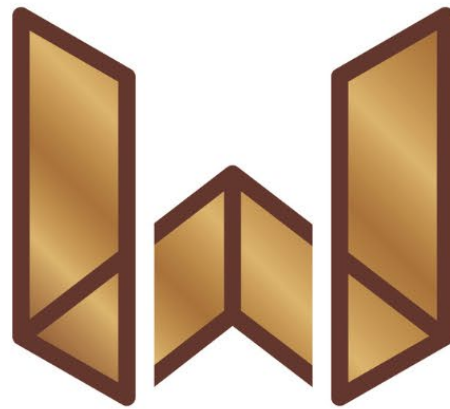
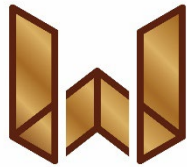




WILKINSON LOFTS

ADVANTES
GROUP

DEVELOPMENT • MANAGEMENT • CONSTRUCTION



**WILKINSON
LOFTS**

TABLE OF CONTENTS

03 | AERIAL MAP OVERVIEW

04 | NEIGHBORHOOD OVERVIEW

05 | WILKINSON LOFTS

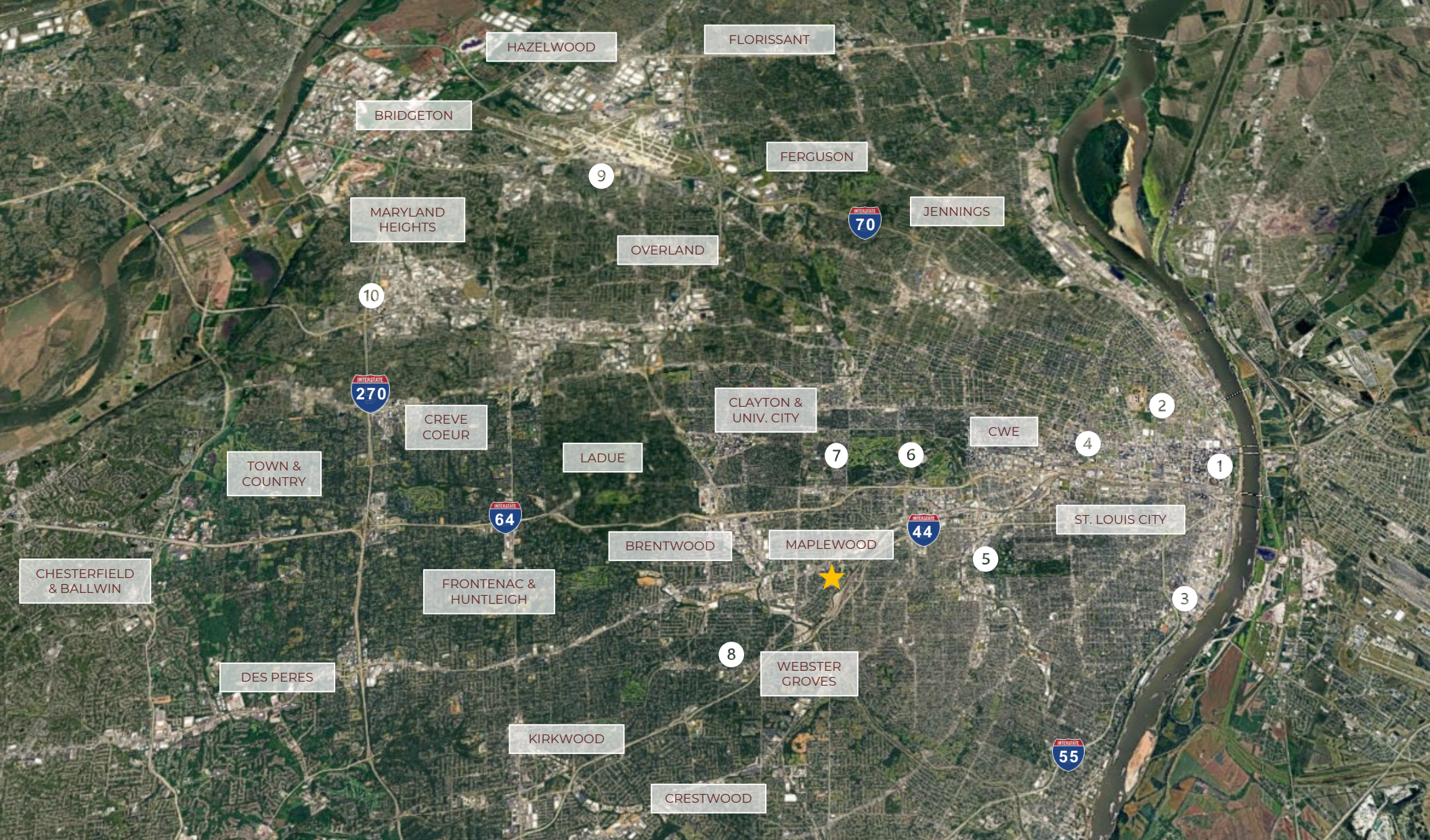
05 | PROPERTY SUMMARY

06 | INTERIOR PHOTOS

07 | EXTERIOR PHOTOS

08 | UPCOMING UNIT RENDERINGS





METRO ST. LOUIS LOCATION



WILKINSON LOFTS

1

Downtown St. Louis: Arch, Busch Stadium, City Park, Etc.

