

36 UNITS FOR
SALE | NEW
FLORENCE, MO



GRANDVIEW LODGE

1 PROACTIVE DR
NEW FLORENCE, MO 63363



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

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granview lodge

1 proactive dr
new florence, mo 63363

36 units
new florence



PROPERTY DESCRIPTION

Salient Realty Group is pleased to present a rare and high-performing investment opportunity, 1 Proactive Drive is a fully remodeled 36-unit complex that seamlessly blends residential income with commercial stability. Spanning approximately 14,000 square feet on a nearly 3-acre lot, the property has undergone extensive capital improvements, including a brand-new roof, updated siding, and modernized electrical and plumbing systems. A standout feature is the newly installed solar system, which significantly offsets operational costs. The complex currently comprises 35 residential units—primarily furnished, independent living spaces with individual HVAC controls—and one established commercial suite currently leased to a professional medical tenant.

This turn-key asset is designed for maximum efficiency and consistent cash flow, boasting a history of high occupancy and low vacancy rates. The property's flexible "independent living" model appeals to a wide demographic, including seniors, traveling professionals, and local workforce members seeking all-inclusive, move-in-ready housing. With all-inclusive rent structures and a strategic location just off Interstate 70, the facility is perfectly positioned to capture the growing housing demand in Montgomery County.

PROPERTY HIGHLIGHTS

- 36 Turn Key Fully Furnished Units
- Right off I-70
- Attached Commercial Unit
- Immediate Rental Upside
- Major Infrastructure Improvements in Surrounding Counties

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$2,700,000 |
| Number of Units: | 36 |
| Lot Size: | 1.71 Acres |
| Building Size: | 15,437 SF |
| NOI: | \$272,136.79 |
| Cap Rate: | 10.08% |



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LOCATION DESCRIPTION

Nestled in the heart of Montgomery County, 1 Proactive Drive offers an unbeatable location for those seeking the perfect blend of small-town tranquility and high-speed accessibility. Situated just seconds from Interstate 70 at the Highway 19 interchange, this property serves as a vital midpoint between the bustling metropolitan hubs of St. Louis and Columbia. Residents and businesses alike benefit from being part of a quiet, tight-knit community while remaining connected to major regional employers, healthcare facilities, and the University of Missouri, all within a comfortable 45-to-60-minute drive.

The immediate surroundings of New Florence provide a wealth of essential amenities and unique local charm. The property is within walking distance of convenient travel stops, local dining staples, and essential services including the local post office and city hall. For those who enjoy the outdoors and Missouri's rich heritage, the scenic Hermann wine country is just 15 miles to the south, offering world-class vineyards, boutique shopping, and seasonal festivals along the Missouri River.

Positioned within a region experiencing significant infrastructure investment, this location is primed for long-term value. With the state's ongoing "Improve I-70" project expanding the corridor to six lanes and the nearby Heart of America Mega Site attracting major industrial interest, 1 Proactive Drive sits at the epicenter of East-Central Missouri's economic growth. Whether utilized as a residential complex or a commercial hub, the property capitalizes on the high visibility of the interstate and the growing demand for flexible, well-connected living spaces in a developing rural-urban fringe.



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| UNIT | BEDROOMS | BATHROOMS | RENT | SECURITY DEPOSIT | LEASE START | LEASE END |
|---------|----------|-----------|---------|------------------|-------------|-----------|
| 103 | 1 | 1 | \$1,200 | \$400 | 09/01/2025 | MTM |
| 105 | 1 | 1 | \$787 | \$400 | 12/10/2025 | MTM |
| 107 | 1 | 1 | \$787 | \$200 | 01/01/2025 | MTM |
| 109 | 1 | 1 | \$787 | \$200 | 03/06/2025 | MTM |
| 111 | 1 | 1 | \$787 | - | - | - |
| 113 | 1 | 1 | \$787 | \$400 | 09/19/2025 | MTM |
| 114 | 1 | 1 | \$787 | \$200 | 03/04/2025 | MTM |
| 115 | 1 | 1 | \$787 | \$400 | 11/14/2025 | MTM |
| 116 | 1 | 1 | \$788 | - | 10/01/2024 | MTM |
| 117 | 1 | 1 | \$787 | - | 10/01/2024 | MTM |
| 118 | 1 | 1 | \$787 | - | 10/01/2024 | MTM |
| 119/121 | 2 | 1 | - | - | 12/03/2025 | MTM |
| 120 | 1 | 1 | \$787 | \$400 | 09/19/2025 | MTM |
| 122/124 | 2 | 1 | \$1,250 | - | 04/01/2025 | MTM |
| 201 | 1 | 1 | \$787 | \$400 | 10/13/2025 | MTM |
| 202 | 1 | 1 | \$787 | \$400 | 11/07/2025 | MTM |
| 203 | 1 | 1 | \$787 | - | MTM | MTM |
| 204 | 1 | 1 | \$787 | \$400 | 11/01/2025 | MTM |
| 205 | 1 | 1 | \$787 | - | MTM | MTM |
| 206 | 1 | 1 | \$787 | \$400 | 11/01/2025 | MTM |
| 207 | 1 | 1 | \$787 | - | MTM | MTM |
| 208 | 1 | 1 | \$787 | - | MTM | MTM |
| 209 | 1 | 1 | \$787 | \$200 | 03/22/2025 | MTM |
| 210 | 1 | 1 | \$787 | \$200 | 02/01/2025 | MTM |
| 211 | 1 | 1 | \$787 | \$200 | 11/17/2025 | MTM |
| 212 | 1 | 1 | \$787 | - | MTM | MTM |
| 213 | 1 | 1 | \$787 | - | 10/01/2024 | MTM |
| 214 | 1 | 1 | \$800 | - | 11/19/2025 | MTM |
| 215 | 1 | 1 | \$787 | \$400 | 10/16/2025 | MTM |
| 216 | 1 | 1 | \$787 | - | 12/01/2024 | MTM |



