



ST. CATHERINE APARTMENTS

3350 Saint Catherine St Florissant, MO 63033 86 Units | Built 1989 **OFFERING MEMORANDUM**



VERONICA PLACE APARTMENTS

1425 N New Florissant Rd Florissant, MO 63033 79 Units | Built 1980

INVESTMENT ADVISORS

ANDREA KENDRICK

Managing Director 314.984.5591 andrea.kendrick@berkadia.com MO# 2007030450

ROSS SANDERS

Managing Director 314.221.8543

ross.sanders@berkadia.com #2007038807

MORTGAGE BANKERS

KEVIN KOZMINSKE

Senior Managing Director 314.984.5514 kevin.kozminske@berkadia.com

PAT GARLICH

Director 314.984.5536 pat.garlich@berkadia.com

KEN ASTON

Managing Director 314.984.5590 ken.aston@berkadia.com MO# 00248076

CORTNEY MAULDIN

Managing Director 314.322.3463 cortney.mauldin@berkadia.com

ST. LOUIS OFFICE

101 S. Hanley Road, Suite 550 St. Louis, MO 63105 Phone: 314.984.5500 | Fax: 314.498.5501





ST. CATHERINE APARTMENTS & VERONICA PLACE APARTMENTS

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INVESTMENT HIGHLIGHTS

Berkadia is pleased to offer an investor the exclusive opportunity to purchase St. Catherine apartments and Veronica Place apartments located in St. Louis, Missouri. St. Catherine features 86 one- and two-bedroom units and Veronica Place offers 79 one- and two-bedroom units. Both communities offer market rate apartment living with a welcoming environment for active independent residents 55 years and older.

STRONG MARKET DEMAND AND GROWTH POTENTIAL

Both properties are stabilized and 100% leased. St. Catherine's market rents were raised between \$100 to \$200 per month depending on unit upgrades and has a waiting list for onebedroom units.

Veronica Place rental rates were recently increased by \$100 per month across all floorplans while maintaining full occupancy and a waiting list for potential residents.

As a result of this strong demand, a new owner has the opportunity to capitalize on it by continuing unit renovations on 95% of units at St. Catherine and 75% of units at Veronica Place for higher rent premiums.

St. Catherine offers an optional food service program for residents. Recently, the owner began transitioning away from this model and was able to quickly lease 10 units without food service. The plan is to continue moving away from food service, resulting in substantial cost savings for a new owner.



RECENT CAPITAL EXPENDITURES

The Seller has spent significant capital improving the property in recent years.

VERONICA PLACE APARTMENTS

- Since 2023, a total of \$1,540,000 has been invested.
 - 24% of the units (19 out of 79) underwent cosmetic renovations, while the remaining 60 units received upgrades such as new light fixtures, paint, flooring, and stainless-steel appliances.
 - 25 complete HVAC systems were replaced through the Ameren Missouri upgrade package, which also included new common area LED lighting, thermostats, aerators, and 54 system tune-ups.
 - A pickleball and fitness facility were added.





ST. CATHERINE APARTMENTS

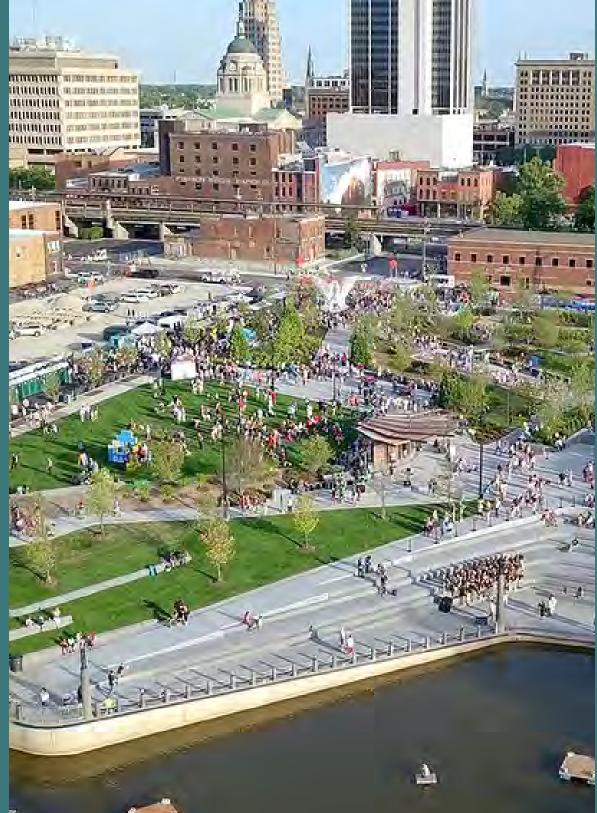
- A total of \$958,000 has been invested in capital improvements.
 - A new roof was installed in 2023.
 - 30 complete HVAC systems were replaced through the Ameren Missouri upgrade package, which also included 4 common area HVAC systems, common area LED lighting, thermostats, and aerators.
 - The entryway and dining area were upgraded with new flooring, paint, furnishings.
 - Three out of 86 apartments were cosmetically renovated, with many others receiving new flooring, paint, and appliances.



ECONOMIC INDICATORS

Veronica Place and St. Catherine are located in the North County submarket of St. Louis which is experiencing several positive economic indicators. Employment growth is on the rise, driven by expansions in key industries such as healthcare, logistics, and manufacturing. Infrastructure improvements and new commercial developments are attracting businesses and residents alike. Additionally, the area has seen an increase in median household income, supporting a robust housing market with strong demand for rental properties.





INDIVIDUAL OR PORTFOLIO SALE

St. Catherine and Veronica Place can be purchased individually or as a portfolio. The properties benefit from being located within 2 miles of each other and currently share a management team for better efficiencies.

FINANCING

Both properties are being offered free and clear of any existing debt allowing an investor to take advantage of lower rates in today's current lending environment.







PROVEN VALUE-ADD SCOPE OFFERS IMMEDIATE UPSIDE



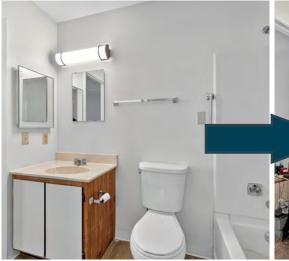
NON RENOVATED KITCHEN

PREMIUM KITCHEN





PREMIUM LIVING ROOM







PREMIUM BATHROOM





PROPERTY DESCRIPTION

ST CATHERINE APARTMENTS

# of total units	86
Style	garden-style
Туре	market rate independent (55+) housing
Distance from Downtown	14 miles NW of Downtown St. Louis
Location	in Florissant, on Catherine St east of Waterford Dr
Year built	1989
# of total buildings	2 (Including a leasing office / clubhouse)
# of stories	one and two story
Exterior building materials	brick, siding, and decorative shutters
Roof type	flat and pitched roofs with shingles
Acres of land	6.79 acres
Density	12.67 units per acre
Pets allowed	yes





