

Multi Family Residential St. Robert/Ft. Leonard Wood, MO



**152 UNITS
IN
38 BUILDINGS**

St. Robert is located in south central Missouri along Interstate 44 about 130 miles southwest of St. Louis. St. Robert is the gateway to Fort Leonard Wood Army Base and serves as the main commerce and service hub for the base and its personnel. Due to expansion of the military base, St. Robert is one Missouri's fastest growing communities. These properties are perfectly situated for off-base military housing.

The apartment complexes have blended a carefree apartment lifestyle with exciting amenities to create a comfortable home for the money. Tucked away just off I-44, they offer easy accessibility to all areas of Pulaski County are minutes from Ft. Leonard Wood, local schools, shopping and dining. Each unit is a spacious town home with either 2 bedroom/1.5 bath or 1/bedroom/1bath. Units have 1,080 to 1,260 square feet and provide a quiet, private living space with no neighbors above or below. Units are furnished with range, refrigerator, garbage disposal, washer/dryer, window treatments, and they have central heat and air.

There are a total of 38 buildings with 4 units in each building. 19 of the buildings were built within the last 10 years, and the remaining 19 buildings are less than 20 years old. Both properties are clean and very well maintained. There is plenty of room on the property to add more units. 142 units are 2 bedroom/1.5 bath, and 10 units are 1/bedroom/1bath. The current manager has been overseeing the property for many years.

FINANCIAL SUMMARY 12 MONTHS ENDING 9/30/2011

GROSS INCOME	\$995,636
OPERATING EXPENSE	\$ 300,889
NET INCOME	\$ 694,747
CAP Rate	7.3%

**ASKING PRICE: \$9,600,000
PRICE PER UNIT: \$63,158**

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