

OFFERING MEMORANDUM

Oakmont TownHomes

1624 Northwinds Estates Drive
St. Louis, MO 63136

\$18.5M
PRICE

8.67%
CAP RATE

\$1.604M
NOI

Lino Pimentel

Real Estate Broker

559-799-1300 (Mobile)

lino@linopimentel.com

Pimentel Realty Group

260 North J Street

Tulare, CA 93274

559-688-1900

Prgrealtor.com

Lic# 01982684



Oakmont TownHomes

1624 Northwinds Estates Drive
St. Louis, MO 63136

PRICE

\$18,500,000

CAP RATE

8.67%

NOI

\$1,603,742

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PRESENTED BY



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Executive Summary

1624 Northwinds Estates Drive · St. Louis, MO 63136

 ASKING PRICE

\$18,500,000

 NOI

\$1,603,742

 CAP RATE

8.67%

 PRICE/UNIT

\$100,543

 OCCUPANCY

93%

 BASE RENT

\$2,008,584

We are pleased to offer Oakmont TownHomes, a 184 unit apartment community situated on approximately 15 acres at 1624 Northwinds Estates Drive in the heart of St. Louis, Missouri. The property presents an outstanding investment opportunity in a submarket defined by favorable renter demographics and limited new supply.

PROPERTY DATA

Units	184
Buildings	46
Stories	2
Built	1969
Average Unit SF	1,260 SF
Exterior	Brick
Acreage	15.08 Acres
Density	12 Units Per Acre
Washer/Dryer Connections	In Every Unit

Investment Highlights

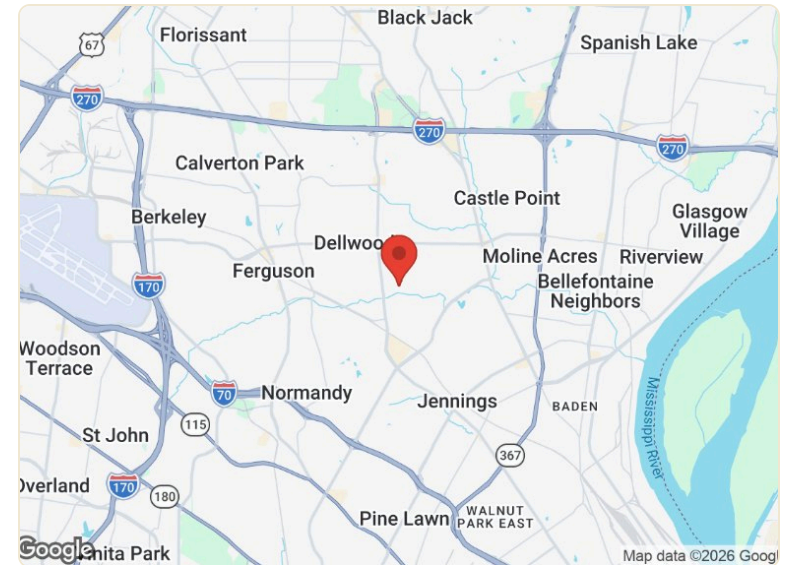
- Constructed in 1969, the community features desirable townhomes and well-maintained common areas.
- Desirable 1,260 SF Townhome Floor Plans
- Near Major Employment - Emerson Electric HQ, Boeing HQ , St. Louis Lambert Airport, and St Louis Missouri University
- 15 acres of manicured lawns and landscaping

Asking Price	\$18,500,000
NOI	\$1,603,742
Cap Rate	8.67%
Price/Unit	\$100,543
Occupancy	93%
Base Rent	\$2,008,584
EGI	\$2,205,847
GRM	8.39

Location Highlights

1624 Northwinds Estates Drive provides residents with immediate access to major employment centers, reducing average commute times and enhancing quality of life.

- Convenient Access to Interstate 70, and State Route 367
- Walking distance to shopping centers
- Walking distance to services



