



# APARTMENT COMPLEXES FOR SALE PRICE REDUCED

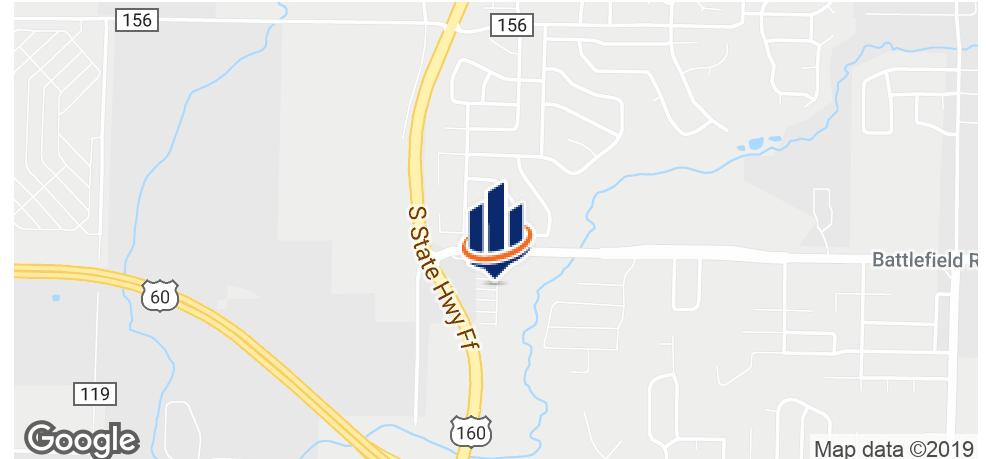
PORTFOLIO OFFERING IN  
SPRINGFIELD & NIXA, MISSOURI

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Lee McLean III, CCIM  
Senior Advisor  
417.887.8826 x110  
lee.mclean@svn.com



# Executive Summary



## OFFERING SUMMARY

SALE PRICE: \$20,609,040

NUMBER OF UNITS: 258 Units

TOTAL SIZE: 303,720 SF

CAP RATE: 7.72%

TOTAL ACREAGE: 18.08 Acres

POOL: Yes

ONSITE OFFICE: Yes

MARKET: SW Missouri

CURRENT OCCUPANCY: 97%

## PROPERTY OVERVIEW

PRICE REDUCED-Thank you for looking at the 3 apartment complex investment located in Springfield and Nixa, MO. This portfolio is being offered at a 7.72% cap rate based on 2018 actual NOI.

Clifton Heights is 42 units that includes 12 1BR & 19 2BR units & 11 3BR units built in 2007.

Southernwood is 96 units that includes 28 1BR units & 68 2BR units built in 2007.

South Valley includes 120 2BR units built in 2005.

These properties have great rental history and are located in a very stable market.

Properties have plenty of onsite surface parking spots.

Do not visit property without prior approval. Do not disturb tenants or staff.

Prospective buyers must sign confidentiality agreement for any financial information.

Seller will only consider offers including at least 2 of the 3 complexes.

For more detailed information please contact Lee McLean at 417.887.8826 or lee.mclean@svn.com

## LOCATION OVERVIEW

Springfield is the third largest city in Missouri and the county seat of Greene County. It is home to three universities including Missouri State University, Drury University and Evangel University as well as several other colleges. City population is 166,810 with MSA of 456,456. Springfield has a strong and stable employment sector with 3.5% current unemployment.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

# South Valley Apartments

Property Name:	South Valley Apartments
Property Address:	3051 South Valley Lane, Springfield, MO 65802
Property Type:	Multifamily
Current Occupancy:	97%
Price/Unit:	\$79,880
Number of Units:	120 Units
Lot Size:	8.78 AC
Number of Buildings:	15 Buildings
Building Size:	107,622 SF
Building Class:	B
Parking Spaces:	279
Year Built:	2005 & 2009
Number of Stories:	2 Stories
Foundation:	Concrete Slab
Exterior Materials:	Brick & Siding
Roof:	Composition Shingle

## UNITS INCLUDE:

Kitchen comes with a Refrigerator and Microwave. Unit has Air-Conditioning, Balcony access, and High Speed Internet Access. On site amenities include a Pool, Picnic Area and Walking/Biking Trails. All carpeted floors. Large bedrooms with natural sunlight, stand in shower, and walk in closets. Living rooms have ceiling fans.



