

17

PROPERTY VALUE-ADD MULTIFAMILY PORTFOLIO

ST. LOUIS, MISSOURI

ST. LOUIS PORTFOLIO

Colliers International has been selected as the Exclusive Broker to market a distinguished portfolio, which includes 17 assets comprised of 841 units located in the Central West End and DeBaliviere Place neighborhoods, both in St. Louis, Missouri. This portfolio is a **rare opportunity to obtain large economies of scale** within a growing market that investors should take full advantage of. Each asset within the portfolio is strategically positioned near renowned institutions such as Washington University in St. Louis, the main campus of BJC Healthcare, St. Louis Children’s Hospital, St. Louis University, and St. Louis College of Pharmacy. The portfolio is a well-stabilized asset with the opportunity for minor upgrades and modest rent increases on a consistent basis making this a true ‘value-add’ offering.

17 Assets containing 841 Units | Quality Value-Add Opportunity | Assets include low-rise, mid-rise, and high-rise buildings with brick and stone exteriors. Entire Portfolio considered workforce housing, with a high percentage of graduate students and healthcare professionals.

UNDER MARKET

841

TOTAL UNITS
17 ASSETS

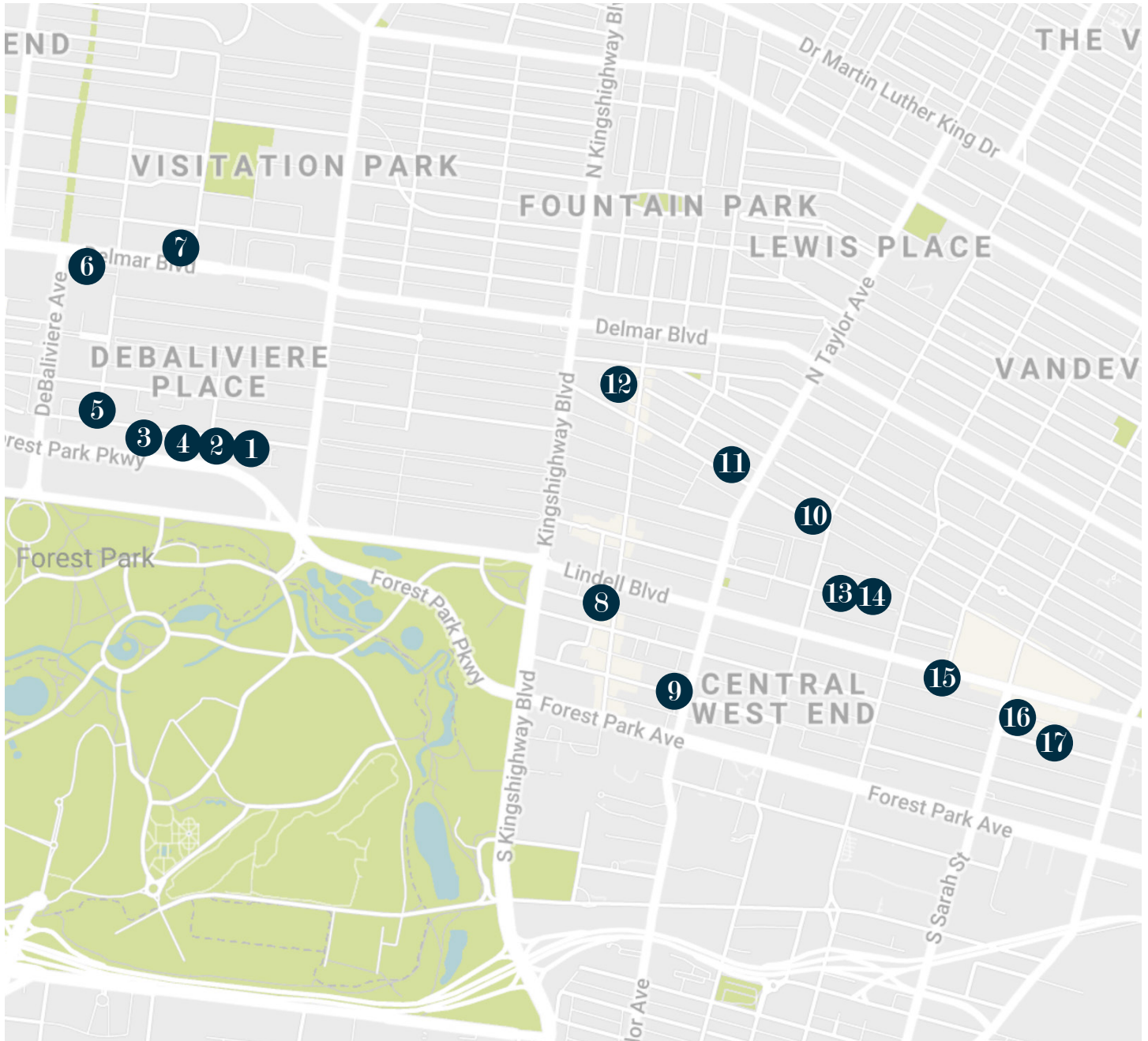
\$944

AVERAGE
RENTS

97%

AVERAGE
OCCUPANCY

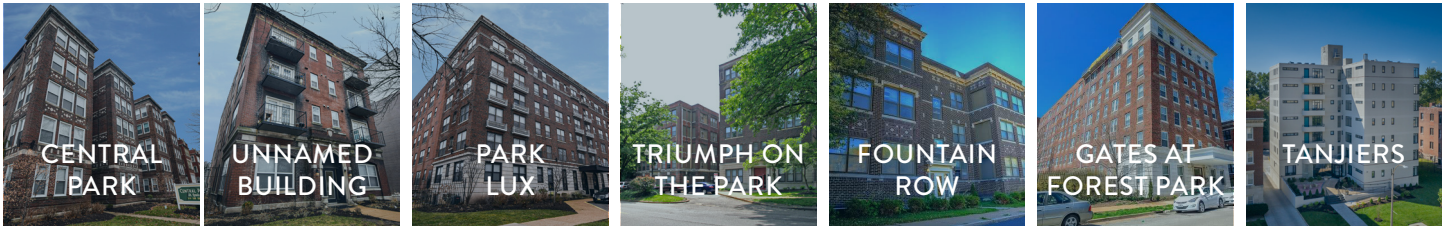
PROPERTY SNAPSHOT



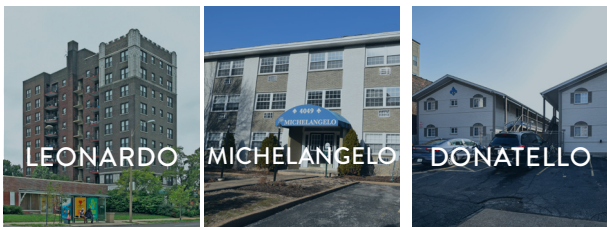
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|------------------------------------|-------------------------------|---------------------------------|
| 1. Central Park 40 Units | 7. Tanjiers 48 Units | 13. Maryland Gardens 36 Units |
| 2. Unnamed Building 108 Units | 8. Euclid + Pine 79 Units | 14. Maryland Lofts 54 Units |
| 3. Park Lux 53 Units | 9. Lyndon 26 Units | 15. Leonardo 37 Units |
| 4. Triumph On The Park 108 Units | 10. Hampden Hall 77 Units | 16. Michelangelo 42 Units |
| 5. Fountain Row 44 Units | 11. Sherwood Court 66 Units | 17. Donatello 28 Units |
| 6. Gates At Forest Park 29 Units | 12. Kenmore Court 18 Units | |

