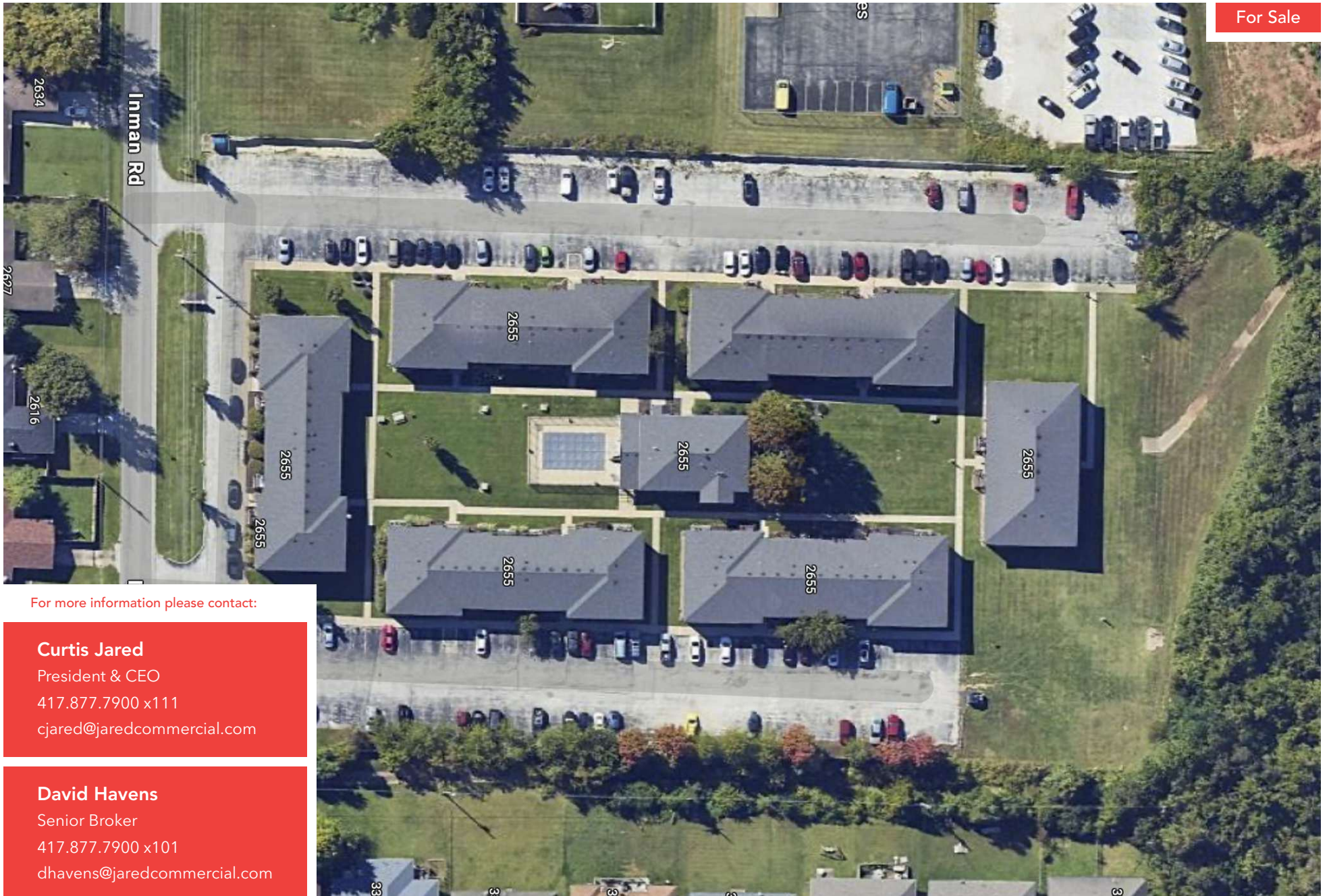


Maple Gardens Apartments



2655 W FARM ROAD 164, SPRINGFIELD, MO 65807

For Sale



For more information please contact:

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



Maple Gardens Apartments



2655 W FARM ROAD 164, SPRINGFIELD, MO 65807

PROPERTY SUMMARY

For Sale



PROPERTY DESCRIPTION

Elevate your multifamily investment portfolio with this exceptional opportunity in Springfield, MO! Boasting a spacious 75,380 SF building with 82 units, this property, constructed in 1997 and zoned R, is an enticing prospect for savvy investors. The property's recent new roof installation in May 2019 adds to its appeal, ensuring long-term value and reduced maintenance costs. With a generous 202 parking spaces and a serene swimming pool, tenants can enjoy both comfort and convenience. Situated in a tranquil and peaceful area, this property offers an attractive blend of modern amenities and a serene atmosphere, making it a promising multifamily investment for discerning investors.