LOCATION

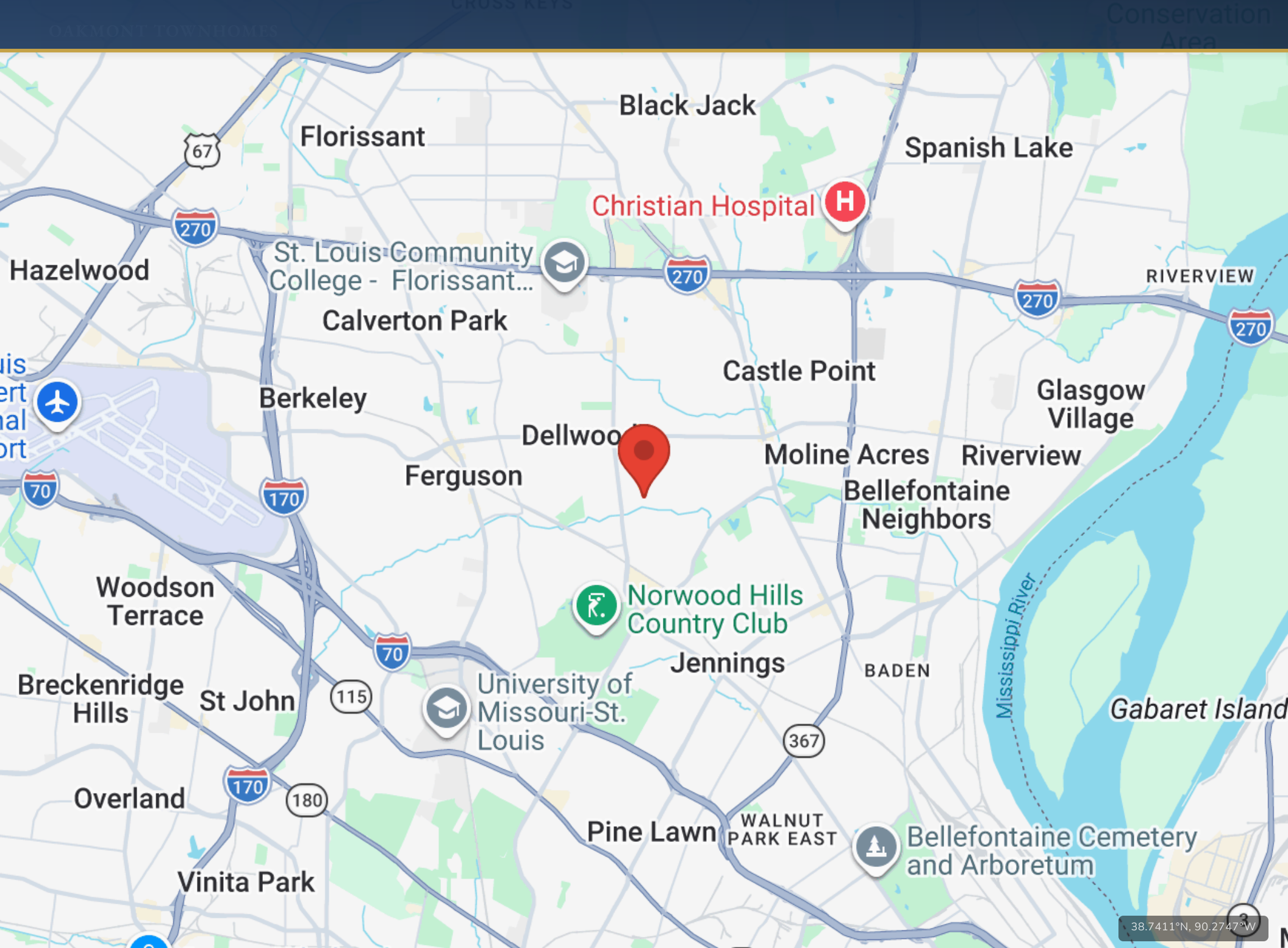
Address	1624 Northwinds Estates Drive
City	St. Louis
State	Missouri
Zip Code	63136
Country	US
Coordinates	38.7411371,-90.2746816

TRANSIT

West Florissant @ Northwind Estates NB	0.2 mi
West Florissant @ Lang SB	0.2 mi
West Florissant @ Canfield SB	0.3 mi

AIRPORTS

St. Louis Lambert International Airport	5.4 mi
Creve Coeur Airport (1H0)	12.7 mi
St. Louis Downtown Airport	12.9 mi





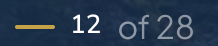


A white wooden sign with a decorative top and bottom rail stands in a grassy area. The sign features the text "Oakmont" in a large, dark red serif font, followed by "TOWNHOME" in a smaller, dark red sans-serif font. Below that is "Apartments" in a large, dark red serif font, and "— Office —" in a dark red serif font. The sign is flanked by green bushes and a red brick building with white-trimmed windows is visible in the background.

Oakmont
TOWNHOME
Apartments
— Office —



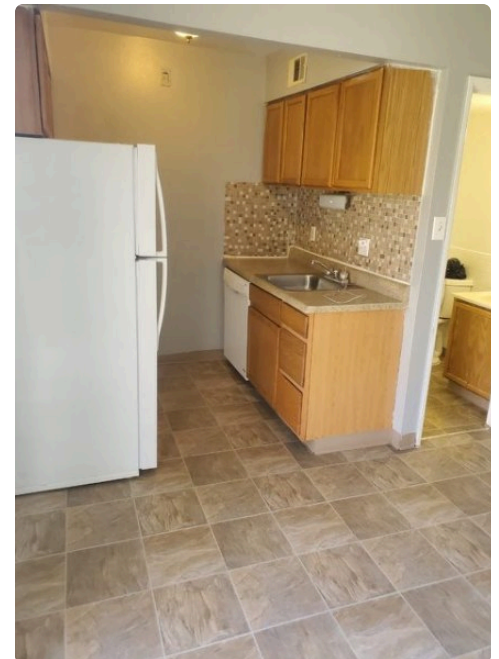
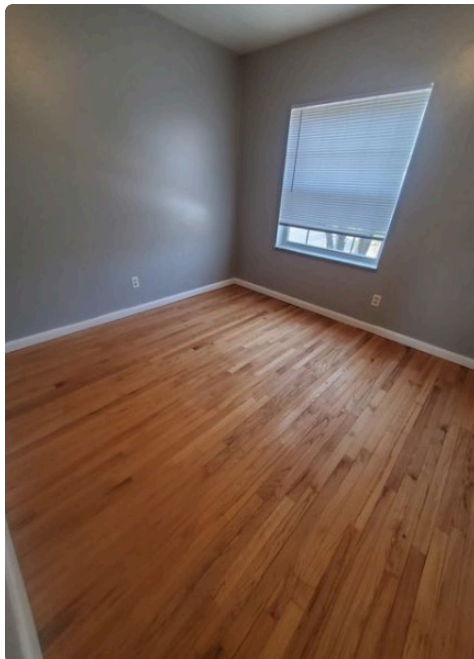




