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E R I P A A V E N U E

OFFERING MEMORANDUM



S T . L O U I S , M I S S O U R I

CBRE

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This Memorandum contains select information pertaining to the Property and the owner of the property and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers upon request. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Owner or CBRE, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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E RIPA AVENUE

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EXECUTIVE
SUMMARY

01



Executive Summary

THE OFFERING

CBRE is pleased to offer for sale 320 E Ripa Ave, ("Property"), a truly unique and versatile property located in St. Louis, Missouri.

Situated in a picturesque setting overlooking the Mississippi River, this attractive property offers a significant opportunity for the right user.

The property features nine buildings – The Theresa Center, Caroline Center, Romana Hall, Madonna Hall, Maria Center, Ecology Center, Power House, the Overpass Apartments and the former headstart building.



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320 E RIPA
AVENUE



RSF
336,256 SF



ZONING
R-5 RESIDENTIAL

Property Highlights



**320 E RIPA AVENUE
ST. LOUIS, MO 63125**



**ACRES
17.58**



**TOTAL SF
336,256 SF**



5 MILE DEMOGRAPHICS
HOME VALUE - \$250,944
AVG. INCOME - \$87,550



**PARCEL ID
28G-53-0078**



**SUBMARKET
SOUTH COUNTY,
ST. LOUIS**



**ZONING
R-5
RESIDENTIAL**



143 RESIDENCES



Investment Highlights

- Attractive property with nine buildings
- Well-maintained with long-term ownership
- The residential facility is 252,878 sq. ft. and the interconnected vacant school buildings consist of a total of 83,378 sq. ft.
- Property is situated on 17.58 acres with scenic views of the Mississippi riverfront with plenty of room for expansion.
- Strong 1 mile demographics with an average household income of \$71,195 and an average home value of \$196,226
- Reduced Sale Price: \$6,800,000

