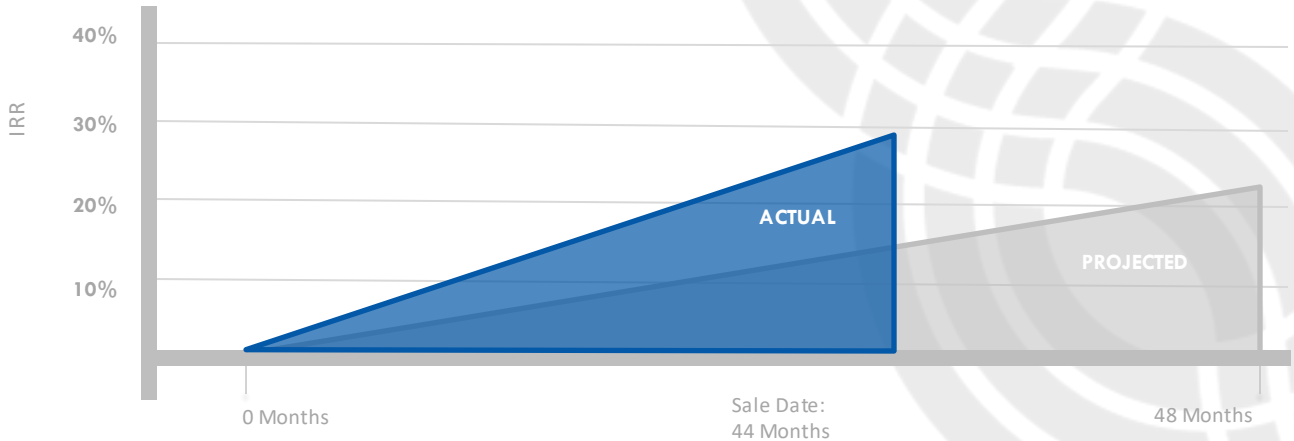


St. Louis Commerce Center I & II

487,000 SF
Warehouse
St. Louis, MO

AMERITUS
REAL ESTATE INVESTMENT MANAGEMENT



Purchase Price: $\$16,900,000$ ← Investment: $\$5,224,513$ → Sell Price: $\$27,000,000$

DETAILS

- Business Plan:** Buy an urban, infill distribution center with short term leases and 30% vacancy in a rapidly improving neighborhood.
- Execution:** Completed a full roof replacement and LED lighting retrofit.
- Challenges:** Infrastructure improvements were coming to the area but were not in place at closing.

