

80 UNIT APARTMENT
COMPLEX
FOR SALE

BRIDLETON WOODS APARTMENTS

1727 BRIDLETON WOODS
FENTON, MO 63026



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Salient Realty Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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PROPERTY INFORMATION



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Bridleton apartments

fenton, mo 63026

80
apartments

major
value add
opportunity

strong
submarket
w/ growth



PROPERTY DESCRIPTION

Salient Realty Group is pleased to present Bridleton Woods Apartments, a 80-unit garden-style apartment complex located in the heart of Fenton. The asset offers a compelling investment opportunity with immediate upside through lease-up of vacant units and renovations.

Current occupancy stands at approximately 51% providing significant room for growth through active management and capital improvements.

****CURRENT LOAN IS ASSUMABLE. REACH OUT TO BROKERS FOR MORE INFORMATION****

PROPERTY HIGHLIGHTS

- 80 Units Across 8 Buildings
- 51% Occupied - Immediate Lease-up Potential
- Strong Rent Upside - Market Rents in the area support \$775 - 1 bed/1 bth & \$950 - 2 bed/1 bth
- Strategic Location - Situated in Fenton, MO w/ excellent access to major highways, job centers, and retail amenities

OFFERING SUMMARY

Sale Price:	\$4,750,000
Number of Units:	80
Price Per Unit:	\$59,375
Lot Size:	5.7 Acres
Building Size:	44,224 SF
Proforma NOI:	\$469,794.00
Proforma Cap Rate:	9.89%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,219	14,619	45,409
Total Population	5,698	36,046	114,323
Average HH Income	\$92,967	\$103,705	\$109,728



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LOCATION DESCRIPTION

Bridleton Woods is located in the heart of Fenton, MO, a highly desirable suburb of St. Louis known for its strong residential community, great schools and access to major employment and retail corridors. Situated just 20 miles southwest of Downtown St. Louis.

Fenton benefits from a robust local economy support by a diverse mix of employers. The city is home to several business parks and industrial hubs, with major employers in manufacturing, distribution, healthcare and retail. Close proximity to I-44 and Highway 141 offers easy access to regional employment centers throughout the St. Louis metro.

Here are few notable employers:

Fabick Caterpillar - Exclusive Caterpillar dealer in the St. Louis region. Established in 1917 & employs over 1,200 staff across the region.

Nooter/Eriksen - Global leader in heat recovery steam generators for power plants and its headquarters and manufacturing facilities are in Fenton.

Sachs Electric - Top electrical contacting firm in Missouri, industrial automation, commercial systems and support services. Founded in 1925, Sachs hits roughly \$264 million in annual revenue. Sachs employs several hundred engineers, technicians, and administrative personnel at its headquarters.

Unigroup/United Van Lines - Unigroup, parent of United Van Lines and Mayflower Transit, provides relocation, logistics, and moving services nationally. Over 30 regional services are managed from its St. Louis headquarters in Fenton, MO. Their Fenton office includes hundreds of corporate employees in finance, HR, operations and logistics.

Other Key Local Employers: Tacony Corporation, CIC Group, Golden Boy Foods, Laclede Chain, and Utilimap also maintain manufacturing or corporate offices in Fenton. Large box retails such as: Walmart, Target, Lowe's, Aldi and restaurants anchor along the 141 corridor, offering hundreds of roles across retail, logistics, and hospitality.

These employers create a stable and multifaceted labor base - ranging from skilled trades and blue-collar work to logistics, office and service roles.