PROPERTY HIGHLIGHTS

- New Roof May Of 2019.
- 202 Parking Spaces.
- Swimming Pool.
- Located in Quiet Peaceful Area.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	82
Lot Size:	239,494 SF
Building Size:	75,380 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,564	32,004	71,177
Total Population	9,746	71,894	161,498
Average HH Income	\$72,573	\$81,271	\$78,520

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VALUE-ADD UNIT MIX

For Sale

UNIT TYPE	# OF UNITS	AVERAGE SF	TOTAL SF
1 BED / 1 BATH	8	750.00	6,000.00
1 BED / 1 BATH - COURTYARD	7	750.00	5,250.00
1 BED / 1 BATH - DELUXE	4	750.00	3,000.00
1 BED / 1 BATH - COURTYARD DELUXE	5	750.00	3,750.00
2 BED / 1 BATH - EXECUTIVE	1	780.00	780.00
2 BED / 1.5 BATH	3	780.00	2,340.00
2 BED / 1.5 BATH - COURTYARD	2	780.00	1,560.00
2 BED / 1.5 BATH - DELUXE	1	780.00	780.00
2 BED / 1.5 BATH - COURTYARD DELUXE	2	780.00	1,560.00
2 BED / 2 BATH	1	780.00	780.00
2 BED / 2 BATH - COURTYARD	2	780.00	1,560.00
2 BED / 2 BATH - DELUXE	7	780.00	5,460.00
2 BED / 2 BATH - COURTYARD DELUXE	6	780.00	4,680.00
3 BED / 2 BATH - COURTYARD	3	1,035.00	3,105.00
3 BED / 2 BATH	2	1,035.00	2,070.00
3 BED / 2 BATH - DOUBLE BALCONY	4	1,035.00	4,140.00
3 BED / 2 BATH - DELUXE	6	1,035.00	6,210.00
3 BED / 2 BATH - SCENIC DELUXE	4	1,035.00	4,140.00
3 BED / 2 BATH - DOUBLE BALCONY	4	1,035.00	4,140.00
3 BED / 2 BATH - COURTYARD DELUXE	8	1,035.00	8,280.00
3 BED / 2 BATH - EXECUTIVE	1	1,035.00	1,035.00
3 BED / 2 BATH - COURTYARD PREMIUM	1	1,035.00	1,035.00
TOTAL / AVERAGE	82	878.86	71,655.00

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SITE PLAN

For Sale



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SURVEY

For Sale



ALTAACSM SURVEY FOR
MISSOURI VALLEY OPERATING PARTNERSHIP, LP
 ALL THAT PART OF THE TOWNSHIP QUARTER OF THE SOUTHWEST QUARTER
 SECTION 3, TOWNSHIP 28 NORTH, RANGE 22 WEST
 GREENE COUNTY, MISSOURI

HOGAN LAND TITLE, AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. 1406218, EFFECTIVE DATE: JULY 2, 2014 AT 8:00 A.M.
 SCHEDULE A TITLE COMMITMENT DESCRIPTION

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THREE (3), TOWNSHIP TWENTY EIGHT (28) NORTH, RANGE TWENTY TWO (22) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION THREE (3); THENCE SOUTH 89°31'53" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 89.37 FEET (DEED) TO A POINT; THENCE NORTH 00°58'58" EAST A DISTANCE OF 34.54 FEET (DEED) TO AN EXISTING IRON PIN FOR A POINT OF BEGINNING; THENCE NORTH 00°50'49" EAST ALONG THE WEST LINE OF WHITRIDGE ESTATES, A RECORDED SUBDIVISION IN GREENE COUNTY, MISSOURI A DISTANCE OF 570.00 FEET (FIELD) 571.11 FEET (DEED) TO AN EXISTING IRON PIN FOR CORNER; THENCE NORTH 67°16'58" WEST A DISTANCE OF 366.98 FEET (FIELD) AND DEED TO A POINT FOR CORNER; THENCE SOUTH 07°27'00" WEST A DISTANCE OF 707.08 FEET (FIELD) AND DEED TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INMAN ROAD; THENCE SOUTH 89°32'34" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 373.34 FEET (FIELD) 373.21 FEET (DEED) TO AN EXISTING IRON PIN FOR THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI.