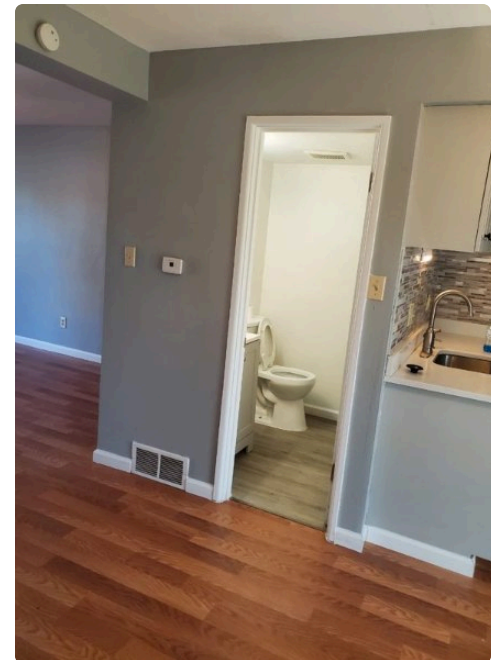
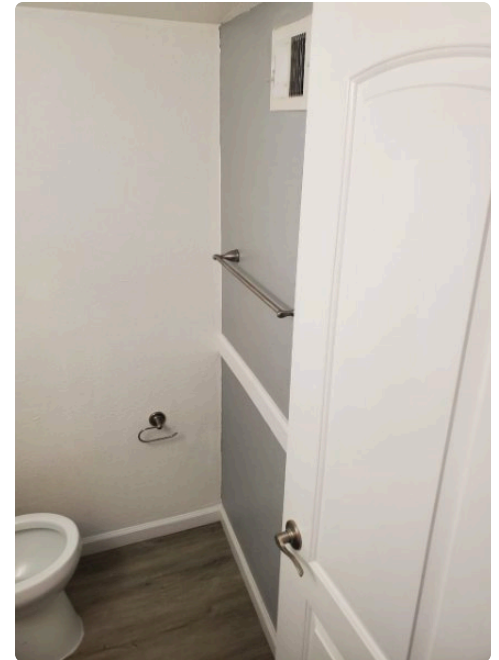
Exterior Pictures



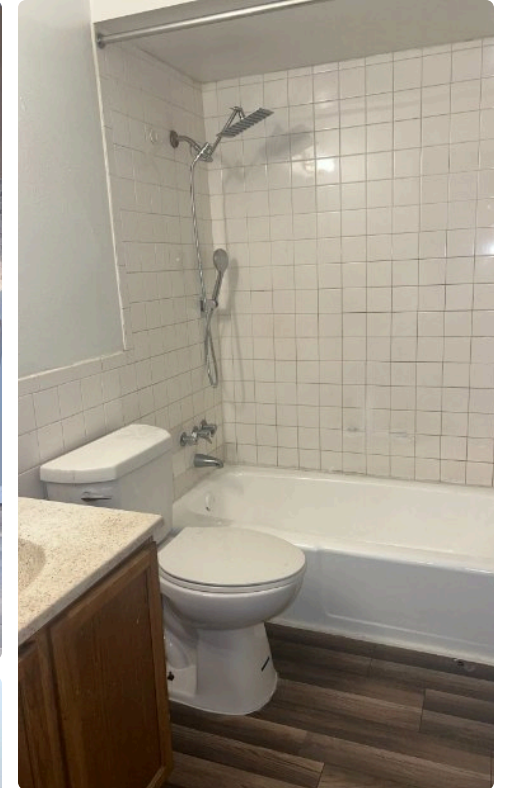
Interior Pictures



Interior Pictures Part 2



Interior Pictures Part 3



Rent Roll

Rent Roll

Exported On: 05/30/2026 01:26 PM

All Properties Owned By: Meneses Investment Group LLC

Units: All

As of: 05/30/2026 (Today)

Include Non-Revenue Units: No

Unit	Tags	BD/BA	Tenant	Status	Rent	Deposit
Oakmont Townhomes - 1624 (Rear) Northwinds Estates Drive Ferguson, MO 63136						
01-1600 A NW		2/1.50	Parris P. Bevely	Current	\$ 995.00	\$ 2,100.00
01-1600 B NW		2/1.50	Lynetta R. Thomas	Current	\$ 995.00	\$ 895.00
01-1600 C NW		2/1.50	Brandi B. Walker	Current	\$ 995.00	\$ 2,100.00
01-1600 D NW		2/1.50	Ivie Summer	Current	\$ 995.00	\$ 2,100.00
02-1608 A		2/1.50	Deionna Claiborne	Current	\$ 995.00	\$ 2,100.00
02-1608 B		2/1.50	Janice Jimerson-HASLC	Current	\$ 850.00	\$ 895.00
02-1608 C		2/1.50	Mariea Coleman	Current	\$ 995.00	\$ 2,100.00
02-1608 D		2/1.50	Madison Brooks	Current	\$ 995.00	\$ 2,100.00
03-1616 A		2/1.50	Morris Church	Current	\$ 1,000.00	\$ 2,100.00
03-1616 B		2/1.50	Randolph Sims	Current	\$ 850.00	\$ 1,500.00
03-1616 C		2/1.50	Frances Hopkins	Current	\$ 800.00	\$ 200.00
03-1616 D		2/1.50	Anniyuh S. Moore	Current	\$ 995.00	\$ 2,100.00
04-1624 A NW		2/1.50	Marlene L. Stevens	Current	\$ 995.00	\$ 2,100.00
04-1624 B NW		2/1.50	Lonnie Green	Current	\$ 995.00	\$ 350.00
04-1624 C NW		2/1.50	Phyllistine Boyd-HASLC	Current	\$ 995.00	\$ 450.00
04-1624 D NW		2/1.50	Florence McFarland	Current	\$ 895.00	\$ 895.00
05-1632 A		2/1.50	MARY K. ALLEN	Current	\$ 995.00	\$ 2,000.00
05-1632 B		2/1.50	Megan Crawford	Current	\$ 995.00	\$ 2,100.00
05-1632 C		2/1.50	Warren Jackson	Current	\$ 900.00	\$ 450.00
05-1632 D		2/1.50	Stacey A. Jarmon	Current	\$ 995.00	\$ 2,100.00
06-1640 A		2/1.50	Ellen Gordon	Current	\$ 995.00	\$ 2,100.00
06-1640 B		2/1.50	Danielle Harrell	Current	\$ 995.00	\$ 2,100.00
06-1640 C		2/1.50	Aretha Abdullah	Current	\$ 995.00	\$ 1,500.00
06-1640 D		2/1.50	Mary Brown	Current	\$ 995.00	\$ 2,100.00
07-9681 A		2/1.50	Ruby Glenn	Evict	\$ 850.00	\$ 1,200.00
07-9681 B		2/1.50	Dawn M. Purley	Current	\$ 995.00	\$ 2,100.00
07-9681 C		2/1.50	Ambria S. Mason	Current	\$ 995.00	\$ 1,350.00
07-9681 D		2/1.50	Chrishell Mckinley	Current	\$ 995.00	\$ 1,500.00
08-1656 A		2/1.50	Margaret Stanton	Current	\$ 850.00	\$ 1,200.00
08-1656 B		2/1.50	Ethan Carter	Current	\$ 995.00	\$ 2,100.00
08-1656 C		2/1.50		Vacant-Unrented	\$ -	\$ -
08-1656 D		2/1.50	Terrance Thomas	Current	\$ 995.00	\$ 450.00
09-1664 A		2/1.50	Tyler Bennett	Current	\$ 995.00	\$ 2,100.00
09-1664 B		2/1.50	Olivia Harrison	Current	\$ 995.00	\$ 2,100.00
09-1664 C		2/1.50	Jacob Reed	Current	\$ 995.00	\$ 2,100.00

