

# 8-4 PLEX PORTFOLIO SALE



## WESTVIEW HEIGHTS

**\$3,250,000**

This offering presents a compelling investment in multiple income-generating properties, characterized by a strong 7% capitalization (cap) rate. This attractive cap rate signifies a solid return on investment, indicating the properties' efficiency in generating income relative to their market value. Investors seeking to diversify their portfolio with cash-flowing assets will find this opportunity particularly appealing.

### Facilities:

- Two Bedrooms+ 1 bathroom units
- \$25,700/mo income
- Rents Between \$750-\$950/mo
- Many remodeled units



**Contact us for more information.**

✉ [adam@sellwithstark.com](mailto:adam@sellwithstark.com)

☎ 573-427-7791

**OWNER/AGENT**



# A Turnkey Investment Story — Revitalized, Repositioned, Ready to Perform

This portfolio isn't just a collection of buildings — it's the result of focused stewardship, strategic capital investment, and a broader neighborhood transformation. When we acquired these properties, the average rent was just \$375 per unit, generating around \$12,000/month in gross income. Over the course of ownership, we've invested nearly \$500,000 in meaningful improvements — both interior and exterior — that elevated the quality of life for residents and fundamentally changed the financial performance of the asset.

Today, the portfolio generates over \$25,000/month in rent (averaging \$850–\$950 per unit), all while operating under professional property management that is fully in place and transferrable to the new owner, with potential to increase to almost \$30,000/mo. We've seen a significant reduction in tenant turnover and disruption, thanks to consistent tenant screening, clear property standards, and hands-on management. That operational stability, combined with strong physical improvements, positions this asset for long-term returns and continued appreciation.

In the time since our ownership began, every surrounding multifamily property has changed hands and undergone upgrades — a signal of broader neighborhood revitalization and increased investor confidence.

Recent legislation may provide additional tax advantages for real estate investors — including potential bonus depreciation opportunities and improved 1031 exchange flexibility. Buyers should consult their tax advisors to explore how the updated laws could enhance after-tax returns.

This is a rare opportunity to step into a stabilized, cash-flowing portfolio with proven upside — backed by real numbers, real work, and real momentum.

**Contact us for more information.**

✉ [adam@sellwithstark.com](mailto:adam@sellwithstark.com)

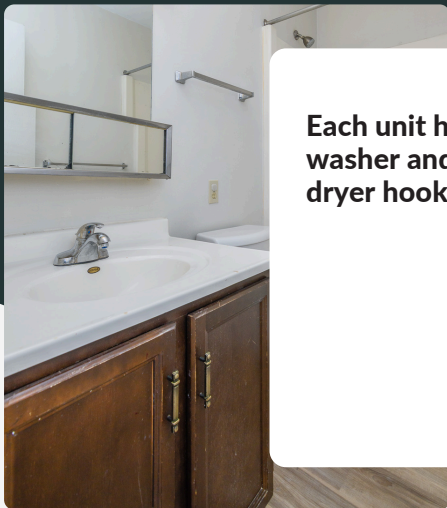
☎ 573-427-7791





## WEST VIEW HEIGHTS APARTMENTS

Majority of units have been remodeled with new flooring, light fixtures, paint, appliances, and kitchen cabinets.

