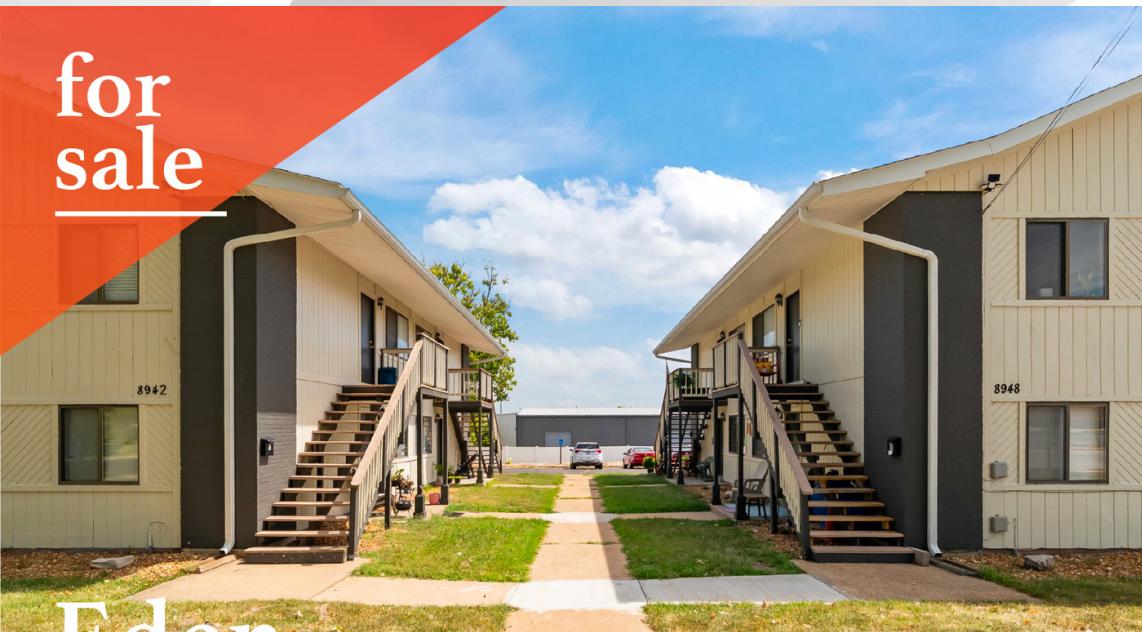


for
sale



Eden
apartments
8942-48 eden ave
st. louis, mo 63123

8
apartments

2 bed, large
updated
units

great
south county
location

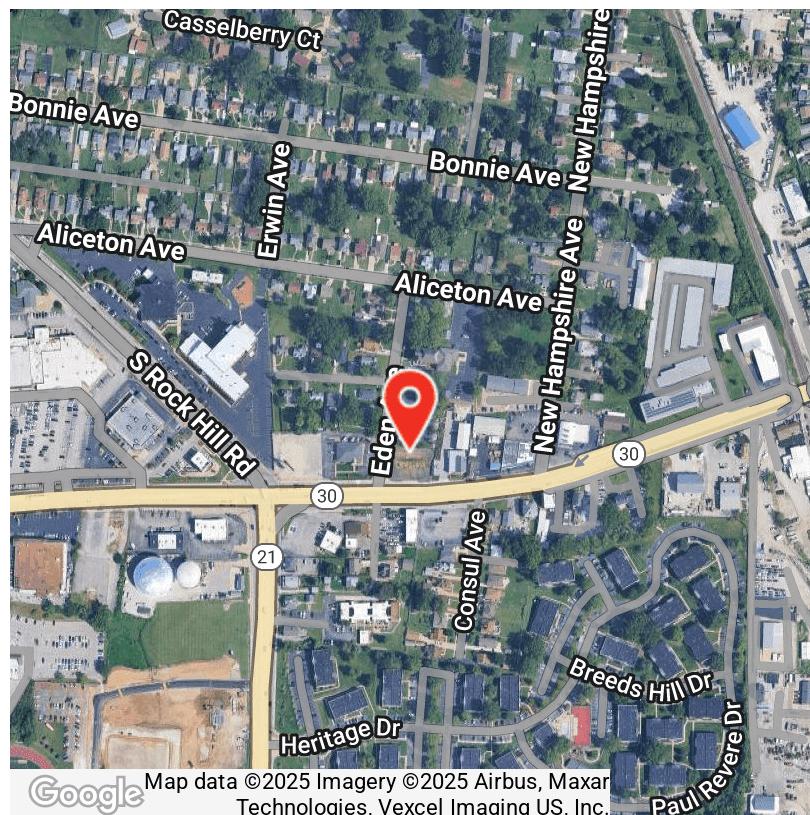


PROPERTY HIGHLIGHTS

- 8 - Spacious 2 bed/1 bth units
- Updated with modern finishes - Washer/dryer in all units
- Stabilized with strong upside - 7.27% In-Place Cap Rate
- Located in Affton, MO - high demand submarket

