



FOR SALE | OFFICE

LINDELL PROFESSIONAL BUILDING

4144 Lindell Blvd. | Saint Louis, MO 63108



PRESENTED BY:

WILL HOLMAN

Managing Director
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MO #1999033650

PROPERTY HIGHLIGHTS

- OFFERED AT \$2,950,000
- 7.49% Cap Rate Based on 2016 Actual income
- High Occupancy Rate +93% Average
- Extensive Systems & Building Updates
- High Demand Central West End District of St. Louis



All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Executive Summary



SALE OVERVIEW

SALE PRICE:	\$2,950,000
CAP RATE:	7.49%
NOI:	\$220,211
LOT SIZE:	0.7 Acres
BUILDING SIZE:	64,745 SF
BUILDING CLASS:	C
YEAR BUILT:	1933
RENOVATED:	1985
ZONING:	H-Area Com
MARKET:	St Louis MSA
SUB MARKET:	St Louis County

PROPERTY DESCRIPTION

SVN | Holman Norden is pleased to present the Lindell Professional Building. The Lindell Professional Building is a 71 suite 64,745 s/f Office Building located in the heart of the Central West End of St. Louis. Surrounded by re-development, growth, culture, history, and architecture. The Building was built in 1933 with a large addition circa 1960, and a renovation circa 1985. Being in close proximity to Washington University, St. Louis University, as well as numerous hospitals such as Barnes Jewish, Shriners, Children's, and Washington University Medical School. The area is rich with cultural and educational attractions including the Cathedral Basilica of St. Louis, Missouri Botanical Gardens, Forest Park, St. Louis Art Museum, and the Natural History Museum to name a few. With over 384,000 people within a 5 mile radius, with a Median Age of 38, and an average income of \$39,000 per year our demographics are strong. This property is perfect for continued use as an Office Building or excellently located for redevelopment.

LOCATION OVERVIEW

The revitalization of the entire area is spurred by hospital and university expansions and the development of the Cortex District located directly adjacent to the subject property. The Cortex Innovation Community is home to a vibrant 200-acre innovation hub and technology district integrated into St. Louis' historic Central West End and Forest Park Southeast residential neighborhoods. Since inception, Cortex has completed or has under construction 1.7 million square feet of new and rehabilitated space totaling over \$550 million of investment and generating 4,200 technology-related jobs. When fully implemented, the Cortex master plan projects \$2.3 billion of construction, over 4.5 million square feet of mixed-use development (research, office, clinical, residential, hotel, and retail), a new MetroLink light-rail station and 15,000 permanent technology-related jobs. Currently, there are over 250 companies that call the Cortex Innovation Community their home.





Financial Summary

INVESTMENT OVERVIEW**LINDELL ACTUAL INCOME/EXPENSE**

Price	\$2,950,000
Price per SF	\$45.56
CAP Rate	7.5%
Cash-on-Cash Return (yr 1)	9.02 %
Total Return (yr 1)	\$112,828
Debt Coverage Ratio	1.43

OPERATING DATA**LINDELL ACTUAL INCOME/EXPENSE**

Gross Scheduled Income	\$537,030
Other Income	-
Total Scheduled Income	\$537,030
Vacancy Cost	\$0
Gross Income	\$537,030
Operating Expenses	\$316,819
Net Operating Income	\$220,211
Pre-Tax Cash Flow	\$66,545

FINANCING DATA**LINDELL ACTUAL INCOME/EXPENSE**

Down Payment	\$737,500
Loan Amount	\$2,212,500
Debt Service	\$153,666
Debt Service Monthly	\$12,805
Principal Reduction (yr 1)	\$46,283



Income & Expenses

INCOME SUMMARY	LINDELL ACTUAL INCOME/EXPENSE	PER UNIT
GROSS INCOME	\$537,030	\$7,563

EXPENSE SUMMARY	LINDELL ACTUAL INCOME/EXPENSE	PER UNIT
Advertising	\$803	\$11
Cleaning and Maintenance	\$51,394	\$723
Insurance	\$33,470	\$471
Legal and Professional	\$8,707	\$122
Repairs	\$24,637	\$347
Taxes	\$42,391	\$597
Utilities	\$60,529	\$852
Wages and Salaries	\$45,640	\$642
Other Expenses	\$49,248	\$693
GROSS EXPENSES	\$316,819	\$4,462
NET OPERATING INCOME	\$220,211	\$3,101