THE MARKET

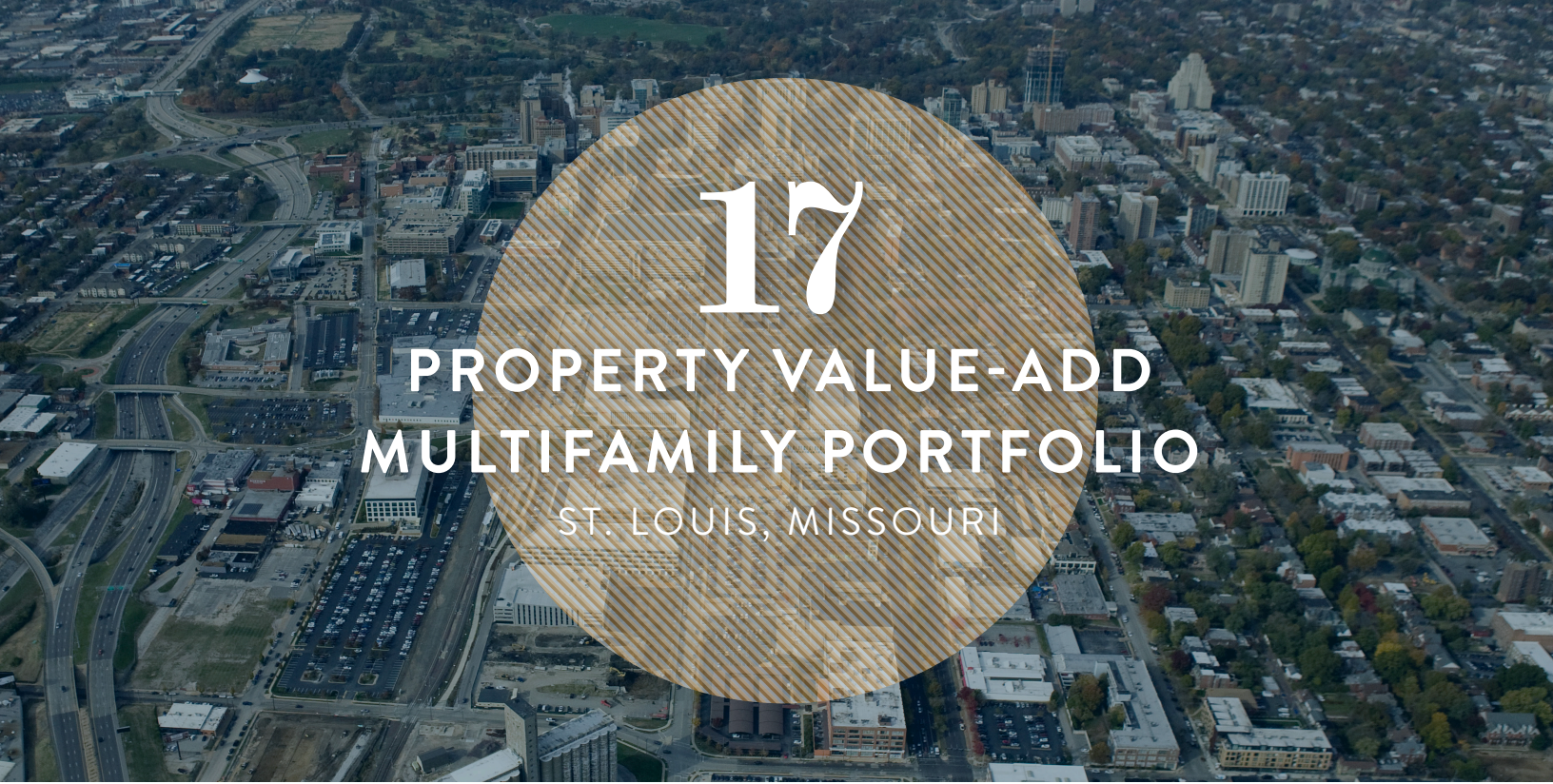
ST. LOUIS – Greater St. Louis has long proved itself an advantageous partner, which is why it has such an impressive corporate resume today. St. Louis is home to 16 Fortune 1000 companies, along with some of the nation’s largest privately held firms such as Enterprise Rent-a-Car and World Wide Technology. Some of its advantages are inherent in the size of the market, the 19th largest metropolitan area in the U.S. Some are actually juxtaposed to that “bigness,” as the costs associated with living and working in St. Louis are actually reflective of a much smaller community. The bottom line is that St. Louis has all the advantages that can only be found in a major market, but in a more balanced environment than one might likely expect. Greater St. Louis is a place where both businesses and people can thrive, a place where people can live where they work. The region offers an exceptional quality of life, affordability, central location, a skilled work force, and a business-friendly environment. Driven by a diverse and well-educated work force, Greater St. Louis is a major national business center. With an excellent quality of life and affordable cost of living, Greater St. Louis is a great base for companies and people alike. The St. Louis area benefits from a highly diversified economy that does not lean heavily on any particular sector and provides a high degree of stability. Greater St. Louis has a business climate primed for continued growth, as the area is forging new frontiers in innovative and exciting industries.



DEBALIVIERE PLACE – Located just north of Forest Park, this burgeoning neighborhood is filled with stunning mansions that were built for the 1904 World’s Fair, a variety of neighborhood-friendly retailers, as well as numerous mid and high-rise apartment buildings all with their own unique architectural details. DeBaliviere Place is within walking distance of the MetroLink public transit station and within blocks of Washington University in St. Louis, the Central West End, and the vibrant Delmar Loop entertainment district.



CENTRAL WEST END – Iconic neighborhood in St. Louis adjacent to Forest Park and home to medical campuses, stately turn-of-the-century homes, critically-acclaimed restaurants, and boutique retailers. Also, recently named one of the nation’s top 10 neighborhoods by the American Planning Association. Other notable nearby landmarks include the Cathedral Basilica, Chase Park Plaza Hotel, and the Cortex Innovation Community.



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Colliers
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