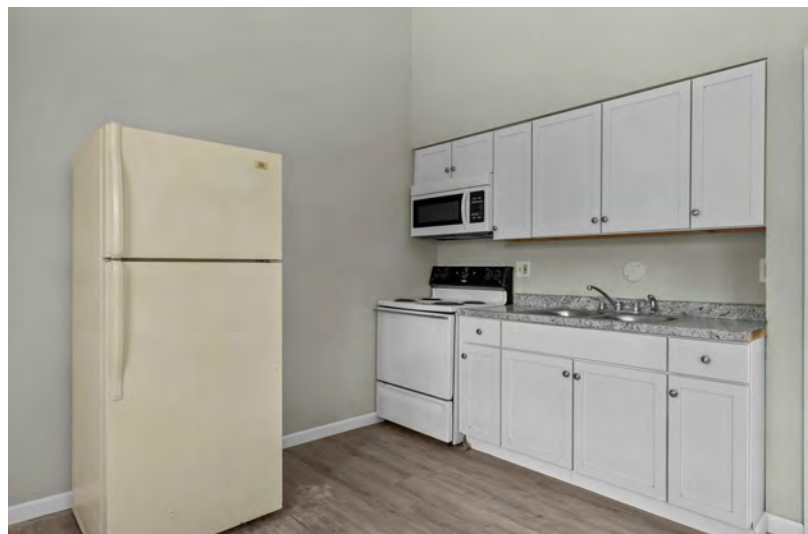


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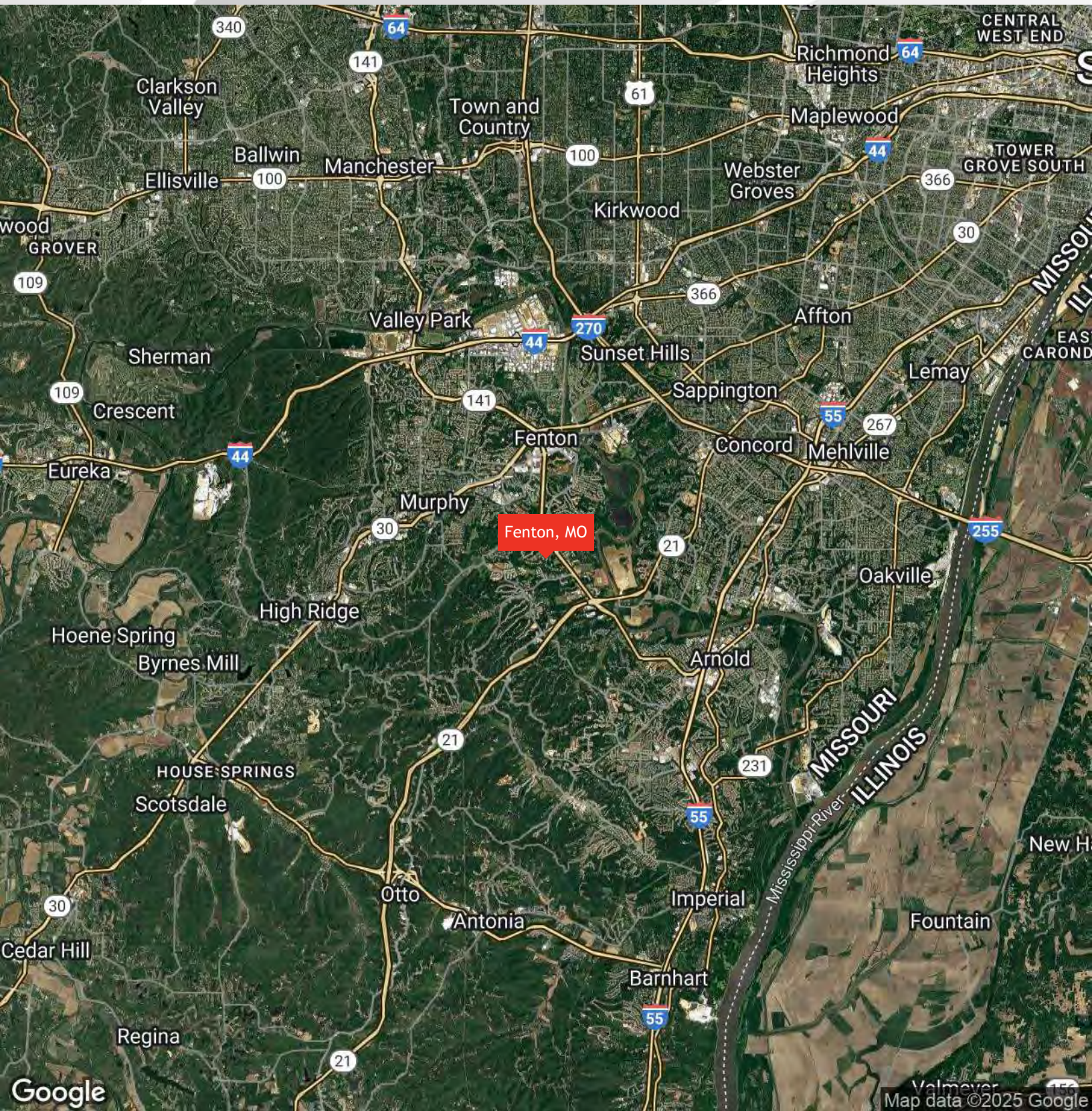
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LOCATION INFORMATION



