

MULTIFAMILY  
PROPERTY FOR  
SALE

# 5001 SOUTH GRAND BOULEVARD

ST. LOUIS, MO 63111



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110  
SALIENTREALTYGROUP.COM

TIMOTHY MCCARTHY  
314.451.7145  
TMCCARTHY@SALIENTREALTYGROUP.COM  
SENIOR ASSOCIATE

GAREN LAFSER  
314.451.7471  
GLAFSER@SALIENTREALTYGROUP.COM  
PRESIDENT & DESIGNATED BROKER

JAMES ANDERSON  
618.567.8346  
JANDERSON@SALIENTREALTYGROUP.COM  
ASSOCIATE

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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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**5001**  
s grand  
st. louis, mo 63126

19 unit  
mixed-use  
building



**PROPERTY HIGHLIGHTS**

- Incredible mixed-use building
- 3 Retail spaces, 8 - studios and 8 - 1 bd/1bth units
- 10.21% In-Place Cap Rate
- **Several updates include:**
- High efficiency boiler
- Newer coated roof
- New windows
- Tuck pointing
- All but one stack has been replaced
- **75% of the units have been updated, updates include:**
- Kitchen
- Bath
- Flooring throughout

**OFFERING SUMMARY**

Sale Price:	\$1,075,000
Number of Units:	19
Building Size:	10,344 SF
NOI:	\$109,708.86
Cap Rate:	10.21%

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	11,251	62,409	137,340
Total Population	25,634	130,992	285,402
Average HH Income	\$62,571	\$80,719	\$82,921



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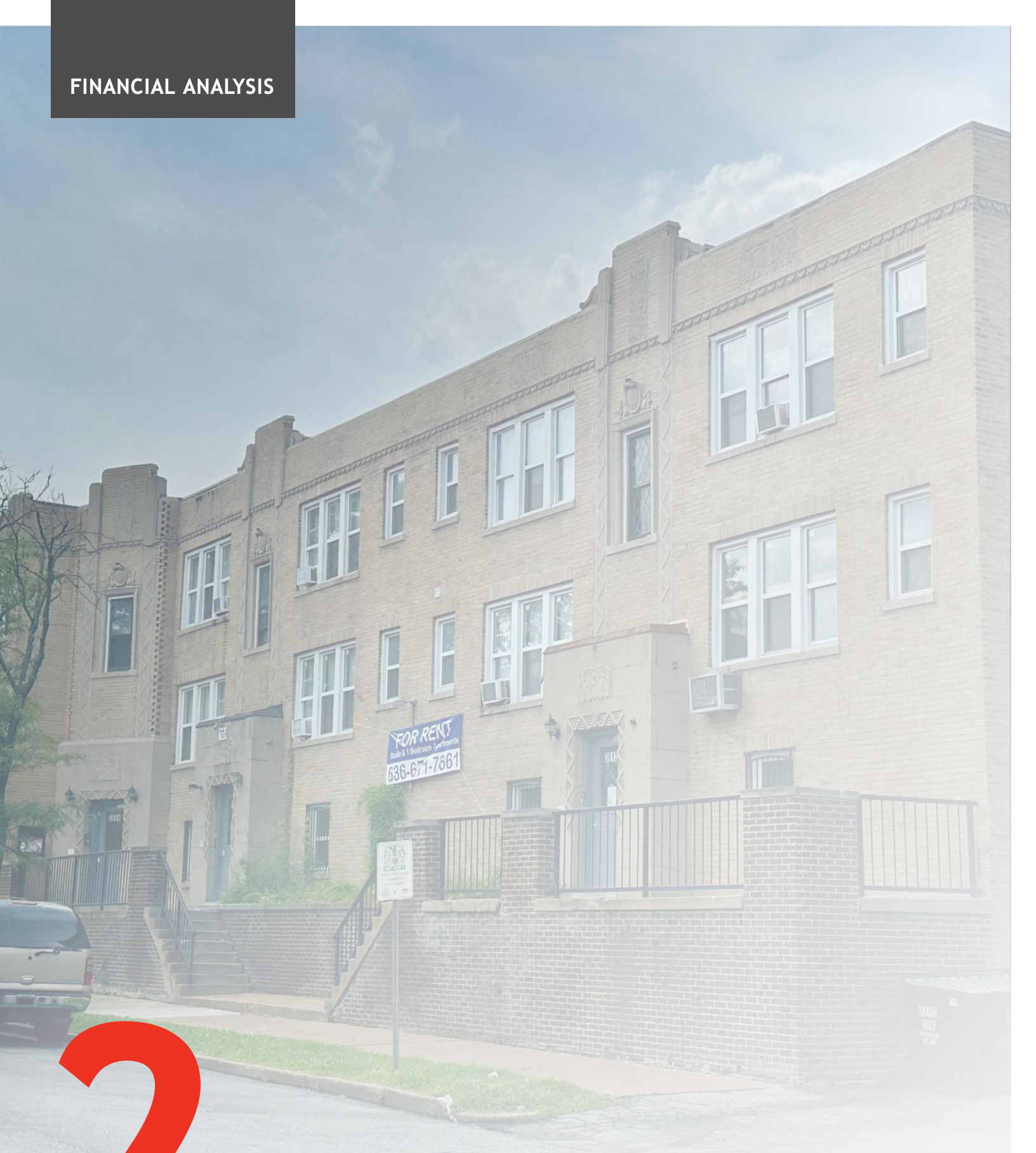
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## INVESTMENT OVERVIEW

