



Centenary Apartments

Student Housing Redevelopment Opportunity

**1528 Locust Street
St Louis, Missouri 63103**

**100 Units
\$1,500,000
\$15,000/Unit**

**Offered By:
Eric Nickish
Equity Missouri LLC
314-322-9235**

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This confidential sales packet is intended for your use in determining whether you wish to acquire the property herein, Centenary Apartments located at 1528 Locust Street in St Louis, Missouri.

This packet represents the owner's best efforts to provide accurate information. However, the prudent investor should not rely upon the seller's figures, projections, and assumptions as they are subject to change. You are encouraged to make your own calculations according to the criteria you deem appropriate as the following information is not guaranteed.

By your receipt of this brochure, you acknowledge its confidential nature and agree that you will not, directly or indirectly, disclose or permit someone else to disclose this material to any other person, firm or entity without the prior written permission of Eric B. Nickish and Equity Missouri LLC.

CONTACT INFORMATION



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EXECUTIVE SUMMARY

The Offering

Equity Missouri Real Estate invites you to preview Centenary Apartment Complex, 1528 Locust Street, St Louis, MO. This is an opportunity to invest in a 100 unit residential apartment complex conveniently located in St Louis, a western suburb of St Louis, MO. At over 70,000 square feet, this offering is the top eight floors of an architecturally recognized 10 story building, with the first 2 floors being owned and operated as a health club by the YMCA. The stunning building has the first 2 floors treated in cut stone. Building windows are evenly spaced and alternate with flat arches and pointed arches. A string course is over the ninth floor and the brick on the 10th floor changes to a diamond pattern.

This Class C High-Rise Apartment Building is currently vacant and in need of rehab. Conveniently located close to St Louis University Law School, (opening August 2013), the Metrolink station, and Washington Avenue Entertainment District, Centenary Apartments represents an attractive investment for redevelopment in the downtown/Loft District of St Louis.

OFFERING SUMMARY	
Price	\$1,500,000
Units	100
Price Per Unit	\$15,000
Gross SF (Approx)	70,000
Price Per Gross SF	\$21.43
Year Built	1926
Lot Size	21,377 Sq Ft

Investment Highlights

- ♦ Desirable downtown St Louis Location
- ♦ 100 One Bedroom Units, Vacant Since 2007
- ♦ Strong Rental Demand
- ♦ Close to SLU Law School, Shopping, and Restaurants in the downtown Loft District
- ♦ Convenient Access to downtown, Interstate 64, and Interstate 70
- ♦ Priced at only \$15,000 per unit

EXECUTIVE SUMMARY

Offering Structure

- ♦ Contract: Purchaser to submit Sales Contract incorporating standard and customary terms and conditions for a transaction of this nature.
- ♦ Terms: Cash to Seller at closing. Sellers are not offering any financing or offers contingent on tax incentives.
- ♦ Earnest Money Deposit: Upon signing of the Contract, Purchaser shall deposit with a St Louis Title Company, the sum of \$25,000 as a refundable earnest money deposit to be applied to the Purchase Price at closing.
- ♦ Due Diligence: Purchaser will have a fifteen (15) day initial due diligence period. Purchaser may extend an additional fifteen (15) days due diligence time for the completion of environmental, survey, and title due diligence upon written notice of purchaser's waiving physical, economic, and feasibility diligence. Purchaser shall promptly notify Seller, if at any time during the Due Diligence Period, Purchaser determines this it is not interested in purchasing the Property. Property is being sold as-is.
- ♦ Inspection: Seller shall permit Purchaser reasonable access, agreed upon in advance, to the Property and appropriate documents in order to complete its due diligence inspections and reviews. Seller may have a representative present at such inspections and reviews. Please do not contact on-site management.
- ♦ Closing: At a mutually agreed upon time not more than thirty (30) days after completion of the Due Diligence Period.
- ♦ Broker: Seller is responsible for paying brokerage commissions relating to the Property.
- ♦ Purchaser Qualification: Purchaser is to elaborate on their financial capabilities and sources of funds to close this transaction.
- ♦ Seller Notice: Seller to evaluate Purchaser's offers based on price, terms, and their ability to close the transaction. Allow seller minimum of five (5) business days to respond to offers.

To request a property inspection, receive answers to questions, and to submit offers please contact Eric Nickish at :
314-322-9235 or eric@stlinvestmentproperties.com.