UNIT MIX

63
ONE BEDROOM UNITS
MEASURING 575 SQUARE FEET EACH

23
TWO BEDROOM UNITS

MEASURING BETWEEN 875 AND 1,199 SQUARE FEET

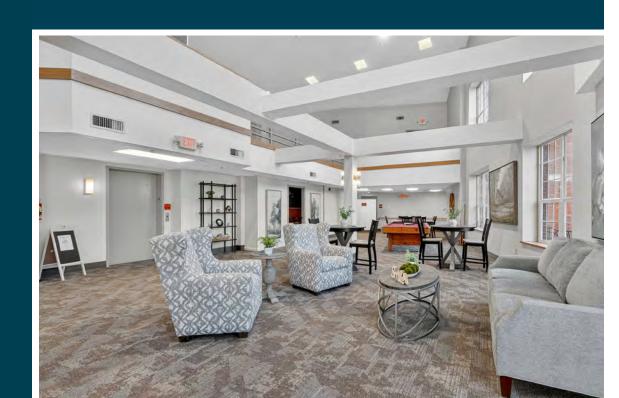
678AVERAGE UNIT SIZE SQUARE FEET

ST CATHERINE & VERONICA PLACE | THE PROPERTY - ST CATHERINE

COMMUNITY AMENITIES

- Recreation Room with Entertainment Space, Billiards, TV Lounge, Library, Large Dining Room, Activity Room, and Worship Room
- Activities and Events Include Group Outings, Monthly Birthday Parties, Seasonal and Holiday Celebrations, Non-Denominational Worship Services, BINGO Club, Arts & Crafts, and Exercise Classes
- Services Available Include Housekeeping, Restaurant Style Menu and Dining, Dinner Meal Service, Local Scheduled Transportation, and Regular Trips to Local Shopping
- Laundry Facilities
- Lobby with Lounge Area and Elevator
- On-Site Management and Maintenance
- Package Receiving
- Plenty of Convenient, On-Site Parking and Detached Garage
- Controlled Access
- Beautifully Landscaped with Manicured Grass, Mature Trees, Trimmed Shrubs, and Flowering Plants

- Online Resident Portal
- Close to Public Transportation (Metro Bus Line), Parks, Golf Courses, Stores, Restaurants, Entertainment Options, and St. Louis County Libraries
- Convenient Access to Interstates 270 and 170, U.S. Highway 67, State Route 367, Old Town Florissant, St. Louis Lambert International Airport, and Downtown St. Louis





















UNIT AMENITIES

- Spacious Floor Plans with Classic and Updated Finishes
- Updated Units are Beautifully Appointed with Stainless-Steel Appliances, Shaker-Style Cabinetry, Wood-Style LVT Flooring, and Stone-Look Countertops
- Kitchen with Electric Stove, Refrigerator, Double Basin Sink, Dining Room, and Plenty of Cabinet and Counter Space
- Energy Efficient Appliances, Plush Carpeting, Lighted Ceiling Fans, and Mini Blinds
- Full Size Bathroom Includes a Walk-In Tub with Handrails
- French Windows and Large Closets
- Select Units Feature Includes Built-In Microwave, Dishwasher, Powder Room, Tile Flooring, Walk-In Closets, Laundry Room with Washer and Dryer, and Pass-Through Kitchen Window
- Air Conditioning / Heating and Electric / Water / Gas / Sewer Included





PROPERTY SUMMARY

VERONICA PLACE APARTMENTS

# of total units	79
Style	garden-style
Туре	market rate independent (55+) housing
Distance from Downtown	19 miles NW of Downtown St. Louis
Location	NE of Old Town Florissant, near the intersection of U.S. Highway 67 and N New Florissant Rd
Year built	1980
# of total buildings	1 (wraps around central courtyard)
# of stories/floors	one story
Building materials	frame
Exterior building materials	brick, siding, and decorative shutters
Roof type	flat and pitched roofs with shingles
Acres of land	4.87 acres
Density	16.22 units per acre
Pets allowed	no





UNIT MIX

72
ONE BEDROOM UNITS
MEASURING 517 SQUARE FEET

TWO BEDROOM UNITS

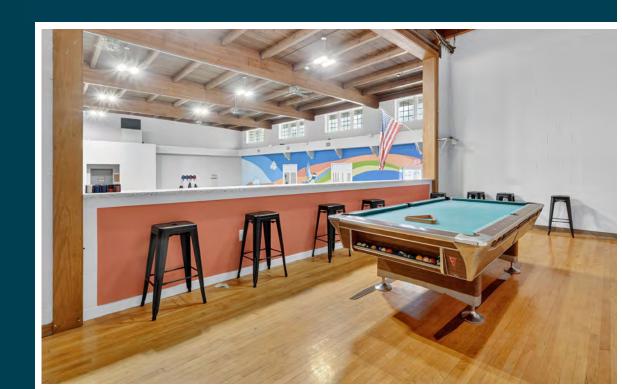
UNITS MEASURING 693 SQUARE FEET EACH

533AVERAGE UNIT SIZE SQUARE FEET

COMMUNITY AMENITIES

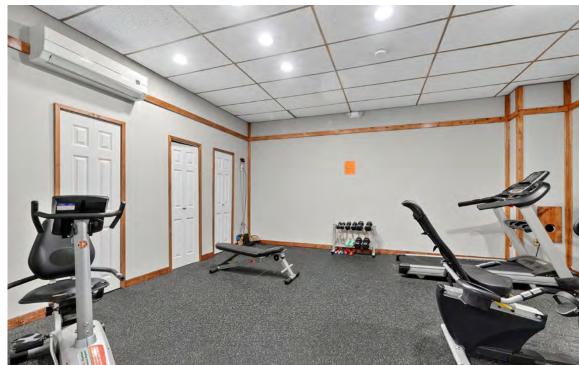
- Common Area with Seating Area
- Fitness Center with Cardio Equipment and Free Weights
- Indoor Pickleball and Shuffleboard Courts
- Laundry Facilities
- Lobby with Fireplace Lounge
- Carpeted Hallways with Handrails
- Central Courtyard with Paved Walkways
- On-Site Management and Maintenance
- Indoor Mail Room
- Plenty of Convenient, On-Site Parking
- Gated Community / Controlled Access
- Beautifully Landscaped with Manicured Grass, Mature Trees, and Trimmed Shrubs
- Online Resident Portal

- Within Walking Distance of Public Transportation (Metro Bus Line)
- Close to Parks, Golf Courses, Stores, Restaurants, Entertainment Options, and St. Louis County Libraries
- Convenient Access to Interstates 270 and 170, State Route 367, U.S. Highway 67, Old Town Florissant, St. Louis Lambert International Airport, and Downtown St. Louis