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INVESTMENT OVERVIEW

PROFORMA

Price	\$4,750,000
Price per SF	\$107
Price per Unit	\$59,375
GRM	6.24
CAP Rate	9.89%
Cash-on-Cash Return (yr 1)	9.89%
Total Return (yr 1)	\$469,794

OPERATING DATA

PROFORMA

Gross Scheduled Income	\$760,800
Total Scheduled Income	\$760,800
Vacancy Cost	\$38,040
Gross Income	\$722,760
Operating Expenses	\$252,966
Net Operating Income	\$469,794



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INCOME SUMMARY

PROFORMA

Gross Potential	\$760,800
Vacancy	- \$38,040

GROSS INCOME	\$722,760
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EXPENSE SUMMARY

PROFORMA

Operating Expenses (35%)	\$252,966
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GROSS EXPENSES	\$252,966
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NET OPERATING INCOME	\$469,794
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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT
1 bd/1 bth	1	1	72	90%	575 SF	\$615	\$1.07	\$400	\$775	\$775
2 bd/1 bth	2	1	8	10%	750 SF	-	-	-	-	\$950
TOTALS/AVERAGES			80	100%	593 SF	\$615	\$1.07	\$400	\$775	\$793



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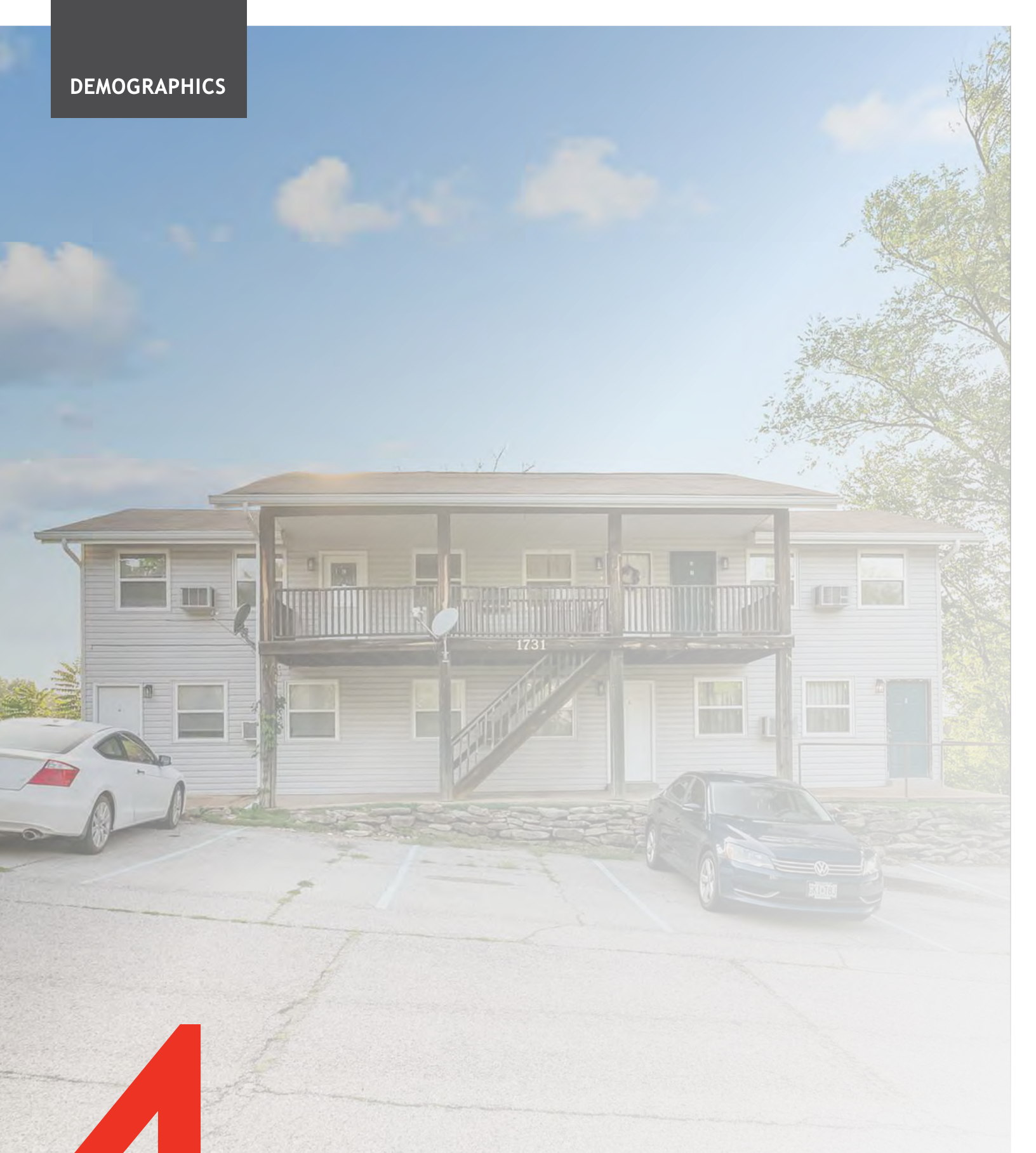
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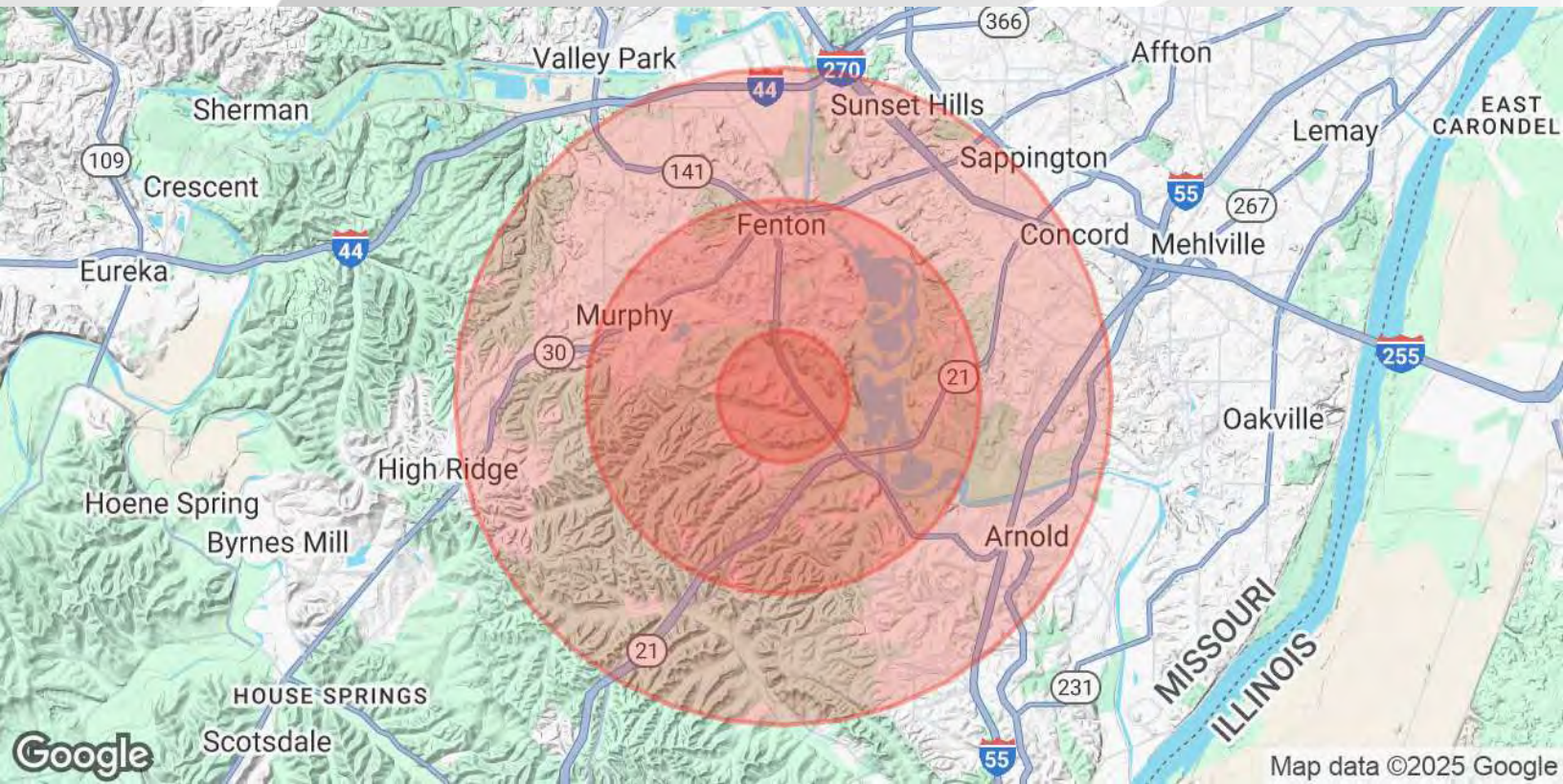
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DEMOGRAPHICS