# South Valley Apartments



# Southernwood Condominiums

Property Name:	Southernwood Condominiums
Property Address:	228 W Tracker Rd, Nixa, MO 65714
Property Type:	Multifamily
Current Occupancy:	97%
Price/Unit:	\$79,880
Number of Units:	96 Units
Lot Size:	5.5 AC
Number of Buildings:	5 Buildings
Building Size:	102,600 SF
Building Class:	B
Parking Spaces:	188
Year Built:	2007
Number of Stories:	3
Foundation:	Concrete Slab
Exterior Materials:	Brick & Siding
Roof:	Composition Shingles

## UNITS INCLUDE:

Fully Equipped Kitchen; Refrigerator, Dishwasher, Microwave. Units have Washer/Dyer hook-ups in each unit. Air Conditioning is included. On site Laundry Facilities, Storage Units, Playground and Pool. Units have partial tile and partial carpet. Private bathroom for master bedroom. Walk in closets.



# Southernwood Condominiums



# Clifton Heights

Property Name:	Clifton Heights
Property Address:	1040 S Clifton Ave, Springfield, MO, 65802
Property Type:	Multifamily
Current Occupancy:	98%
Price/Unit:	\$79,880
Number of Units:	42 Units
Number of Buildings:	2 Buildings
Building Size:	44,580
Building Class:	B
Parking Spaces:	68
Year Built:	2007
Number Of Stories:	3
Foundation:	Concrete Slab
Exterior Materials:	Brick & Vinyl Siding
Roof:	Composition Shingle

## UNITS INCLUDE:

Units have Tile/Carpet, Air Conditioning, Heating. Kitchen is fully equipped with Microwave, Oven, and Refrigerator. Bathrooms have Tub/Shower. Units have tile floors and carpeting in large bedrooms. Bedrooms have walk in closet space. Living rooms have ceiling fans and a balcony.