*Please do **not** contact the YMCA or on-site personnel.*

PROPERTY DESCRIPTION

The Property:	The Centenary Apartments 1528 Locust Avenue St Louis, MO 63103
Property Type:	High-Rise Residential Apartment Complex
Year Built:	1926
Buildings:	Horseshoe Shaped Highrise Building, Top 8 Floors, 70,000+ Square Feet
Stories:	10, Top 8 Floors For Sale
Units:	100
Construction:	Brick, Architect Louis LaBeaume & Eugene S. Kline
Parking:	20 Spaces. 60 Space Lot Also Available For Sale for an Additional \$400,000. Other parking at adjacent lots are available for monthly rental
Amenities:	Additional Off-Street Parking Available with local Garages Library and Large Recreation Room on 4th Floor YMCA Health Club in Building



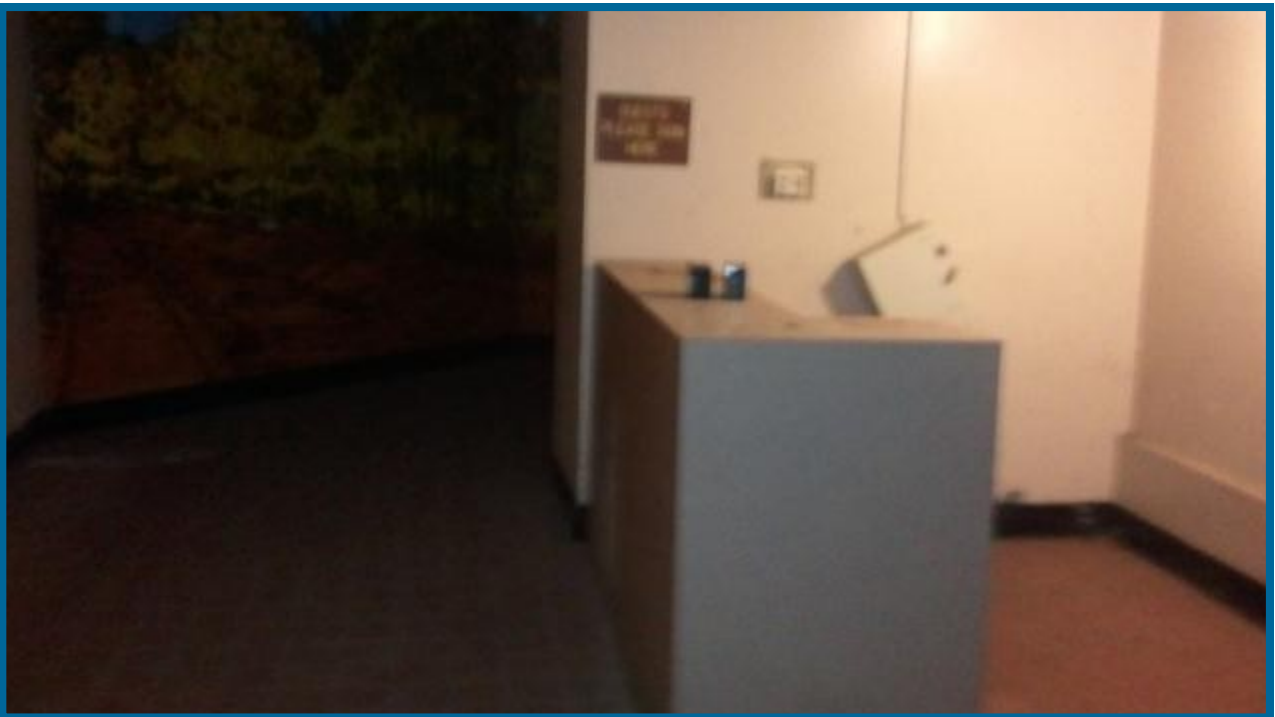
UNIT INFORMATION

General Description:	100—One Bedroom Apartments
Lease Type:	N/A Vacant
Market Rents:	1 Bedroom \$600-\$800
HVAC:	Heating & Cooling by PTAC System - Condition Unknown, Last Operated in 2007
Electrical:	100 Amp Service, Copper, Individually Metered, Last Upgraded in 1998
Plumbing:	Copper and plastic system. Last Upgraded in 1998
Elevators:	Operational in 2007. Current condition unknown.
Stairs:	Meets code for existing.
Elevators:	Operational in 2007. Current condition unknown.
Unit Amenities:	Some Handicapped Units Kitchens Private Bedrooms All Units in Need of Rehab