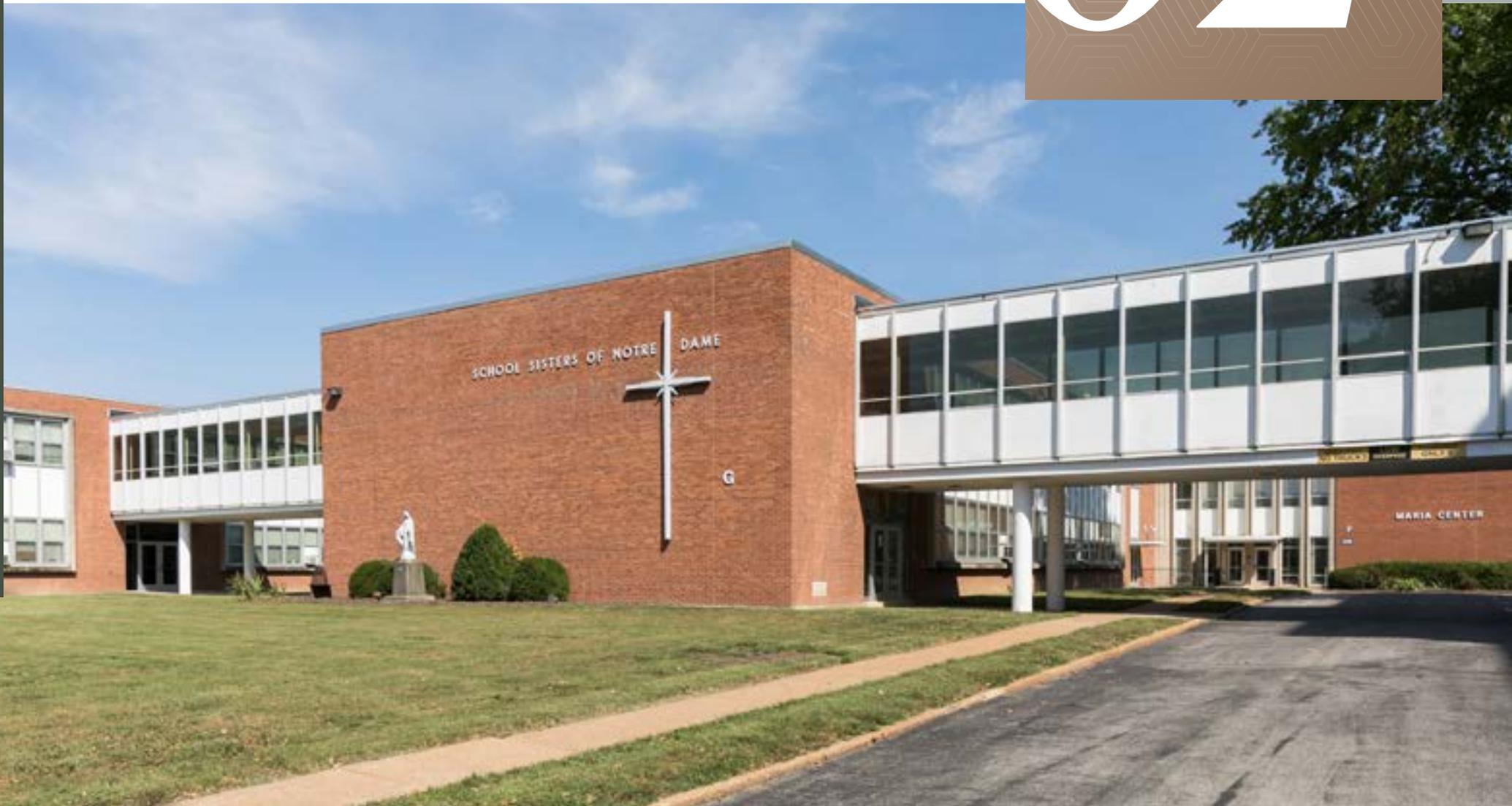


CAROLINE CENTER

BUILDING	RSF	YEAR BUILT	FLOORS
THERESA CENTER	185,000	1895	5
CAROLINE CENTER	64,500	1957	4
MARIA CENTER	39,922	1964	3
MADONNA HALL	18,768	1960	2
POWER HOUSE	4,428	1964	1
ROMANA HALL	18,620	1960	2
OVERPASS APARTMENTS	1,728	1960	1
ECOLOGY CENTER	1,650	1908	1
FORMER HEADSTART	1,000	1908	1

PROPERTY
DESCRIPTION

02





320
E RIPA AVENUE

ROMANA HALL

MADONNA HALL

MARIA CENTER

POWER HOUSE

ECOLOGY CENTER

CAROLINE CENTER



GENERAL

Address	320 E Ripa Avenue, St. Louis, MO 63125
Rentable Square Feet	336,256 SF
Site Size	17.58 acres
HVAC	Heating and Cooling provided by the 'power house' with an exception, the Maria Center. The Romana and Madonna Halls are cooled by window A/C. The power house has two boilers and two chillers, and the hot/cold water is distributed through the campus via interconnecting ground tunnels. The buildings have air handlers to distribute air to the various buildings.
Gas	All of the natural gas service is channeled through one meter, with the exception of the Maria Center, which has separate gas and electric meters.
Water	The water distribution lines to the school, gymnasium, Theresa and Caroline centers were upgraded in 2012 at a cost of \$1.2 million.
Parking	Surface parking lots
Zoning	R-5 Residential District
Legal Description	LOTS 13 THRU 16 & RIPA AVE VAC PT (SEE LOCATOR #)
Ground/Site Improvements	The 9850 Perrin Avenue parcel has asphalt parking for approximately 114 vehicles. The 320 E Ripa Avenue parcel has multiple asphalt surface parking lots for total of approximately 320 vehicles.



TERESA CENTER

This is the largest building on campus, it's full masonry construction with a brick exterior. The roof is asphalt and shingle on the pitched sides and rolled asphalt on the flat sides. This building has single bed residence rooms and these rooms share common bathrooms on the upper floors. The first floor has a main dining hall and a full-service commercial kitchen. The basement is sprinklered, and on the first floor in the kitchen the stove is sprinklered.

The fifth floor of the Theresa center is primarily used for storage. There are a total of 143 residences in the Theresa and Caroline Centers.

Access to the upper floors is provided by staircases and three elevators. The building has pine flooring, some sections of the pine flooring have asbestos sub floors and mastic.

