



Offering Memorandum

32-UNIT MULTIFAMILY APARTMENT COMPLEX

3601 WESTWIND DR, OZARK, MO 65721



PROPERTY SUMMARY

32-UNIT APARTMENT - OZARK, MO

3601 WESTWIND DR
OZARK, MO 65721

OFFERING SUMMARY

SALE PRICE:	\$3,500,000
UNITS:	32
BUILDING SIZE:	33,600 SF +/-
PRICE / UNIT:	\$109,375
LOT SIZE:	9.9 acres
CAP RATE:	6.00%
UNIT SIZES:	1,050 SF
PRIVATE GARAGES:	Yes (32)
OCCUPANCY:	77.4%
YEAR BUILT:	1995

PROPERTY SUMMARY

SVN is pleased to offer this 32-unit multifamily apartment building for sale in Ozark, MO. The property known as the Cedar Hills Apartments, sits on a 9.9 acre tract with around 5 acres for additional development. The units are 1,050 SF each with two bedrooms and one bathroom. Each unit also has a private garage. The current occupancy is 77.4%. This property offers an opportunity for value-add through additional development or increased revenues. Approximate value of excess 5 acres is \$300,000 which would increase cap rate to 6.5%.



PROPERTY PHOTOS



LOCATION DESCRIPTION

This property is located in Ozark, MO off of Westwind Drive near the intersection of Fremont Road. The property is four minutes from State Highway CC and five minutes from Highway 65. The property is near several local and national retailers like 4 by 4 Brewing Company, Casey's, Southern Bank, Ozark West Elementary, Sonrise Baptist Church, and many more.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.



