,000-\$49,999	13.7%	14.3%	13.6%
\$25,000-\$34,999	10.5%	9.5%	10.3%
\$15,000-\$24,999	17.3%	13.3%	13.3%
Under \$15,000	17.1%	14.7%	15.0%
Average Household Income	\$52,879	\$62,334	\$62,679
Median Household Income	\$41,661	\$50,705	\$51,328
Per Capita Income	\$21,150	\$24,714	\$25,731
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	7,838	43,511	106,439
Under 20	34.2%	29.9%	27.1%
20 to 34 Years	23.1%	19.9%	19.0%
35 to 39 Years	6.2%	5.9%	5.8%
40 to 49 Years	11.0%	11.5%	11.5%
50 to 64 Years	15.4%	18.1%	19.4%
Age 65+	10.0%	14.7%	17.1%
Median Age	33.0	37.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	4,538	27,596	70,939
Elementary (0-8)	2.4%	2.7%	3.0%
Some High School (9-11)	8.3%	8.3%	9.2%
High School Graduate (12)	33.0%	30.1%	31.8%
Some College (13-15)	37.4%	33.0%	29.1%
Associate Degree Only	7.2%	9.2%	8.9%
Bachelor's Degree Only	8.1%	10.4%	10.7%
Graduate Degree	3.6%	6.2%	7.3%
Population by Gender			
2024 Estimate Total Population	7,838	43,511	106,439
Male Population	55.5%	54.5%	54.5%
Female Population	44.5%	45.5%	45.5%

LOCAL DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 106,439. The population has changed by -12.71 percent since 2010. It is estimated that the population in your area will be 105,442 five years from now, which represents a change of -0.9 percent from the current year. The current population is 54.5 percent male and 45.5 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,354 people per square mile.



HOUSEHOLDS

There are currently 44,116 households in your selected geography. The number of households has changed by -5.55 percent since 2010. It is estimated that the number of households in your area will be 44,105 five years from now, which represents a change of -0.0 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2024, the median household income for your selected geography is \$51,328, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 29.98 percent since 2010. It is estimated that the median household income in your area will be \$55,556 five years from now, which represents a change of 8.2 percent from the current year.

The current year per capita income in your area is \$25,731, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$62,679, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 47,071 people in your selected area were employed. The 2010 Census revealed that 54.2 of employees are in white-collar occupations in this geography, and 23.7 are in blue-collar occupations. In 2024, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$107,573 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 29,590.00 owner-occupied housing units and 17,117.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 17.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 21.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 39.7 percent in the selected area compared with the 19.7 percent in the U.S.



BROKERAGE
TEAM

05

Marcus & Millichap

2025

MORE THAN
65 PROPERTIES SOLD

OVERALL CAREER

OVER **\$3 BILLION**
IN SALES VOLUME
AND MORE THAN
1,000 PROPERTIES SOLD,
WITH AN
AVERAGE CLOSING PRICE
95% OF LIST.

ABOUT

MARCUS & MILLICHAP IS A LEADING BROKERAGE FIRM
SPECIALIZING IN COMMERCIAL REAL ESTATE SALES,
FINANCING, RESEARCH AND ADVISORY SERVICES.

Our firm has the largest team of commercial real estate investment specialists in the industry, dedicated to meeting the diverse needs of private and major/institutional investors throughout the United States and Canada.

In 1971, Marcus & Millichap was founded on a unique set of principles to maximize value for real estate investors and, in the process, revolutionized the brokerage industry.

From the start, the company's entire business model has been focused on one goal: Matching every commercial real estate property with the largest pool of qualified buyers. Achieving this—one property at a time—requires a combination of unique features commitments that we make to our clients.

The cornerstones of our business model are executed and brought to life for every client under the supervision and care of our dedicated management team locally, regionally and across the entire Marcus & Millichap organization.

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