CAROLINE CENTER

This T shaped building has floors on the east side that are open to the first four floors of the Theresa Center. This building also has a partial basement on the southwest side. The building is full masonry construction with a brick exterior, and it has double hung thermal windows. The building has a flat roof comprised of bitumen with pea gravel ballast. The building is fully sprinklered. The ground floor is primarily office use and the upper floors are residences. The finish in both the Theresa and Caroline centers is similar, with carpeted flooring in the hallways, painted drywall interior demising walls, acoustic drop ceilings. The fifth floor of the Theresa center is primarily used for storage. There is a total of 143 residences in the Theresa and Caroline Centers.

OVERPASS APARTMENTS

This small rectangular two floor building is located on the north side of the Theresa Center. It is used as guest bedrooms.

POWER HOUSE

This one story building was originally constructed as a laundry facility for the campus. It is now primarily used as an exercise facility.

MARIA CENTER

This three story masonry (brick) building has a large central atrium, a full basement and is served by an elevator. The building is used as an educational conference center. The building's HVAC is separate from the rest of the campus as it has a boiler and chiller in the basement along with an air handler.

MADONNA HALL

This is a two story masonry and glass classroom building. About half of the windows have been replaced with thermal and half are single pane in aluminum frames. It's heated by the campus boiler system and is cooled by window air conditioning units. The building does not have an elevator and is not sprinklered.

ROMANA HALL

This is a two story masonry and glass classroom building. About half of the windows have been replaced with thermal and half are single pane in aluminum frames. It's heated by the campus boiler system and is cooled by window air conditioning units. The building does not have an elevator and is not sprinklered.

FORMER HEADSTART

This one story building is attached to the Madonna Hall. It was originally used as classrooms. The building has four large classrooms and it has an insulated fiberglass roof and older windows.