Separate Entry to Building and Mailroom





Exterior Photos



For additional information contact:
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Kitchens - All gutted and in need of replacement



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Bedrooms and Bathroom



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2 Elevators and 1 Laundry Room



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Units Are All Electric & Separately Metered

Large Recreation Room and Office





Old Library





Air Exchanger on Roof and Electrical Panel

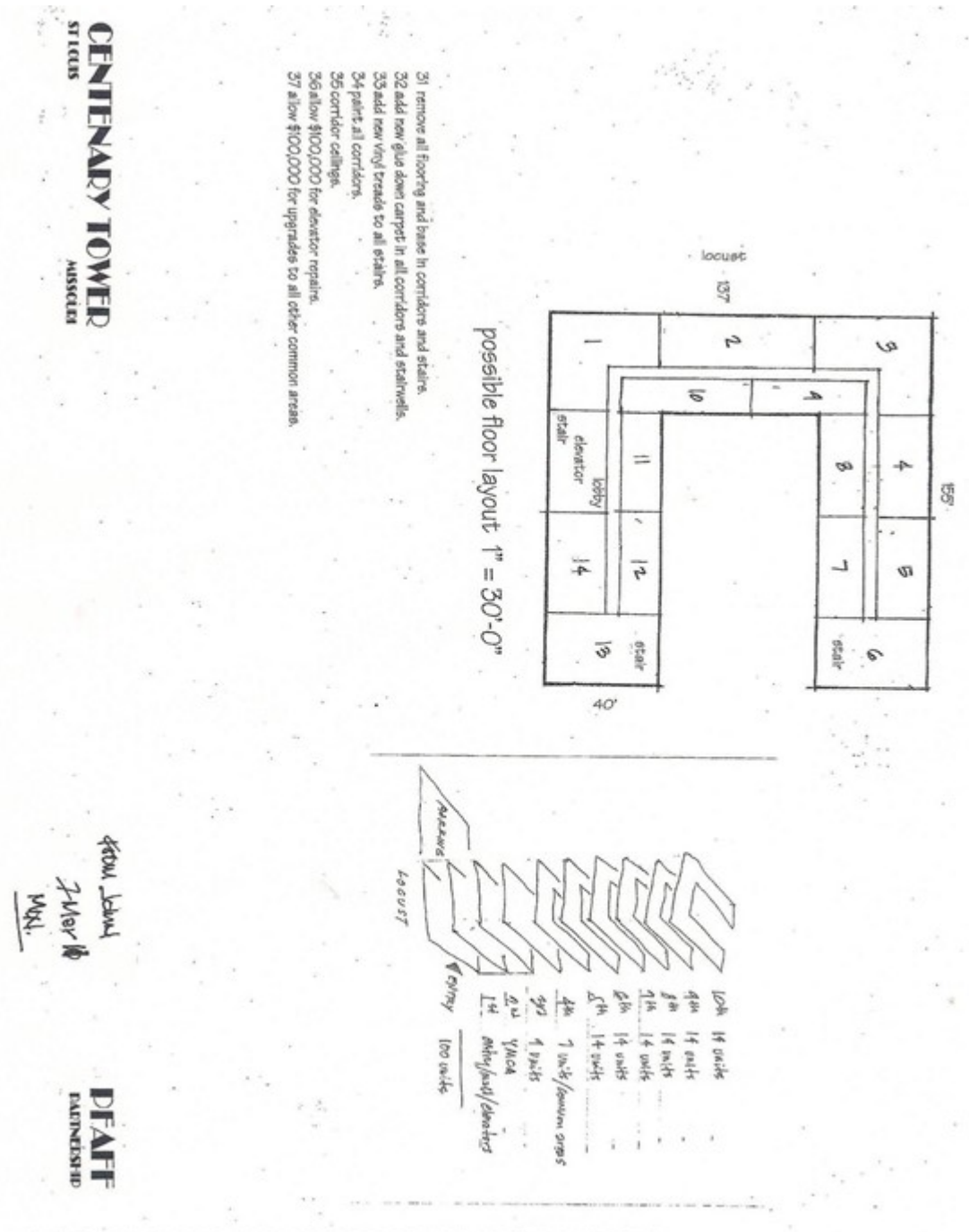


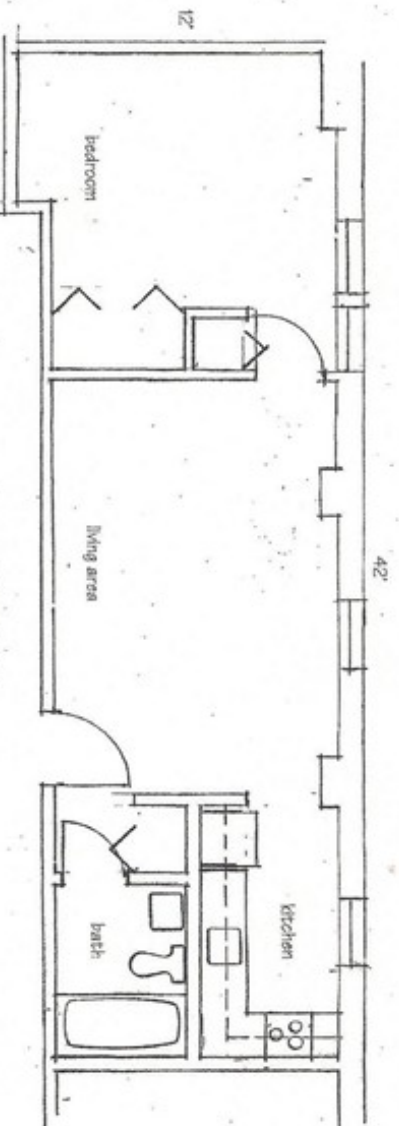
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Financial Projections

1528 Locust Street, St Louis, Missouri							Projections				
	Acquisition	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
INCOME											
Gross Potential Rent		\$797,280	\$813,216	\$829,490	\$846,080	\$863,002	\$880,262	\$897,867	\$915,824	\$934,141	\$952,823
Vacancy Loss		(33,810)	(36,926)	(38,064)	(39,226)	(60,410)	(61,618)	(62,821)	(64,108)	(65,390)	(66,698)
TOTAL RENTAL INCOME		741,470	776,300	771,426	786,854	802,591	818,643	835,016	851,716	868,751	886,126
RENT CONCESSIONS											
EFFECTIVE RENTAL INCOME											
Other Income		741,470	776,300	771,426	786,854	802,591	818,643	835,016	851,716	868,751	886,126
Credit/Collection Loss		14,400	14,760	13,129	13,307	13,893	16,292	16,700	17,117	17,543	17,984
EFFECTIVE GROSS INCOME		\$723,870	\$771,060	\$785,333	\$802,362	\$818,486	\$834,936	\$851,716	\$868,833	\$886,296	\$904,109
EXPENSES											
Miscellaneous		(242,878)	(247,733)	(232,690)	(237,744)	(262,899)	(268,137)	(273,320)	(278,990)	(284,370)	(290,261)
Property Taxes		(32,634)	(32,960)	(33,290)	(33,623)	(33,959)	(34,299)	(34,642)	(34,988)	(35,338)	(35,691)