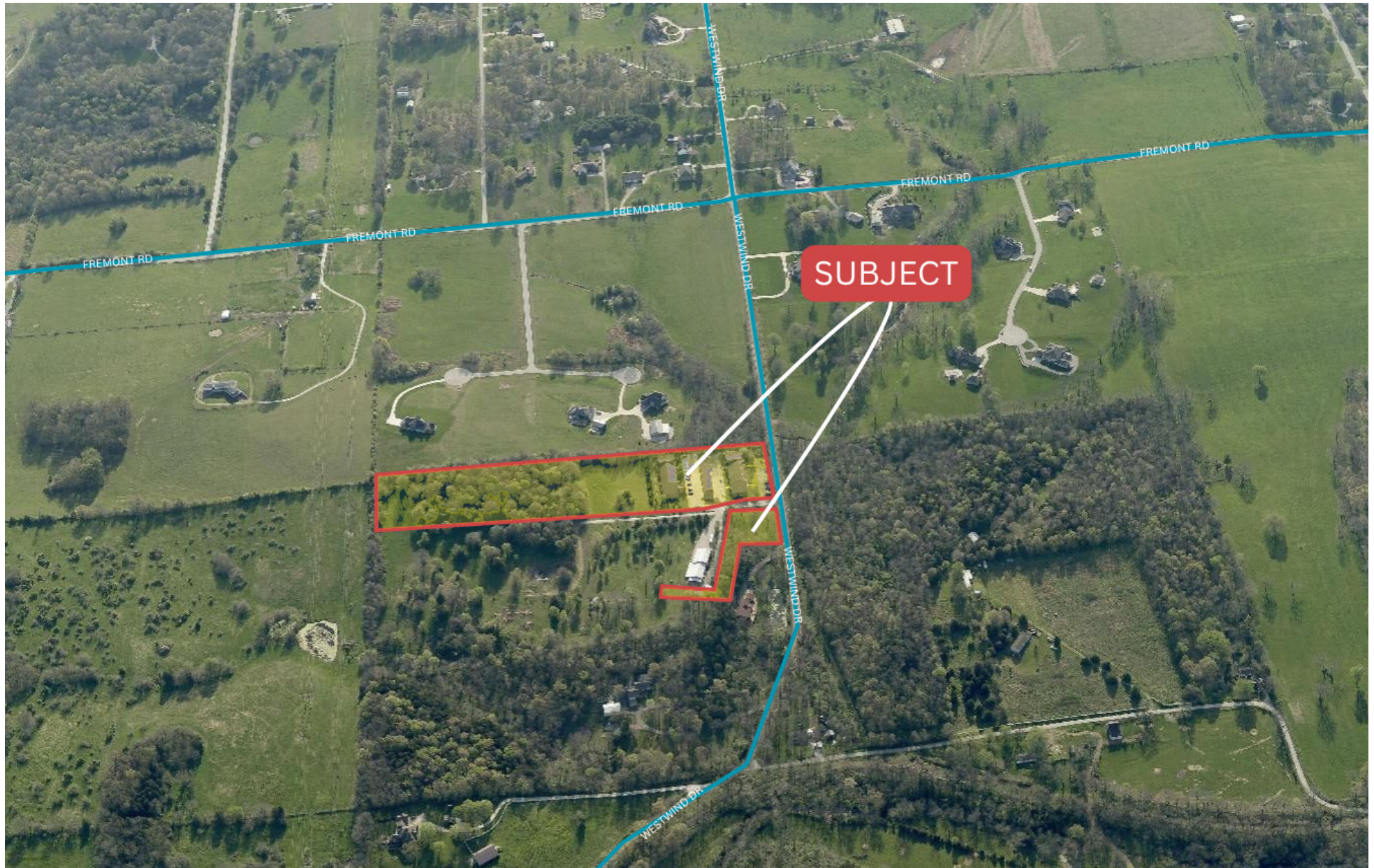
EXTERIOR PHOTOS



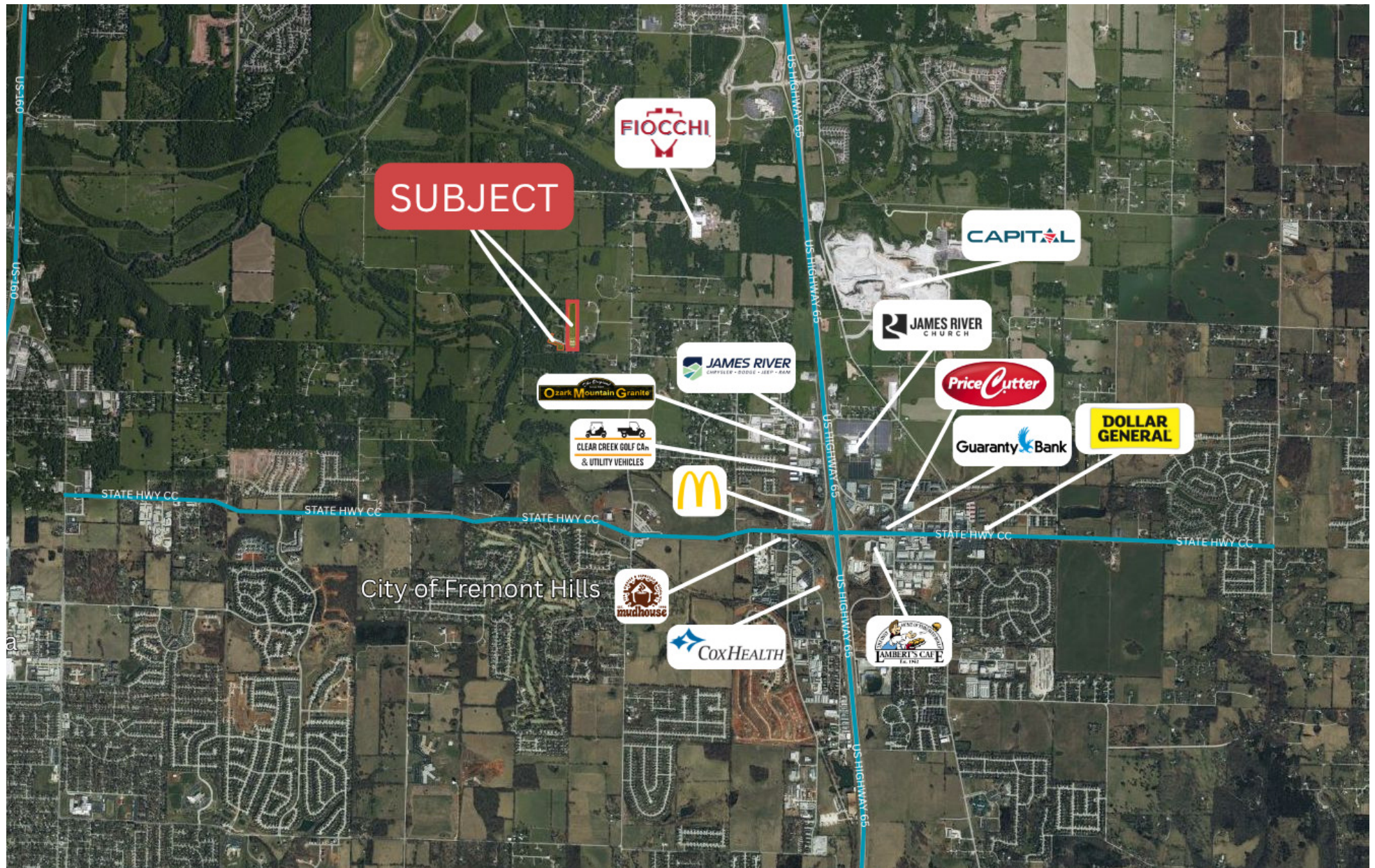
INTERIOR PHOTOS



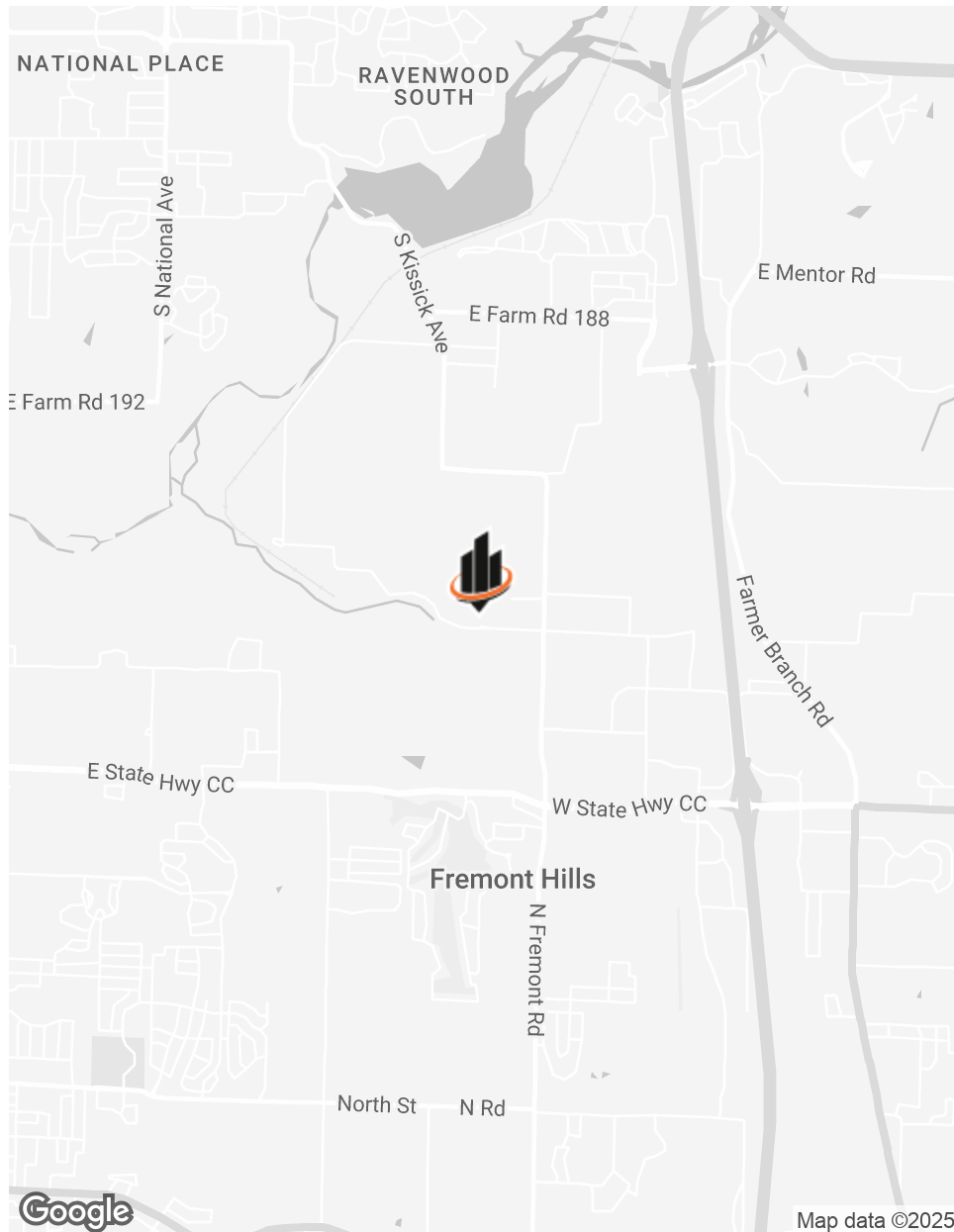
SUBJECT PHOTO



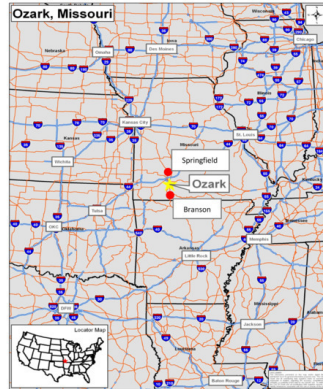
RETAILER MAP



LOCATION MAP



OZARK, MO - DEMOGRAPHICS



Education

The Springfield Metro Area is a center for higher education in Missouri, offering a wealth of liberal arts, business, technical and medical programming. Curriculum in pre-engineering, pre-medical, pre-law, architecture and religion are also offered. Noncredit, continuing education courses are also available, as well as customized training programs.

- There are over 20 Universities and Technical Colleges in the area with over 45,000 students.
- The City of Ozark is home to Ozarks Technical Community College Richwood Valley Campus, with nearly 1,500 students.



Richwood Valley Campus in Ozark

Workforce & Employment

Current Unemployment Rate 7.9%

(Springfield MSA)

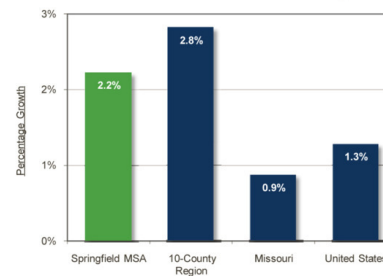
Current Total Workforce 216,804

(Springfield MSA)

Current Regional Workforce 294,597

(10-county region)