LINDELL PROFESSIONAL BUILDING
RENT ROLL

Suite	Tenant	SF	% of Total SF	Lease Commence	Lease Expire	Monthly Rent	Annual Rent	Rent PSF	Lease Type
B100	True Light	2571	3.97%	2005	12/31/2016	\$2,464.00	\$29,568.00	\$11.50	FS
B101	Made Whole Hlth	607	0.94%	2013	3/31/2017	\$525.00	\$6,300.00	\$10.38	FS
B15	Pro Jocks Ent	958	1.48%	1987	5/31/2017	\$850.50	\$10,206.00	\$10.65	FS
B20	Resource Support	1150	1.78%	2010	6/30/2018	\$900.00	\$10,800.00	\$9.39	FS
B25	Basilico Eng.	1450	2.24%				\$0.00	\$0.00	FS
100	Vacnat	1252	1.93%				\$0.00	\$0.00	FS
104	Lynne Perkins	1597	2.47%	2009	10/31/2017	\$1,677.00	\$20,124.00	\$12.60	FS
106	Renatas Hair	904	1.40%	1995	1/31/2017	\$960.00	\$11,520.00	\$12.74	FS
110	Scott Dixion Atty	225	0.35%	1989	5/31/2017	\$289.00	\$3,468.00	\$15.41	FS
120	Moll Couns	668	1.03%	2009	11/30/2017	\$656.00	\$7,872.00	\$11.78	FS
122	Places for People	1778	2.75%	2012	8/31/2017	\$2,000.00	\$24,000.00	\$13.50	FS
126	Everything Pock	1140	1.76%	1986	4/30/2017	\$750.00	\$9,000.00	\$7.89	FS
127	Next Charter ED	835	1.29%	2012	6/30/2017	\$675.00	\$8,100.00	\$9.70	FS
130	Macklin Hauling	362	0.56%	2005	11/30/2017	\$460.00	\$5,520.00	\$15.25	FS
134	Debbie Price	420	0.65%	2000	11/30/2016	\$446.00	\$5,352.00	\$12.74	FS
135	Tapif Rouge Well	385	0.59%	2016	6/30/2017	\$550.00	\$6,600.00	\$17.14	FS
136	Tax Advisory Grp	445	0.69%	2012	11/30/2016	\$425.00	\$5,100.00	\$11.46	FS
138	I-70 Northwest	400	0.62%	2000	2/28/2017	\$458.00	\$5,496.00	\$13.74	FS
140	Dr. V. Bernard	425	0.66%	1999	11/30/2016	\$482.00	\$5,784.00	\$13.61	FS
200	Vacant	110	0.17%				\$0.00	\$0.00	FS
202	Firm 13	1	0.00%	2000	3/31/2019		\$0.00	\$0.00	FS
204	Firm 13	1030	1.59%	2000	3/31/2019	\$1,145.00	\$13,740.00	\$13.34	FS
205	Basilico Eng.	1134	1.75%	2000	9/30/2016	\$1,213.00	\$14,556.00	\$12.84	FS
206	Superb Care	500	0.77%	2013	11/30/2017	\$550.00	\$6,600.00	\$13.20	FS
207	David Kessee Atty	600	0.93%	1986	6-31-17	\$650.00	\$7,800.00	\$13.00	FS
208	CJ Bookkeeping	380	0.59%	2014	10/31/2016	\$446.00	\$5,352.00	\$14.08	FS
210	Anns Dream	765	1.18%	2015	4/30/2018	\$950.00	\$11,400.00	\$14.90	FS
214	Agelica Hlth	765	1.18%	2015	5/31/2017	\$787.00	\$9,444.00	\$12.35	FS
216	Qualicare HM HI	600	0.93%	2011	11/30/2016	\$651.00	\$7,812.00	\$13.02	FS
217	Comp Bus Serv	453	0.70%	1998	11/30/2016	\$582.50	\$6,990.00	\$15.43	FS
218	Special Homecare	435	0.67%	2016	9/30/2017	\$475.00	\$5,700.00	\$13.10	FS
219	Osbourne Tax	392	0.61%	2012	11/30/2016	\$499.00	\$5,988.00	\$15.28	FS
220	Flowers Hm Hlth	432	0.67%	2008	10/31/2015	\$567.00	\$6,804.00	\$15.75	FS
221	Richard Hugues	831	1.28%	2012	12/30/2016	\$866.00	\$10,392.00	\$12.51	FS
222	Together We Can	550	0.85%	2014	3/31/2017	\$446.00	\$5,352.00	\$9.73	FS
223	Ackles Coun	693	1.07%	2010	3/31/2017	\$720.00	\$8,640.00	\$12.47	FS
224	Sky Moving	243	0.38%	2002	4/30/2018	\$264.00	\$3,168.00	\$13.04	FS
225	Legal Solutions	625	0.97%	2002	11/30/2017	\$747.00	\$8,964.00	\$14.34	FS
226	Padda Inst.	1557	2.40%	2014	2/28/2018	\$1,903.00	\$22,836.00	\$14.67	FS
312	Our Hands Care	700	1.08%	2015	4/30/2017	\$669.00	\$8,028.00	\$11.47	FS
314	CAN Hm HLTH	300	0.46%	2014	1/28/2017	\$300.00	\$3,600.00	\$12.00	FS
315	Address to Sell	300	0.46%	2016	9/30/2017	\$283.00	\$3,396.00	\$11.32	FS
317	A1 Nurse Care	300	0.46%	2016	2/28/2017	\$425.00	\$5,100.00	\$17.00	FS
318	STL Finest	422	0.65%	2013	3/31/2018	\$446.00	\$5,352.00	\$12.68	FS
319	Davis Chiro	3500	5.41%	1999	12/31/2019	\$4,028.00	\$48,336.00	\$13.81	FS
320	Address to Sell	600	0.93%	2016	9/30/2017	\$567.00	\$6,804.00	\$11.34	FS
322	McAuley Counc	1330	2.05%	2012	12/31/2019	\$1,439.00	\$17,268.00	\$12.98	FS
323	Gen II Health	647	1.00%	2015	4/30/2017	\$650.00	\$7,800.00	\$12.06	FS
324	Stl Fingerprint	700	1.08%	2012	5/31/2017	\$625.00	\$7,500.00	\$10.71	FS
325	Kimberly Gardner	260	0.40%	2013	11/30/16	\$320.00	\$3,840.00	\$14.77	FS
326	Assured HLTH Care	300	0.46%	2014	4/30/2017	\$315.00	\$3,780.00	\$12.60	FS
327	Harmony Care	900	1.39%	2008	3/1/2017	\$971.00	\$11,652.00	\$12.95	FS
400	A Lending Hand	607	0.94%	2013	6/30/2018	\$747.00	\$8,964.00	\$14.77	FS
401	Life Source	392	0.61%	2010	11/30/2017	\$523.00	\$6,276.00	\$16.01	FS
402	Honey B Beauty	870	1.34%	2015	5/31/2017	\$950.00	\$11,400.00	\$13.10	FS
403	Vacant	410	0.63%				\$0.00	\$0.00	FS
404	Healin Hanz	400	0.62%	2015	5/31/2017	\$420.00	\$5,040.00	\$12.60	FS
405	Vacant	430	0.66%				\$0.00	\$0.00	FS
406	Laura Robinson	600	0.93%	2015	5/31/2017	\$650.00	\$7,800.00	\$13.00	FS