Management Fee		(44,488)	(43,378)	(46,286)	(47,211)	(48,133)	(49,119)	(50,101)	(51,103)	(52,123)	(53,168)
TOTAL EXPENSES		(320,000)	(326,074)	(332,266)	(338,578)	(345,013)	(351,574)	(358,262)	(365,081)	(372,033)	(379,120)
NET OPERATING INCOME		\$403,870	\$444,986	\$453,289	\$463,784	\$473,473	\$483,362	\$493,453	\$503,732	\$514,263	\$524,989
CAPITAL EXPENDITURES											
Capital Reserves		(23,000)	(23,000)	(23,000)	(23,000)	(23,000)	(23,000)	(23,000)	(23,000)	(23,000)	(23,000)
Capital Expenses		(1,308,900)									
OPERATING CASH FLOW											
ACQUISITION/RESIDUAL		410,870	419,986	429,289	438,784	448,473	458,362	468,453	478,732	489,263	499,989
Acquisition Cost		(1,500,000)									
Net Residual Value											6,562,364
CASH FLOW BEFORE DEBT		(2,808,900)	410,870	419,986	429,289	438,784	448,473	458,362	468,453	478,732	489,263
PROPOSED FINANCING											
Principal		1,200,000									(921,918)
Loan Fees & Debt Service		(12,000)	(74,347)	(74,347)	(74,347)	(74,347)	(74,347)	(74,347)	(74,347)	(74,347)	(74,347)
CASH FLOW AFTER DEBT		(\$1,620,900)	\$336,323	\$345,439	\$354,742	\$364,236	\$373,926	\$383,814	\$393,906	\$404,205	\$414,715
Leveraged IRR											
											29%
Number of rentable units: 100											
Capital Reserves Per Unit: -230											
Management Fee (% of EGI): 6.00%											
Market Rent Annual Growth: 2.00%											
Market Rent Annual Growth: 1.00%											
Concessions: Free Rent/Unit/Year: 0.00%											
Other Income Annual Growth: 2.30%											
Vacancy Loss Percent: 7.00%											
Credit/Collection Loss Percent: 0.00%											
Operating Exp Annual Growth: 2.00%											
Property Tax Annual Growth: 1.00%											
Mktc Exp Annual Growth: 2.00%											
Residual Value: 8 Cap											