2

NGA West

3

Anheuser-Busch

4

St. Louis University & Grand Center

5

Missouri Botanical Garden & Tower Grove Park

6

Forest Park: Art Museum, Science Museum, Zoo & Muny

7

Washington University

8

Webster University

9

Lambert Airport

10

Westport Plaza



NEIGHBORHOOD OVERVIEW

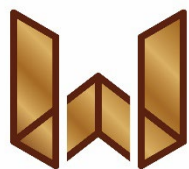
WILKINSON LOFTS | 7135 CANTERBURY | ST. LOUIS, MO 63143

**A 2 MINUTE DRIVE OR 10 MINUTE WALK TO DOWNTOWN MAPLEWOOD
FOR GROCERIES, RETAIL SHOPS & RESTAURANTS**

7 MIN. DRIVE TO WASHINGTON UNIV. | 7 MIN. TO WEBSTER UNIV. | 10 MIN. TO ST. LOUIS UNIV.

Restaurants: Acero, The Blue Duck, Tiffany's Diner, Gus' World Famous Fried Chicken, Thai Table, St. Louis Kitchen, Locoz Taco, The Post Bar & Grill, Jimmy John's, The Crow's Nest, Maplewood Deli & Coffee House, Tapped, Robata, Subway, Dominos, Schafly Bottleworks, Strange Donuts, Asador Del Sur, Boba Cha Cha

Retailers: Schnucks Markets, CVS Pharmacy, US Post Office, Citizen's National Bank, Clarkson Eye Care, AT&T, Penzy's Spices, The Book House, Paramount Jewelers, Sole Survivors Leather, Eddie's Guitars, Complex Studios Salon & Spa, Scheidt True Hardware, Vom Fass, Table to Table, Urban Breath Yoga, Kakao Chocolate, Zee Bee Markets, Cheryl's Herbs, Nova Salon, Maplewood Nails, Boost Mobile, Circle K, Fantasy Comic Shop, Mystic Valley, Blissfully Popped Popcorn, Traveling Tea, Saratoga Bowling Lanes



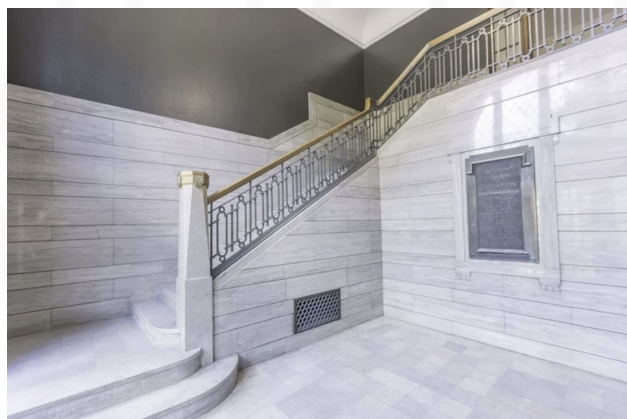
WILKINSON LOFTS

Originally the Wilkinson Elementary School was built in 1927. The complete renovation and conversion to apartments was completed in 2021.



PROPERTY SUMMARY

Building Size	35,254 SF
Property Size	1.55 Acres
Number of Residential Units	36 Units
Residential Average Base Rent	\$1.86 SF
Placed in Service	December 2021



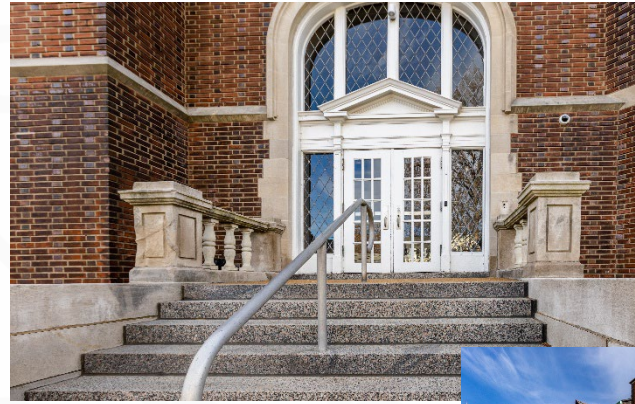
NOTABLE FEATURES & AMENITIES

- Historic City Architecture
- 10' to 12' Ceilings
- Floor-to-Ceiling Windows
- Luxury Vinyl Tile Flooring
- Custom Cabinetry with Quartz Countertops
- Kitchen with Peninsula*
- Pendant Lighting & Ceiling Fans
- Undermount Sink w/High Arc Faucet w/Sprayer
- Stainless Appliances
- In-Unit Laundry
- Window Shades
- Cable & Internet Ready
- Workout Room
- Indoor Bike Area
- Patio Area with Grill Station
- Controlled Building Access
- Secure Gated Parking

*Select Units.