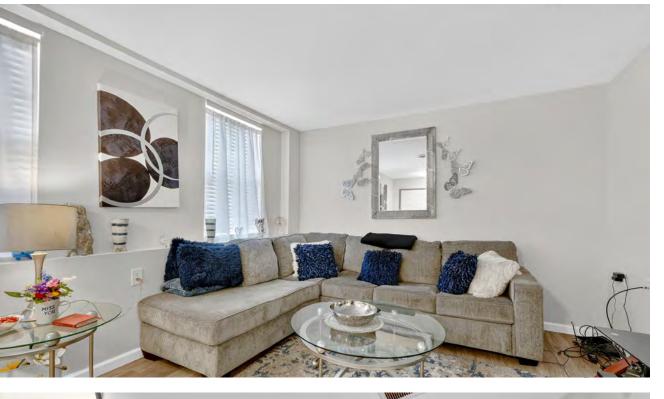
















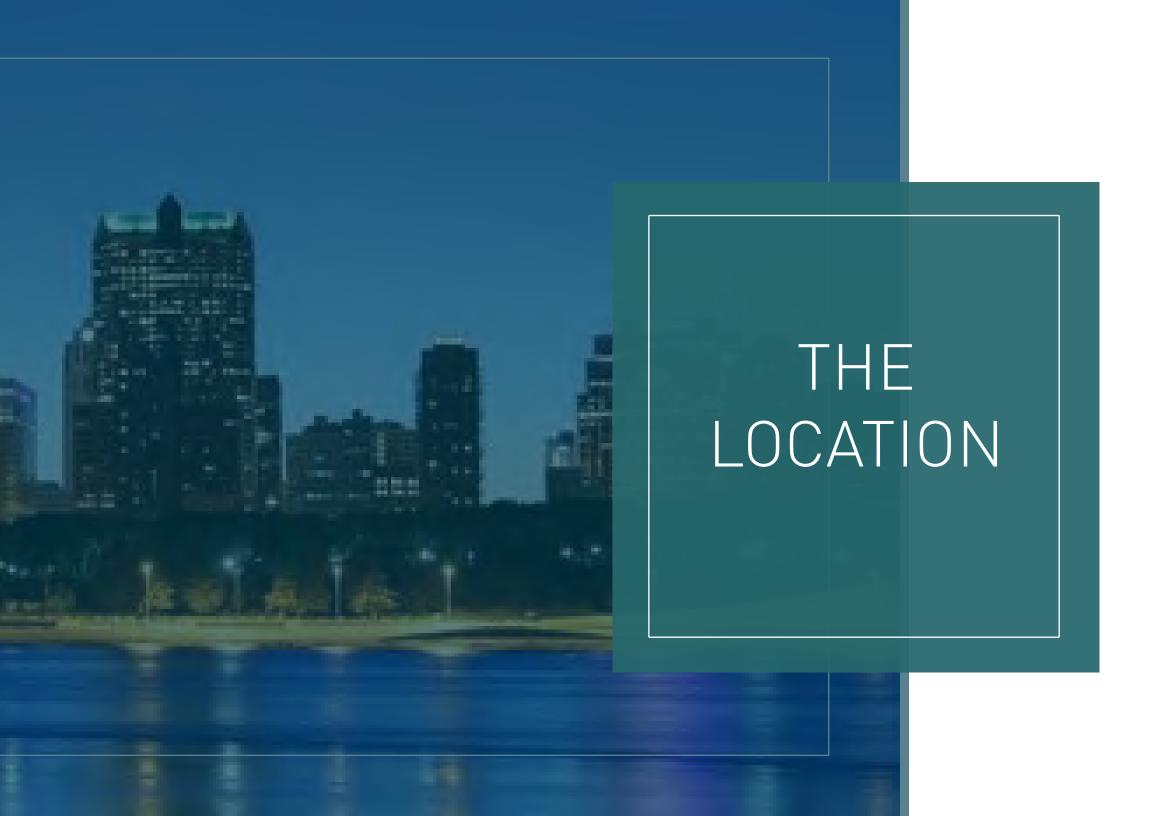


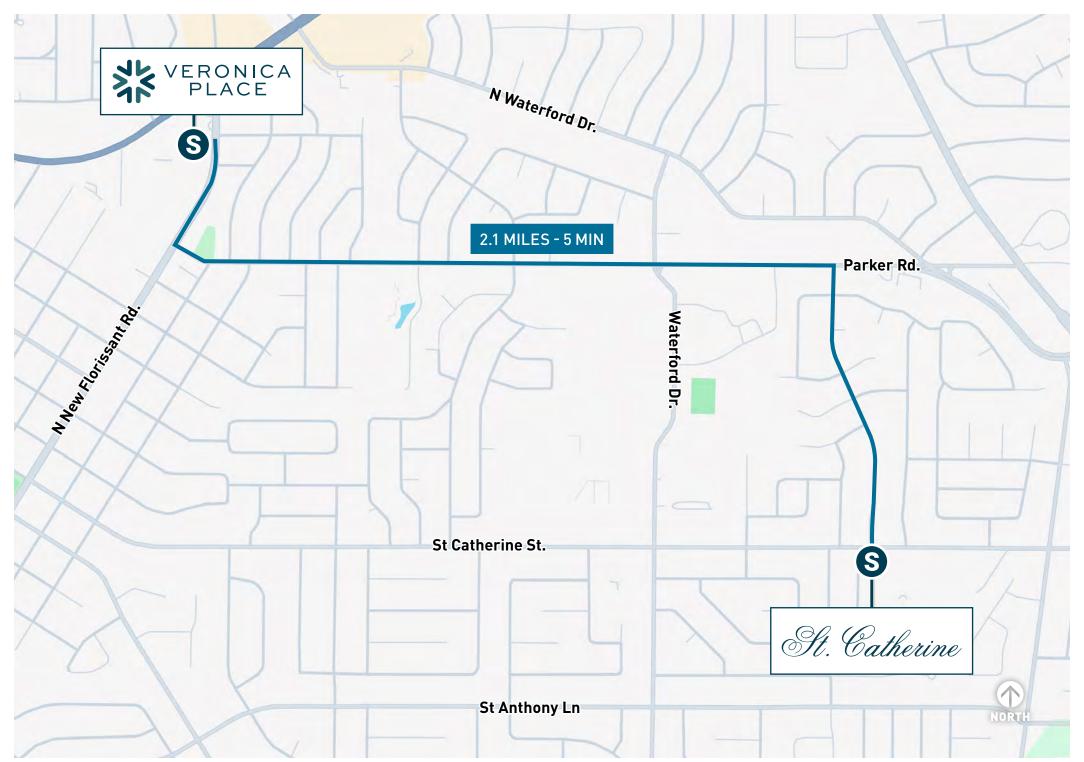


UNIT AMENITIES

- Spacious Floor Plans
- Beautifully Appointed with Efficient Stainless-Steel Appliances, Wood-Style LVT Flooring, Shaker-Style Cabinetry, Stone-Look Countertops, Plush Bedroom Carpeting, Lighted Ceiling Fans, and Window Coverings
- Full-Equipped Modern Kitchen with Electric Stove, Refrigerator, Dishwasher, Disposal, Built-In Microwave, Double Basin Sink, Dining Area, and Plenty of Cabinet and Counter Space
- Full Size Bathroom with Walk-In Tub and Grab Bars
- French Windows and Large Closets
- Select Units Feature Pass-Through Kitchen Window and Walk-In Closet
- Air Conditioning / Heating with Electronic Thermostat, Cable TV Ready, and High-Speed Internet Access









GROCERY & CONVENIENCE

- Schnucks Florissant
- 2 7 Brew Coffee
- Dierbergs Markets Florissant
- Walgreens
- CVS
- 6 Dashmart
- 7 ALDI
- Casa Garcia
- Starbucks
- 10 Schnucks Cross Keys
- 11 Walmart Supercenter
- 12 Walgreens
- 13 Walmart Supercenter
- 14 Starbucks