Building Layout





most typical unit $\frac{1}{4}" = 1'-0"$

notes:

- 1 all TOU units are 1 bedroom, 1 bath, and 1 kitchen.
- 2 remove existing flooring, base, kitchen cabinets, doors and hardware.
- 3 remove door frames if not repairable or are more economical to replace.
- 4 remove water closet and vanity.
- 5 remove tub unless reusable or repairable.
- 6 install new sheet vinyl in kitchen and bath.
- 7 install new carpet and pad in living area, bedroom, and closet.
- 8 install new wood base throughout.
- 9 install new solid core, 20 minute, arch top, white, entry door in metal frame.
- 10 install new hollow core swing doors, arch top, white, in wood frames.
- 11 install new bifold hollow core, arch top, white, frameless doors.
- 12 install eclairage series, saturn, keyed entry and privacy locks. Add deadbolt, eye viewer, and two spring hinges to entry door. add spring door stops to swing doors. all to be polished brass.
- 13 sand and paint all window stools with gloss paint.
- 14 install new arch top, white, kitchen cabinets with brass pulls.
- 15 install new 24" range, oven combo, white, electric.
- 16 install recirculating 24" range hood, white.
- 17 install sink and dishwasher combo, white.
- 18 install 30" refrigerator, freezer with ice maker, white, auto defrost.
- 19 install new synthetic marble slides at existing tube good enough to keep.
- 20 install new shower at tube that need to be replaced. 4" base with synthetic marble slides.
- 21 install new shower rods.
- 22 install new 30" high x 20" deep vanities, arch top, white.
- 23 install new faucets and shower valves and heads.
- 24 install new mirror and/or medicine cabinet.
- 25 install new 1 gallon tank type water closets.
- 26 verify bath exhaust fans.
- 27 allow \$200 per unit for wall and ceiling repair.
- 28 paint all walls and ceilings.
- 29 replace all built in light fixtures.
- 30 provide window screens where missing.

CENTENARY TOWER
STICKERS
MISSOURI

DEAF
EARTHQUAKE

Unit Layout and Rehab Info

Rent Comps

1528 Locust Rent Comps

<u>Property</u>	<u>Address</u>	<u># Beds/Bath</u>	<u>Sq Ft</u>	<u>Rent</u>
PD George Building	1405 Pine St	2/2	990-1008	\$900-\$1200
City View	110 N 17th Street	1/1	625	\$520-\$690
Locust Street Loft Apartments	416 23rd St	1/1	627-890	\$710-\$945
Printers Lofts	1627 Locust Street	2/1	1244	\$1,275
Leather Trades Building	1600 Locust Street	1/1	875	\$679
West Locust Lofts	3331 Locust Street	1/1	575	\$795
Annex Lofts	1511 Locust	1/1	1396	\$1,400

Regional Information

Greater St. Louis is the area of Missouri and Illinois that surrounds and includes the city of St. Louis. Also known as the St. Louis, MO-IL metropolitan statistical area (MSA), it includes the city of St. Louis; the Southern Illinois counties of Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair, which are collectively known as the Metro East; the Missouri counties of Franklin, Jefferson, Lincoln, St. Charles, St. Louis County (separate from and not inclusive of the city of St. Louis), Warren Washington, and part of Crawford County. . The current population estimate is 2,878,255. This ranks St. Louis area as the 16th largest metropolitan area in the United States.