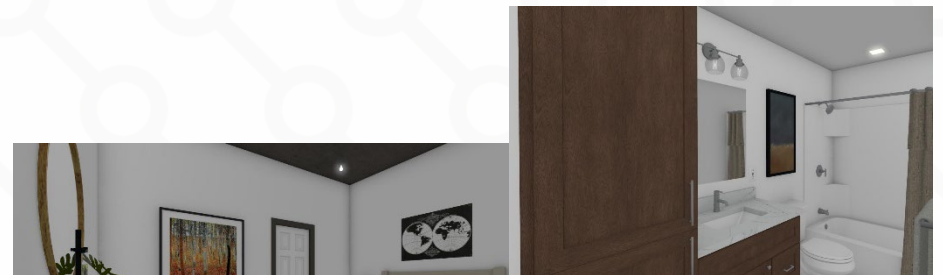


UPCOMING UNITS UNDER CONSTRUCTION:

UNIT 109:



UNIT 110:



Unit Mix Breakdown

Wilkinson Lofts; St. Louis, MO

Number of Units 36
 Square Feet - Residen 28,439
 Square Feet - Comme -

Unit Type	Number	Sq Ft	Units			Other Units	
			Rent/Mo	Rent/Sq Ft		Rent/Mo	Rent/Sq Ft
101 2BR / 1BA	1	869	1,630.00	1.88		-	-
102 1BR / 1BA	1	887	1,660.00	1.87		-	-
103 1BR / 1BA	1	779	1,460.00	1.87		-	-
104 2BR / 1BA	1	752	1,405.00	1.87		-	-
105 1BR / 1BA	1	871	1,630.00	1.87		-	-
106 2BR / 1BA	1	927	1,670.00	1.80		-	-
107 1BR / 1BA	1	619	1,165.00	1.88		-	-
108 OBR / 1BA	1	477	925.00	1.94		-	-
109 1BR/1.5BA	1	1173	2,155.00	1.84			
110 2BR/2BA	1	1320	2,425.00	1.84			
201 2BR / 1BA	1	863	1,560.00	1.81		-	-
202 1BR / 1BA	1	881	1,650.00	1.87		-	-
203 1BR / 1BA	1	898	1,625.00	1.81		-	-
204 1BR / 1BA	1	801	1,500.00	1.87		-	-
205 1BR / 1BA	1	596	1,080.00	1.81		-	-
206 1BR / 1BA	1	596	1,185.00	1.99		-	-
207 1BR / 1BA	1	785	1,510.00	1.92		-	-
208 1BR / 1BA	1	594	1,115.00	1.88		-	-
209 1BR / 2BA	1	891	1,610.00	1.81		-	-
210 1BR / 1BA	1	876	1,640.00	1.87		-	-
211 2BR / 1BA	1	938	1,755.00	1.87		-	-
212 2BR / 1BA	1	976	1,770.00	1.81		-	-
301 OBR / 1BA	1	442	855.00	1.93		-	-
302 1BR / 1BA	1	624	1,175.00	1.88		-	-
303 1BR / 1BA	1	867	1,625.00	1.87		-	-
304 1BR / 1BA	1	866	1,625.00	1.88		-	-
305 1BR / 1BA	1	700	1,315.00	1.88		-	-
306 1BR / 1BA	1	702	1,270.00	1.81		-	-
307 1BR / 1BA	1	867	1,625.00	1.87		-	-
308 1BR / 1BA	1	859	1,610.00	1.87		-	-
309 1BR / 1BA	1	695	1,305.00	1.88			
401 2BR / 1BA	1	921	1,725.00	1.87			
402 1BR / 1BA	1	618	1,120.00	1.81		-	-
403 1BR / 1BA	1	634	1,150.00	1.81		-	-
404 1BR / 1BA	1	612	1,110.00	1.81		-	-
405 1BR / 1BA	1	663	1,240.00	1.87		-	-
Totals	36	28,439	\$ 52,875.00	1.86		\$ -	\$ -
Annual Rent						\$ 634,500	

Number of Units 36
 Economic Occupancy 35 96.00%
 Units 36
 Parking Spaces 50

Projected Rent	\$ 634,500		
Parking Revenue	\$ 21,600	50.00	
Avg General Fees (Pet, Late, Move Out, Cancellation, NSF)	\$ 43,000	99.54	
Total Average Income	\$ 52,875	\$ 699,100	\$ 149.54 \$ 0.19