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|-----------------|----------|-----------|-----------------|------------------|-------------|-----------|
| 217 | 1 | 1 | \$787 | - | 10/01/2024 | MTM |
| 218 | 1 | 1 | \$787 | \$200 | 12/05/2024 | MTM |
| 219/21 | 2 | 1 | \$1,350 | \$700 | 09/07/2025 | MTM |
| 220 | 1 | 1 | \$787 | - | MTM | MTM |
| 222 | 1 | 1 | \$787 | \$200 | 05/06/2025 | MTM |
| Commercial | - | 1 | - | - | - | - |
| TOTALS | | | \$28,211 | \$6,300 | | |
| AVERAGES | | | \$830 | \$332 | | |



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EXPENSE SUMMARY

CURRENT IN PLACE

| | |
|-----------------------|-----------------|
| Maintenance | \$4,964 |
| Repairs | \$3,265 |
| Sewer & Garbage | \$936 |
| Other | \$225 |
| Water | \$1,200 |
| Trash | \$1,200 |
| Electric | \$12,000 |
| Internet | \$1,800 |
| Software | \$3,240 |
| Tax | \$21,936 |
| Insurance | \$14,316 |
| GROSS EXPENSES | \$65,083 |



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INVESTMENT OVERVIEW

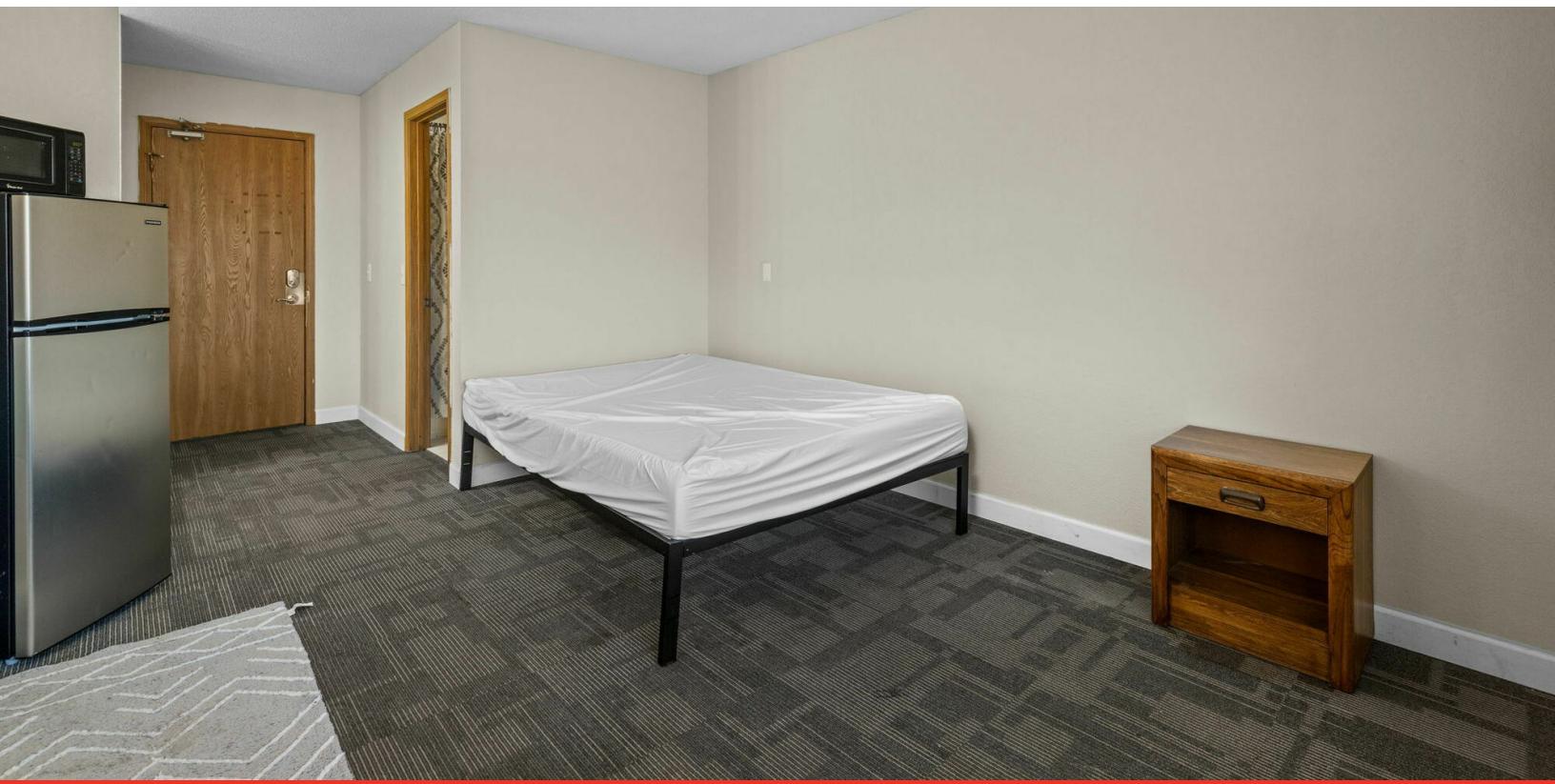
CURRENT IN PLACE

| | |
|---------------------|-------------|
| Price | \$2,700,000 |
| Price per SF | \$175 |
| Price per Unit | \$75,000 |
| GRM | 8.01 |
| Total Return (yr 1) | \$272,137 |
| Cap Rate: | 10.08% |

OPERATING DATA

CURRENT IN PLACE

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$337,220 |
| Operating Expenses | \$65,084 |