Rent Roll (continued)

09-1664 D	2/1.50	Ronald A. Hardy	Current	\$	995.00	\$	2,100.00
10-1672 A	2/1.50	Reginald Rice	Current	\$	995.00	\$	2,100.00
10-1672 B	2/1.50	Donna R. Michell	Current	\$	995.00	\$	1,455.00
10-1672 C	2/1.50	Parris C. Lambert	Current	\$	995.00	\$	1,000.00
10-1672 D	2/1.50		Vacant-Unrented	\$	-	\$	-
11-1680 A	2/1.50	Elix Altamirano	Current	\$	995.00	\$	1,500.00
11-1680 B	2/1.50	Gloria Marshall	Current	\$	850.00		
11-1680 C	2/1.50	La'breia Jackson	Current	\$	850.00	\$	600.00
11-1680 D	2/1.50	Trasha M. Rucker	Current	\$	995.00	\$	1,500.00
12-1688 A	2/1.50		Vacant-Unrented	\$	-	\$	-
12-1688 B	2/1.50	Letitia B. Wright	Current	\$	995.00	\$	2,100.00
12-1688 C	2/1.50	Kaitlyn Edwards	Current	\$	995.00	\$	2,100.00
12-1688 D	2/1.50	Laquetta S. Banks	Current	\$	995.00	\$	2,100.00
13-1696 A	2/1.50	Jamari D. Branch	Current	\$	995.00	\$	1,000.00
13-1696 B	2/1.50	Haley N. Gray	Current	\$	995.00	\$	1,000.00
13-1696 C	2/1.50	Shantavia Moore	Current	\$	995.00	\$	1,500.00
13-1696 D	2/1.50	Dilmer A. Bonilla	Current	\$	800.00	\$	800.00
14-9688 A	2/1.50	Gertrude Williams	Current	\$	850.00	\$	350.00
14-9688 B	2/1.50	Jo Ann Carrawell	Current	\$	850.00	\$	350.00
14-9688 C	2/1.50	Jahnae H. McMullen	Current	\$	995.00	\$	2,100.00
14-9688 D	2/1.50	Marsadis Jones-HASLC	Current	\$	850.00	\$	1,200.00
15-9680 A	2/1.50	Doneisha Peebles-HASLC	Current	\$	800.00	\$	600.00
15-9680 B	2/1.50		Vacant-Unrented	\$	-	\$	-
15-9680 C	2/1.50	Kiona S. Griffin	Current	\$	850.00	\$	1,200.00
15-9680 D	2/1.50	Jacqueline Sullivan	Current	\$	850.00	\$	500.00
16-9676 A	2/1.50	Vanecia S. Johnson-SLHA	Current	\$	850.00	\$	750.00
16-9676 B	2/1.50	Cherrelle Joiner-HASLC	Evict	\$	850.00	\$	600.00
16-9676 C	2/1.50	Pamela Jackson-HASLC	Current	\$	825.00	\$	750.00
16-9676 D	2/1.50	Jasmine Smith	Current	\$	995.00	\$	2,100.00
17-9672 A	2/1.50	Darrian N. McCleary	Current	\$	995.00	\$	450.00
17-9672 B	2/1.50	Andrew Lawson	Current	\$	995.00	\$	2,100.00
17-9672 C	2/1.50	Donya Brown	Current	\$	995.00	\$	2,100.00
17-9672 D	2/1.50	Thomas Bakupog	Current	\$	995.00	\$	600.00
18-9668 A	2/1.50	Alysa Brooks	Current	\$	995.00	\$	2,100.00
18-9668 B	2/1.50	Delores Harris	Current	\$	995.00	\$	2,100.00
18-9668 C	2/1.50	Stephanie Boyd	Current	\$	995.00	\$	1,500.00
18-9668 D	2/1.50	Chelsea N. Comer	Current	\$	850.00	\$	1,200.00
19-9664 A	2/1.50	Pamela D. Hood- HASLC	Current	\$	995.00	\$	600.00
19-9664 B	2/1.50	Jeffrey D. Truss	Current	\$	995.00	\$	2,100.00
19-9664 C	2/1.50	Jamesha Williams	Current	\$	995.00	\$	2,100.00
19-9664 D	2/1.50	Sharice Davis	Current	\$	995.00	\$	2,100.00
20-1648 A	2/1.50	Danielle Lewis	Current	\$	850.00	\$	600.00
20-1648 B	2/1.50	SPARKLES L. CABLES	Current	\$	995.00	\$	2,100.00
20-1648 C	2/1.50	Kenesha I. Fox	Current	\$	895.00	\$	1,500.00
20-1648-D	2/1.50	Bridgette Robinson-HASLC	Current	\$	995.00	\$	350.00
21-1642 A	2/1.50	Barbara White	Current	\$	995.00	\$	2,100.00

