

NEW DEAL Presented by:



INVESTMENT OVERVIEW

WEST PINE LOFTS

A 206 - UNIT/365 - BED STUDENT
HOUSING ASSET SERVING
SAINT LOUIS UNIVERSITY (SLU)

4050 W PINE BLVD | ST. LOUIS, MO 63108

AMENITIES

- Controlled access, furnished units (granite counters, in-unit W/D)
- Resort-style pool, 24/7 fitness & social spaces, study/business centers, computer lab
- On-site parking with premium and overflow options; fees in place

ASSET SNAPSHOT

- 206 units / 365 beds; built 2015
- Approx. 163,000 SF; average unit ~791 SF
- Recent occupancy ~94% with pre-leasing underway
- Typical unit mix: 1x1 and 2x2; 100% bed-to-bath parity

LOCATION & DEMAND DRIVERS

- Two blocks to campus on SLU shuttle route
- Dense amenity base within 1 mile; near 1,300-acre Forest Park and Midtown/City Foundry
- Constrained new supply near campus; market rent growth observed in recent years
- Large student demand from SLU, Washington University, and UMSL relative to counted beds

OVERVIEW



SCAN TO LEARN MORE &
CONNECT WITH OUR TEAM

 828-606-9965

Past performance is not indicative of future results. Any projections or forward-looking statements are based on assumptions and are subject to change. Actual results may differ materially. Offers will be made only through official offering documents to accredited investors. Offered pursuant to Reg D 506(c) to accredited investors.