ROMANA AND MADONNA HALL



MARIA CENTER



ECOLOGY CENTER

Interior Photos



DINING ROOM



KITCHEN





OFFICE SUITES

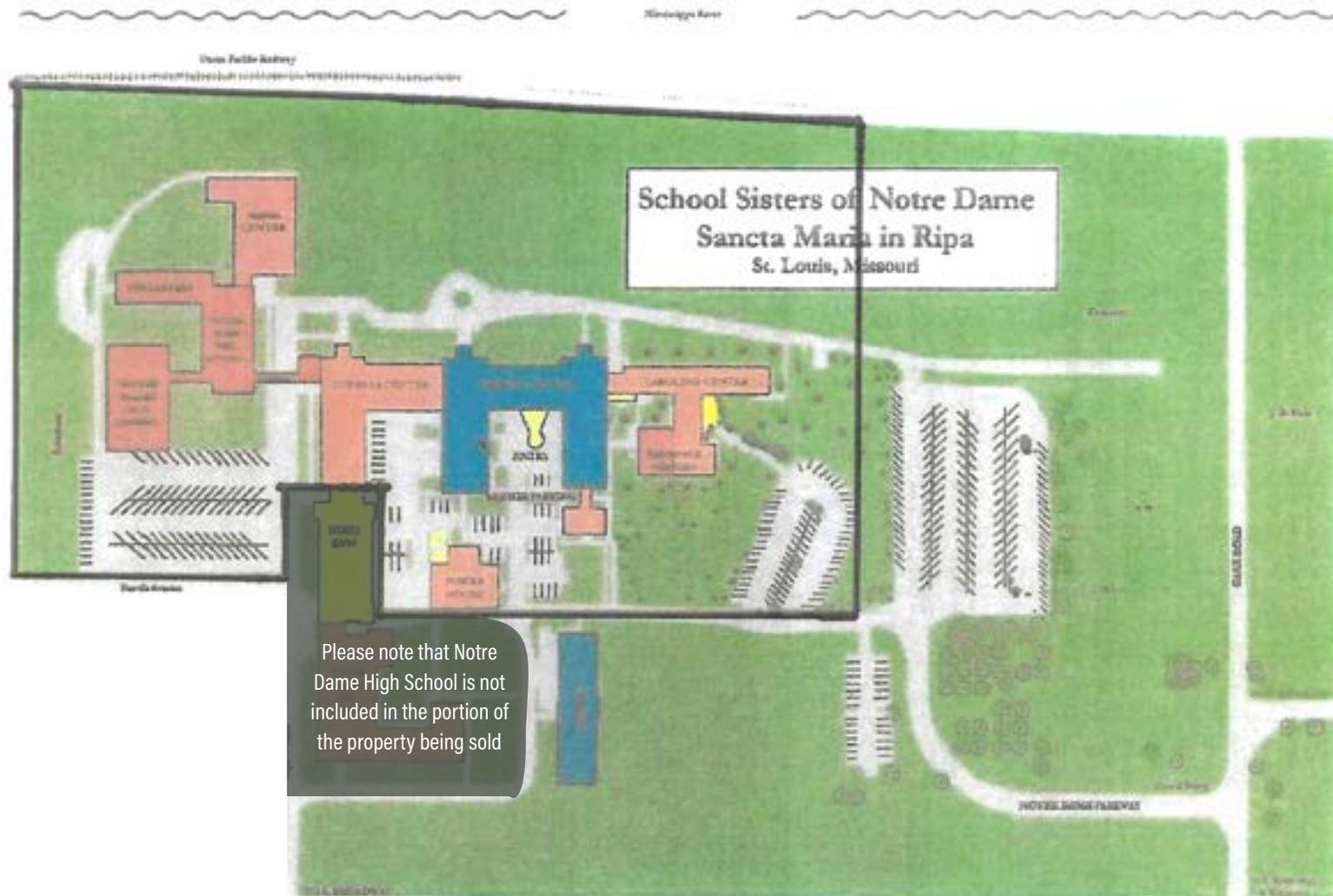


CHAPEL



Site Plan

(The property located within the black line identifies the approx. 17.58 acres and buildings and parking areas included in the sale.)



