

for sale

available as a package or individually

2108-18
geyer ave
st. louis, mo 63104

12
total
units

3
four family
building

great central
location near
lafayette square

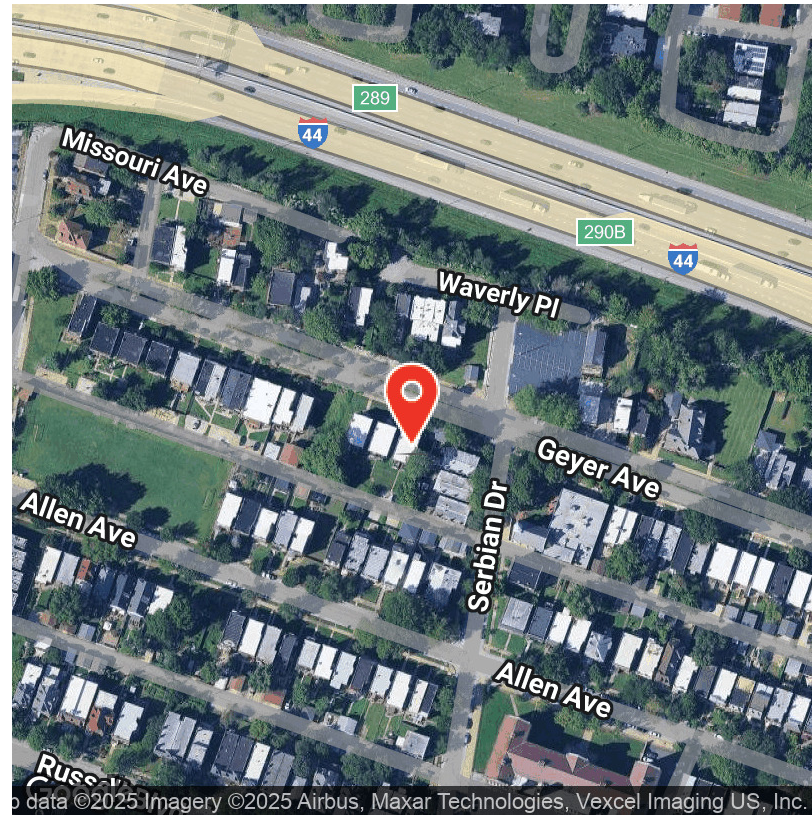


PROPERTY HIGHLIGHTS

- Three Updated and Adjacent Buildings in the Heart of McKinley Heights.
- Spacious and Renovated Units
- Updated Electric, Plumbing & Newer Roofs on all Buildings
- Well Below Market Rents
- Available as Portfolio or Individually

OFFERING SUMMARY

Total Number of Units:	12
2108 Geyer Price:	\$450,000
2112 Geyer Price:	\$450,000
2116 Geyer Price:	\$450,000
Total:	\$1,350,000
Proforma NOI Proforma Cap Rate:	\$119,390 8.84%



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
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2108 GEYER

Sale Price:	\$450,000
Number of Units:	4 Units
Unit Mix:	All 1 Bed / 1 Bath
Unit Size:	710 SF
Average Rent:	\$849
Occupancy:	100%
Year Built:	1927
Laundry:	In-Basement



2112 GEYER

Sale Price:	\$450,000
Number of Units:	4 Units
Unit Mix:	All 1 Bed / 1 Bath
Unit Size:	710 SF
Average Rent:	\$770
Occupancy:	100%
Year Built:	1927
Laundry:	In-Basement



2016 GEYER

Sale Price:	\$450,000
Number of Units:	4 Units
Unit Mix:	All 1 Bed / 1 Bath
Unit Size:	710 SF
Average Rent:	\$818
Occupancy:	100%
Year Built:	1927
Laundry:	In-Basement