OFFERING SUMMARY

Sale Price:	\$1,130,000
Number of Units:	8
In-Place Cap Rate:	7.27%
Building Size:	6,864 SF
Unit Mix:	All 2 Bed / 1 Bath Units



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INTERIOR PHOTOS

8942 EDEN AVENUE



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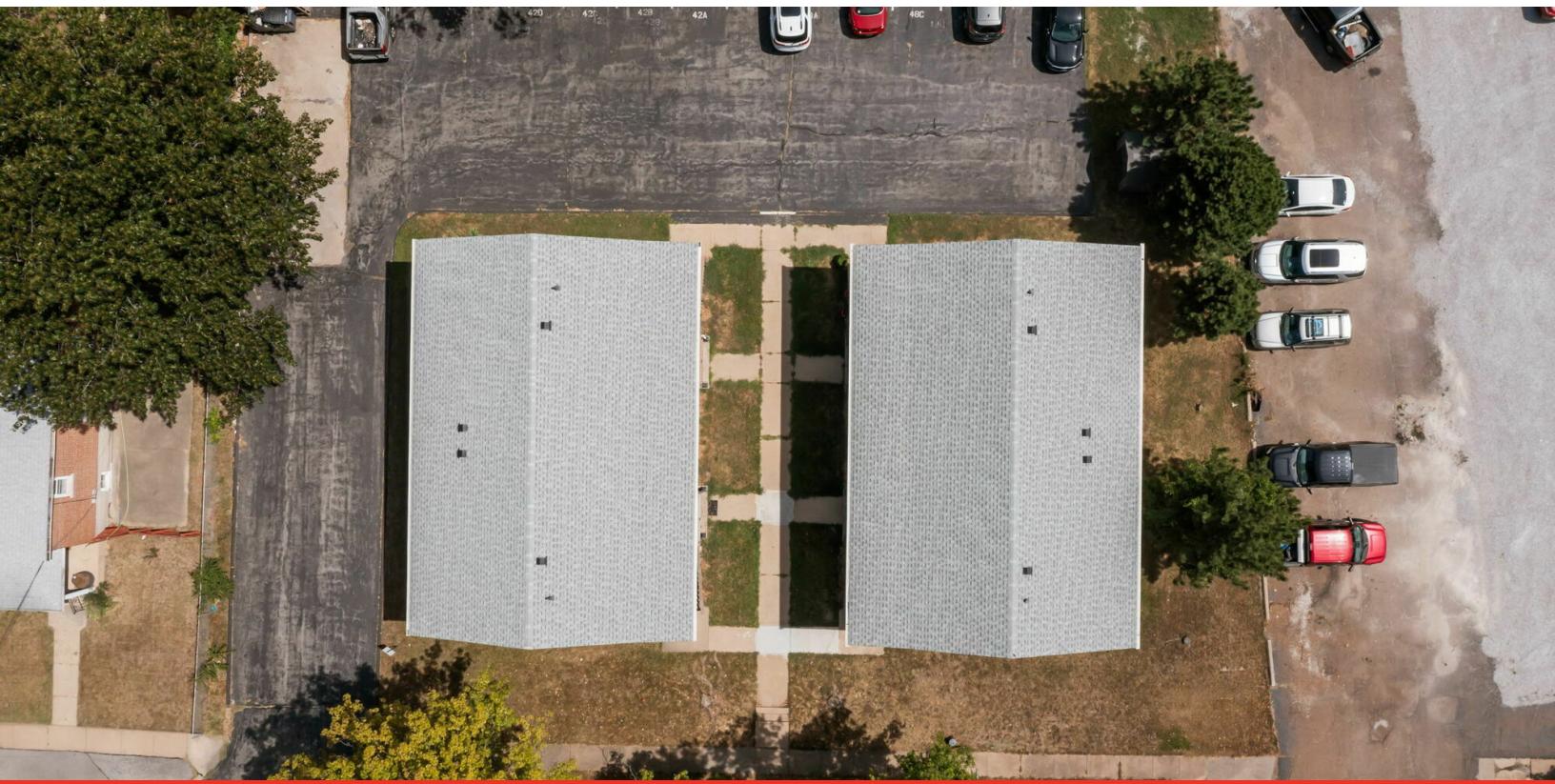
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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
8948A	2	1	900 SF	\$1,175	\$1.31	\$1,295	\$1.44	11/30/2025
8948B	2	1	900 SF	\$1,150	\$1.28	\$1,295	\$1.44	8.30/2025
8948C	2	1	900 SF	\$950	\$1.06	\$1,295	\$1.44	12/31/2024
8948D	2	1	900 SF	\$1,125	\$1.25	\$1,295	\$1.44	5/30/2026
8942A	2	1	900 SF	\$1,150	\$1.28	\$1,295	\$1.44	7/31/2027
8942B	2	1	900 SF	\$1,085	\$1.21	\$1,295	\$1.44	8/31/2026
8942C	2	1	900 SF	\$950	\$1.06	\$1,295	\$1.44	9/30/2025
8942D	2	1	900 SF	\$975	\$1.08	\$1,295	\$1.44	10/30/2025
TOTALS			7,200 SF	\$8,560	\$9.53	\$10,360	\$11.52	
AVERAGES			900 SF	\$1,070	\$1.19	\$1,295	\$1.44	