# Clifton Heights



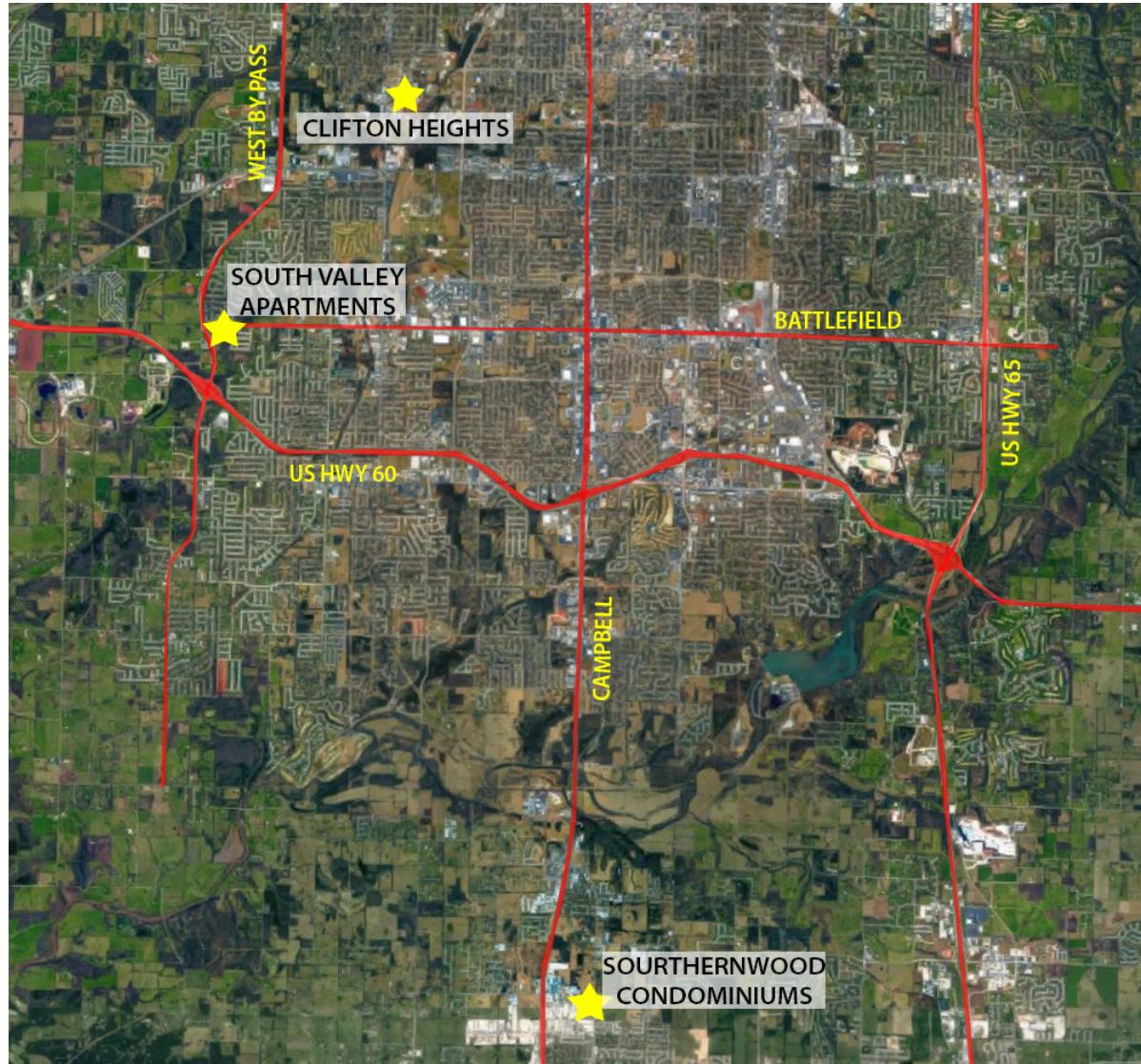
## Interior Photos Continued