- **RESTAURANTS**
- 15 Henke's Tavern
- 16 Culver's
- 17 LongHorn Steakhouse
- 18 Raising Cane's Chicken Fingers
- 19 Chili's Grill & Bar
- St. Louis Bread Co.
- 21 Chick-fil-A
- Pizza Hut
- Papa Johns Pizza
- Healthy Habits STL
- 25 Kaslik Mediterranean Cuisine
- 26 Panda Express
- Bandana's Bar-B-Q Florissant
- 28 Wendy's

- 29 | Wingstop
- 30 IHOP
 - 31 Penn Station East Coast Subs
 - 32 Waffle House
 - 33 Las Fuentes Mexican Restaurant
 - 34 Five Guys
 - 35 Jimmy John's
 - 36 McDonald's
 - 37 White Castle
 - 38 Popeyes Louisiana Kitchen
 - 39 Sugarfire Smokehouse
- 40 Freddy's Frozen Custard & Steakburgers
- 41 | Brennan's Bar & Grill
- 42 McAlister's Deli
- 43 Applebee's Grill + Bar

- 44 | Chipotle Mexican Grill
- Domino's Pizza
- Subway
- 47 Dairy Queen Grill & Chill
- 48 | Sonic Drive-In
- 49 Jack in the Box
- 50 Taco Bell
- 51 Jack in the Box
- 52 Florissant Valley Club House
- 53 Krispy Kreme

RETAIL

- 54 | Handyman True Value Hardware
- 55 Target
- 56 Petco

- 57 | Five Below
- 58 Michaels
- 59 Ross Dress for Less
- 60 Marshalls
- 61 The Home Depot
- 62 PetSmart
- 63 OfficeMax
- Shoe Carnival
- 65 Ross Dress for Less
- Florissant Furniture
- 67 K&G Fashion Superstore
- 68 Blue Sky Nutrition
- 69 Old Town Florissant

- **HEALTH, EDUCATION, & TRAVEL**
- 70 | Club Fitness Florissant
- Saint Ferdinand Park
- 72 Planet Fitness

- attitude strong fitness St. Louis Community College Florissant Valley
- 75 Halls Ferry Elementary School
- 76 | Mcnair Elementary School
- Keeven Elementary School
- 78 St. Louis Lambert International Airport
- 79 Christian Hospital
- 80 STEAM Academy Middle School
- Cross Keys Middle School
- 82 McCluer North High School

FLORISSANT, MO

ST. CATHERINE & VERONICA PLACE **NEIGHBORHOOD QUICK FACTS**

15.6_k



Population - Age 55 + (City of Florissant)



Renter Occupied Housing Units (City of Florissant)

\$175.4k



Median Housing Unit Value (City of Florissant)



Median Household Income - Age 55+ (City of Florissant)

5.3%*



City Unemployment Rate (*Preliminary for July 2025)

NEIGHBORHOOD SHOPPING

Shoppes At Cross Keys

Marshalls | Ross Dress for Less | Schnucks | Bath & Body Works

NEIGHBORHOOD CONVENIENCES













Located in Florissant, MO

NEIGHBORHOOD SHOPPING / ENTERTAINMENT



DINING OPTIONS

Old Town Florissant - historic downtown area with stores, restaurants, and host of annual events and festivals

HEALTH CARE

2.8k TOTAL JOBS SUPPORTED

BJC HealthCare

BJC Healthcare - Christian Hospital and Northwest HealthCare

ENTERTAINMENT



6.5k YARD

8 HOLE GOLF

Florissant Golf Club

HEALTH CARE



2.0k TOTAL JOBS SUPPORTED

SSM Health DePaul Hospital - St. Louis





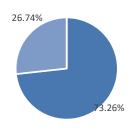


RENT ROLL ANALYSIS - ST CATHERINE APARTMENTS

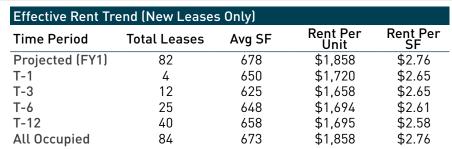
Rental Re	Rental Revenues										
Units	Туре	Unit SF	Total SF	Market Rent per Unit	Monthly Market Rent per Unit	Annual Market Rent per Unit	Market Rent/ SF	In-Place Rent per Unit	Monthly In- Place Rent	Annual In- Place Rent	In-Place Rent / SF
3	1 Bed / 1 Bath	575	1,725	\$2,148	\$6,445	\$77,340	\$3.74	\$2,148	\$6,445	\$77,340	\$3.74
*8	1 Bed / 1 Bath	575	4,600	\$1,295	\$10,360	\$124,320	\$2.25	\$1,195	\$9,560	\$114,720	\$2.08
*2	1 Bed / 1 Bath	575	1,150	\$1,345	\$2,690	\$32,280	\$2.34	\$1,345	\$2,690	\$32,280	\$2.34
50	1 Bed / 1 Bath	575	28,750	\$1,995	\$99,750	\$1,197,000	\$3.47	\$1,802	\$90,105	\$1,081,261	\$3.13
16	2 Bed / 1.5 Bath	875	14,000	\$2,195	\$35,120	\$421,440	\$2.51	\$2,049	\$32,782	\$393,384	\$2.34
1	2 Bed / 1 Bath	875	875	\$2,595	\$2,595	\$31,140	\$2.97	\$2,595	\$2,595	\$31,140	\$2.97
6	2 Bed / 2 Bath	1,199	7,194	\$2,795	\$16,770	\$201,240	\$2.33	\$2,735	\$16,410	\$196,920	\$2.28
86		678	58,294	\$2,020	\$173,730	\$2,084,760	\$2.98	\$1,867	\$160,587	\$1,927,045	\$2.75

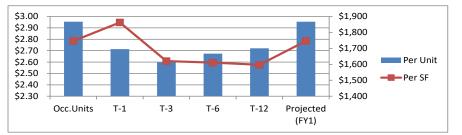
^{*} unit types with no meals





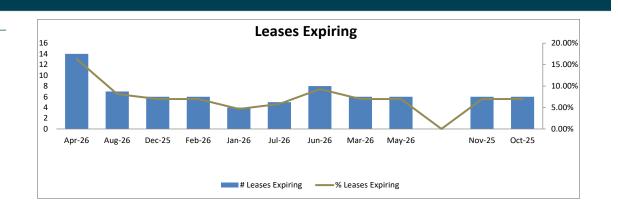
■ 1 Bedroom ■ 2 Bedroom





Lease Expirations - 12-Month Outlook

Month	# Leases Expiring	% Leases Expiring
Apr-26	14	16.28%
Aug-26	7	8.14%
Dec-25	5	5.81%
Feb-26	6	6.98%
Jan-26	4	4.65%
Jul-26	5	5.81%
Jun-26	8	9.30%
Mar-26	6	6.98%
May-26	6	6.98%
Nov-25	6	6.98%
Oct-25	2	2.33%



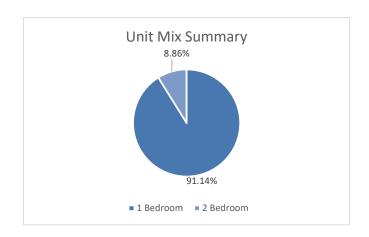
OPERATING STATEMENT - ST CATHERINE APARTMENTS

