

INVESTMENT OFFERING MEMORANDUM

LISTING BROKER

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1131-1145 Bellevue Avenue

9 Unit Mixed Use Investment | Clayton Schools | Richmond Heights, MO 63117

\$1,700,000

LIST PRICE

6.01%

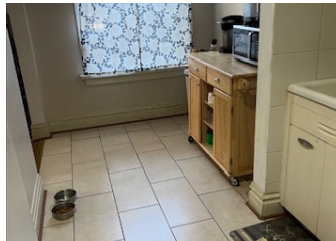
CAP RATE

~ 10% (')
NOI

100% *
GRM

100%
OCCUPANCY

PROPERTY PHOTOGRAPHY



EXECUTIVE SUMMARY

eXp is pleased to present 1131-1145 Bellevue Avenue, a fully stabilized 9-unit mixed use investment opportunity in the steady Clayton-Richmond Heights submarket. Currently performing at a 5.95% cap rate with proforma cap rate at 8.65% through rental increases to market rates as current rates are significantly under market rate.

Investment Highlights

- 4 year old roof
- Multi year leases in place for commercial tenants
- Current rents \$55-\$175 below market comparables
- Walking distance to SSM Health - St. Mary's Hospital
- Excellent walkability to Demun, Forest Park, Clayton & Richmond Heights
- In front parking for 7 vehicles
- 6,273 SF in the basement for additional storage or rentable space

RENT ROLL ANALYSIS

UNIT	TYPE	SF	CURRENT RENT	MARKET RENT	VARIANCE	ANNUAL INCOME
Unit A	1BR/1BA	750	\$895	\$950	-\$55	\$10,740
Unit B	1BR/1BA	750	\$875	\$950	-\$75	\$10,500
Unit C	1BR/1BA	750	\$800	\$950	-\$150	\$9,600
Unit D	1BR/1BA	780	\$895	\$950	-\$55	\$10,740
Unit E	1BR/1BA	720	\$895	950	-\$55	\$10,740
1131	Salon & Barber	690	\$1,550	\$2,200*	-\$650	\$18,600
1133	Convenience Store	690	\$3,200	\$4,400*	-\$1,200	\$38,400
1141	Dry Cleaner	690	\$1,350	\$2,200*	-\$850	\$16,200
1145	Laundromat	690	\$1,790	\$2,200*	-\$410	\$21,480
Portfolio Total			\$12,250	\$15,750	-\$2,720/mo	\$147,000

* Based on \$17/SF + \$5/SF NNN

OPERATING STATEMENT

INCOME		% of EGI
Gross Rental Income	\$147,000	100.0%
Other Income	\$0	0.0%
Effective Gross Income	\$147,000	100.0%
OPERATING EXPENSES		
Insurance	\$7,325	5.22%
Property Tax	\$17,509	12.47%
Water	\$2,349	1.67%
MSD	\$2,441	1.74%
Gas	\$1,596	1.14%
Trash/Republic Servies	\$1,267	0.90%
Ameren UE	\$268,74	0.19%
Landscaping	\$600	0.43%
Total Operating Expenses	\$33,356	23.55%
NET OPERATING INCOME	\$113,643	76.45%

PROPERTY DETAILS

Address
1131-1145 Bellevue Ave

Schools
Clayton School District

Property Type
Multi-Family/Mixed Use

Total Units
5 Residential Units
4 Retail Units

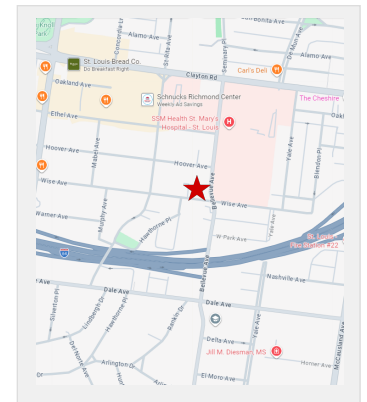
Year Built
1925

Total Building SF
12,546 SF

Current Occupancy
100%

Parking
7 Spaces (Front)

LOCATION MAP



1131-1145 Bellevue Ave

Richmond Heights/DeMunn
St. Louis, MO 63117

0.1 mi - SSM St. Mary's Hospital
0.5 mi - I-64 Access
0.7 mi - Forest Park
1.5 mi - Wash U

CAP RATE COMPARISON

Subject Property	6.01%
Market Average	5.77%
Pro Forma	8.65%

Demographic Overview

1131-1145 Bellevue Ave

Population (1 mi)

19,151

Avg. HH Size (1 mi)