SCHEDULE B-II EXCEPTIONS

- Rights or claims of parties in possession not shown by the Public Records. (Not a survey item, not plotted)
- Easements, or claims of easements, not shown by the Public Records. (None known)
- Any encroachment, encroachment, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land. (None known)
- Any lien, or right to a lien, for services, labor, or material furnished as hereinafter furnished, imposed by law and not shown by Public Records. (Not a survey item, not plotted)
- Taxes, or special assessments, if any, not shown as existing liens by the Public Records. (Not a survey item, not plotted)
- Loss of or damage by reason of there being recorded in the Public Records, any deeds, mortgages, liens, or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy. (Not a survey item, not plotted)
- The lien of real estate taxes or assessments imposed by the Title by a governmental authority due or payable, but unpaid for the year 2014 and all subsequent years. (Not a survey item, not plotted)
- Irrevocable Petition and Consent to Annexation into City of Springfield as set out in Book 2487, at Page 842, Recorder's Office, GREENE COUNTY, MISSOURI. (Not a survey item, not plotted)
- Terms and Provisions of Memorandum of Understanding with Jetz Service Co., Inc. as contained in Book 2504, at Page 306, Recorder's Office, GREENE COUNTY, MISSOURI. (Not a survey item, not plotted)
- Subordination, Non-Disturbance and Attornment Agreement between Jetz Service Co., Inc., Soenic Place, LP, and Merrill Lynch Mortgage Lending, Inc., as set out in Book 2006, at Page 913104-96, Greene County Records. (Not a survey item, not plotted)
- Consent to Annexation into City of Springfield as set out in Book 2012, at Page 10287-12, Recorder's Office, GREENE COUNTY, MISSOURI (APPLICABLE, PLOTTED)
- Right of Way Deed to the City of Springfield as set out in Book 1958, at Page 2442, Recorder's Office, GREENE COUNTY, MISSOURI (APPLICABLE, PLOTTED)
- Encroachment of fence running along West Side of Farm Road 164 as surveyed by Roddy G. Neff of Olson Associates dated July 17, 2014, Project Number 14-1801.
- Concrete Flow Channel running along East Property Line delineated on the Survey by Roddy G. Neff of Olson Associates dated July 17, 2014, Project Number 14-1801.
- The lien of all taxes for the year 2014 and thereafter. (None now due and payable. (Not a survey item, not plotted)

INFORMATION OF FACT

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	x		Deed Book 2006, Page 13068-06
b) Filed Maps		x	
c) Title Search/Binder	x		Hogan Land Title, Agent for First American Title Insurance Company Commitment No. 1406218, Effective Date: July 2, 2014 at 8:00 a.m. See Note 7
d) Other	x		

Called: To: Missouri Valley Operating Partnership, LP; EverBank, a federal savings bank; Hogan Land Title, Agent for First American Title Insurance Company; Soenic Place, LP

This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on July 14, 2014, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or encumbrances, if any, below the surface and not visible. Accordingly, the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

- This survey or plan is made for and certified to the parties named herein for the purposes stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
- The use of the word "verify" or "verification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure concerning the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.
- Current Zoning: R-3 - Multi-Family Residential District
 Building Requirements for Multi-Family Dwellings:
 Front Yard Setback: 25 feet
 Side Yard Setback-One Side: 8 feet
 Side Yard Setback-Both Sides: 12 feet
 Rear Yard Setback: 25 feet
 Minimum Lot Size: 3,000 sq. ft. per dwelling unit
- According to F.E.M.A. Flood Insurance Rate Map Community Panel Number: 2907703396E, Effective Date: December 17, 2016, portions of this property does lie within a Special Flood Hazard Area Subject to Inundation by the 1% Annual Chance Flood where Base Flood Elevations have been determined, designated as flood plain Zone AE.
- A Final Plat entitled, "Battlefield Soenic Business District, Phase IV", duly recorded in the Greene County Recorder's Office in Plat Book VV, at Page 225.
- A Final Plat entitled, "Horton Hills Phase II", duly recorded in the Greene County Recorder's Office in Plat Book ZZ, at Page 81.
- A Final Plat entitled, "Wintridge Estates", duly recorded in the Greene County Recorder's Office in Plat Book KK, at Page 46.