Rent Roll (continued)

21-1642 B	2/1.50	SAMUEL VAZQUEZ	Current	\$	995.00	\$	2,100.00
21-1642 C	2/1.50	Isac M. Linares	Current	\$	995.00	\$	1,500.00
21-1642 D	2/1.50	Chanita Thomas	Current	\$	995.00	\$	2,100.00
22-1636 A	2/1.50	Tashuera Starks	Current	\$	995.00	\$	1,500.00
22-1636 B	2/1.50	Tequila A. Hines	Current	\$	995.00	\$	2,000.00
22-1636 C	2/1.50	Danielle Bush	Current	\$	995.00	\$	1,500.00
22-1636 D	2/1.50	Dalonda Bailey	Current	\$	995.00	\$	2,100.00
23-1630 A	2/1.50	Catherine Hamilton	Current	\$	950.00	\$	1,200.00
23-1630 B	2/1.50	Jessica Bryant	Current	\$	995.00	\$	2,100.00
23-1630 C	2/1.50	Emily Foster	Current	\$	995.00	\$	2,100.00
23-1630 D	2/1.50	Mason Turner	Current	\$	995.00	\$	2,100.00
24-1624 A NL	2/1.50	Breonna S. Lindsey	Current	\$	895.00	\$	895.00
24-1624 B NL	2/1.50	Hannah Collins	Current	\$	995.00	\$	2,100.00
24-1624 C NL	2/1.50	Matthew Dawson	Current	\$	1,050.00	\$	1,500.00
24-1624 D NL	2/1.50		Vacant-Unrented	\$	-	\$	-
25-1618 A	2/1.50	David Catling	Current	\$	900.00	\$	600.00
25-1618 B	2/1.50	Courtney D. Herron	Evict	\$	850.00	\$	1,200.00
25-1618 C	2/1.50	Caleb Mitchell	Current	\$	995.00	\$	2,100.00
25-1618 D	2/1.50	Pablo Alvarado	Current	\$	995.00	\$	2,100.00
26-1612 A	2/1.50	Parnese N. Bailey	Current	\$	995.00	\$	2,100.00
26-1612 B	2/1.50	Isaiah Davis	Current	\$	995.00	\$	1,500.00
26-1612 C	2/1.50	Roga J. Monger	Current	\$	995.00	\$	1,500.00
26-1612 D	2/1.50	Sabrina Fields	Current	\$	850.00	\$	600.00
27-1606 A	2/1.50	Juanita Jones	Current	\$	995.00	\$	2,100.00
27-1606 B	2/1.50	Jo Marie English-HASLC	Current	\$	885.00	\$	350.00
27-1606 C	2/1.50	David B. Wilson Sr	Current	\$	1,050.00	\$	895.00
27-1606 D	2/1.50	Leonard G. Ingram	Current	\$	850.00	\$	650.00
28-1600 A NL	2/1.50	Florine Lacy	Current	\$	750.00	\$	600.00
28-1600 B NL	2/1.50	Jessica L. Bennett	Evict	\$	995.00	\$	2,100.00
28-1600 C NL	2/1.50	Kalieah L. McShan	Current	\$	995.00	\$	2,100.00
28-1600 D NL	2/1.50	Grace Sullivan	Current	\$	995.00	\$	2,100.00
29-1562 A	2/1.50	Jamari Sykes	Current	\$	995.00	\$	2,100.00
29-1562 B	2/1.50	Angela Jones-SLHA	Current	\$	995.00	\$	1,200.00
29-1562 C	2/1.50	Logan Parker	Current	\$	995.00	\$	2,100.00
29-1562 D	2/1.50	Angela Palmer	Current	\$	995.00	\$	2,100.00
30-1558 A	2/1.50	Monica Martin	Current	\$	995.00	\$	2,100.00
30-1558 B	2/1.50	Carolyn Gordon	Current	\$	995.00	\$	1,500.00
30-1558 C	2/1.50	Abigail Cooper	Current	\$	995.00	\$	2,100.00
30-1558 D	2/1.50	Sonya R. Mcshan	Current	\$	995.00	\$	2,100.00
31-1554 A	2/1.50	Ashley Cooley-HASLC	Current	\$	1,016.00	\$	1,500.00
31-1554 B	2/1.50	Zachary Price	Current	\$	1,050.00	\$	1,500.00
31-1554 C	2/1.50	Ronald Cobbs	Current	\$	995.00	\$	1,500.00
31-1554 D	2/1.50	Sarida Kyles-HASLC	Current	\$	983.00	\$	450.00
32-1550 A	2/1.50	Ali Mosleh	Current	\$	995.00	\$	2,100.00
32-1550 B	2/1.50	Tabitha Boyd	Current	\$	995.00	\$	2,941.31
32-1550 C	2/1.50	Tiffany Buckley-SLHA	Current	\$	886.00	\$	600.00

Rent Roll (continued)

