

Timber Place Apartments

9921 Sloane Square,
Woodson Terrace, MO 63134

Asking Price

\$3,700,000



No. of Buildings: 9

Units: 64

Unit Mix:

12 - One Bedroom, One Bathroom
52 - Two Bedroom, One Bathroom

Address:

9921 Sloane Sq., Woodson Terrace, MO 63134

Summary:

64-unit Timber Place Apartments complex was built in 1965. Offering recent upgrades including hardwood and ceramic flooring, all-electric units, pitched roofs, central air, and forced heat. Prime location near Lambert Airport, UMSL, and several major employers.



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Mike Shepherd

Agent

(314) 662-6453 Phone

MikeShepherd1968@gmail.com

INVESTMENT OVERVIEW

PROPERTY SUMMARY

Asking Price: \$3,700,000

Year Built: 1965

Building Size: 46,410 SF

Lot Size: 135,646 SF

Prime Location: 64-unit apartment complex in Woodson Terrace, built in 1965. Located in close proximity to Lambert Airport, the University of Missouri - St. Louis (UMSL), and major employers like Boeing and Emerson.

Unit Mix: 12 one-bedroom units and 52 two-bedroom units, offering a variety of living options to suit different needs.

Recent Upgrades: The seller has recently made over \$500K in updates to the plumbing, concrete, and various unit upgrades. Other recent updates include—all hardwood and ceramic flooring, all-electric units, pitched roofs, central air, and forced heat.

Spacious Layouts: Approximately 46,410 square feet of building space across 9 buildings, situated on a 3.114-acre lot.



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com

PROPERTY PHOTOS



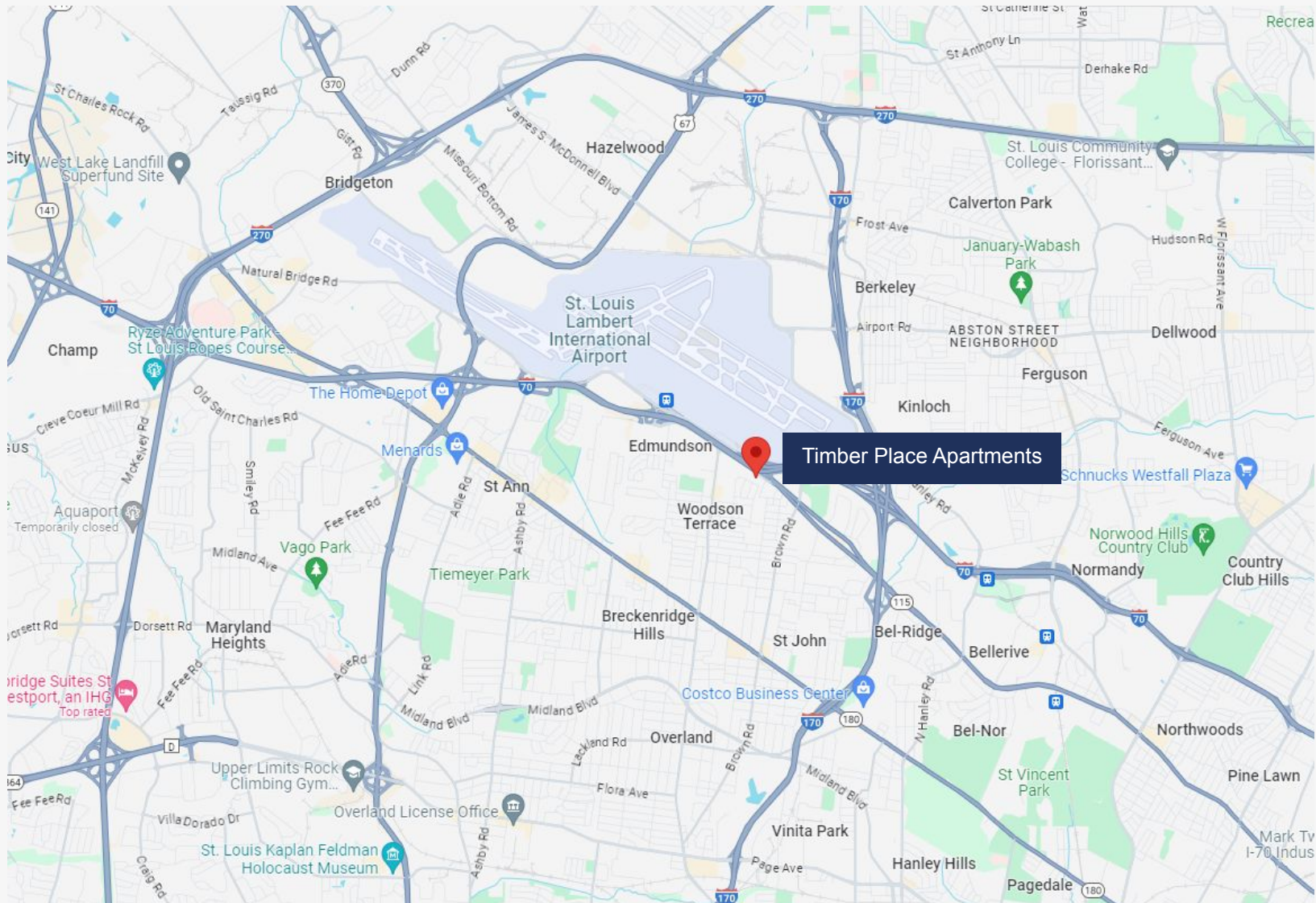
Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com

MAP



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.