1.9

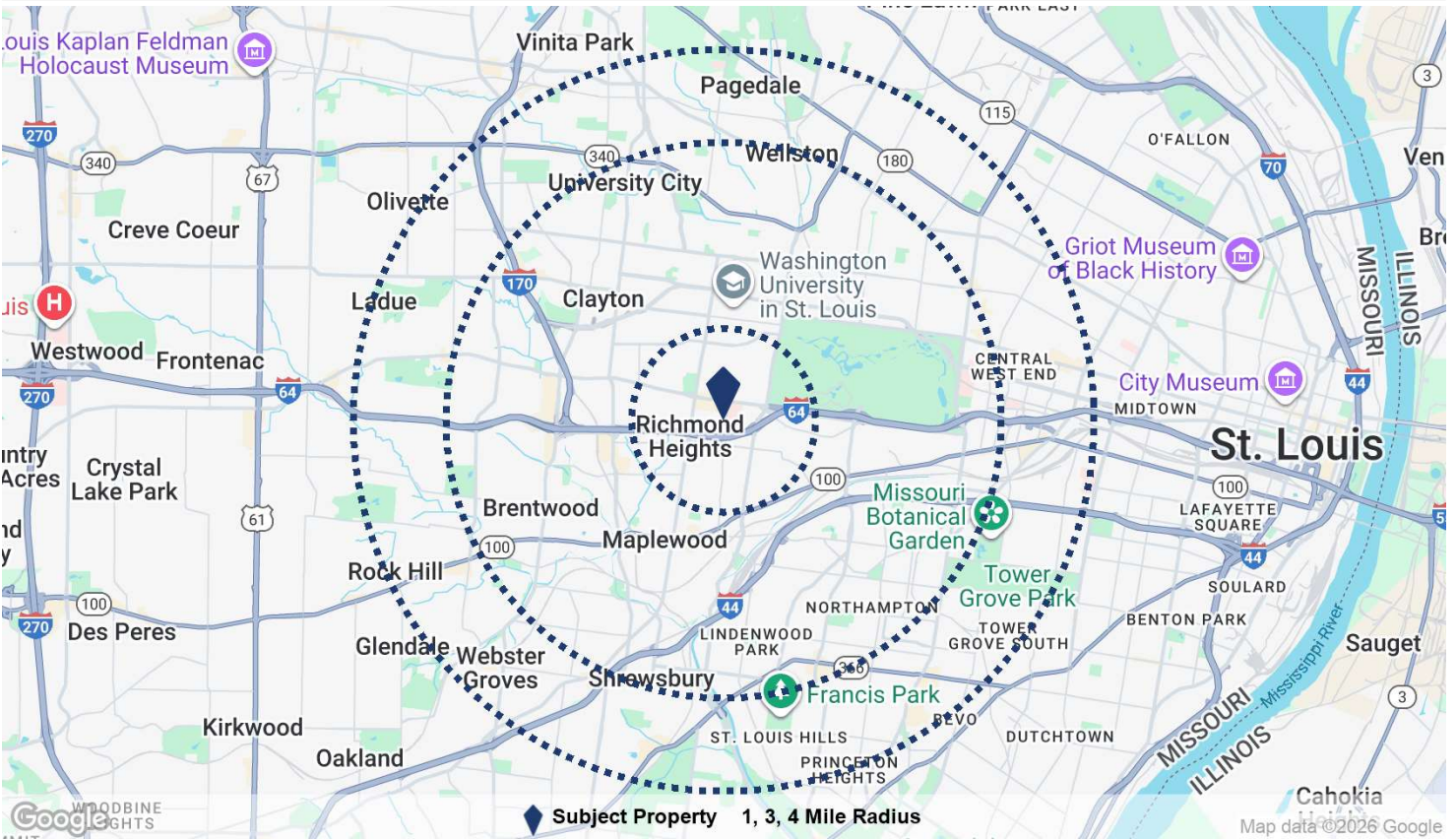
Avg. Age (1 mi)

37

Med. HH Inc. (1 mi)

\$78,135

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	
Population			
2024 Population	19,151	133,498	-
2029 Population	18,496	129,026	-
Pop Growth 2024-2029	(3.4%)	(3.4%)	-
2024 Average Age	37	39	-
Households			
2024 Households	8,411	63,772	-
2029 Households	8,077	61,494	-
Household Growth 2024-2029	(4.0%)	(3.6%)	-
Median Household Income	\$78,135	\$72,377	-
Average Household Size	1.9	1.9	-
Average HH Vehicles	2	2	-
Housing			
Median Home Value	\$298,720	\$282,824	-
Median Year Built	1947	1948	-