32-1550 D	2/1.50	Voncele Ingram	Current	\$	895.00	\$	800.00
33-1553 A	2/1.50	Amario C. Davis	Current	\$	995.00	\$	1,500.00
33-1553 B	2/1.50	Winafred L. Barnes	Current	\$	995.00	\$	900.00
33-1553 C	2/1.50	Shominika Douglas-HASLC	Current	\$	995.00	\$	350.00
33-1553 D	2/1.50	Keevin Everett	Current	\$	1,150.00	\$	1,500.00
34-1557 A	2/1.50	Katie L. Cornell	Current	\$	995.00	\$	1,200.00
34-1557 B	2/1.50	Megan Ward	Current	\$	995.00	\$	2,100.00
34-1557 D	2/1.50	Ciera Cummings	Current	\$	995.00	\$	2,100.00
35-1561 A	2/1.50		Vacant-Unrented	\$	-	\$	-
35-1561 B	2/1.50		Vacant-Unrented	\$	-	\$	-
35-1561 C	2/1.50	Daijhanee E. Brooks	Current	\$	1,074.00	\$	1,275.45
35-1561 D	2/1.50		Vacant-Unrented	\$	-	\$	-
36-1565 A	2/1.50	Khadidre Jackson	Current	\$	995.00	\$	2,100.00
36-1565 B	2/1.50	Leslie E. Nail	Current	\$	850.00	\$	800.00
36-1565 C	2/1.50	Anisha N. Roberson	Current	\$	800.00	\$	800.00
36-1565 D	2/1.50	Austin Phillips	Current	\$	995.00	\$	2,100.00
37-1569 A	2/1.50	Leighia Cunningham	Current	\$	995.00	\$	2,100.00
37-1569 C	2/1.50	Brandy Henderson-SLHA	Current	\$	995.00	\$	350.00
37-1569 D	2/1.50		Vacant-Unrented	\$	-	\$	-
38-1573 A	2/1.50	Shirley J. Baker-SLHA	Current	\$	995.00	\$	600.00
38-1573 B	2/1.50	Sharesa Knighten	Current	\$	995.00	\$	1,000.00
38-1573 C	2/1.50	Laren Jenkins	Current	\$	995.00	\$	2,100.00
38-1573 D	2/1.50		Vacant-Unrented	\$	-	\$	-
39- 1577 B	2/1.50	Patricia Harris	Current	\$	995.00	\$	2,100.00
39-1577 A	2/1.50	Tamara Gordon	Current	\$	995.00	\$	2,100.00
39-1577 C	2/1.50	Danielle S. Henderson	Current	\$	995.00	\$	1,000.00
39-1577 D	2/1.50	Diamond Peebles	Current	\$	995.00	\$	600.00
40-1570 A	2/1.50	Terricka Cain	Current	\$	995.00	\$	1,500.00
40-1570 B	2/1.50	Chenelle Warren	Current	\$	995.00	\$	1,350.00
40-1570 C	2/1.50	Percellia D. Knight	Current	\$	750.00	\$	600.00
40-1570 D	2/1.50	Dylan Murphy	Current	\$	995.00	\$	2,100.00
41-1566 A	2/1.50	Sarah Hayes	Current	\$	995.00	\$	2,100.00
41-1566 B	2/1.50	Erlene Barrett-SLHA	Current	\$	995.00	\$	450.00
41-1566 C	2/1.50	Jerrick L. Times	Evict	\$	995.00	\$	800.00
41-1566 D	2/1.50	Ricky E. Whittington	Current	\$	995.00	\$	2,100.00
42-1607 A	2/1.50	Catherine Sanchez	Current	\$	1,050.00	\$	2,100.00
42-1607 B	2/1.50	Janine Phillips	Current	\$	1,050.00	\$	2,100.00
42-1607 C	2/1.50	Kamila Sanders	Current	\$	995.00	\$	700.00
42-1607 D	2/1.50	Courtney N. Daffin	Current	\$	995.00	\$	1,500.00
43-1619 A	2/1.50	Kevin A. Taylor Jr	Current	\$	995.00	\$	1,500.00
43-1619 B	2/1.50	Avry Harris	Current	\$	850.00	\$	2,720.00
43-1619 C	2/1.50	Anyea Strong	Current	\$	995.00	\$	2,100.00
43-1619 D	2/1.50	Sharmella T. Northington	Current	\$	995.00	\$	2,100.00
44-9663 A	2/1.50	JoAnn Sherman	Current	\$	1,013.00	\$	1,350.00
44-9663 B	2/1.50	Kearra D. Boxley	Current	\$	995.00	\$	2,100.00
44-9663 C	2/1.50	Nathan Richardson	Current	\$	995.00	\$	-

Rent Roll (continued)

44-9663 D	2/1.50		Vacant-Unrented	\$	-	\$	-
45-9669 A	2/1.50	Keena Goss-SLHA	Current	\$	895.00	\$	500.00
45-9669 B	2/1.50	Marilyn Gordon	Current	\$	995.00	\$	2,100.00
45-9669 C	2/1.50	Monica Alexander	Current	\$	995.00	\$	2,100.00
45-9669 D	2/1.50	Marvin Mayes	Current	\$	995.00	\$	2,100.00
46-9675 A	2/1.50	Doretha Berry-HASLC	Current	\$	995.00	\$	750.00
46-9675 B	2/1.50	Uwantia S. Dailey-HASLC	Current	\$	995.00	\$	600.00
46-9675 C	2/1.50	Nicole Daniels-HASLC	Current	\$	995.00	\$	750.00
46-9675 D	2/1.50	Marilyn Brown-SLHA	Current	\$	995.00	\$	350.00
1569-B	2/1.50	Freddie L. Ishmon	Current	\$	995.00	\$	600.00
1557 C	2/1.50	Jasmond M. Taylor	Current	\$	995.00	\$	1,500.00
184 Units			93.47% Occupied		\$167,382.00		\$255,166.76
Total 184 Units			93.47% Occupied		\$167,382.00		