SURVEYOR'S NOTES

- There is no evidence of earth moving work, building construction or building additions on the site.
- There is no evidence of recent street or sidewalk construction or repairs.
- There is no evidence of the site being used as a solid waste dump, pump or sanitary landfill.
- There are 106 parking spaces on site. There are no hand-dropped parking signs designating hand-dropped parking.
- There is an apparent encroachment of a 6 foot wood fence running along the west property line and of a concrete low flow channel running along the east property line.

CERTIFICATE OF SURVEY AND ACCURACY

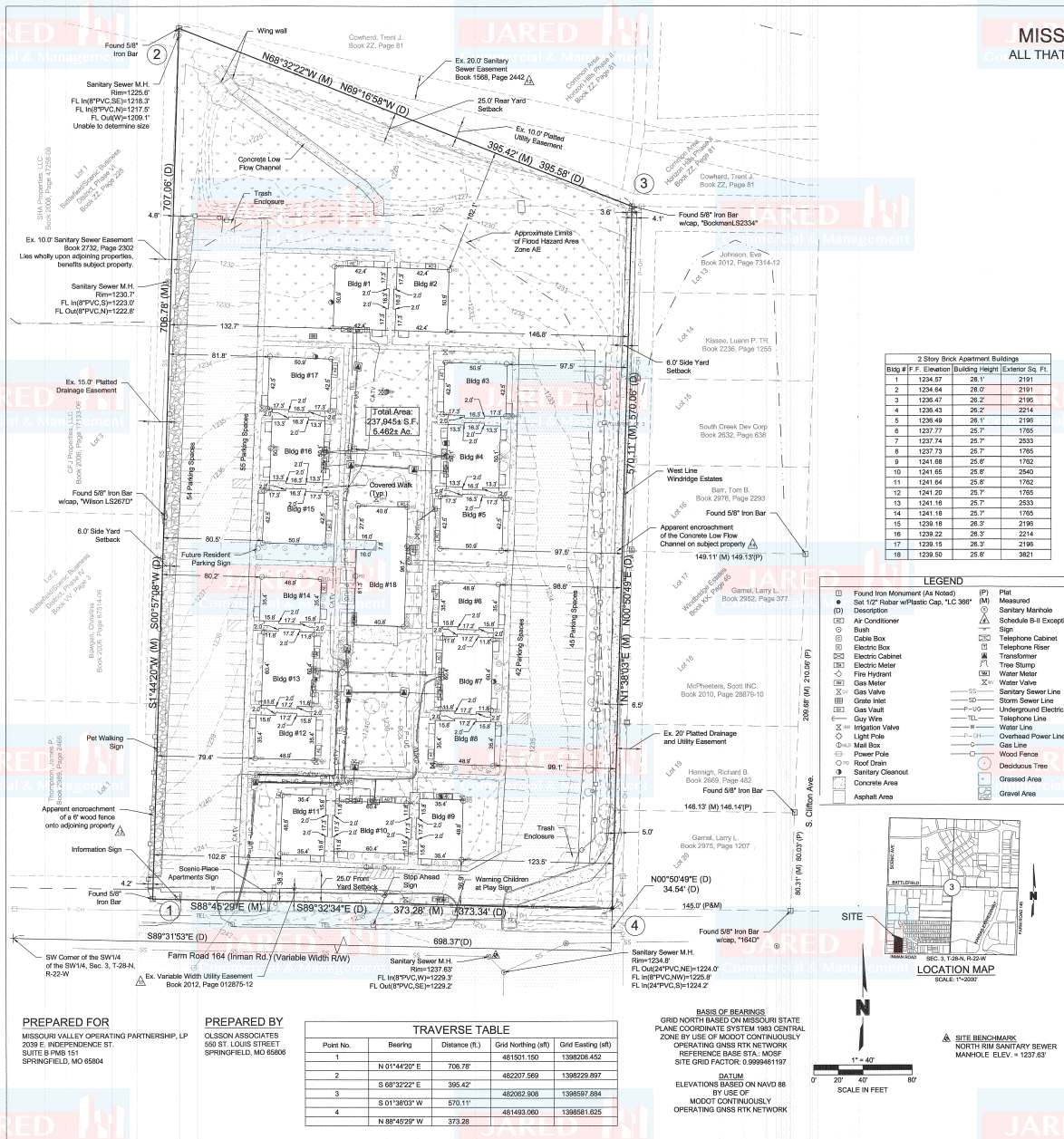
To: Missouri Valley Operating Partnership, LP; EverBank, a federal savings bank; Hogan Land Title, Agent for First American Title Insurance Company; Soenic Place, LP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 11a, 11b, 13, 14, 16, 17, 18 and 20a, of Table A hereof. The field work was created on July 14, 2014.