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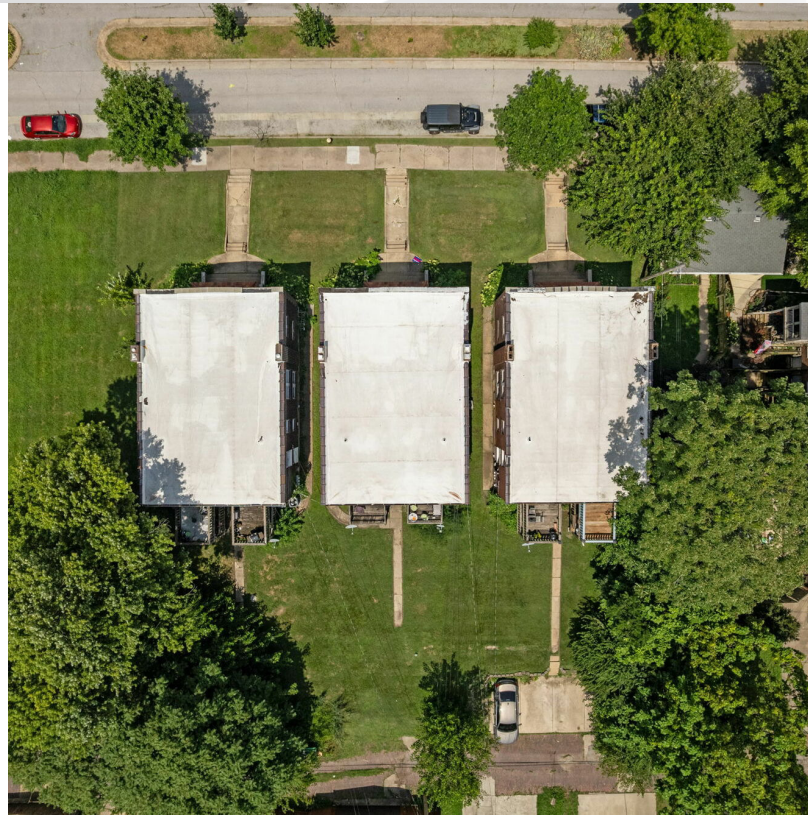
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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
2108	1	1	710 SF	\$815	\$1.15	\$1,025	\$1.44	7/31/2026
2108A	1	1	710 SF	\$910	\$1.28	\$1,025	\$1.44	6/30/2026
2110	1	1	710 SF	\$845	\$1.19	\$1,025	\$1.44	7/31/2026
2110A	1	1	710 SF	\$825	\$1.16	\$1,025	\$1.44	8/31/2026
2112	1	1	710 SF	\$700	\$0.99	\$1,025	\$1.44	MTM
2112A	1	1	710 SF	\$850	\$1.20	\$1,025	\$1.44	4/30/2026
2114	1	1	710 SF	\$770	\$1.08	\$1,025	\$1.44	10/31/2026
2114A	1	1	710 SF	\$760	\$1.07	\$1,025	\$1.44	5/31/2026
2116	1	1	710 SF	\$885	\$1.25	\$1,025	\$1.44	6/31/2026
2116A	1	1	710 SF	\$735	\$1.04	\$1,025	\$1.44	3/31/2026
2118	1	1	710 SF	\$910	\$1.28	\$1,025	\$1.44	5/31/2026
2118A	1	1	710 SF	\$740	\$1.04	\$1,025	\$1.44	5/31/2026
TOTALS			8,520 SF	\$9,745	\$13.73	\$12,300	\$17.28	
AVERAGES			710 SF	\$812	\$1.14	\$1,025	\$1.44	