## IN PLACE W/ CURRENT RR

Price	\$1,075,000
Price per SF	\$104
Price per Unit	\$56,579
GRM	6.92
CAP Rate	10.21%
Total Return (yr 1)	\$109,709

## OPERATING DATA

## IN PLACE W/ CURRENT RR

Gross Scheduled Income	\$155,244
Other Income	\$2,064
Total Scheduled Income	\$166,368
Gross Income	\$166,368
Operating Expenses	\$56,659
Net Operating Income	\$109,709



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## INCOME SUMMARY

## IN PLACE W/ CURRENT RR

Rental Income - Apts & Commercial	\$164,304
Application Fees	\$280
Convenience Fee	\$438
Late Fee	\$294
Utility Income	\$1,052

## GROSS INCOME

\$166,368

## EXPENSE SUMMARY

## IN PLACE W/ CURRENT RR

Landscaping	\$420
Insurance	\$3,896
Legal and Professional Fees	\$9,827
Materials	\$3,615
Repairs and Maintenance	\$9,620
Electric	\$6,407
Gas	\$7,650
Sewer	\$5,537
Water	\$3,250
Taxes	\$6,434

## GROSS EXPENSES

\$56,659

## NET OPERATING INCOME

\$109,708

Income - Current RR

Expenses - Using the owners T12



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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF
3604 - 101	-	1	625 SF	\$755	\$775	\$1.24
3604 - 102	-	1	625 SF	\$755	\$775	\$1.24
3604 - 103	-	1	625 SF	\$755	\$775	\$1.24
3604 - 104	-	1	625 SF	\$780	\$775	\$1.24
3604 - 201	-	1	625 SF	\$755	\$775	\$1.24
3604 - 202	-	1	625 SF	\$755	\$775	\$1.24
3604 - 203	-	1	625 SF	\$755	\$775	\$1.24
3604 - 204	-	1	625 SF	\$809	\$775	\$1.24
3608 - A	1	1	750 SF	\$755	\$825	\$1.10
3608 - B	1	1	750 SF	\$825	\$825	\$1.10
3608 - C	1	1	750 SF	\$755	\$825	\$1.10
3608 - D	1	1	750 SF	-	\$825	\$1.10
3612 - A	1	1	750 SF	\$825	\$825	\$1.10
3612 - B	1	1	750 SF	\$729	\$825	\$1.10
3612 - C	1	1	750 SF	\$809	\$825	\$1.10
3612 - D	1	1	750 SF	\$705	\$825	\$1.10
5001 - Commercial	-	-	1,000 SF	\$825	\$900	\$0.90
5003 - Commercial	-	-	1,000 SF	\$695	\$900	\$0.90
5005 - Commercial	-	-	1,000 SF	\$650	\$900	\$0.90
<b>TOTALS</b>			<b>14,000 SF</b>	<b>\$13,692</b>	<b>\$15,500</b>	<b>\$21.42</b>
<b>AVERAGES</b>			<b>737 SF</b>	<b>\$761</b>	<b>\$816</b>	<b>\$1.13</b>