INCOME			Investor Proforma	Oct 2025 - T3 Ann.	Oct 2025 - T6 Ann.	T12
Scheduled Market Rent			\$2,084,760	\$1,981,640	\$1,936,739	\$1,934,064
Less: Loss to Lease		0.75%	(\$15,636)	(\$25,800)	\$26,096	\$58,084
Subtotal Gross Potential Rent (GPR)			\$2,069,124	\$1,955,840	\$1,962,835	\$1,992,148
Less: Physical Vacancy		5.00%	(\$103,456)	(\$78,716)	(\$183,613)	(\$327,358)
Less: Concessions		1.25%	(\$25,864)	(\$31,440)	(\$34,880)	(\$32,942)
Less: Model		0.00%	\$0	\$0	\$0	\$0
Less: Employee Unit Income		0.88%	(\$18,300)	(\$18,300)	(\$18,300)	(\$18,300)
Less: Bad Debt/Non Revenue		0.50%	(\$10,346)	(\$20,528)	(\$10,496)	(\$9,245)
Net Rental Income			\$1,911,158	\$1,806,856	\$1,715,546	\$1,604,303
Plus: Utility Reimbursements			\$0	\$0	\$0	\$0
Plus: Fee Income			\$18,659	\$11,780	\$14,990	\$18,204
Plus: Other Income			\$4,024	\$8,004	\$4,746	\$3,926
Plus: Laundry Income			\$1,732	\$1,880	\$1,700	\$1,690
Plus: Pet Income			\$1,230	\$1,200	\$600	\$1,200
Plus: Storage/Maintenance Shop			(\$25,400)	(\$22,340)	(\$21,640)	(\$24,780)
Plus: Meal Reimbursement			\$10,270	\$10,019	\$9,020	\$12,930
Effective Gross Income (EGI)			\$1,921,674	\$1,817,400	\$1,724,962	\$1,617,474
Expenses	% of EGI	Per Unit		T12	T12	T12
Administrative	2.24%	\$500	\$43,000	\$34,842	\$34,842	\$34,842
Marketing & Promotion	1.57%	\$350	\$30,100	\$52,659	\$52,659	\$52,659
Payroll	11.64%	\$2,600	\$223,600	\$273,994	\$273,994	\$273,994
Repairs & Maintenance	1.79%	\$400	\$34,400	\$21,245	\$21,245	\$21,245
Apartment Prep/Turnover	0.78%	\$175	\$15,050	\$0	\$0	\$0
Contracted Services	6.71%	\$1,500	\$129,000	\$153,067	\$153,067	\$153,067
Utilities	9.62%	\$2,150	\$184,900	\$197,263	\$197,263	\$197,263
Meal Expenses	23.42%	\$5,233	\$450,000	\$558,116	\$558,116	\$558,116
Total Controllable Expenses		\$12,908	\$1,110,050	\$1,291,186	\$1,291,186	\$1,291,186
Management Fee	3.00%	\$670	\$57,650	\$49,615	\$49,615	\$49,615
Insurance	3.18%	\$710	\$61,060	\$60,660	\$60,660	\$60,660
Real Estate Taxes	4.49%	\$1,004	\$86,327	\$38,000	\$38,000	\$38,000
Total Non-Controllable Expenses			\$205,037	\$148,275	\$148,275	\$148,275
Total Operating Expenses	68.43%	\$15,292	\$1,315,087	\$1,439,461	\$1,439,461	\$1,439,461
Net Operating Income			\$606,587	\$377,938	\$285,501	\$178,012
Replacement Reserves		\$300	\$25,800	\$25,800	\$25,800	\$25,800
Net Operating Income after Reserves		,	\$580,787	\$352,138	\$259,701	\$152,212

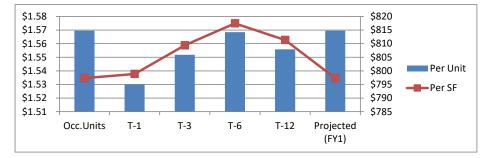
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RENT ROLL ANALYSIS - VERONICA PLACE APARTMENTS

Rental Re	venues										
Units	Туре	Unit SF	Total SF	Market Rent per Unit	Monthly Market Rent per Unit	Annual Market Rent per Unit	Market Rent/ SF	In-Place Rent per Unit	Monthly In- Place Rent	Annual In- Place Rent	In-Place Rent / SF
59	1 Bed / 1 Bath	517	30,503	\$851	\$50,210	\$602,520	\$1.65	\$783	\$46,191	\$554,289	\$1.51
13	1 Bed / 1 Bath	517	6,721	\$955	\$12,410	\$148,920	\$1.85	\$896	\$11,645	\$139,740	\$1.73
1	2 Bed / 1 Bath	693	693	\$1,150	\$1,150	\$13,800	\$1.66	\$1,050	\$1,050	\$12,600	\$1.52
6	2 Bed / 1 Bath	693	4,158	\$1,255	\$7,530	\$90,360	\$1.81	\$920	\$5,520	\$66,240	\$1.33
79		533	42,075	\$903	\$71,300	\$855,600	\$1.69	\$815	\$64,406	\$772,869	\$1.53







Lease Expirations - 12-Month Outlook

Month	# Leases Expiring	% Leases Expiring
Apr-26	4	5.06%
Aug-26	10	12.66%
Dec-25	5	6.33%
Feb-26	7	8.86%
Jan-26	2	2.53%
Jul-26	14	17.72%
Jun-26	7	8.86%
Mar-26	5	6.33%
May-26	5	6.33%
Nov-25	2	2.53%
Oct-25	3	3.80%



