



241 SE Missouri 13 Business, Warrensburg, MO 64093

\$1,695,000

Apartment Structures

Multi Family with Excellent ROI



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Listing Added: Today

Listing Updated: Today

Details

Asking Price	\$1,695,000	Property Type	Multifamily
Subtype	Apartment Building	Investment Type	Stabilized
Investment Sub Type	Value Add	Class	C
Cap Rate	10.32%	Occupancy	95%
NOI	\$175,000	Units	28
Year Built	1980	Year Renovated	2021
Buildings	7	Stories	2
Lot Size (acres)	1.5	Parking (per unit)	28
Price/Unit	\$60,535.71	Ground Lease	Yes
Sale Condition	For sale by owner		

Marketing Description

28 Unit Complex just south of Central Missouri University in Warrensburg Mo! 14 two bedrooms renting at \$575/month and 14 one bedroom apartments renting at \$475/month. Many upgrades in the last 4 years including New Roofs, New Asphalt in Parking Areas, Paint, Guttering, Many units have been remodeled and some HVAC has been upgraded as well. Owner/Agent.

Location (1 Location)





Population

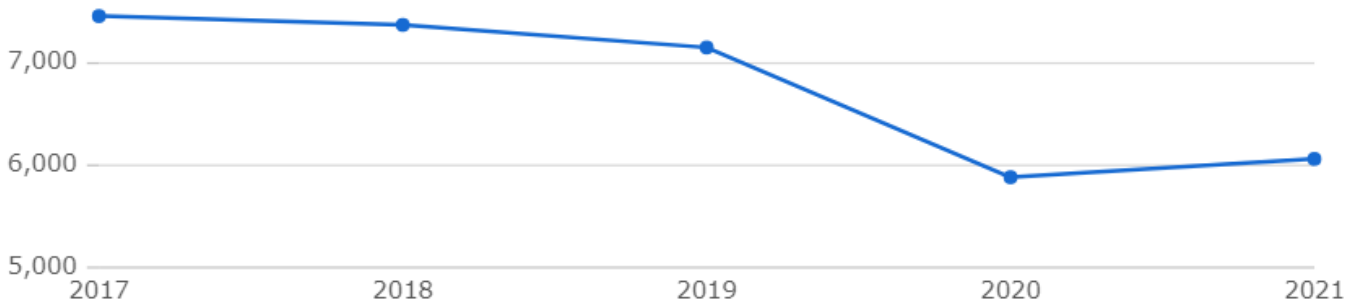
6,048

↑ 3%

Compared to 5,870 in 2020

↓ -18%

Compared to 7,440 in 2017



Household Income

\$59.1k

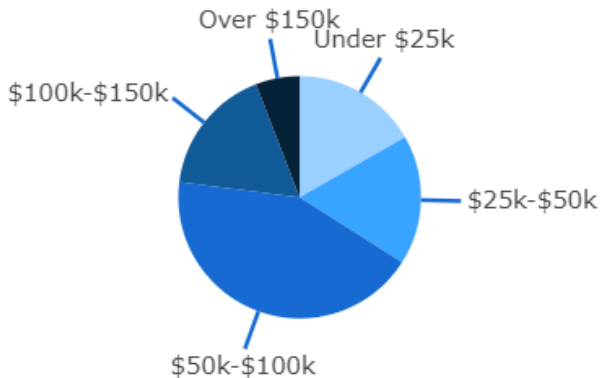
Median Income

\$79.2k

2028 Estimate

↑ 34%

Growth Rate



Age Demographics

31

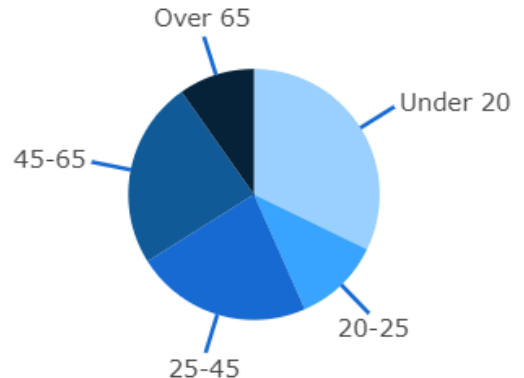
Median Age

35

2028 Estimate

↑ 13%

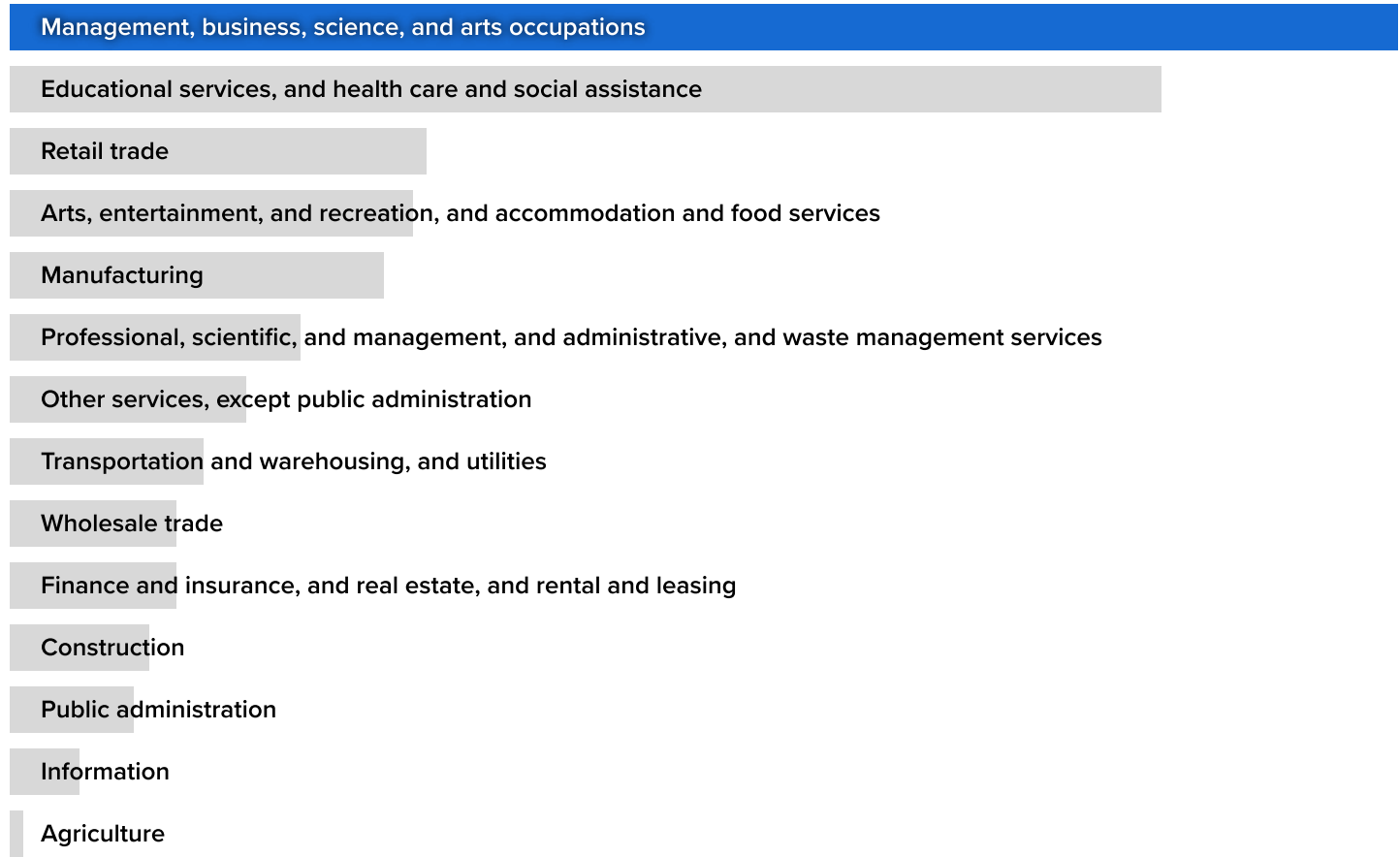
Growth Rate



Number of Employees

4,805

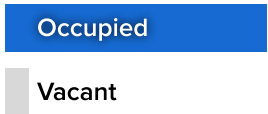
Top Employment Categories



Housing Occupancy Ratio

10:1

9:1 predicted by 2028



Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