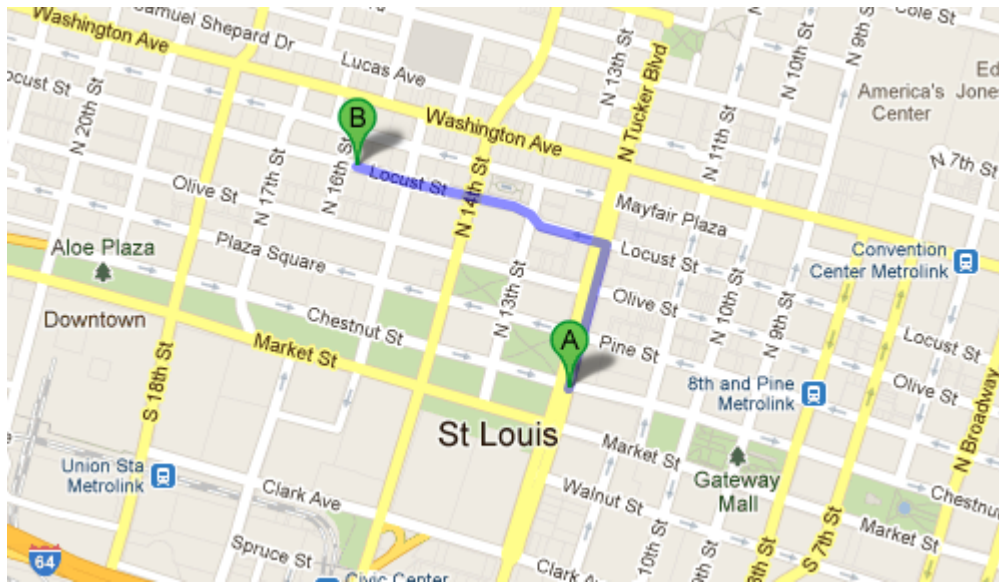
Population - Metro Area Counties						
Missouri Counties	2005	2006	2007	2008	2009	2010
Franklin County	98,234	99,116	100,045	100,898	101,263	101,492
Jefferson County	210,802	213,921	216,076	217,679	219,046	218,733
Lincoln County	47,454	49,638	51,528	52,775	53,311	52,566
St. Charles County	327,679	336,269	343,952	349,407	355,367	360,485
St. Louis County	1,001,281	998,704	995,118	991,830	992,408	998,954
Warren County	28,611	29,536	30,467	31,214	31,485	32,513
Washington County	23,839	24,108	24,317	24,548	24,400	25,195
St. Louis City	352,572	353,837	350,759	356,730	356,587	319,294
Illinois Counties	2005	2006	2007	2008	2009	2010
Bond County	17,932	18,020	18,103	18,253	18,103	17,768
Calhoun County	5,126	5,141	5,167	5,101	5,019	5,089
Clinton County	36,020	36,369	36,540	36,711	36,368	37,762
Jersey County	22,201	22,350	22,455	22,622	22,549	22,985
Macoupin County	48,451	48,193	48,235	48,138	47,774	47,765
Madison County	264,910	266,168	267,347	268,078	268,457	269,282
Monroe County	31,304	31,917	32,372	32,804	33,236	32,957
St. Clair County	258,805	260,433	261,316	262,291	263,617	270,056
St. Louis MSA Total	2,775,221	2,793,720	2,803,707	2,816,710	2,828,990	2,812,896

Source: "County Population Estimates" U.S. Census Bureau, 2011

Downtown St. Louis is the largest employment center in the region with an est. 1,700 businesses/88,000 workers. The largest employment categories are Government (17.8%); Professional, Scientific and Technical Services (15.3%); Finance and Insurance (13.2%); Accommodation and Food Service (10.9%) and Information and Media (10.1%). Twenty Seven (27) businesses have 500 or more employees including AT&T (SBC); AG Edwards, US Bank, Nestle- Purina, Bank of America, Blue Cross/Blue Shield, the US Department of Treasury, Federal Reserve Bank, Anheuser Busch, Bryan Cave and Thompson Coburn, among others.

MAPS

Area Map



.4 Miles to SLU Law School