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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,698	36,046	114,323
Average Age	40	43	43
Average Age (Male)	39	41	42
Average Age (Female)	41	44	44

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,219	14,619	45,409
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$92,967	\$103,705	\$109,728
Average House Value	\$228,736	\$295,708	\$338,206

Demographics data derived from AlphaMap

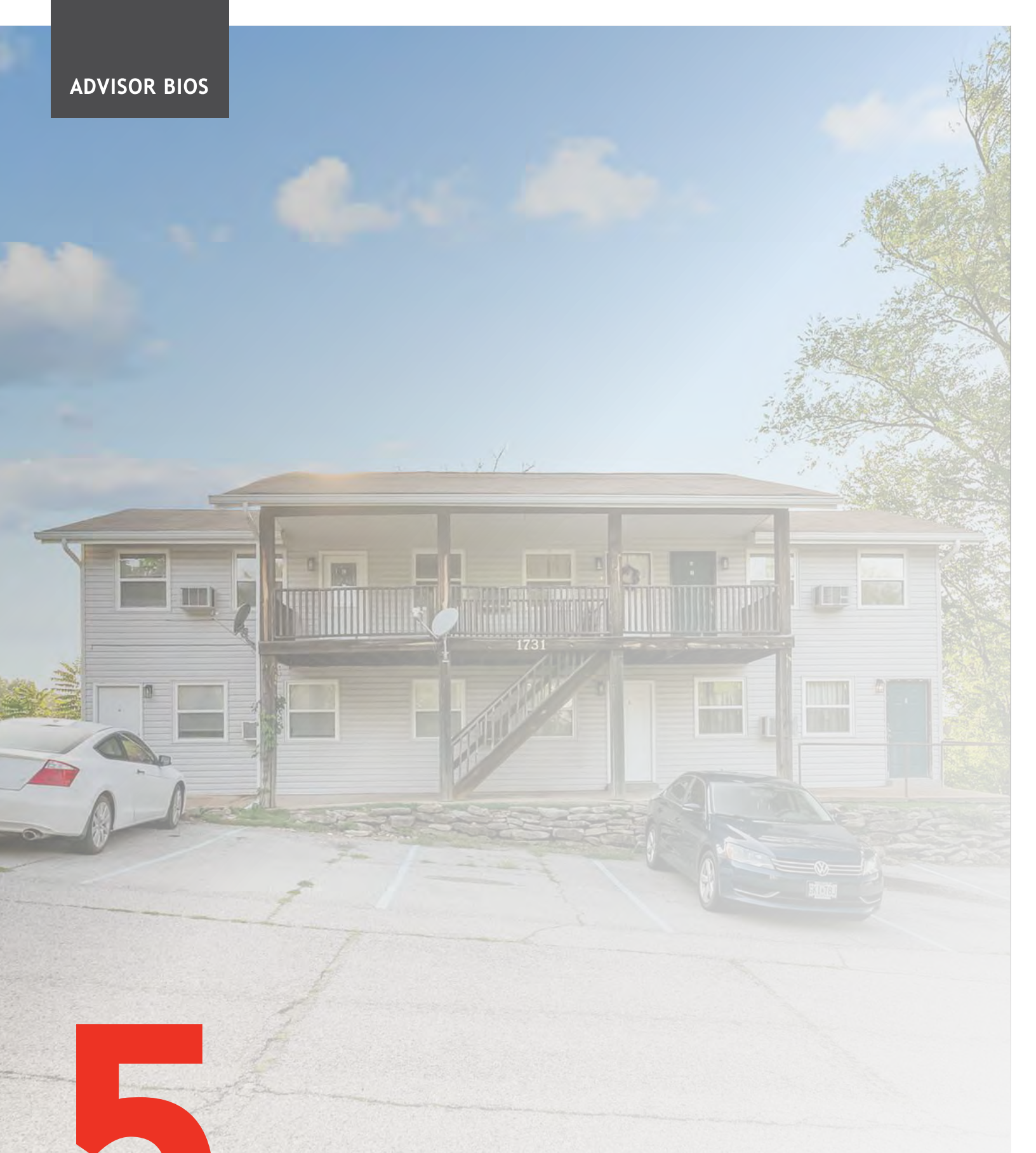


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**TIMOTHY MCCARTHY**

Senior Associate

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MO #2019034093

PROFESSIONAL BACKGROUND

Timothy is an Associate at Salient Realty Group. He has a passion for the growth and redevelopment of the city which landed him with Salient. Tim works with clients in all phases from leasing to acquisitions. Prior to Salient, Tim worked in Sales, Marketing and leadership with various companies and start-ups, which allows him to understand the various needs of his clients. With his experience in marketing and sales this further enhances Tim's ability to provide expert representation to his clients. Tim began his career in commercial real estate to help investors, sellers and buyers make smarter real estate decisions and be a real estate problem solver for many. He has worked on office, retail, small-to-large multifamily and a wide variety of investment properties. As a husband and father of three, Tim enjoys spending time with his family.

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**JAMES ANDERSON****Associate**

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PROFESSIONAL BACKGROUND