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RENT ROLL

Suite	Tenant	SF	% of Total SF	Lease Commence	Lease Expire	Monthly Rent	Annual Rent	Rent PSF	Lease Type
407	Zarephath Min	440	0.68%	2015	9/30/2017	\$575.00	\$6,900.00	\$15.68	FS
408	One Hope United	1536	2.37%	2007	6/30/2019	\$1,613.00	\$19,356.00	\$12.60	FS
409	Aiko Eto Atty	420	0.65%	2015	9/30/2016	\$450.00	\$5,400.00	\$12.86	FS
411	Vacant	500	0.77%				\$0.00	\$0.00	FS
501	Jaunkey McKinn	515	0.80%	1998	10/31/2017	\$620.00	\$7,440.00	\$14.45	FS
504	Hintin HLTH	902	1.39%	2014	6-31-17	\$1,083.00	\$12,996.00	\$14.41	FS
505	Constantly Care	300	0.46%	2016	5/31/2017	\$325.00	\$3,900.00	\$13.00	FS
506	Vacant	750	1.16%				\$0.00	\$0.00	FS
507	A Loving Cae	490	0.76%	2014	6/30/2017	\$547.00	\$6,564.00	\$13.40	FS
509	Samoli Bantu	463	0.72%	2015	10/31/2017	\$610.00	\$7,320.00	\$15.81	FS
511	Delivered Vision	310	0.48%	2015	4/30/2017	\$300.00	\$3,600.00	\$11.61	FS
512	James Wilson Atty	286	0.44%	2015	2/28/2017	\$310.00	\$3,720.00	\$13.01	FS
Total Available Usable		3452							
Total Occupied Usable		47096	93.17%				\$585,480.00	\$11.61	
Total Usable		50548							
Rentalbe Area		64745							