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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
Studio	-	1	8	42.10%	625 SF	\$765	\$755	\$809	\$775	\$1.24
1 bd/1 bth	1	1	8	42.10%	750 SF	\$779	\$705	\$825	\$825	\$1.10
Retail	-	-	3	15.80%	1,000 SF	\$723	\$650	\$825	\$900	\$0.90
<b>TOTALS/AVERAGES</b>			<b>19</b>	<b>100%</b>	<b>737 SF</b>	<b>\$764</b>	<b>\$717</b>	<b>\$818</b>	<b>\$816</b>	<b>\$1.13</b>



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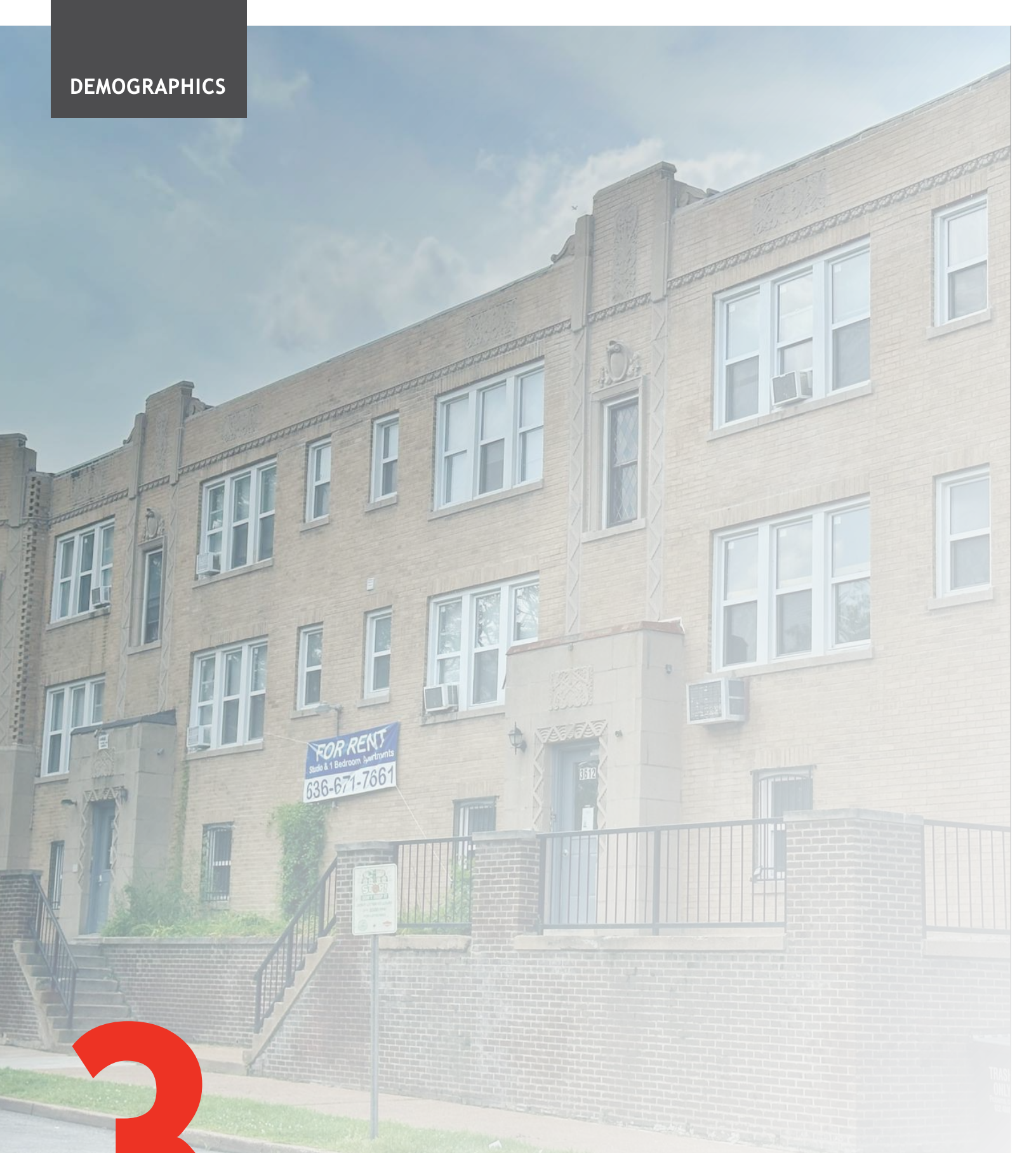
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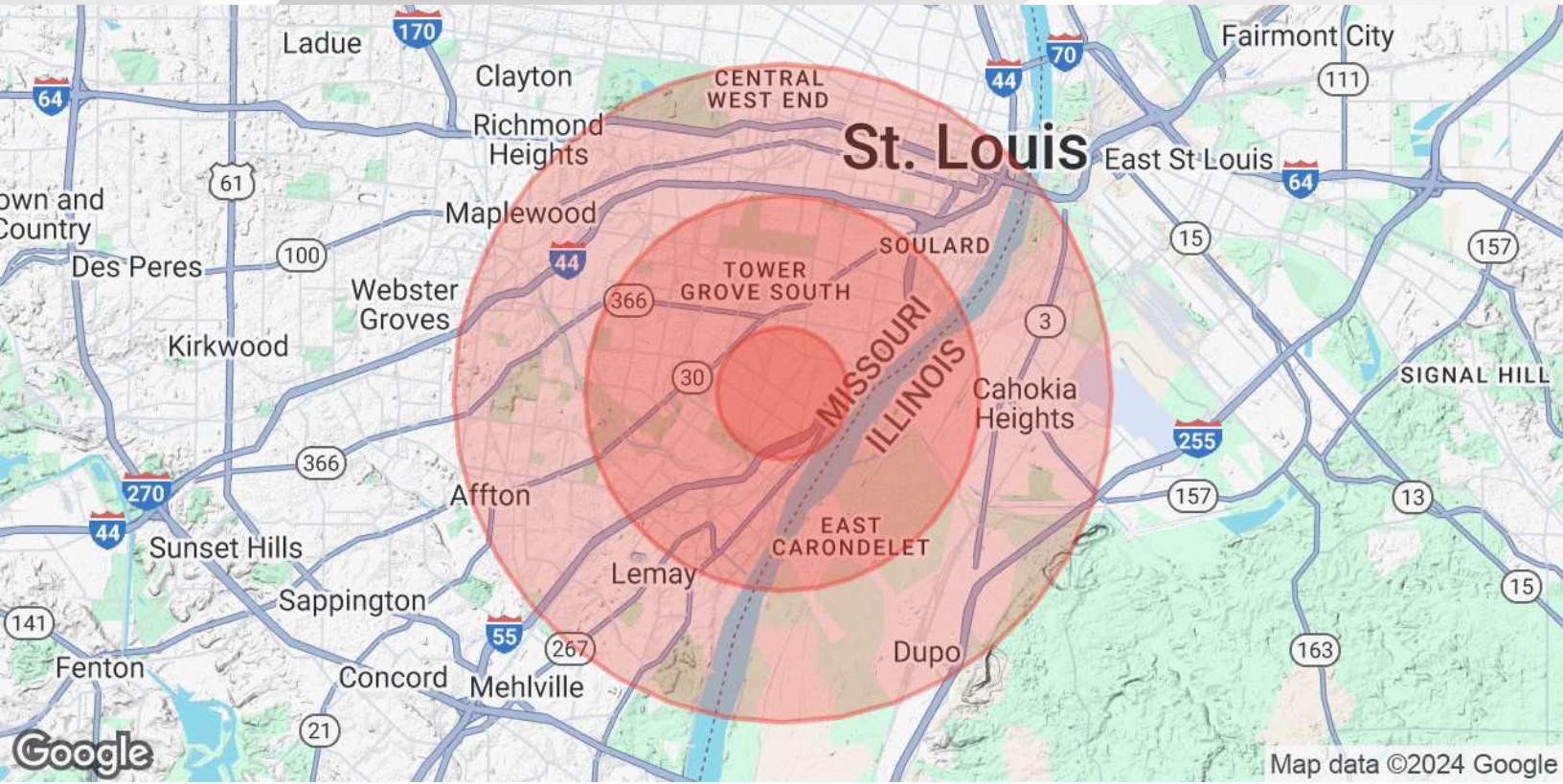