Property Aerial

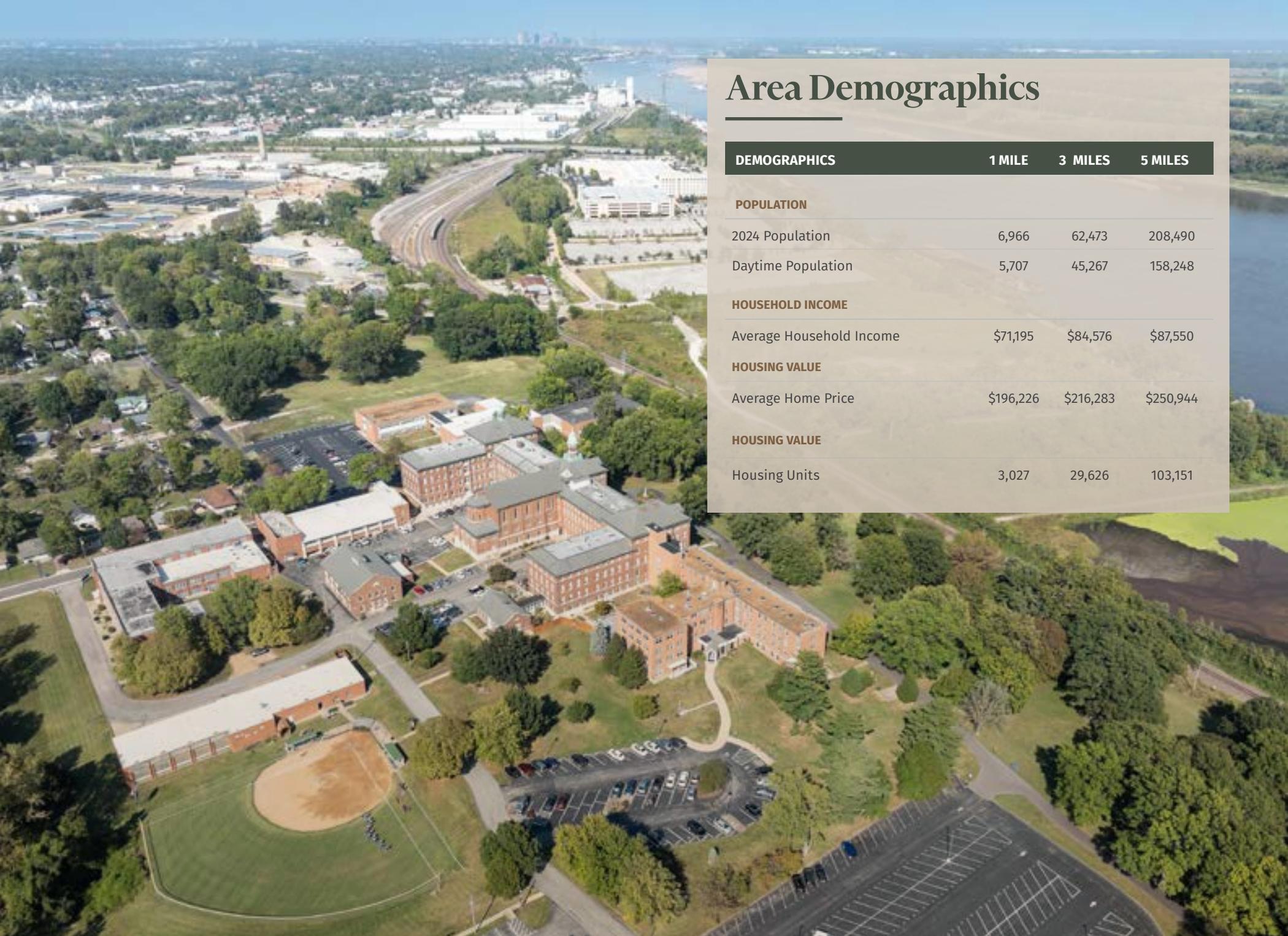


LOCATION

OVERVIEW

03





Area Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	6,966	62,473	208,490
Daytime Population	5,707	45,267	158,248
HOUSEHOLD INCOME			
Average Household Income	\$71,195	\$84,576	\$87,550
HOUSING VALUE			
Average Home Price	\$196,226	\$216,283	\$250,944
HOUSING VALUE			
Housing Units	3,027	29,626	103,151

At the Center of it All

The Gateway to the West. The country's inherent center. The midpoint of the Mississippi. St. Louis has always been the connector: of the nation's geographic ends; of past, present and future; of what's happening to what's next. But with a collective pride from its sense of place and culture, the city is a door that unlocks even more than you can imagine.