CAPITAL IMPROVEMENTS
LINDELL PROFESSIONAL BUILDING LLC

<u>YEAR MADE</u>	<u>ITEM</u>	<u>COST</u>
2004	NEW ELEVATOR	78,202.00
2008	NEW SIDING 3 RD FLOOR AND STEEPLE	4,480.00
2008	TUCKPOINTING	33,000.00
2010	NEW AIR HANDLER 2 ND FLOOR FRONT	9,740.00
2011	NEW ROOFING 5 TH AND 3 RD FLOOR FRONT	38,580.00
2012	NEW A/C 4 TON 4 TH FLOOR WEST	3,200.00
2012	REMODEL MENS & WOMENS RESTROOMS 1 ST FLOOR	12,000.00
2012	REMODEL MENS & WOMENS RESTROOMS 3 RD FLOOR REAR	12,000.00
2013	HEAT & A/C COMBINATION 3 RD FLOOR FRONT 5 TON	11,450.00
2013	NEW A/C 5 TON 5 TH FLOOR MIDDLE	3,475.00
2014	NEW ROOF 4 TH FLOOR WEST SIDE	22,000.00
2015	NEW HEAT & A/C COMBINATION 2 ND FLOOR REAR 15 TON	38,900.00
2015	ELECTRIC WORK FOR NEW UNIT 2 ND FLOOR REAR	2,980.00
2015	NEW A/C UNIT 5 TON 5 TH FLOOR WEST	4,068.00
2015	NEW SECURITY CAMERA SYSTEM	2,050.00
2015	NEW PARKING LOT PAVE & STRIPE	14,500.00