OPERATING STATEMENT - VERONICA PLACE APARTMENTS

INCOME			Investor Proforma	Oct 2025 - T3 Ann.	Oct 2025 - T6 Ann.	T12
Scheduled Market Rent			\$855,600	\$851,628	\$827,049	\$809,209
Less: Loss to Lease		1.00%	(\$8,556)	(\$48,780)	(\$34,650)	(\$26,055)
Subtotal Gross Potential Rent (GPR)			\$847,044	\$802,848	\$792,399	\$783,154
Less: Physical Vacancy		5.00%	(\$42,352)	(\$48,112)	(\$48,898)	(\$77,665)
Less: Concessions		1.25%	(\$10,588)	(\$500)	(\$11,500)	(\$7,250)
Less: Model		0.00%	\$0	\$0	\$0	\$0
Less: Employee Unit Income		0.00%	\$0	\$0	\$0	\$0
Less: Bad Debt/Non Revenue		0.50%	(\$4,235)	(\$22,636)	(\$327)	(\$5,824)
Net Rental Income			\$789,869	\$731,599	\$731,673	\$692,415
Plus: Utility Reimbursements			\$34,409	\$34,488	\$33,407	\$31,276
Plus: Fee Income			\$17,949	\$20,889	\$17,426	\$12,913
Plus: Other Income			\$9,524	\$5,091	\$9,246	\$6,784
Plus: Laundry Income			\$9,615	\$9,418	\$9,335	\$8,639
Plus: Storage/Maintenance Shop			(\$14,523)	(\$15,000)	(\$14,400)	(\$14,100)
Plus: Cable Income			\$67,072	\$65,991	\$65,119	\$61,965
Effective Gross Income (EGI)			\$913,914	\$852,475	\$851,806	\$799,892
Expenses	% of EGI	Per Unit		T12	T12	T12
Administrative	2.16%	\$250	\$19,750	\$21,784	\$21,784	\$21,784
Marketing & Promotion	3.03%	\$350	\$27,650	\$27,382	\$27,382	\$27,382
Payroll	11.24%	\$1,300	\$102,700	\$82,472	\$82,472	\$82,472
Repairs & Maintenance	3.01%	\$348	\$27,490	\$26,951	\$26,951	\$26,951
Apartment Prep/Turnover	1.51%	\$175	\$13,825	\$0	\$0	\$0
Contracted Services	7.56%	\$875	\$69,119	\$67,764	\$67,764	\$67,764
Utilities	6.79%	\$785	\$62,015	\$55,498	\$55,498	\$55,498
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Total Controllable Expenses		\$4,083	\$322,549	\$281,851	\$281,851	\$281,851
Total Controllable Expenses Management Fee	3.00%					
		\$4,083	\$322,549	\$281,851	\$281,851	\$281,851
Management Fee	3.00%	\$4,083 \$347	\$322,549 \$27,417	\$281,851 \$48,000	\$281,851 \$48,000	\$281,851 \$48,000
Management Fee Insurance	3.00% 5.19%	\$4,083 \$347 \$600	\$322,549 \$27,417 \$47,400	\$281,851 \$48,000 \$35,965	\$281,851 \$48,000 \$35,965	\$281,851 \$48,000 \$35,965
Management Fee Insurance Real Estate Taxes	3.00% 5.19%	\$4,083 \$347 \$600	\$322,549 \$27,417 \$47,400 \$53,954	\$281,851 \$48,000 \$35,965 \$36,401	\$281,851 \$48,000 \$35,965 \$36,401	\$281,851 \$48,000 \$35,965 \$36,401
Management Fee Insurance Real Estate Taxes Total Non-Controllable Expenses Total Operating Expenses	3.00% 5.19% 5.90%	\$4,083 \$347 \$600 \$683	\$322,549 \$27,417 \$47,400 \$53,954 \$128,772 \$451,321	\$281,851 \$48,000 \$35,965 \$36,401 \$120,366 \$402,217	\$281,851 \$48,000 \$35,965 \$36,401 \$120,366 \$402,217	\$281,851 \$48,000 \$35,965 \$36,401 \$120,366 \$402,217
Management Fee Insurance Real Estate Taxes Total Non-Controllable Expenses	3.00% 5.19% 5.90%	\$4,083 \$347 \$600 \$683	\$322,549 \$27,417 \$47,400 \$53,954 \$128,772	\$281,851 \$48,000 \$35,965 \$36,401 \$120,366	\$281,851 \$48,000 \$35,965 \$36,401 \$120,366	\$281,851 \$48,000 \$35,965 \$36,401 \$120,366

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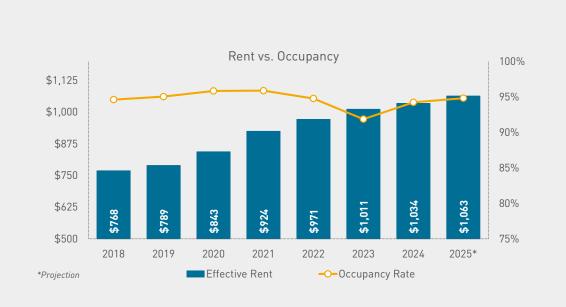


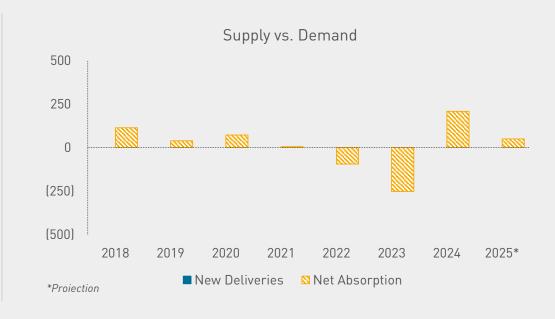


DEMOGRAPHICS

	City of Florissant, MO	St. Louis, MO-IL Metro Area
2025 Estimated Population	51,000	2,835,794
Projected 2030 Population	50,015	2,849,473
Population Change (2025 - 2030)	-1.9%	0.5%
2025 Estimated Median HHI	\$71,118	\$86,794
Projected 2030 Median HHI	\$84,257	\$105,580
Median HHI Growth (2025 - 2030)	18.5%	21.6%
Key Renter Age Group (18 to 35)	22%	21%
Households Earning \$100,000+ Annually	32%	44%
Bachelor's Degree or Higher (Age 25+)	24%	38%
Renter-Occupied Housing Units	31%	27%
White-Collar Workers	63%	68%
Workplace Establishments	1,685	93,877
FTE Employees*	12,104	1,199,876

FLORISSANT / HAZELWOOD APARTMENT SUBMARKET OVERVIEW







FLORISSANT / HAZELWOOD APARTMENT SUBMARKET OVERVIEW

Effective Rent

- \$1,049 in Q2 25
 - » 3.8% annually
 - » Expected to reach \$1,063 by year-end 2025, an additional increase of 1.3% from its current level

Occupancy Rate

- 96.3% in Q2 25
 - » Up 400 bps Y-o-Y

Net Absorption

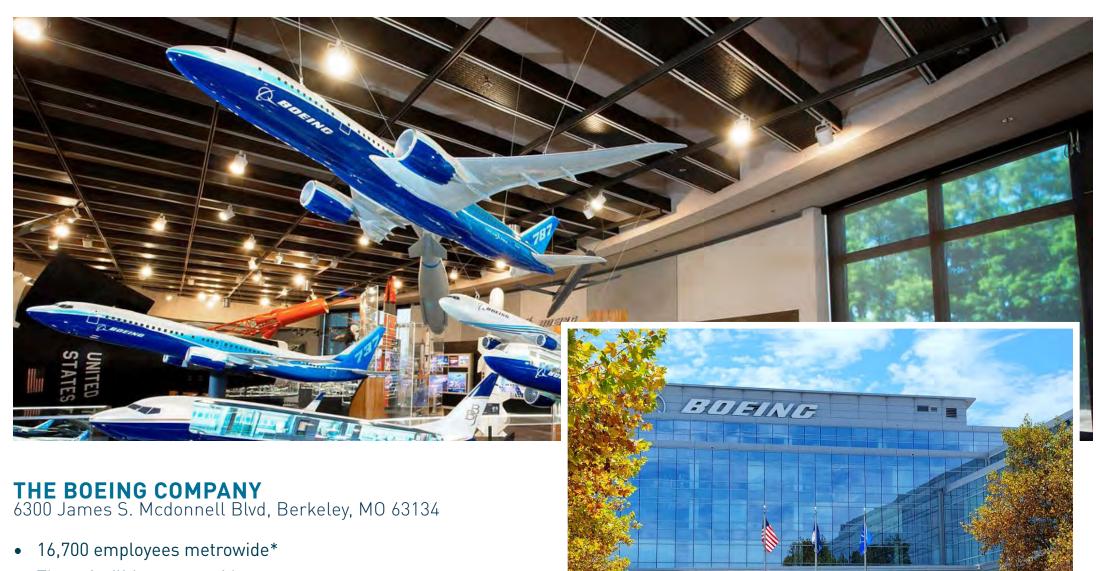
- 180 net move-ins through Q2 25
- 49 total net move-ins expected by year-end 2025

New Deliveries

- Zero new deliveries within the past seven years
- Zero new deliveries expected through year-end

Rent vs. Own

- *Average Mortgage Payment: \$1,338
- Effective Rent: \$1,049
- Difference: \$289



- Three facilities metrowide
- Facilities within the St. Louis metro are sites for Boeing's defense manufacturing, producing aircrafts such as the F-15EX, T-7A, and JDAM's



ST. LOUIS LAMBERT INTERNATIONAL AIRPORT AREA

10701 Lambert International Blvd, St. Louis, MO 63145

The St. Louis Lambert International Airport area covers about 12 square miles. The airport is the largest in Missouri and a key economic driver for the region.