ST. LOUIS BY THE NUMBERS

2,823,156

Total Population

ESRI, 2024

37

Higher Education Institutions

1,158,864

Total Households

ESRI, 2024

38.1%

With Bachelors Degree or Higher

ESRI, 2024

\$105,196

Average Household Income

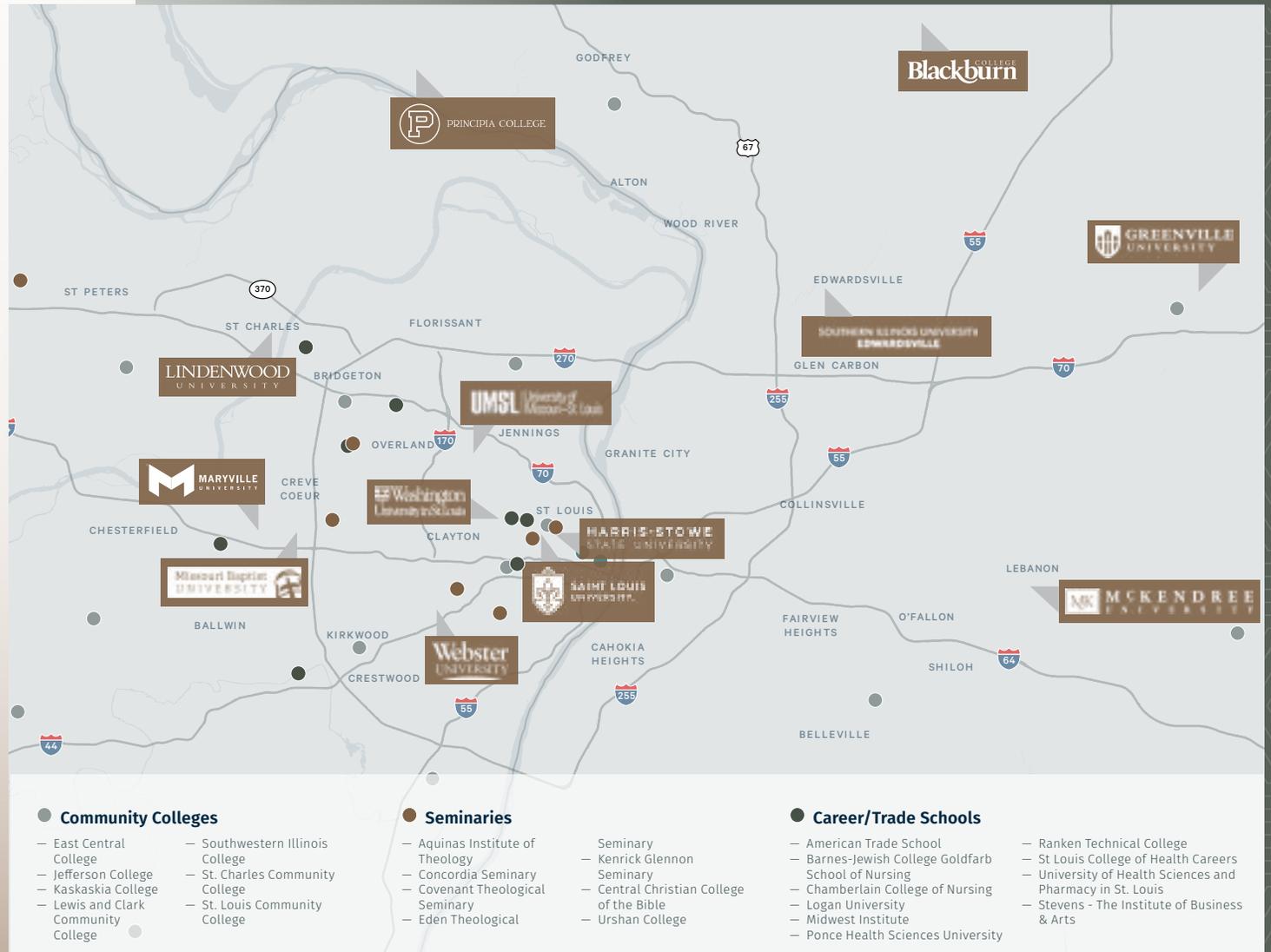
ESRI, 2024

15

Fortune 1000 HQ's

A Hub for Higher Education

St. Louis is home to 13 traditional universities producing approximately 24,000 graduates per year. Seven community college systems, seven seminaries and ten career/trade schools also contribute to the vast array of educational opportunities in the metro area.





#1 City for New College Graduates*

With its low cost of living, abundant education environment and wealth of job opportunities across industries, St. Louis continues to be the premiere landing spot for young, educated talent.



Ranked #24 among national universities (U.S. News & World Report). Its private research facility is at the heart of agriscience and healthcare in St. Louis.



Boasting an enrollment of more than 10,000 students. Maryville's reach goes well beyond St. Louis in its impact.



SAINT LOUIS UNIVERSITY.

Among the oldest and most prestigious Catholic Universities in the nation, SLU was ranked as one of "America's Top Colleges" (Forbes).



SIUE issues more bachelor's degrees than any other St. Louis area university.



More than 80,000 UMSL alumni call the St. Louis region home. UMSL generated \$492 million of economic impact in 2021.



Webster University ranked 32nd in Midwest Regional Universities (U.S. News) and has 200,000+ alumni around the world.

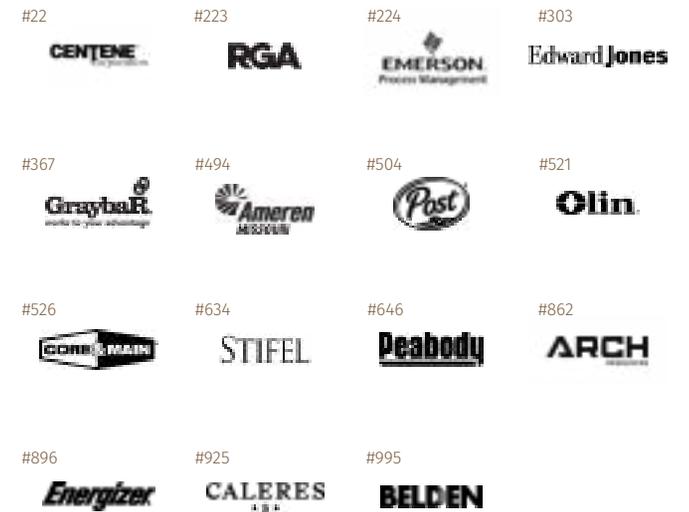
*Source: CNBC, The 10 Best U.S. Cities for New Grads to Start a Career 2022

Companies that Call St. Louis Home

RECENT CORPORATE EXPANSIONS



FORTUNE 1000 COMPANIES HEADQUARTERED IN GREATER ST. LOUIS



A Magnet for Advanced Healthcare

Touting one of the strongest concentrations of healthcare institutions in the country, St. Louis' status as a medical hub continues to deliver world-class care and research—for the benefit of patients and staff alike.