Workforce Annual Growth Rate Comparison



References

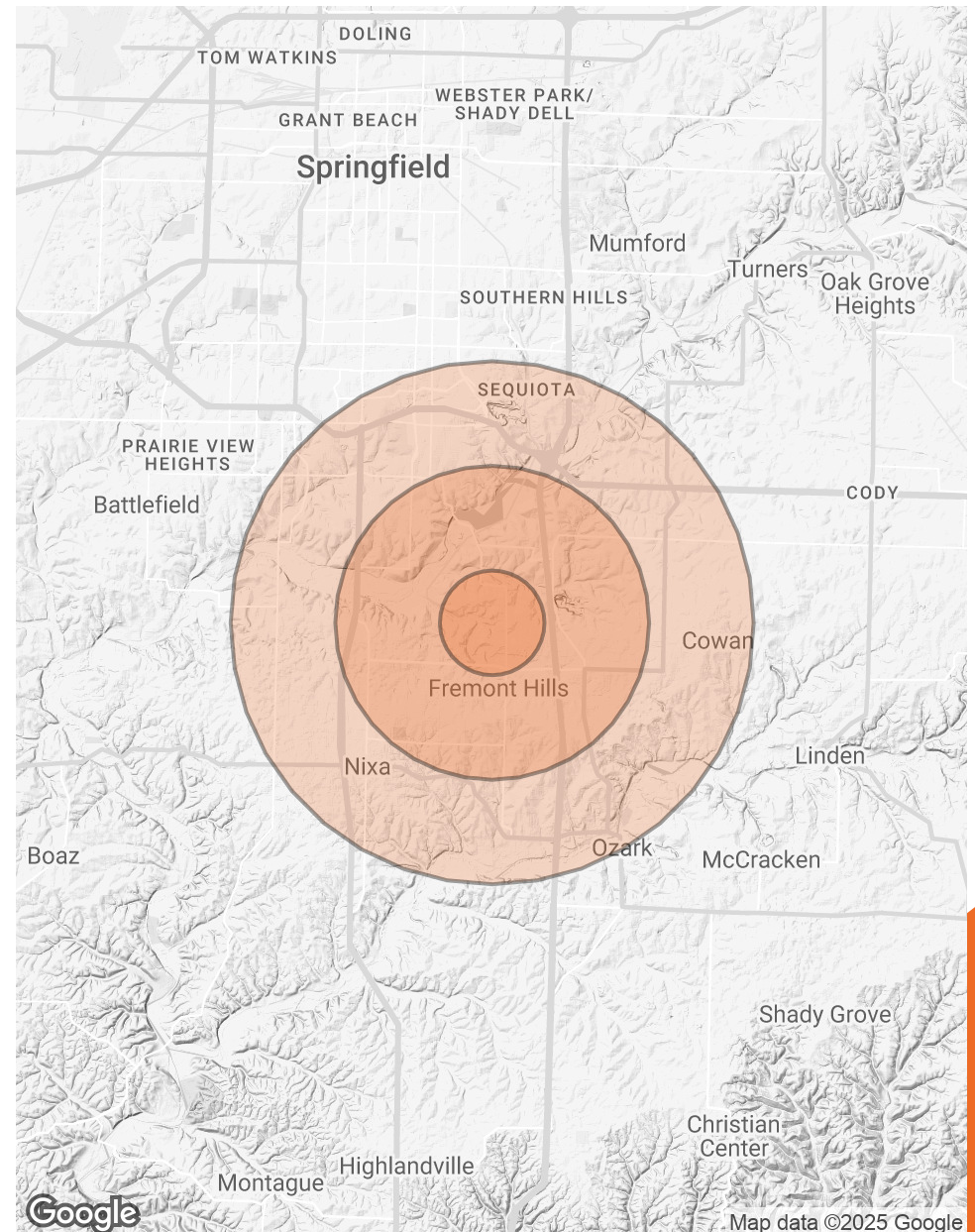
- The City of Ozark has received letters of recommendation from the following business:
 - O'Reilly Automotive
 - Wal-Mart
 - Radio Shack
 - Wendy's
 - Auto Zone
 - Dollar Tree

For more information regarding the City of Ozark visit our website at www.ozarkmissouri.com or Steve Childers at schilders@ozarkmissouri.org (417) 581-2407 or The Ozark Chamber at www.ozarkchamber.com (417) 581-6139.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	902	29,771	82,178
AVERAGE AGE	46	40	41
AVERAGE AGE (MALE)	45	39	40
AVERAGE AGE (FEMALE)	46	41	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	363	11,527	33,273
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$113,790	\$108,817	\$105,405
AVERAGE HOUSE VALUE	\$429,240	\$349,437	\$326,612

Demographics data derived from AlphaMap





LEE MCLEAN III, SIOR, CCIM

Senior Advisor

lee.mclean@svn.com

Direct: **417.887.8826 x110** | Cell: **417.818.8894**

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 Brochure 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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



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2808 S. INGRAM MILL, SUITE
A100
SPRINGFIELD, MO 65804



SVNRANKINCO.COM