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INVESTMENT OVERVIEW

Price	\$1,130,000
Price per SF	\$165
Price per Unit	\$141,250
GRM	11
CAP Rate	7.27%

OPERATING DATA

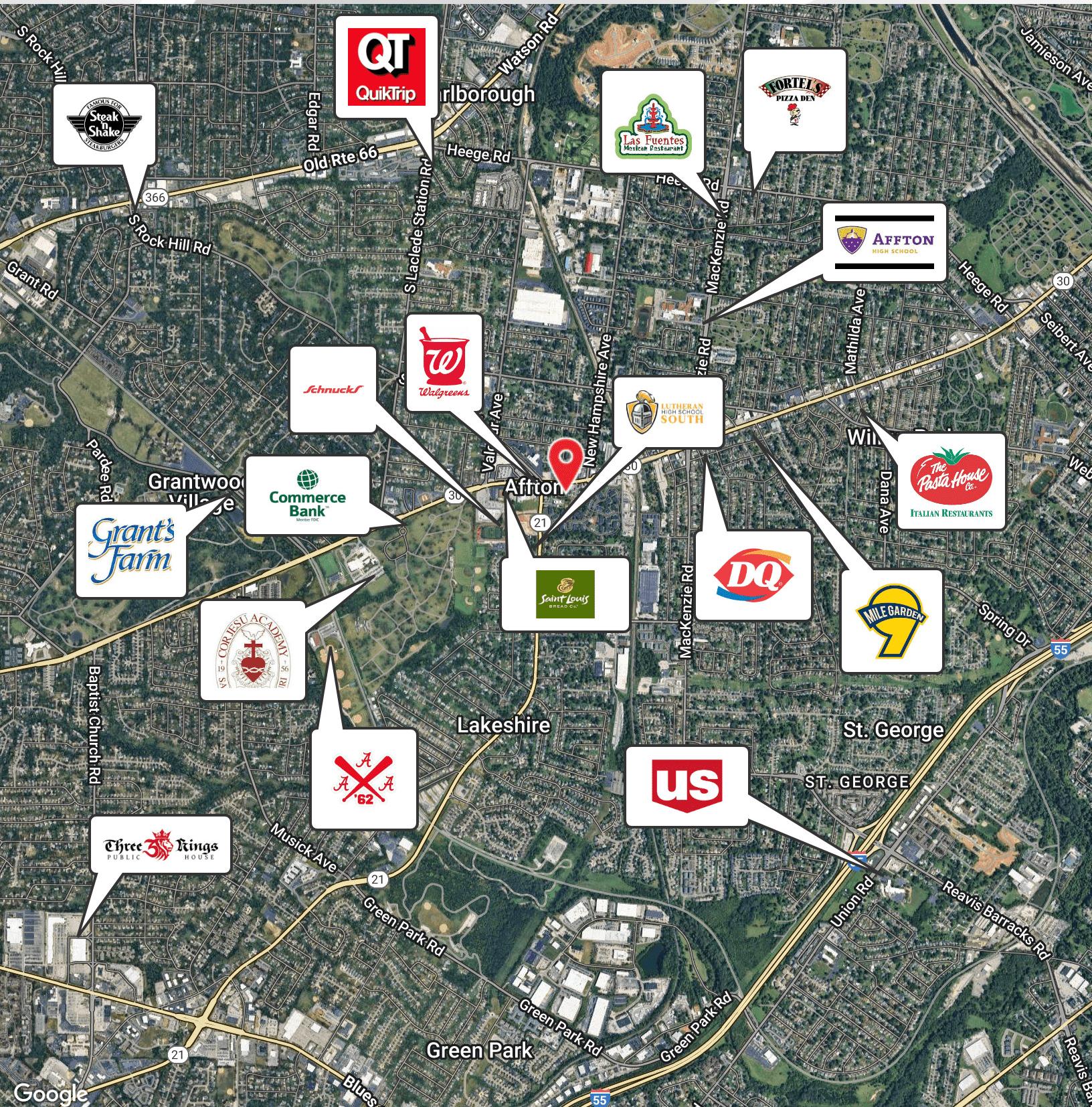
Gross Scheduled Income	\$102,720
Other Income	\$1,020
Total Scheduled Income	\$103,740
Vacancy Cost	\$5,136
Gross Income	\$98,604
Operating Expenses	\$16,454
Net Operating Income	\$82,150



