

**HERMANN LONDON**

Bermuda Heights Apts  
For Sale - \$6,900,000.00

*COMMERCIAL*

7718-7744 Springdale Ave.  
St. Louis, MO 63121



69 Unit Apartment Complex  
Well Maintained with Market Rents  
Net Operating Income: \$445,996

6.46% CAP RATE  
8 Buildings on 3.95 Acres  
On-site Property Management



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**MISSOURI**

7350 Manchester Rd.  
Saint Louis, MO 63143



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## Complex Description

Parcel #1: APN: 14H-42-0874 = 3 Buildings on 29,621 Square Feet

Parcel #2: APN: 14H-44-0986 = 5 Buildings on 142,615 Square Feet

2 units are used for Ownership office and Property Management office

75 Total Parking Spaces Available in the Complex

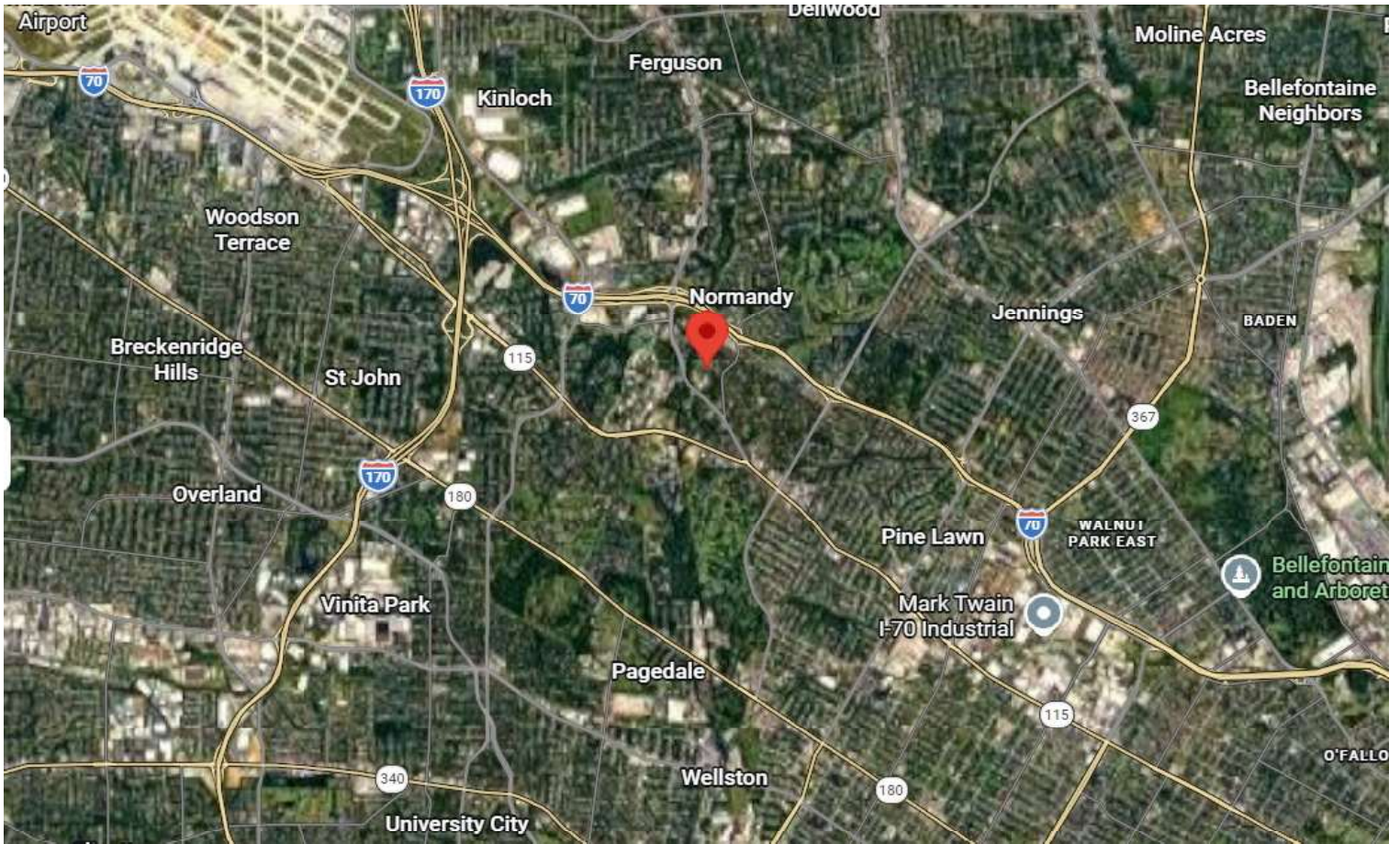
## Unit Mix

14 x 2 Bedroom / 1.5 Bathrooms

39 x 2 Bedroom / 1 Bathrooms

14 x 1 Bedroom / 1 Bathroom

Owner & Prop. Man. Offices



U.S. Census	1 Mile	3 Miles	5 Miles
Population	10,022	102,261	294,295
Households	4,233	37,952	117,276
Avg HH Inc.	\$67,606	\$56,167	\$72,842

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# Marketing Remarks

Positioned in a high-demand rental corridor, 7736 Springdale Drive presents a compelling investment opportunity in the heart of North St. Louis County. Situated on 3.95 acres, this 69-unit apartment community spans 8 well-maintained buildings and is offered at \$6,900,000, delivering an attractive 6.46% cap rate supported by strong in-place cash flow and consistently low vacancy. The property features an excellent unit mix of 14 two-bedroom, 1.5-bath units, 39 two-bedroom, one-bath units, and 14 one-bedroom, one-bath units, appealing to a broad tenant base.

Ideally located just minutes from University of Missouri–St. Louis (UMSL), the asset benefits from steady rental demand driven by students, faculty, and the surrounding workforce. Its proximity to NorthPark, Express Scripts, Boeing and Lambert Airport, further enhances tenant stability and long-term occupancy. Many units have been thoughtfully updated, along with key improvements to major systems and appliances, minimizing near-term capital expenditures and supporting operational efficiency. With market-aligned rents and additional upside potential, this stabilized asset offers investors a turnkey opportunity to acquire a well-located, income-producing property in a proven and growing rental market.

## Thank You

*for your business*

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