- 1,060+ workplace establishments*
- 23,390 FTE workplace employees*
- 4.2 million SF of office space
- 21.2 million SF of industrial space
- 2.2 million SF of retail space



MAJOR BUSINESSES INCLUDE:



St. Louis Lambert International Airport direct 7,200 jobs supported



The Boeing Company
2.6m total SF of
occupied industrial
and office space
(multiple buildings)



Amazon 764k total SF of occupied industrial space (two buildings)



Mallinckrodt
Pharmaceuticals
303k total SF of
occupied office space



BioMérieux Inc. 129k SF of occupied office space



Community
Wholesale Tire Dis.
Inc.

76k SF of occupied industrial space



Nature's Bakery 130.6k SF of occupied industrial space



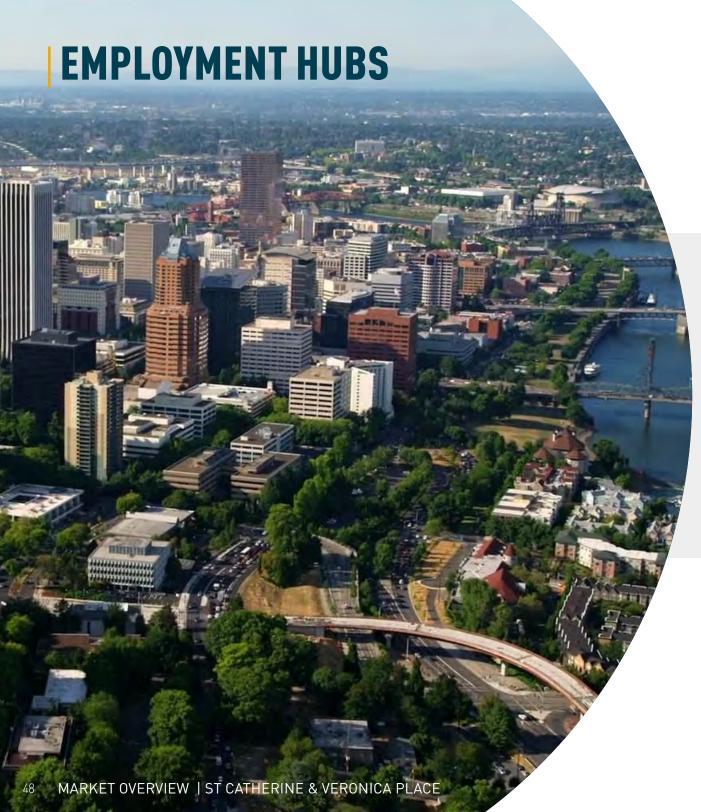
United States
Postal Service
98.3k SF of occupied
industrial space



MiTek
380k SF of occupied industrial space



CABKA North America, Inc. 388k SF of occupied industrial space



EARTH CITY, MO - EMPLOYMENT HUB

The Earth City, MO, employment hub covers about 12 square miles.

- 800+ workplace establishments*
- 17,970 FTE workplace employees*
- 3.3 million SF of office space
- 24.4 million SF of industrial space
- 335,000 SF of retail space

MAJOR TENANTS INCLUDE:



UPS308k SF of occupied industrial space



Whirlpool Bridgeton RDC 556k SF of occupied

industrial space



Magellan Health, Inc. 232k SF office space



United Healthcare 188.5k SF of occupied office space



Corporation
1.6m SF of occupied industrial space

Hussmann



Essence Healthcare 137k SF of occupied office space



Manheim St Louis Auto Auction 87k SF of occupied industrial space



Spectrum
Corporate Riverport
119k SF of occupied
office space



Keefe Group 403k SF of industrial space



Graham Packaging
Co
309k SF of occupied
industrial space





CHRISTIAN HOSPITAL - NORTHWEST HEALTHCARE

1225 Graham Rd, Florissant, MO 63031

- 1,000 employees*
- 254-bed hospital
- 28 private treatment rooms
- Offers 24-hour emergency care, outpatient services, and physician practices

UNIVERSITY OF MISSOURI-ST. LOUIS

1 University Blvd, St. Louis, MO 6312

- 1,890 faculty & staff members*
- 14,751 students enrolled in fall 2024
- 86% of students live off-campus
- 470-acre campus
- 17 men's and women's athletic teams across 10 sports





CHRISTIAN HOSPITAL

11133 Dunn Rd, St. Louis, MO 63136

Christian Hospital is noted for its excellence in heart services and lifesaving cardiothoracic surgery, emergency medicine, breast health services, orthopedic / spine surgery, vascular surgery, endocrinology, radiology, urology, wound care pulmonary care, and treating sleep disorders.

- 1,780 employees*
- 28-acre site
- 269-bed hospital

SSM HEALTH DEPAUL HOSPITAL - ST. LOUIS

12303 De Paul Dr, Bridgeton, MO 63044

- 2,000 employees*
 - » 15,600 employees metrowide*
- 523 hospital beds



HONEYWELL INTELLIGRATED

9301 Olive Blvd, St. Louis, MO 63132

- 133k SF of occupied office space
- 800+ employees*



MAJOR DEVELOPMENTS





BOEING EXPANSION

Berkeley, MO

Boeing announced an expansion of its advanced manufacturing facility at St. Louis Lambert International Airport. The expansion, termed Project Voyager, would support new aerospace and future franchise programs.

- \$1.8 billion investment
- 500 jobs expected to be created
- 1 million square feet
- Completion is expected in 2026

ST. CHARLES' RIVERPOINTE

St. Peters, MO

St. Charles city officials plan to amplify the city's amenities among its citizens with a new mixed-use site on 30 acres along the shore of the Missouri River between Family Arena and Ameristar Casino. The project will include retail space, hotels, residences, and lifestyle-enhancing public gathering spaces.

- \$350 million project
- Projected to support 4,000 jobs
- Forecast to be visited by 1 million people annually
- Generate \$1.5 billion in development

MAJOR DEVELOPMENTS



The Saint Louis Zoo is planning to open a campus in north St. Louis County, dubbed Saint Louis Zoo WildCare Park, where guests will be able to experience wildlife safaris and more.

- 425 acres
- The zoo is currently conducting a variety of biological diversity studies to better understand the campus
- Estimated completion: 2027





SAINT FERDINAND PARK

25 St Ferdinand Park Dr, Florissant, MO 63031

Saint Ferdinand Park is a community park offering easy access to a variety of outdoor activities.

