

## Timber Place Apartments

9921 Sloane Square,  
Woodson Terrace, MO 63134

### Asking Price

\$3,925,000



**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.



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# INVESTMENT OVERVIEW

## PROPERTY SUMMARY

**Asking Price:** \$3,925,000

**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.



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# PROPERTY PHOTOS



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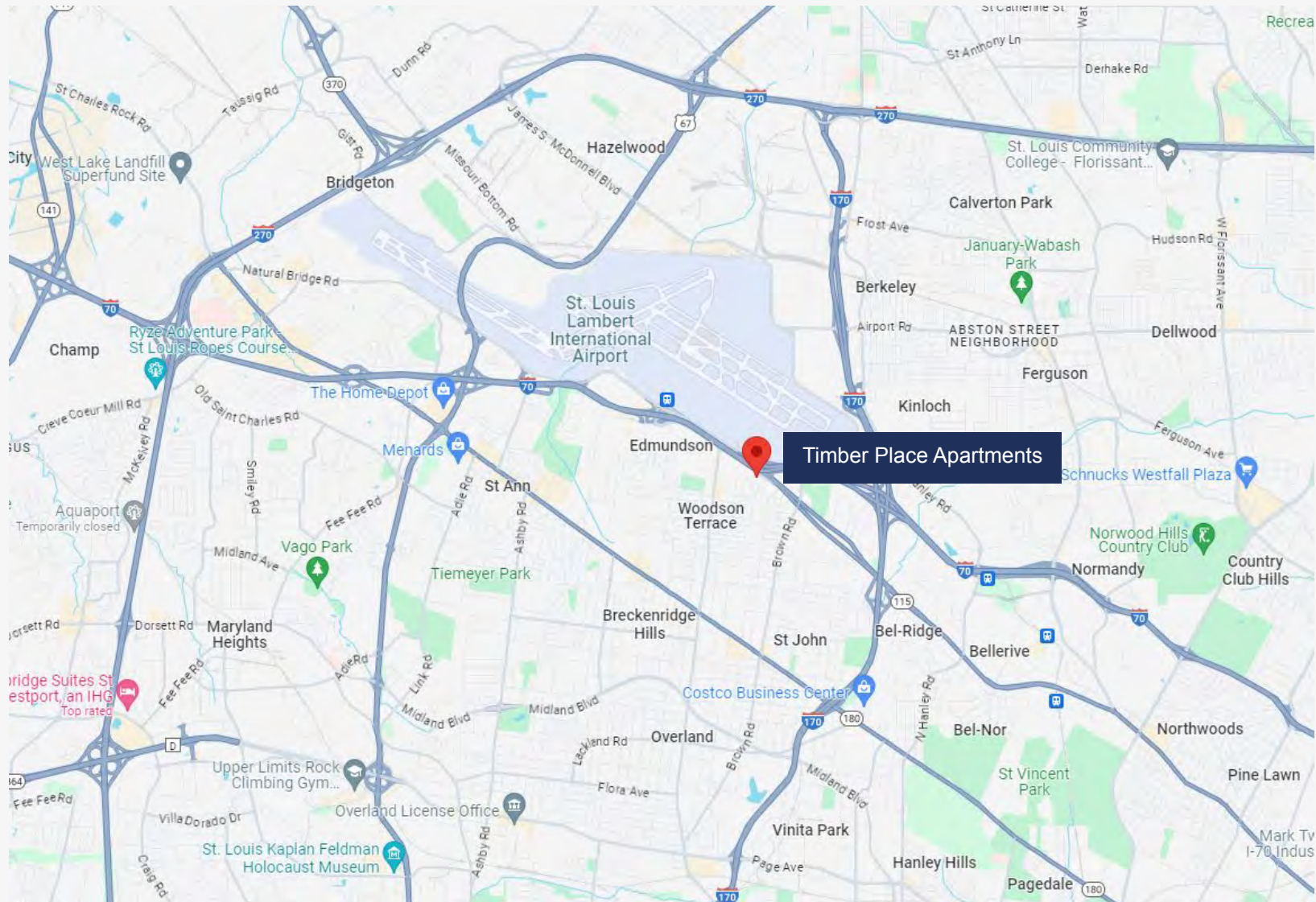
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# MAP



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# INCOME, EXPENSES, & PRO FORMA

<i>Actual 2023</i>			<i>*Pro Forma</i>		
<b>Income</b>	Rents	\$ 519,924.00	<b>Income</b>	Rents	\$ 652,416.00
				5% Vacancy	\$ 32,620.80
	<b>Total Income</b>	<b>\$ 519,924.00</b>		<b>Total Income</b>	<b>\$ 619,795.20</b>
<b>Expense</b>	Taxes	\$ 76,028.00	<b>Expense</b>	Taxes	\$ 76,028.00
	Insurance	\$ 26,952.00		Insurance	\$ 26,952.00
	Maintenance	\$ 32,678.00		Maintenance	\$ 32,678.00
	Utilities - Sewer	\$ 33,600.00		Utilities - Sewer	\$ 33,600.00
	Utilities - Water	\$ 38,400.00		Utilities - Water	\$ 38,400.00
	Utilities - Trash	\$ 7,200.00		Utilities - Trash	\$ 7,200.00
	<b>Total Expenses</b>	<b>\$ 214,858.00</b>		<b>Total Expenses</b>	<b>\$ 214,858.00</b>
	<b>Net Income</b>	<b>\$ 305,066.00</b>		<b>Net Income</b>	<b>\$ 404,937.20</b>
	<i>per month</i>	<i>\$ 25,422.17</i>		<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](http://Rentometer.com).



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# 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.

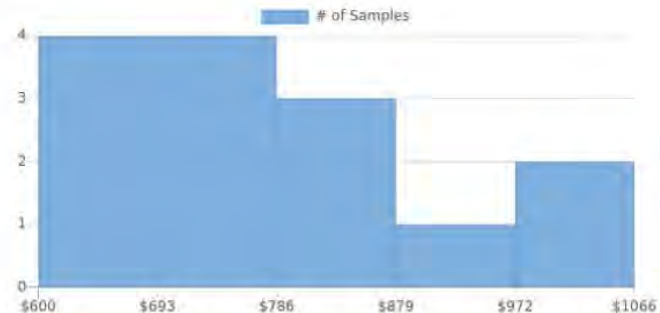
A min/max Price or SQFT has been set.

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



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# 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.

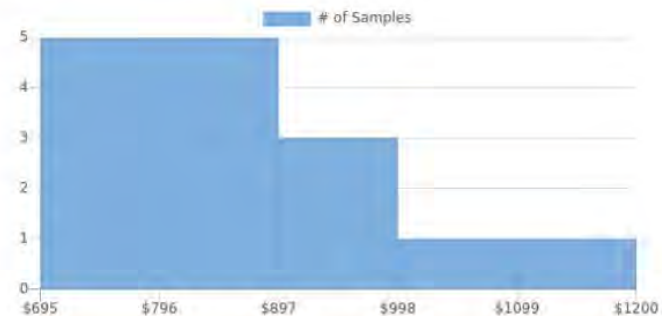
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> 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

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### Disclaimer:

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Priced at:

# \$3,925,000

## Contact:

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