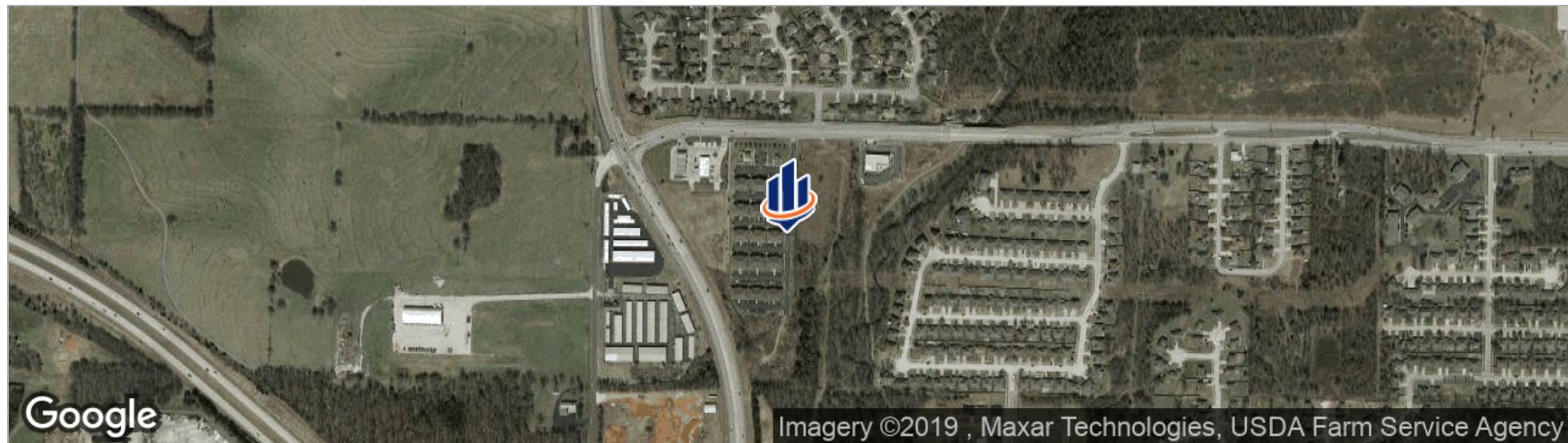
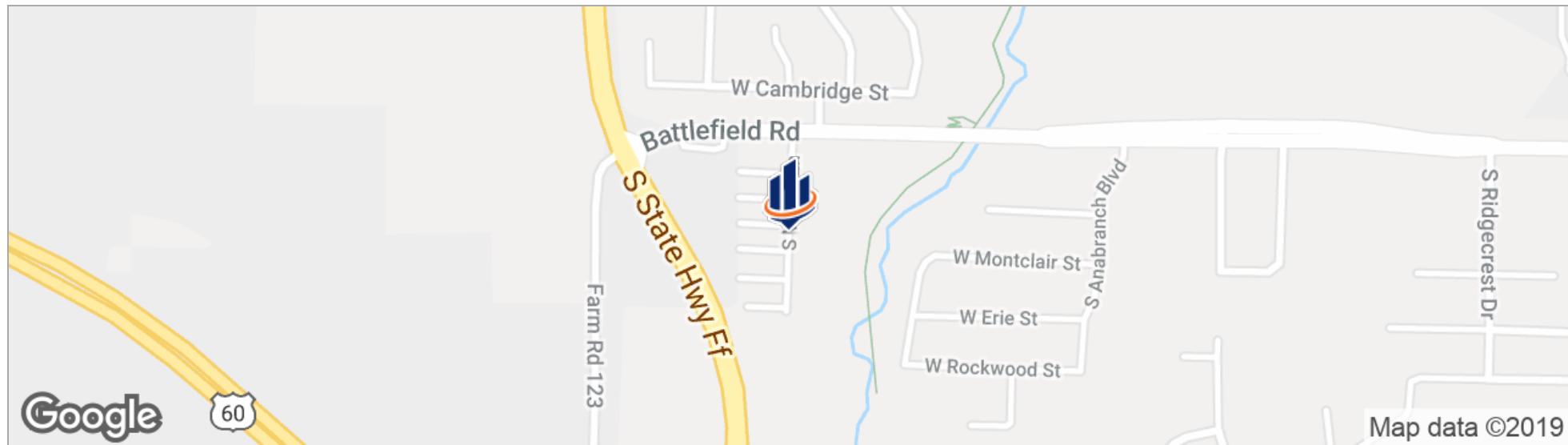
# Regional Map