DEMOGRAPHICS



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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	25,634	130,992	285,402
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	39	40	40

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	11,251	62,409	137,340
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$62,571	\$80,719	\$82,921
Average House Value	\$183,250	\$229,712	\$259,701

Demographics data derived from AlphaMap



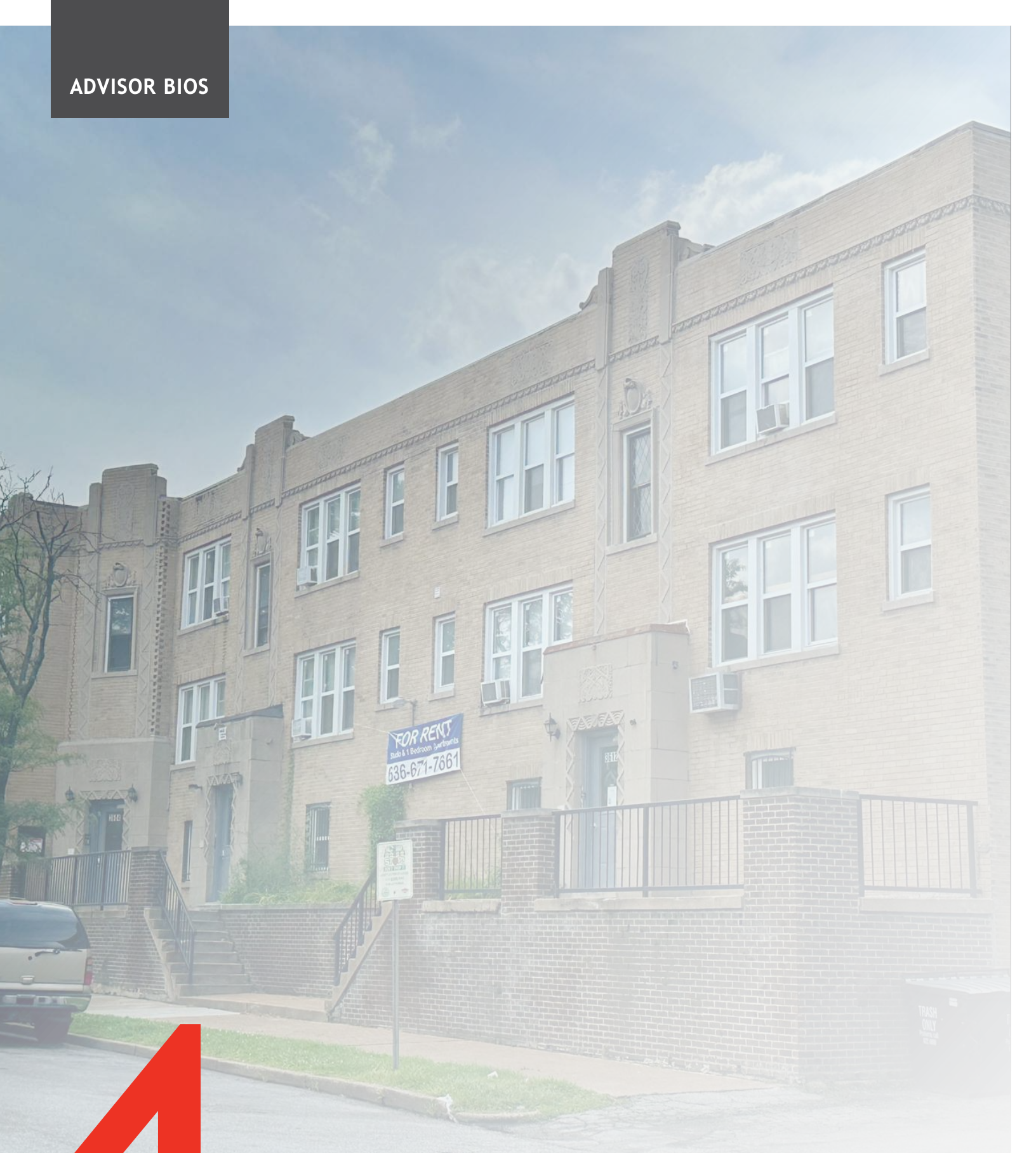
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**TIMOTHY MCCARTHY**

Senior Associate

tmccarthy@salientrealtygroup.com

Direct: 314.451.7145 | Cell: 314.451.7145

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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 St. Louis, MO 63110  
 314.451.7471



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 ASSOCIATE



**GAREN LAFSER**

President &amp; Designated Broker

glafser@salientrealtygroup.com

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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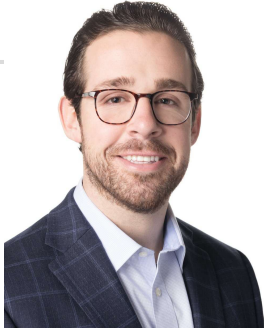


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ASSOCIATE



**JAMES ANDERSON**

Associate

janderson@salientrealtygroup.com

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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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