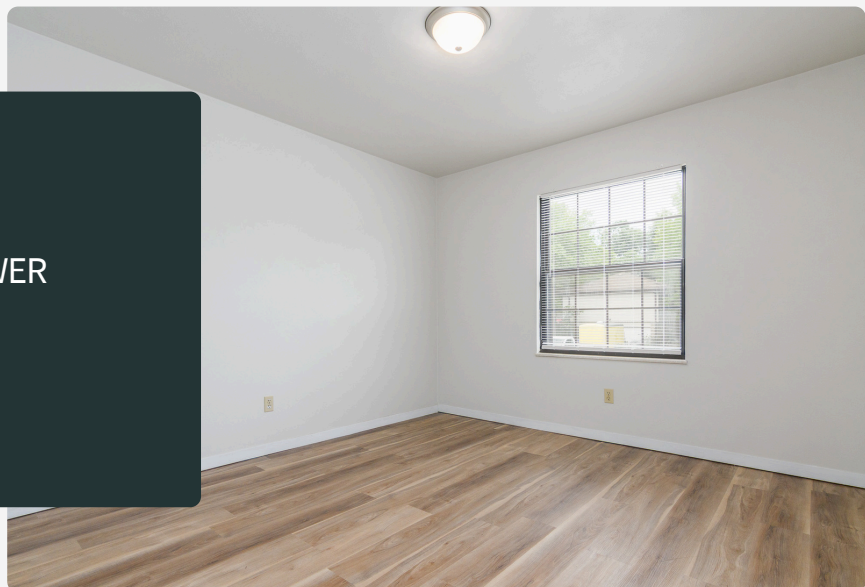


Each unit has a  
washer and  
dryer hook up.



Each unit has 2  
bedrooms 1  
bathrooms  
units w/approx  
858 square  
feet.

UPPER UNITS HAVE DECKS, LOWER  
UNITS HAVE PATIOS





<b>5117 S BROOKS CT</b> PARCEL 10-04-18-0003-004-008	<b>.25 ACRES</b>	<b>BUILT 1982</b>	<b>3,432 SQ FT</b>
<b>5121 S BROOKS CT</b> PARCEL 10-04-18-0003-004-007	<b>.25 ACRES</b>	<b>BUILT 1984</b>	<b>3,432 SQ FT</b>
<b>5213 COLLIER CT</b> PARCEL 10-04-18-0003-004-040	<b>.26 ACRES</b>	<b>BUILT 1990</b>	<b>3,432 SQ FT</b>
<b>5216 COLLIER CT</b> PARCEL 10-04-18-0003-004-026	<b>.40 ACRES</b>	<b>BUILT 1987</b>	<b>3,328 SQ FT</b>
<b>5217 COLLIER CT</b> PARCEL 10-04-18-0003-004-040001	<b>.30 ACRES</b>	<b>BUILT 1990</b>	<b>3,432 SQ FT</b>
<b>5401 COLLIER LN</b> PARCEL 09-06-13-0004-004-033	<b>.55 ACRES</b>	<b>BUILT 1984</b>	<b>3,432 SQ FT</b>
<b>5405 COLLIER LN</b> PARCEL 09-06-13-0004-004-032	<b>.31 ACRES</b>	<b>BUILT 1985</b>	<b>3,432 SQ FT</b>
<b>5417 COLLIER LN</b> Parcel 09-06-13-0004-004-028	<b>.36 ACRES</b>	<b>BUILT 1986</b>	<b>3,432 SQ FT</b>

## EQUITY AND INCOME POTENTIAL

Out of 32 units , 11 units are left to be remodeled, 6 partially remodeled/refurbished and 15 fully remodeled. For fully remodeled rents are \$925-\$950 . For partially remodeled rents are \$850-\$925. And non remodeled rents are \$750-\$800. As you continue to update the units between tenants you will be able to increase rents with a **Pro Forma of \$29,600/mo and Potential 8% CAP Rate.**

Located in Cole County with nearby schools including Clarence Lawson Elementary School, Thomas Jefferson Middle School, and Capital City High School.







# The beauty of Jefferson City is more than physical

Along the Missouri River, Jefferson City residents can experience beauty in all directions, from winding river views, lush wineries and parks, to an acclaimed capitol building. The capital of Missouri, Jefferson City, is centrally located between Springfield, Kansas City and St. Louis. As of the 2020 census, its population was 43,228 and growing. Median incomes have grown too, as top employers Central Bank, the state of Missouri and Jefferson City Medical Group are hiring. With a lower cost of living than the United States in general, businesses, including Unilever and Husch Blackwell, have opened new offices in the city of late.



Demographics					
Total Population	40,676	Median Age	41		
Population under 18 On par with the national average	23.3% 23.8%	Population over 65 On par with the national average	20.4% 19.1%		
Finances					
Median Household Income Significantly below the national average	\$57,265 \$71,702	Average Household Income	\$77,095		
Education and Workforce					
High School Graduates On par with the national average	92.8% 89.1%	College Graduates	37%		
Advanced Degrees	13.3%	% Population in Labor Force On par with the national average	69.4% 65.1%		
Area Factors					
 <b>Somewhat Bikeable</b> Bike Score®		35 / 100	 <b>Somewhat Walkable</b> Walk Score®		62 / 100
Source: Walk Score ⓘ					