ALTAACSM SURVEY FOR MISSOURI VALLEY OPERATING PARTNERSHIP, LP

drawn by:	DATE:	REVISION:	BY:
surveyed by:			BJP
checked by:			RGN
approved by:			RGN
project no.:	14-1801		
file name:	14801_ALTA	07.30.14	Revised Sketch-B-I Description & Certification
		02.12.14	Original Preparation
			500 S. Louis Street Springfield, MO 65806
			TEL 417.890.8002 FAX 417.890.8003 www.olsonassociates.com

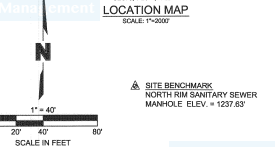


2 Story Brick Apartment Buildings

Bldg #	F.F. Elevation	Building Height	Exterior Sq. Ft.
1	1234.57	28.1'	2191
2	1234.64	28.0'	2191
3	1236.47	28.2'	2195
4	1236.43	28.2'	2214
5	1236.48	28.1'	2195
6	1237.77	25.7'	1765
7	1237.74	25.7'	2033
8	1237.73	25.7'	1765
9	1241.68	25.8'	1762
10	1241.65	25.8'	2540
11	1241.64	25.8'	1762
12	1241.20	25.7'	1765
13	1241.16	25.7'	2533
14	1241.18	25.7'	1765
15	1239.18	28.3'	2195
16	1239.12	28.3'	2214
17	1239.15	28.3'	2195
18	1239.50	25.8'	3621

LEGEND

- Found Iron Monument (As Noted)
- Sat. 10" Rubber w/Plastic Cap, "LC 368"
- AR Conditioner
- Bush
- Cable Box
- Electric Box
- Electric Cabinet
- Electric Meter
- File Hydrant
- Gas Meter
- Gas Valve
- Grate Inlet
- Gas Valve
- Gay Wire
- Ingraving Valve
- Light Pole
- Mail Box
- Power Pole
- Roof Drain
- Sanitary Cleanout
- Concrete Area
- Asphalt Area
- Plat Measured
- Sanitary Manhole
- Schedule B-II Exception Sign
- Telephone Cabinet
- Telephone Riser
- Transformer
- Tree Stump
- Water Meter
- Water Valve
- Sanitary Sewer Line
- Storm Sewer Line
- Underground Electric
- Telephone Line
- Water Line
- Overhead Power Line
- Wood Fence
- Gas Line
- Wood Pole
- Deciduous Tree
- Grass Area
- Gravel Area



PREPARED FOR
 MISSOURI VALLEY OPERATING PARTNERSHIP, LP
 2009 E. INDEPENDENCE ST.
 SUITE B, PMB 151
 SPRINGFIELD, MO 65804

PREPARED BY
 OLSSON ASSOCIATES
 500 S. LOUIS STREET
 SPRINGFIELD, MO 65806

TRAVERSE TABLE

Point No.	Bearing	Distance (ft.)	Grid Northing (ft)	Grid Easting (ft)
1			481191.150	1389280.452
2	N 01°41'20" E	706.78'	482207.569	1388299.897
3	S 68°32'22" E	395.42'	482062.908	1389587.894
4	S 01°38'03" W	570.11'	481493.060	1388581.625