- 64 -acres
- Home to the summer concert series "Music Under the Stars"
- Amenities
 - » 6 lighted ball fields + 3 unlit fields
 - » 3 sand volleyball courts
 - » 1 soccer field
 - » 2 tennis courts
 - » Lake (fishing allowed)
 - » 4 playground areas







CLOCKTOWER PLACE

11200-11298 W Florissant Ave, Florissant, MO 63033

Clocktower Place is located along the I-270 retail corridor that serves as a regional retail hub for the St. Louis' northwestern suburbs

- 214.115 SF
- 20+ retailers
- Notable tenants: K&G Fashion Superstore, Rainbow; Citi Trends; Ross Dress for Less
- 1.5 million SF of retail space in the immediate area
- Dunn Road and W. Florissant Avenue
- Combined traffic count of nearly 200,000 vehicles per day

SHOPPES AT CROSS KEYS

13987 New Halls Ferry Road, Florissant, MO 63033

The Shoppes at Cross Keys is a popular retail center in Florissant and the go-to shopping destination for north S. Louis County residents.

- 339,464 SF
- 20+ retailers
- Notable tenants: Marshalls; Ross Dress for Less; PetSmart; Schnucks





FLORISSANT PERFORMING ARTS CENTER (FLOPAC)

1 James J. Eagan Dr, Florissant, MO 63033

Home to two community theater companies as well as several dance companies.

- 543-seat proscenium-style theater
- Music Under the Stars Concert Series held in the summer at St. Ferdinand Park

JAMES J. EAGAN COMMUNITY CENTER

13987 New Halls Ferry Road, Florissant, MO 63033

Community recreation center offering swimming, ice skating, basketball, aerobics, and weightlifting.

- 499-person gymnasium capacity
- 30-person capacity Clover Conference Room
- 64-person capacity Rose Room





KOCH PARK

305 Howdershell Rd, Florissant, MO 63031

Community Park featuring the newly updated John F. Kennedy Community Center with event center and senior center, Kennedy Memorial Field, a splash pad, and newly built aquatic center.

- 40-acre park
- 2 handball courts
- Multipurpose court
- Playgrounds
- Sand volleyball court
- 2 pavilions

SUNSET PARK

2300 Sunset Park Dr, Florissant, MO 63031

- 108-acre park
- 3.9-mile trail that runs along the shore of the Missouri River
- Rentable Sunset Nature Lodge
- Rentable Picnic Pavilion





FLORISSANT GOLF CLUB

50 Country Club Lane, Florissant, MO 63033

This golf course with rolling terrain opened to the public in 1964 and has attracted some of the best golfers for more than 50 years.

- 18-hole golf course
- Championship par 72 design
- 5,600-yard layout

HAZELWOOD SPORTS COMPLEX

4622 Aubuchon Rd, Hazelwood, MO 63042

Hazelwood Sports Complex is a youth sports complex serving Hazelwood and the neighboring communities.

- 19.73-acres complex
- 7 ball fields
- 4 soccer fields
- 2 cricket fields
- Pavilion
- Concession building





BRIDGETON MUNICIPAL ATHLETIC COMPLEX (BMAC)

13161 Taussig Rd, Bridgeton, MO 63044

This athletic complex feature baseball / softball diamonds, racquetball and tennis courts, soccer field, pavilion, and trails.

- 80-acre site
- 300-seat pavilion
- 10 baseball / softball fields
- 1.5-mile multi-purpose trail

HOLLYWOOD CASINO AMPHITHEATRE - ST. LOUIS

14141 Riverport Dr, Maryland Heights, MO 63043

Indoor / outdoor music venue in Maryland Heights near the Hollywood Casino St. Louis.

- 20,000-person capacity
- 7,000 reserved seats and 13,000 lawn seats
- \$5 million annual revenue
- Over 30 annual concerts



HOLLYWOOD CASINO ST. LOUIS

777 Casino Center Dr, Maryland Heights, MO 6304

Casino in Maryland Heights owned by Gaming and Leisure Properties and operated by Penn Entertainment.

- 120,000 SF of gaming space
- 2,180 slot machines
- 91 table games



TRANSPORTATION





METRO TRANSIT

Metro Transit operates MetroLink and MetroBus, the public transportation system for Greater St. Louis.

- 50+ bus routes
- 35+ light-rail routes
- 19.5 million passengers in 2023

ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

10701 Lambert International Blvd, St. Louis, MO 63145

The St. Louis Lambert International Airport is the largest airport in Missouri and a key economic driver for the region.

- 16 million+ passengers served in 2024
- 7,200 jobs supported
- 11 airlines
- 70+ nonstop destinations
- \$27.5 billion economic impact expected to grow to \$32.4 billion by 2032

Sources: Berkadia Research, CoStar; Tetrad / Sitewise, Metro St. Louis, St. Louis Lambert International Airport, STL Today, BJC Healthcare, Aviation Pors, City of St. Louis; St. Louis Business Journal; SSM Health; University of Missouri-St. Louis; City of Florissant



INVESTMENT ADVISORS

ANDREA KENDRICK

Managing Director 314.984.5591 andrea.kendrick@berkadia.com MO# 2007030450

ROSS SANDERS

Managing Director 314.221.8543 ross.sanders@berkadia.com #2007038807

MORTGAGE BANKERS

KEVIN KOZMINSKE

Senior Managing Director 314.984.5514 kevin.kozminske@berkadia.com

PAT GARLICH

Director 314.984.5536 pat.garlich@berkadia.com

KEN ASTON

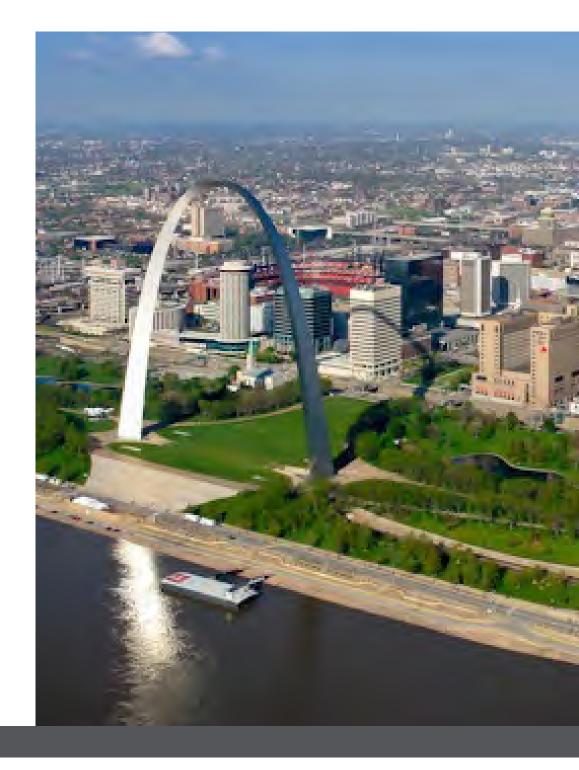
Managing Director 314.984.5590 ken.aston@berkadia.com MO# 00248076

CORTNEY MAULDIN

Managing Director 314.322.3463 cortney.mauldin@berkadia.com

ST. LOUIS OFFICE

101 S. Hanley Road, Suite 550 St. Louis, MO 63105 Phone: 314.984.5500 | Fax: 314.498.5501





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