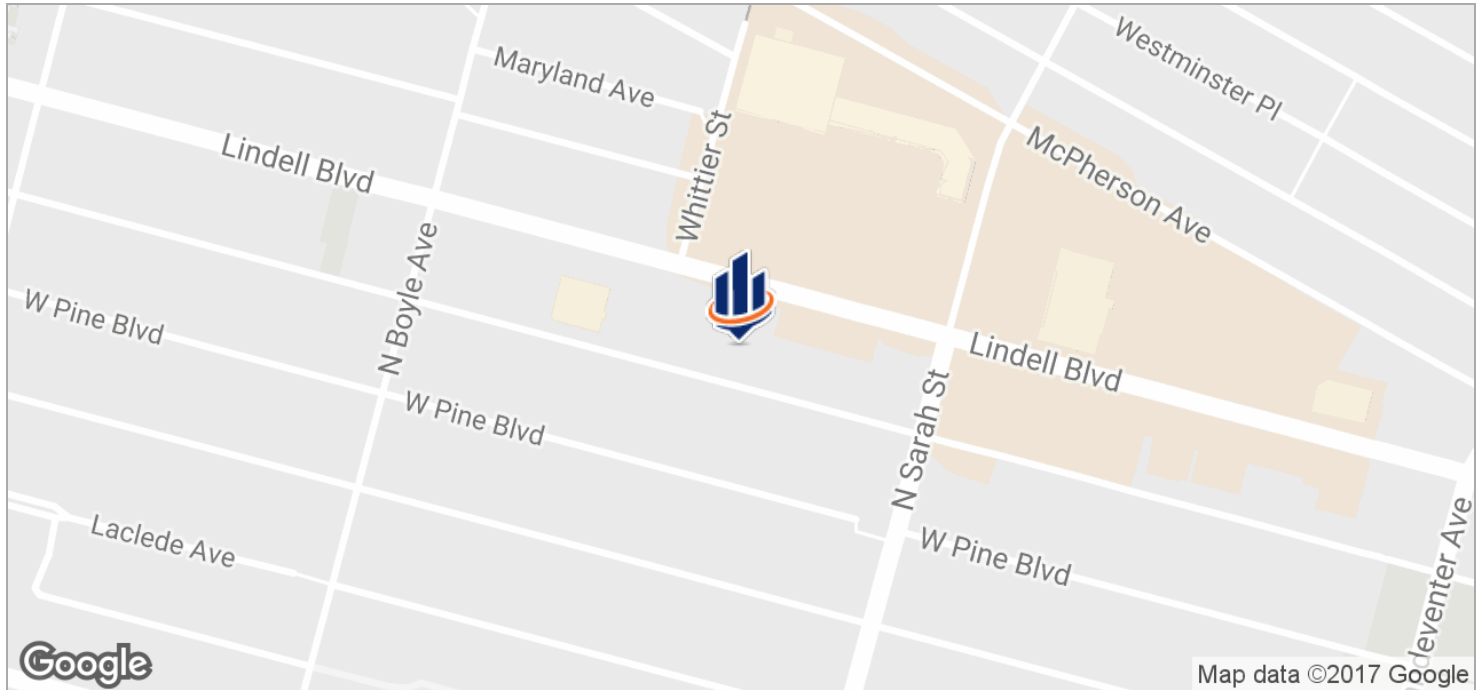


2015	REMODEL MENS & WOMENS RESTROOMS 2ND FLOOR	12,000.00
2016	HEAT & A/C COMBINATION 1ST FLOOR REAR 15 TON	30,475.00
2016	ELECTRIC WORK FOR NEW UNIT 1ST FLOOR REAR	5,660.00
2016	NEW A/C UNIT 3RD & 4TH FLOOR WEST 5 TON	7,736.00
2016	NEW ROOFS 4TH FLOOR EAST, 5TH FLOOR PENTHOUSE AND 3RD FLOOR FRONT.	35,505.00
2016	2-5 TON BLOWER CABINETS 5TH FLOOR	7,250.00
	TOTAL CAPITAL IMPROVEMENTS	\$389,052.00