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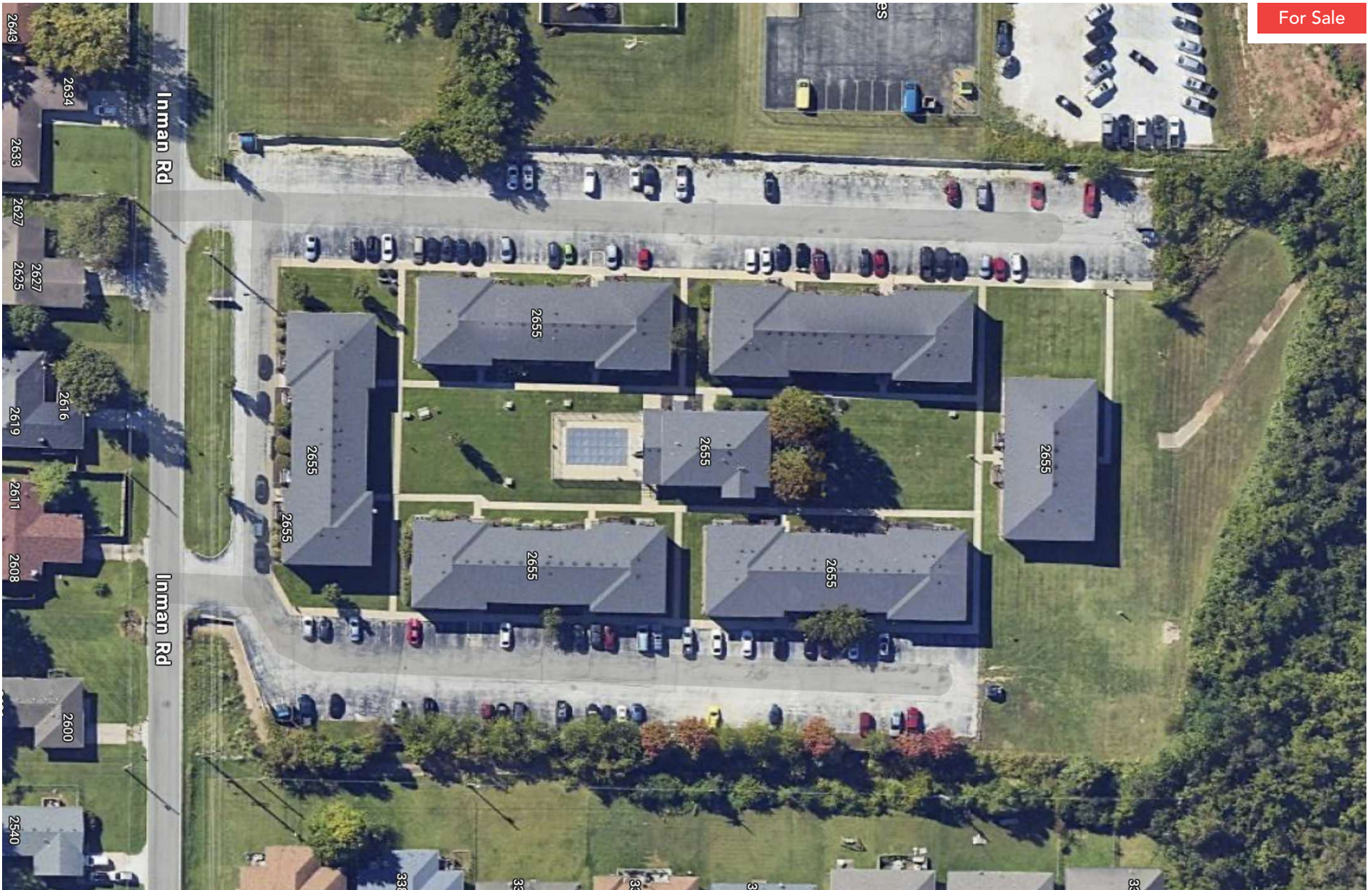
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ADDITIONAL PHOTOS