James has a passion for Commercial Real Estate which developed at a young age since his father sold Real Estate for over 30 years. He enjoys connecting with buyers and sellers to learn their wants, needs, and more importantly, learning about who they are. He believes relationships and communication are the most powerful tools in Real Estate.

During his short time as a Real Estate agent, he was one of the top Real Estate agents at Keller Williams St.Louis for multiple years selling Commercial Real Estate part time. He specializes in finding off-market properties and bringing those opportunities to his clientele before it hits the market. James is very passionate about bringing the best opportunities and services to his clients.

EDUCATION

University Of Kentucky

MEMBERSHIPS

St.Louis Association Of Realtors

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**GAREN LAFSER****President & Designated Broker**

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Direct: 314.451.7471

PROFESSIONAL BACKGROUND

Garen has his Missouri Real Estate Brokers Associate License and serves as President and the designated broker for Salient Realty Group. He has helped many different clients locate high potential properties and provides other various real estate services for his clients as well. Over his career he has had the privilege of working on a variety of projects ranging in size from \$250,000 to \$100 million. He has not only provided brokerage services for these projects but also other various services including economic modeling, securing financing for projects, PACE financing energy engineering reports, historic tax credit consulting, Brownfield tax credit consulting, energy efficiency consulting and more. Because of his vast experience in the real estate industry, Garen brings much more to his clients than just brokerage services.

EDUCATION

Master's in Business Administration from Liberty University in Virginia

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