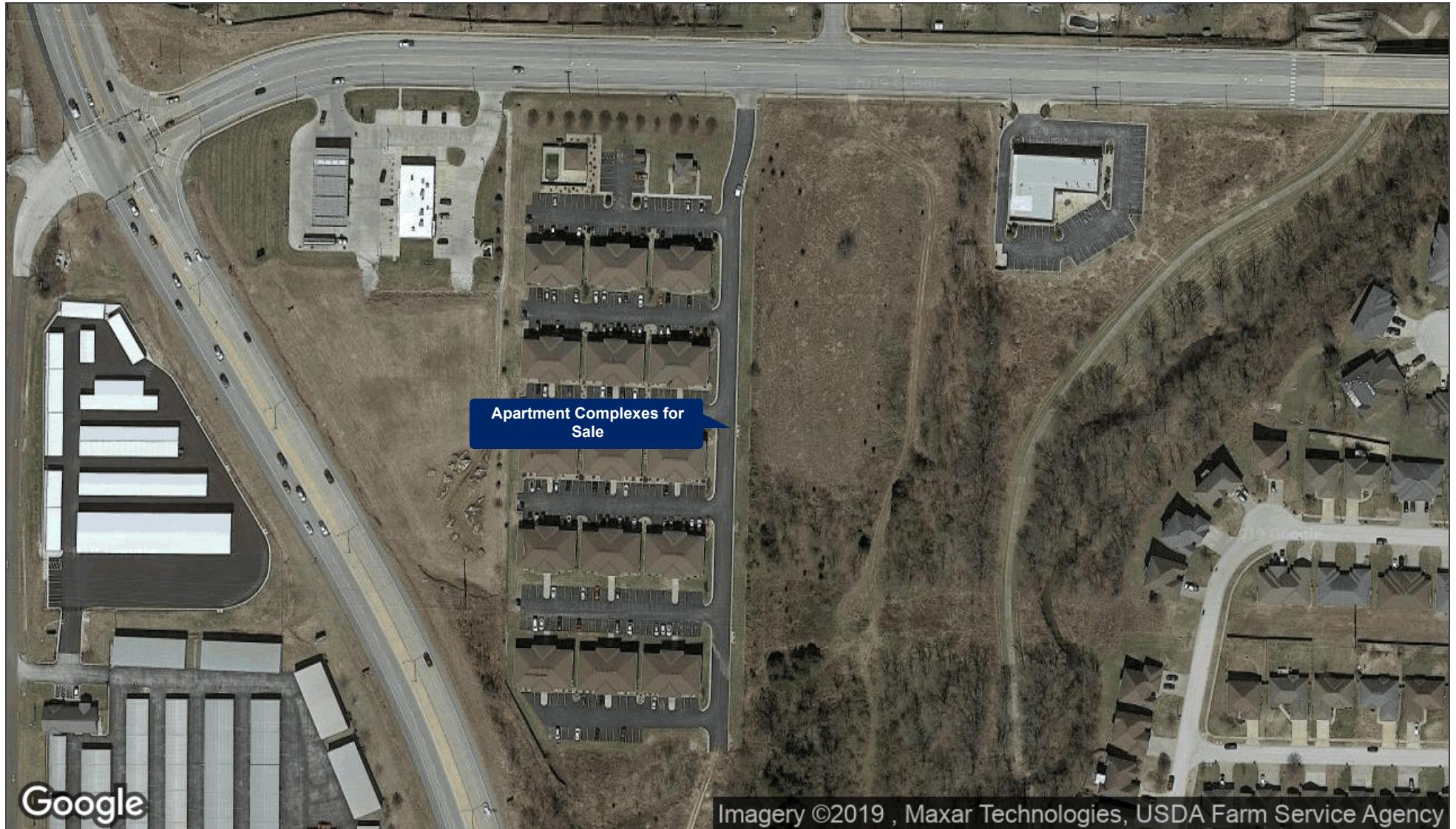
# Regional Map



# South Valley Location Maps



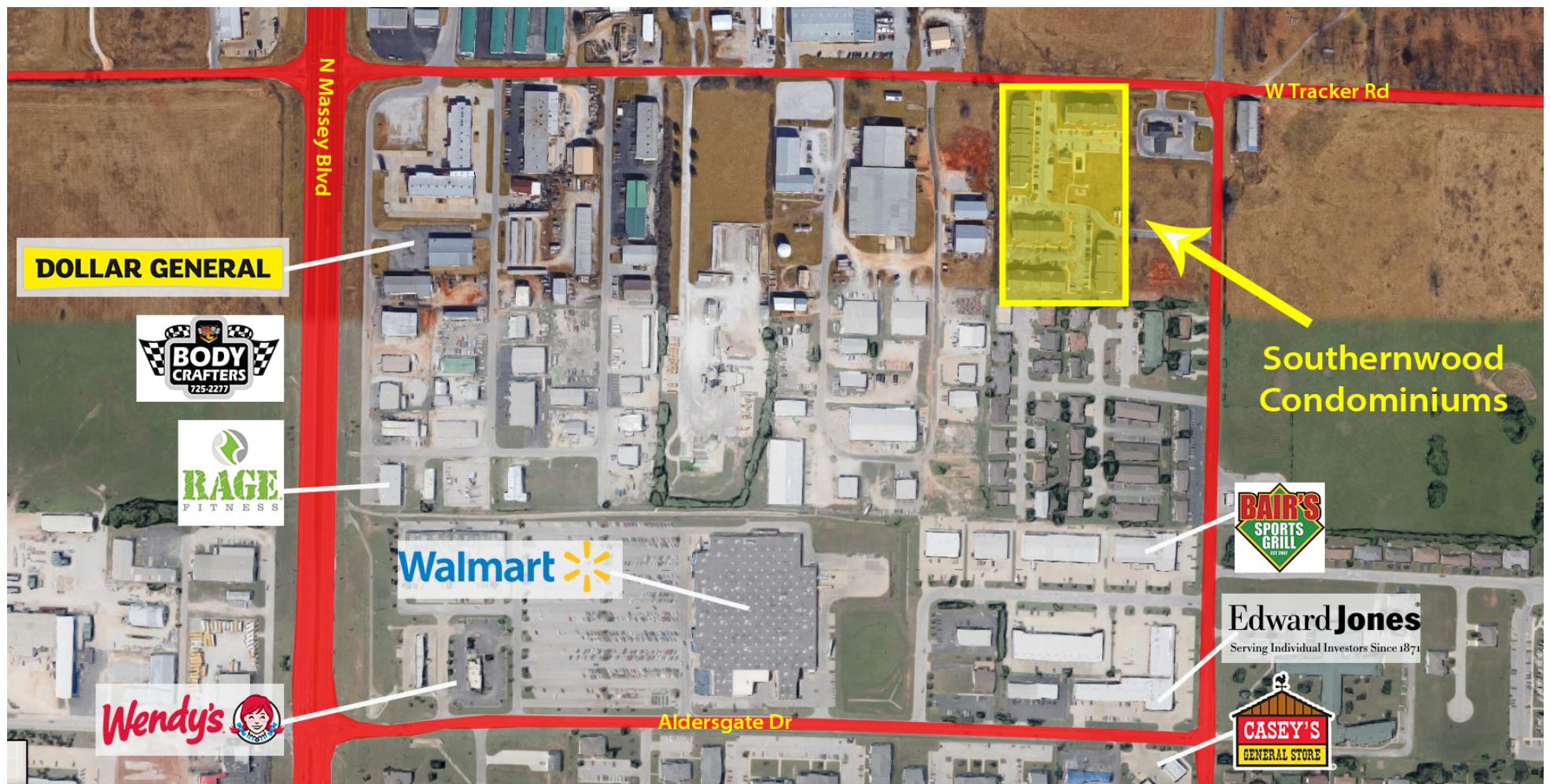
# Aerial Map South Valley



# Clifton Heights Aerial Map



# Southernwood Aerial Map



# Demographics

## EXECUTIVE SUMMARY

**SPRINGFIELD MSA**  
Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

**NATIONAL RECOGNITION FOR SPRINGFIELD**

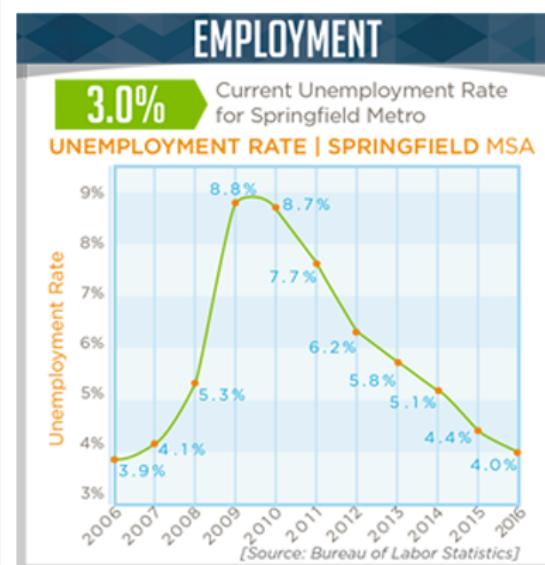
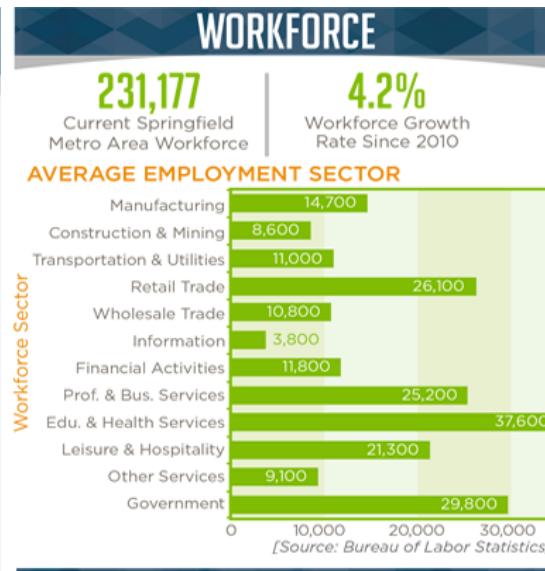
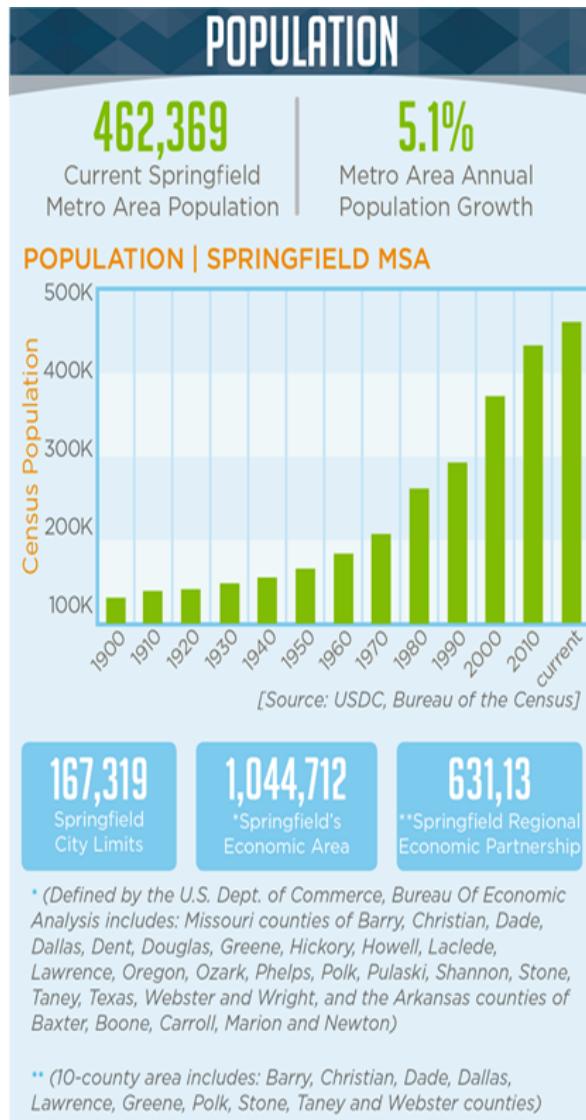
- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

**WELL-KNOWN COMPANIES**

• 3M	• JPMorgan Chase
• Bass Pro	• Kraft Foods
• BKD, LLP	• O'Reilly Auto Parts
• Burlington Northern Santa Fe	• Paul Mueller Company
• Dairy Farmers of America	• Springfield Remanufacturing Corp.
• Expedia, Inc.	• T-Mobile
• Jack Henry & Associates	



\*Provided by Springfield Area Chamber of Commerce



# Advisor Bio & Contact 1

## LEE MCLEAN III, CCIM

Senior Advisor



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2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804  
T 417.887.8826 x110  
C 417.818.8894  
lee.mclean@svn.com

## PROFESSIONAL BACKGROUND

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Ranks #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]  
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017]  
Top 10% Advisor in SVN International [2016]

## EDUCATION

Drury University  
CCIM Institute

## MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Development Issues Input Group [DIIG] member
- Children's Foundation of Mid-America Board of Directors
- Optimist Club International [Past President, local chapter]

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