T-12 (Cash Flow Statement) - 2026

Cash Flow - 12 Month
Exported On: 05/31/2026 10:27 AM

Oakmont Townhomes
Active Properties Owned By: Meneses Investment Group LLC
Display by Ownership %: No
Period Range: Jun 2025 to May 2026 (Trailing 12 Months)
Additional Cash GL Accounts: None
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	149,096.35	153,139.12	151,310.10	151,631.99	145,706.99	148,949.01	151,045.65	141,214.90	149,082.92	150,794.87	146,189.71	156,877.56	1,795,039.17
Section 8 Rent	19,610.04	17,148.40	18,772.58	16,124.49	23,639.85	22,219.22	17,103.54	27,597.17	17,919.89	19,794.14	35,335.88	17,264.89	252,530.09
Month to Month Premium	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	200.00	100.00	100.00	1,300.00
Total RENTS	168,806.39	170,387.52	170,182.68	167,856.48	169,446.84	171,268.23	168,249.19	168,912.07	167,102.81	170,789.01	181,625.59	174,242.45	2,048,869.26
FEES													
Insurance Services	867.94	597.00	623.94	456.51	618.18	606.32	508.35	710.14	606.00	880.50	838.07	704.85	8,017.80
Late Fee	6,854.49	2,348.32	1,697.47	2,647.12	2,587.03	2,648.82	2,855.65	4,123.60	4,156.87	7,622.62	2,791.31	2,090.19	42,423.49
Total FEES	8,712.43	2,945.32	2,321.41	3,103.63	3,645.21	3,475.14	3,187.45	5,396.44	5,457.87	8,773.12	4,917.38	3,122.04	55,057.44
Deposit Forfeit	0.00	0.00	0.00	0.00	-1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,500.00
Laundry Income	663.00	200.00	300.00	100.00	177.44	22.56	150.00	200.00	100.00	100.00	135.85	64.15	2,213.00
RUB(Resident Utility Billing)	11,278.05	7,393.92	7,949.53	3,308.83	5,052.30	1,744.55	6,570.36	11,451.46	8,603.75	7,957.95	8,044.50	7,260.17	86,615.37
Tenant Charged Damages	1,542.46	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,607.46
Total Operating Income	191,002.33	180,926.76	180,753.62	174,368.94	176,886.79	176,510.48	178,157.00	185,959.97	181,264.43	187,620.08	194,723.32	184,688.81	2,192,862.53
Expenses													
Electricity	472.84	658.19	514.67	603.42	451.93	589.76	627.15	538.04	496.88	645.27	571.33	482.59	6,852.07
Trash	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
HVAC	1,570.00	7,500.00	2,750.00	4,100.00	9,470.00	4,675.00	2,875.00	3,775.00	3,225.00	4,225.00	7,575.00	5,350.00	57,090.00
Plumbing	512.47	1,683.92	947.35	1,421.08	734.66	1,598.27	1,102.84	468.19	1,745.53	886.71	1,259.44	623.98	12,984.44
Painting	183.96	0.00	404.27	870.78	449.83	0.00	153.30	122.64	312.76	0.00	331.41	0.00	2,828.95
Flooring	0.00	6,438.71	0.00	0.00	0.00	2,693.87	0.00	1,358.80	0.00	3,617.83	0.00	2,579.48	16,888.69
Appliances	0.00	0.00	0.00	0.00	0.00	5,000.00	7,850.00	0.00	0.00	0.00	5,740.00	1,253.00	19,843.00
Construction Materials	4,376.82	7,128.45	5,914.07	6,482.91	4,893.36	7,557.18	5,267.54	6,039.73	7,304.22	4,621.89	5,781.46	4,715.03	70,082.66
Gas	53.13	47.92	46.26	48.39	54.75	63.02	79.40	77.16	76.19	51.33	48.89	47.31	693.75
Payroll	18,742.63	22,915.48	19,384.21	23,607.94	20,176.55	21,843.72	18,991.06	23,224.39	20,768.14	22,401.87	19,657.43	23,988.65	255,702.07
Pest Control	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Phone & Internet	134.99	134.99	134.99	134.99	134.99	134.99	134.99	134.99	134.99	134.99	134.99	134.99	1,619.88
Water & Sewer	11,236.73	10,684.27	10,537.89	11,203.16	10,991.02	11,067.34	11,456.78	10,823.61	10,742.18	11,748.55	11,589.90	11,327.50	133,408.93
Legal	72.48	58.77	113.68	276.35	421.09	347.81	298.47	383.90	465.22	91.34	166.72	214.68	2,910.51
Total Expenses	39,156.05	59,050.70	42,547.39	50,549.02	49,578.18	57,370.96	50,636.53	48,746.45	47,071.11	50,224.78	54,656.57	52,517.21	602,104.95
Net Income	151,846.28	121,876.06	138,206.23	123,819.92	127,308.61	119,139.52	127,520.47	137,213.52	134,193.32	137,395.30	140,066.75	132,171.60	1,603,742.02

Sales Comparables

Comparable

3582 Pershall Rd, Saint Louis, MO



SALE PRICE
\$12,600,000

PRICE/UNIT
\$112,500

UNITS
112

SALE DATE
Sep 2024

2 Bed 1 bath - 64% / 2 bed 2 bath - 18% / 3 bed 2bath - 18%

Comparable

650 Waterford Dr., Florissant, MO



SALE PRICE
\$16,000,000

PRICE/UNIT
\$100,000

UNITS
160

SALE DATE
Aug 2022

1 bed 1 bath / 2bed 1 bath / 2 bed 2 bath

Comparable

6699 Amora Dr, Saint Louis, MO



SALE PRICE
\$15,500,000

PRICE/UNIT
\$99,359

UNITS
156

SALE DATE
Jul 2022

2 bed 2 bath - 50% / 3 bed 1bath - 50%

Sales Comparables (continued)

Subject Property

1624 Northwinds Dr, Saint Louis, MO



SALE PRICE	PRICE/UNIT	UNITS	SALE DATE
\$18,500,000	\$100,543	184	Jul 2026

184 Units - 2bed 1.5 Bath

Rental Comparables

Brentwood Townhomes

5500 Eagle Valley Dr., St. Louis, MO



UNITS	RENT/UNIT	OCCUPANCY	BUILDING SF
198	\$919	100%	211,715

2 Bed/2 Bath - 69% / 3 Bed/2Bath -27% / 4 Bed/3 Bath - 4%

The Knolls Townhomes

3606 Pershall Rd, St. Louis, MO



UNITS	RENT/UNIT	OCCUPANCY	BUILDING SF
112	\$1099	99%	167,270

2 Bed/1 Bath - 64%, 2 Bed/2Bath -18%, 3 Bed/2 Bath - 18%

The Mint

6699 Amora Dr, St. Louis, MO



UNITS	RENT/UNIT	OCCUPANCY	BUILDING SF
156	\$1048	94%	253,500

2Bed/2 Bath - 50%, 3 Bed/1Bath -50%

Market Overview



METRO POPULATION:
2.8 Million

REGIONAL GDP
Over \$210 Billion

MAJOR EMPLOYERS:
Boeing, BJC HealthCare, Washington University, Enterprise Holdings, Anheuser-Busch