For Sale



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RETAILER MAP



For Sale

Google

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DEMOGRAPHICS MAP & REPORT

For Sale

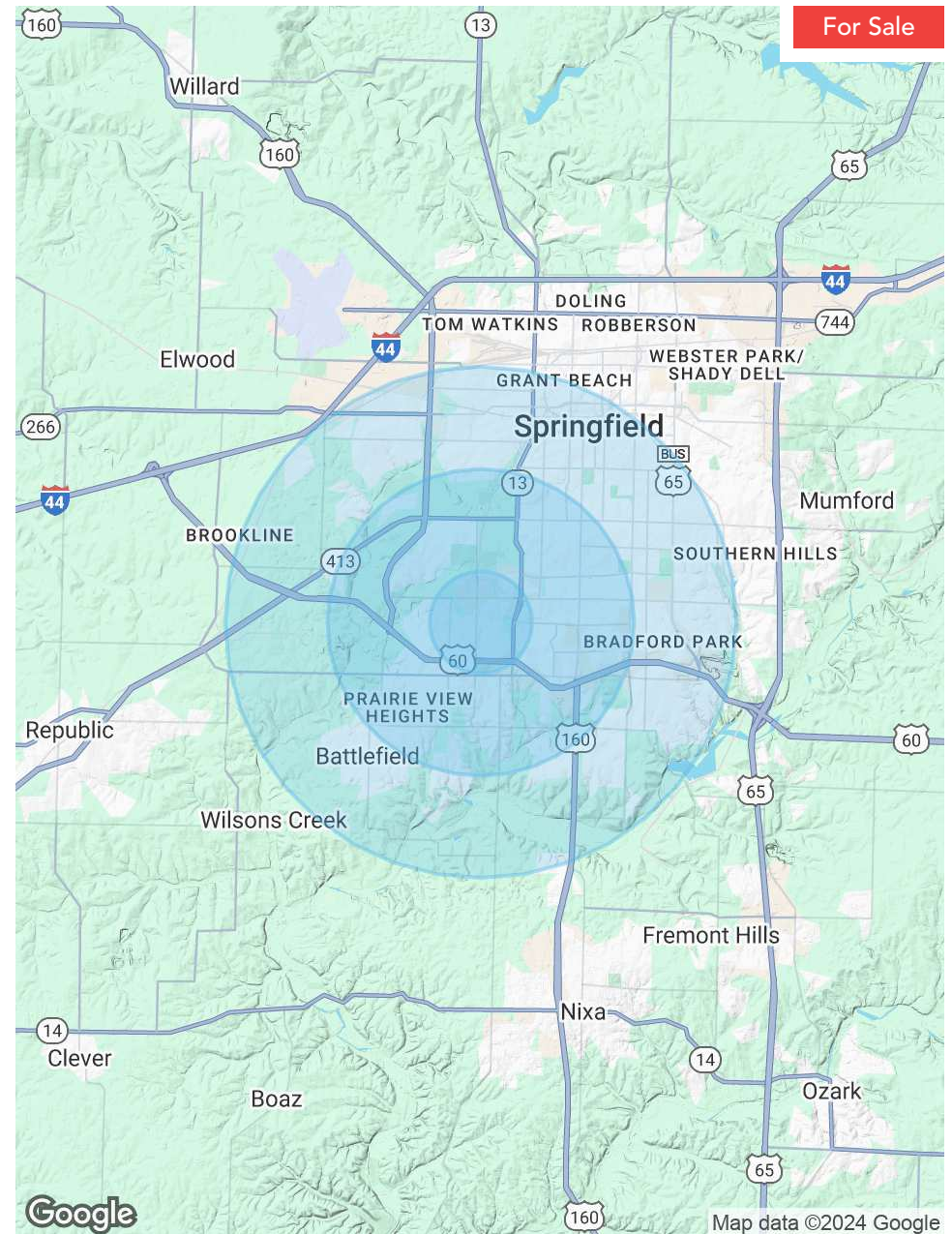
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,746	71,894	161,498
Average Age	38	41	40
Average Age (Male)	37	39	38
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,564	32,004	71,177
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$72,573	\$81,271	\$78,520
Average House Value	\$222,561	\$222,026	\$232,045

Demographics data derived from AlphaMap



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Maple Gardens Apartments



2655 W FARM ROAD 164, SPRINGFIELD, MO 65807

ADVISOR BIO

For Sale



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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