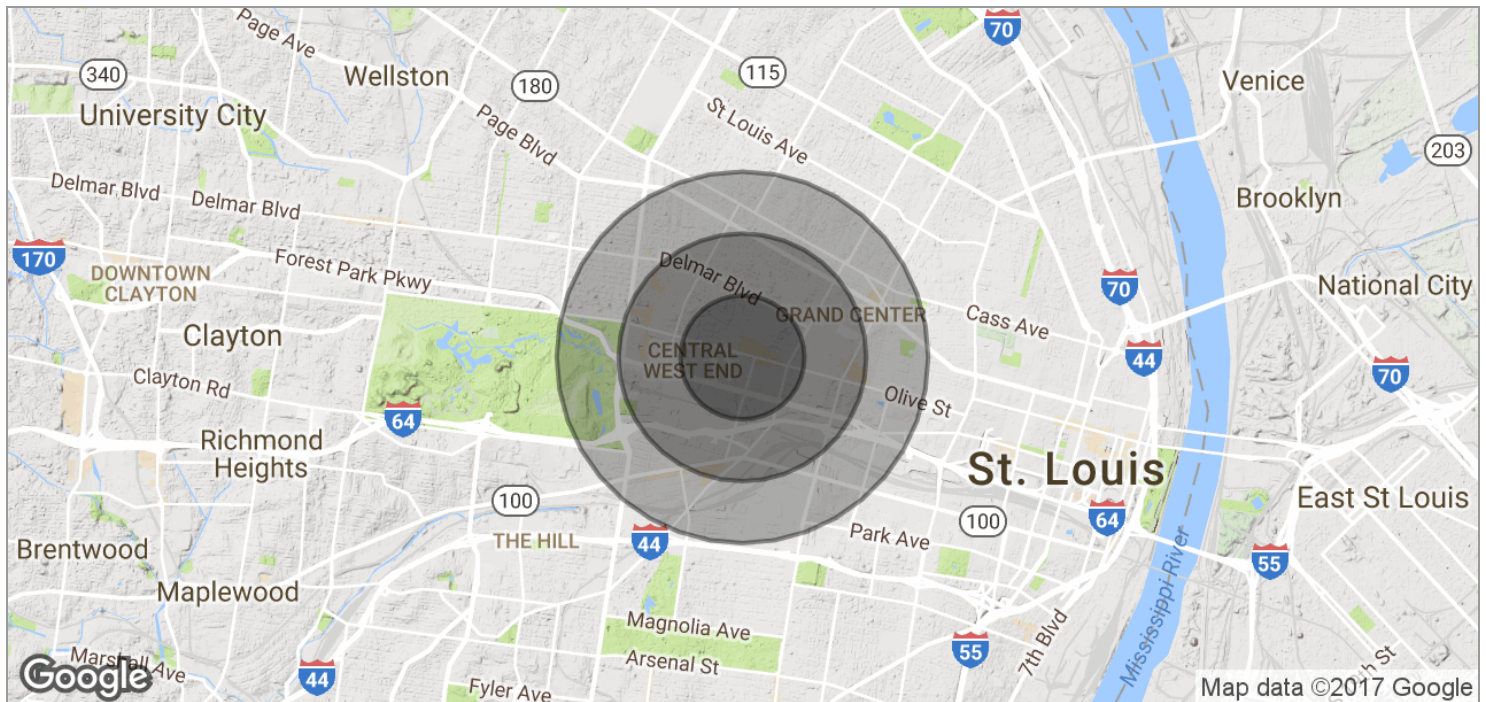


Location Maps





Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	6,641	21,088	38,339
MEDIAN AGE	33.9	32.3	32.3
MEDIAN AGE (MALE)	32.8	31.5	31.0
MEDIAN AGE (FEMALE)	36.1	34.0	34.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	3,521	10,429	18,592
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$51,573	\$50,722	\$47,491
AVERAGE HOUSE VALUE	\$233,840	\$212,211	\$181,959



Advisor Bio & Contact



Prior to forming **SVN® | Holman Norden (SVN | HN)**, Will had spent several years at Marcus & Millichap Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. After being raised in a Real Estate Development and Construction family it only made sense that he chose that as his career. He began in the sales and development of residential product types and quickly moved into the commercial arena. His clients include owner/users, investors, landlords and tenants in the areas of investment sales, leasing, construction and development, covering the **Industrial, Retail, Multi-Family and Office** product types. Will has participated in excess of **One Billion Dollars (\$1,000,000,000)** in transactions not only as the Broker but also as Principal, Developer and Builder. This gives Will a uniquely beneficial view point and skill set that greatly benefits his clients.

During his career Will has been associated with some of the St. Louis areas larger companies. Prior to **SVN | HN**, Will served as Associate Director of the National Retail Group - Marcus & Millichap where he honed his National Market Real Estate Investment skills. Will also was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22 person full-service Commercial Real Estate, Construction and Development firm, serving the entire St. Louis Regional Market.

Will has since continued to manage and develop his brokerage and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased Properties as well as Multi- Tenant Industrial, Office and Retail properties. Since forming **SVN | HN** and after utilizing the expansive network he has developed Will has been able to expand the region he serves throughout the Midwest and South and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

The Client list is long and diverse ranging from City Governments and School District to Hospitals, Railroads, Banks, Restaurants & Fast Food, Churches, Manufacturing Companies to Retails and local startups.

Some of the Clients Include:

- | | | |
|------------------------|-----------------------------|-------------------------------------|
| - Hoshizaki of America | - Norfolk & Sothern Railway | - St. Louis Post Dispatch |
| - Edward Jones | - Spirit Funding | - SSM, BJC, and DePaul Hospitals |
| - LabCorp | - Dollar General | - Nedco Electronics |
| - Didion Foundries | - MODIS Solutions | - Fred Weber Inc. / Millstone Weber |
| - AT&T & T-Mobile | - Burger King & Taco Bell | - Sushi Ai Japanese |
| - Orscheln Farm & Home | - Hilton - Home 2 Suites | - Barton Manufacturing |
| - PNC Bank | - Sherwin Williams | - Hardees |

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DISCLAIMER

LINDELL PROFESSIONAL BUILDING | 64,745 SF | SAINT LOUIS, MO

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