TOP INDUSTRIES:
Healthcare, Logistics, Aerospace, Manufacturing, Financial Services, Bioscience

Market Overview : St. Louis Missouri

St. Louis, Missouri

A Diverse and Resilient Midwestern Economy

St. Louis is one of the largest and most economically diverse metropolitan areas in the Midwest, serving as a regional center for commerce, healthcare, manufacturing, logistics, education, financial services, and technology. Strategically located along the Mississippi River, the metropolitan area provides direct access to major interstate highways, Class I railroads, inland waterways, and air transportation, making it a critical distribution hub for businesses serving national markets.

Home to approximately **2.8 million residents**, the St. Louis Metropolitan Statistical Area (MSA) spans eastern Missouri and southwestern Illinois and continues to benefit from a highly educated workforce, business-friendly operating costs, and a diversified employment base. These characteristics have helped position St. Louis as one of the nation's most stable commercial real estate markets.

DEMOGRAPHIC SNAPSHOT

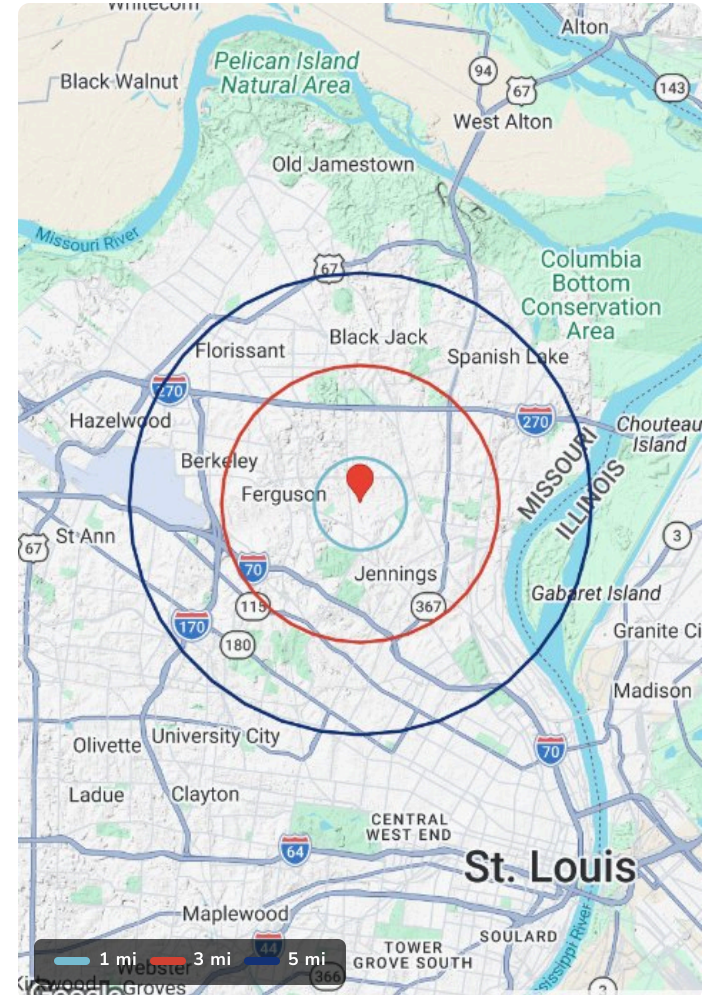
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,472	Population	95,315	Population	217,574
Median HH Income	\$42,487	Median HH Income	\$49,183	Median HH Income	\$52,436
Households	4,980	Households	40,282	Households	90,502

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,369	122,573	276,549
2010 Population	14,518	112,230	253,269
2026 Population	11,472	95,315	217,574
2031 Population	11,341	93,681	213,783
2026-2031 Growth Rate	-0.23 %	-0.35 %	-0.35 %
2026 Daytime Population	9,202	83,634	196,515
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,989	47,016	105,937
2010 Total Households	5,633	43,712	98,391
2026 Total Households	4,980	40,282	90,502
2031 Total Households	4,958	39,884	89,495
2026 Avg. Household Size	2.3	2.33	2.37
2026 Owner Occupied Housing	1,831	20,571	47,895
2031 Owner Occupied Housing	1,856	20,708	48,056
2026 Renter Occupied Housing	3,149	19,711	42,607
2031 Renter Occupied Housing	3,102	19,177	41,440
2026 Vacant Housing	1,348	8,249	19,413
2026 Total Housing	6,328	48,531	109,915
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	801	6,229	12,807
\$15,000-\$24,999	648	4,223	9,043
\$25,000-\$34,999	621	3,995	8,726
\$35,000-\$49,999	808	5,945	12,130
\$50,000-\$74,999	980	8,286	18,164
\$75,000-\$99,999	495	4,765	11,168
\$100,000-\$149,999	469	4,121	11,594
\$150,000-\$199,999	83	1,582	4,184
\$200,000 or greater	75	1,136	2,687
Median HH Income	\$42,487	\$49,183	\$52,436
Average HH Income	\$52,937	\$62,323	\$66,383

Source: ESRI / ArcGIS Business Analyst



\$42,487
MEDIAN HH INCOME (1-MI)

\$52,937
AVG HH INCOME (1-MI)

36.8%
OWNER OCCUPIED (1-MI)

63.2%
RENTER OCCUPIED (1-MI)

21.3%
VACANCY RATE (1-MI)

-0.23 %
2026-2031 GROWTH (1-MI)

Oakmont TownHomes

1624 Northwinds Estates Drive, St. Louis, MO, 63136



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