INCOME, EXPENSES, & PRO FORMA

Actual 2023

Income	Rents	\$ 519,924.00
<hr/>		
	Total Income	\$ 519,924.00
Expense	Taxes	\$ 76,028.00
	Insurance	\$ 26,952.00
	Maintenance	\$ 32,678.00
	Utilities - Sewer	\$ 33,600.00
	Utilities - Water	\$ 38,400.00
	Utilities - Trash	\$ 7,200.00
<hr/>		
	Total Expenses	\$ 214,858.00
<hr/>		
	Net Income	\$ 305,066.00
	<i>per month</i>	<i>\$ 25,422.17</i>

*Pro Forma

Income	Rents	\$ 652,416.00
	5% Vacancy	\$ 32,620.80
<hr/>		
	Total Income	\$ 619,795.20
Expense	Taxes	\$ 76,028.00
	Insurance	\$ 26,952.00
	Maintenance	\$ 32,678.00
	Utilities - Sewer	\$ 33,600.00
	Utilities - Water	\$ 38,400.00
	Utilities - Trash	\$ 7,200.00
<hr/>		
	Total Expenses	\$ 214,858.00
<hr/>		
	Net Income	\$ 404,937.20
	<i>per month</i>	<i>\$ 33,744.77</i>

*The proforma rent amount for one-bedroom, one-bathroom layouts is based on 14 apartment rentals observed within a 3-mile radius over the past 12 months and is \$778 per month. The proforma rent amount for two-bedroom, one-bathroom layouts is based on 15 apartment rentals observed within a 3-mile radius over the past 12 months and is \$866 per month. Information sourced from Rentometer.com.



Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com



Mike Shepherd
 Agent
 (314) 662-6453 Phone
MikeShepherd1968@gmail.com

NEARBY ONE-BEDROOM APARTMENT RENTALS



9921 Sloane Square St. Louis, MO

Results based on 14, single bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

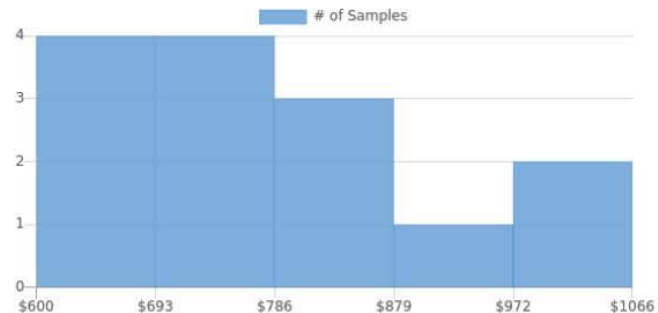
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$778 $\pm 5\%$	\$744	\$680	\$876

Summary Statistics

Sample Size	14
Sample Min	\$600
Sample Max	\$1,061
Sample Median	\$744
Sample Mean	\$778
Sample Standard Deviation	\$146
25th – 75th Percentile	\$680 – 876
10th – 90th Percentile	\$591 – 964
5th – 95th Percentile	\$539 – 1,017

Rent Distribution



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com

NEARBY TWO-BEDROOM APARTMENT RENTALS



9921 Sloane Square St. Louis, MO

Results based on 15, 2-bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

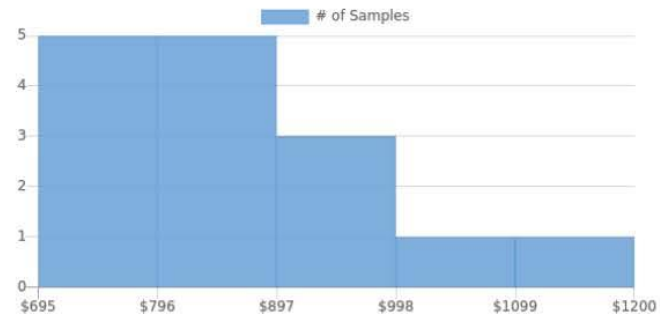
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$866 \pm 4%	\$870	\$772	\$960

Summary Statistics

Sample Size	15
Sample Min	\$695
Sample Max	\$1,195
Sample Median	\$870
Sample Mean	\$866
Sample Standard Deviation	\$140
25th – 75th Percentile	\$772 – 960
10th – 90th Percentile	\$687 – 1,044
5th – 95th Percentile	\$636 – 1,095

Rent Distribution



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com



Mike Shepherd
Agent
(314) 662-6453 Phone
MikeShepherd1968@gmail.com



Invest St. Louis

2309 Thurman Ave.
St. Louis, MO 63110
Office Phone: (314) 325-6201

*Invest St. Louis is a licensed real estate brokerage
in the state of Missouri.*

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Timber Place Apartments

9921 Sloane Square,
Woodson Terrace, MO 63134

Priced at:

\$3,700,000

Contact:



Mike Shepherd

Agent

(314) 662-6453 Phone

MikeShepherd1968@gmail.com