| Net Operating Income | \$272,137 |



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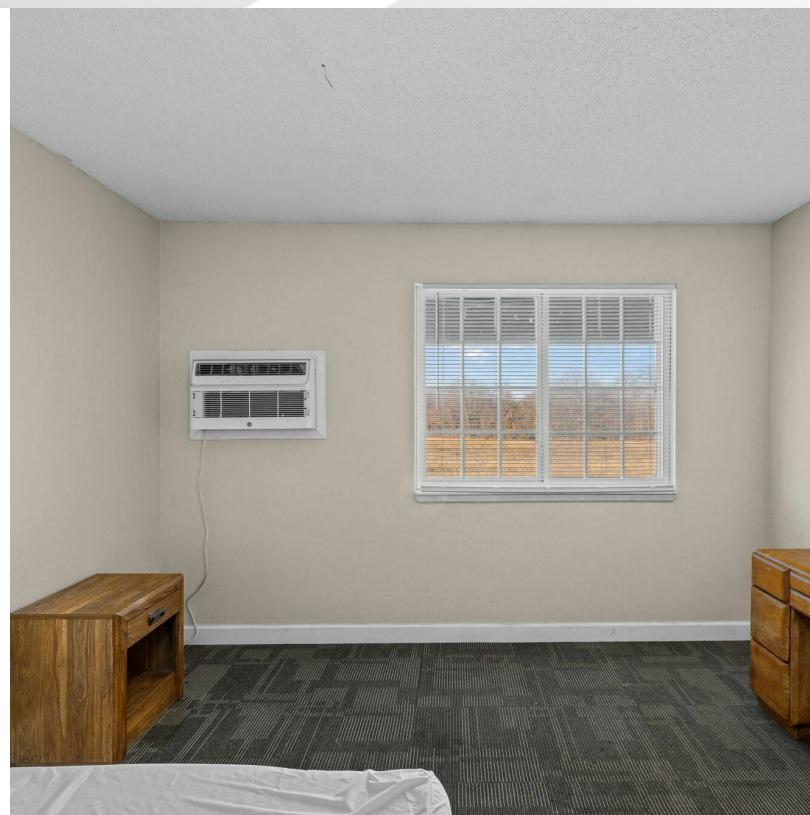
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ADDITIONAL PHOTOS

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**JAMES ANDERSON**

Associate

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PROFESSIONAL BACKGROUND

James has a passion for Commercial Real Estate which developed at a young age since his father sold Real Estate for over 30 years. He enjoys connecting with buyers and sellers to learn their wants, needs, and more importantly, learning about who they are. He believes relationships and communication are the most powerful tools in Real Estate.

During his short time as a Real Estate agent, he was one of the top Real Estate agents at Keller Williams St.Louis for multiple years selling Commercial Real Estate part time. He specializes in finding off-market properties and bringing those opportunities to his clientele before it hits the market. James is very passionate about bringing the best opportunities and services to his clients.

EDUCATION

University Of Kentucky

MEMBERSHIPS

St.Louis Association Of Realtors

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PROFESSIONAL BACKGROUND

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

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