BEST HOSPITALS HONOR ROLL & #1 BEST HOSPITAL IN MISSOURI
U.S. News & World Report, 2023

27,081	Employees
4,636	Physicians
3,275	Staffed Beds
138,827	Hospital Admissions
\$512.9M	Financial Assistance



NATIONALLY RANKED IN 8 CHILDREN'S SPECIALTIES
U.S. News & World Report, 2023

3,423	Employees
881	Physicians
1,300	Auxiliary Members & Volunteers
455	Licensed Beds
275,000	Patient Visits per Year



RANKED TOP 5 BEST HEALTH SYSTEM
Truven Health Analytics

40,000	Employees
2,000+	Physicians
45	Acute Care Facilities & Specialty Hospitals
4	States



RANKED 5TH BEST MED SCHOOL IN THE COUNTRY (RESEARCH)
U.S. News & World Report, 2023

13,308	Employees
1,432	Total Students
1,535,438	Outpatient Visits
\$1.7B	Patient Services Revenue



RANKED AS ONE OF THE NATION'S BEST HOSPITALS FOR MATERNITY CARE
Newsweek, 2023 (St. Mary's Hospital - St. Louis)

35,000	Employees
9,500	Physicians
20	Hospitals
4,522	Licensed Beds



NATIONALLY RANKED IN 5 CHILDREN'S SPECIALTIES
U.S. News & World Report, 2023

1,808	Employees
200	Physicians
195	Licensed Beds
182,199	Outpatient Visits per Year





Affordable Living

St. Louis is the sweet spot; a cosmopolitan city with plenty of cultural, culinary and entertainment perks, but with a cost of living well below like-sized metros. As other places struggle to keep their price tags low, St. Louis continues to offer the most bang for your buck.

#1

Most Affordable Large City in the Country

MIT Living Wage Calculator, 2023

#1

Best City in America for First-Time Home Buyers

Zillow, 2024

#1

Most Affordable Area for Millennial Home Buyers

Redfin, 2019

#5

Most Affordable City in the World to Buy a Home

Bloomberg, 2022

#6

Most Beautiful & Affordable Place to Live

Travel + Leisure, 2023

#10

City Where 100k Goes the Furthest

Smart Asset, 2023

Public Spaces to Learn, Live and Play

St. Louis boasts some of the oldest, largest and trip-worthiest public spaces in the country. Best of all, many of these public offerings are entirely free, contributing to the city's endless spirit of gathering and community.

120

Miles of Bike Trails

3,300

Acres of City Parks

#1

Urban Park in America
Forest Park, 1,293 Acres

USA Today, 2016

17th

Best Foodie City in America

Ranked by Wallethub



Most Museums & Libraries
Per Capita in the U.S.

#1

Zoo in the U.S.

USA Today, 2018

FREE ATTRACTIONS

The Museum at the Gateway Arch
The Old Courthouse
Saint Louis Zoo
Saint Louis Art Museum

Saint Louis Science Center
Missouri History Museum
Contemporary Art Museum
Grant's Farm

Laumeier Sculpture Park
Citygarden
The Muny (select seats)
Lone Elk Park





An Iconic Sports City with Plenty to Cheer About

As of spring 2023, St. Louis is home to four professional sports teams, with the inaugural season of the MLS expansion team, CITY SC, and the resurrected UFL (formerly XFL) BattleHawks. These new additions round out the already devoted followings for the historic Cardinals of the MLB and Blues of the NHL.

#1

MLS's Most Fun Team to Watch

ESPN, 2023

#1

MLB's Best Fanbase

USA Today, 2022

#2

MLB's Highest Attendance

ESPN, 2022

#2

Best Baseball City

Wallethub, 2022

#3

MLB's Most Loyal Fans

Forbes, 2020

#5

Best City for Hockey Fans

Wallethub, 2023

A LEGACY OF CHAMPIONS



1926

1931

1934



1942

1944

1946



1964

1967

1982



2006

2011

2nd Most World Series Wins Behind Only the New York Yankees



2019

Defeated the Bruins in 7 Games to Win their First Cup in the Team's 52-year History



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