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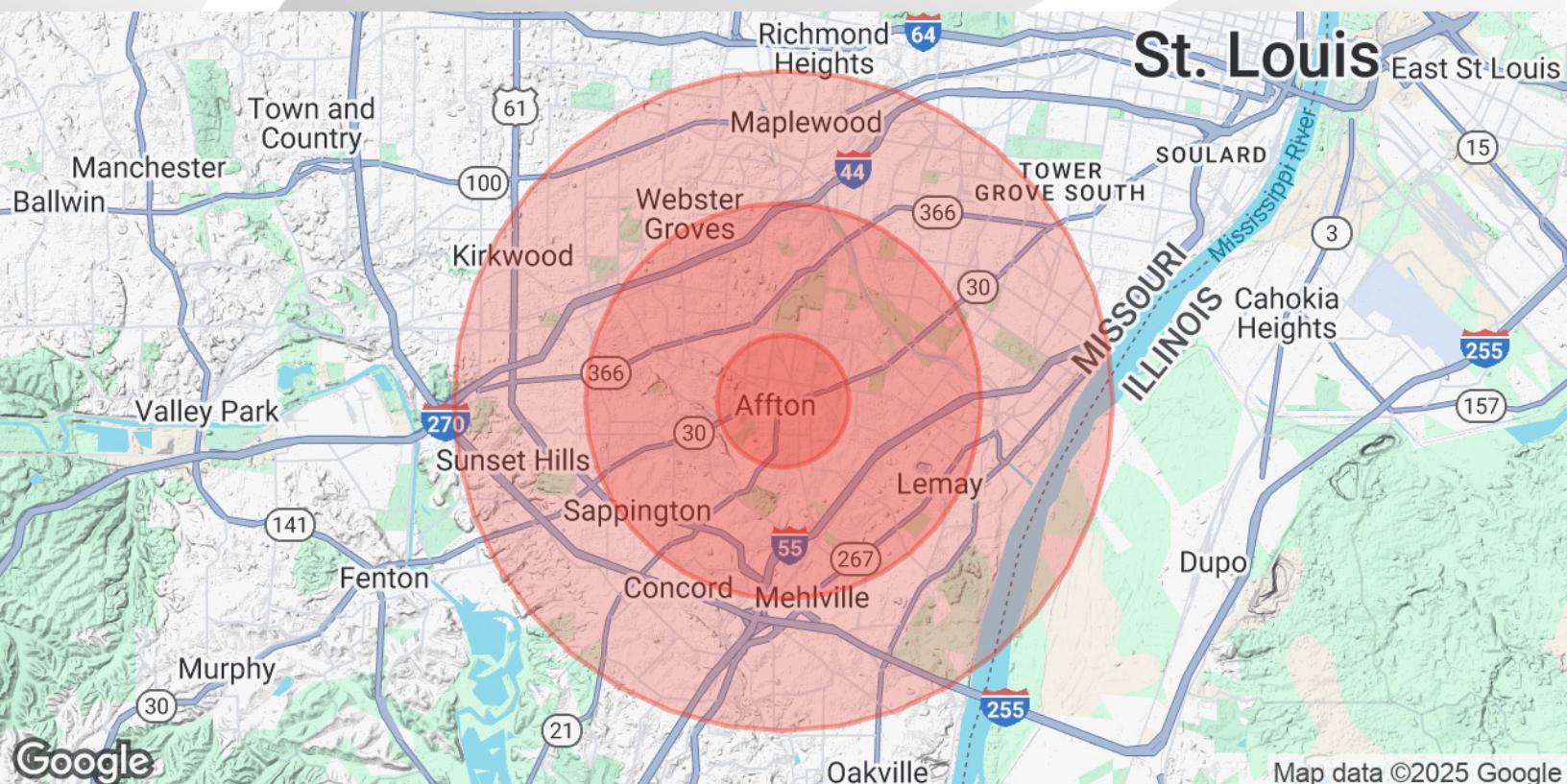
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	12,532	114,293	293,849
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	5,835	51,202	132,086
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$83,361	\$99,963	\$104,041
Average House Value	\$241,502	\$283,139	\$319,408

Demographics data derived from AlphaMap

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