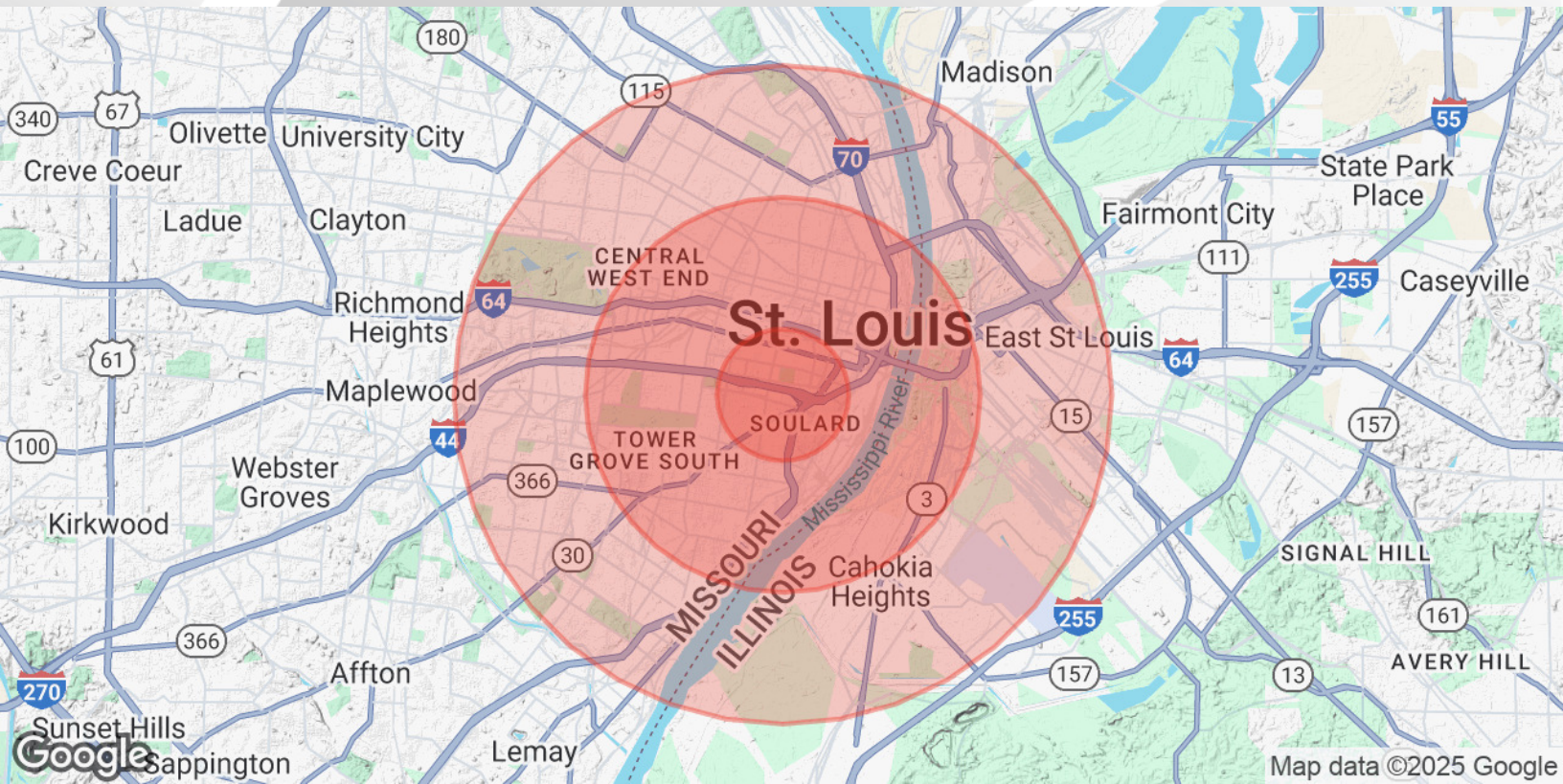
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,037	114,073	255,551
Average Age	38	37	39
Average Age (Male)	37	37	38
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,768	56,011	125,049
# of Persons per HH	2	2	2
Average HH Income	\$93,787	\$77,213	\$76,099
Average House Value	\$335,841	\$275,920	\$248,609

Demographics data derived from AlphaMap



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