



MULTIFAMILY PROPERTY FOR SALE

A photograph of a two-story apartment building with a Tudor-style exterior. The building has light beige stucco walls with dark brown timber framing. The ground floor features several white doors and windows, some with brick accents. The upper floor has more windows. A large green tree is in the foreground, partially obscuring the building. A green semi-transparent box is overlaid on the left side of the image, containing the text for the apartment name and address.

# BRECKENRIDGE APARTMENTS

1224 W BRECKENRIDGE DRIVE,  
MEXICO, MO 65265

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM



## OFFERING SUMMARY

Sale Price:	\$1,299,000
Building Size:	27,994 SF
Available SF:	
Lot Size:	
Price / SF:	\$46.40
Year Built:	1975
Renovated:	2018
Market:	Mexico, MO

## PROPERTY OVERVIEW

62 multi family units for sale in Mexico, MO. 12 1BR/1Bath, 20 2BR/1Bath, and 30 3BR/1Bath units available in this offering. The location offers close proximity to Mexico Middle School along with a multitude of local employers.

Ownership has recently remodeled over 50% of the units and has experienced great lease up in that time. Anticipated renovation expense on the remaining units is approximately \$20,000 / unit. At 90% occupied, and assuming no rent growth, the anticipated cap rate is 9.7%. This is an ideal value add opportunity for any investor.

## PROPERTY HIGHLIGHTS

- \* 62 multi family units
- \* Value Add proposition
- \* Ideal 1031 investment
- \* Anticipated double digit cap rate

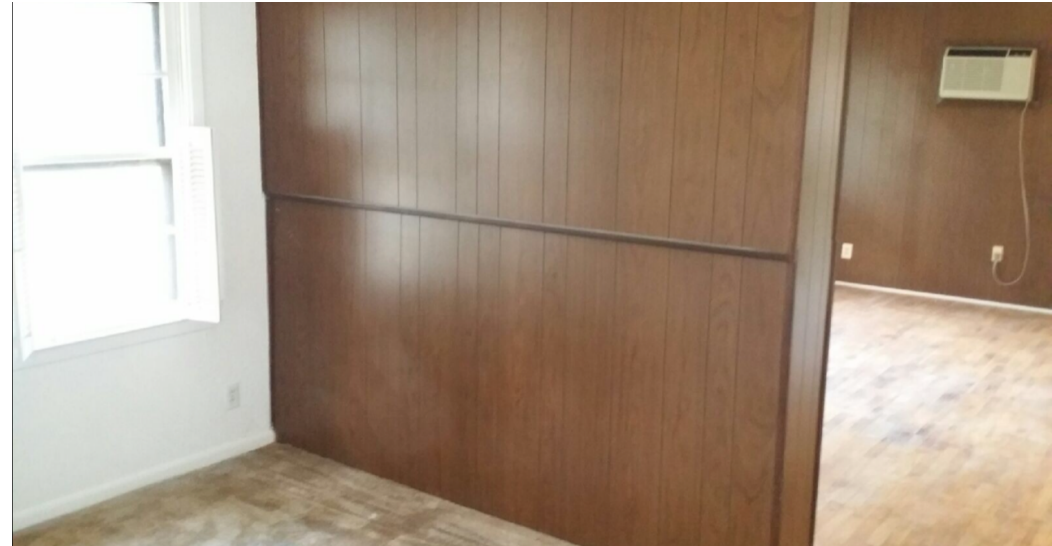
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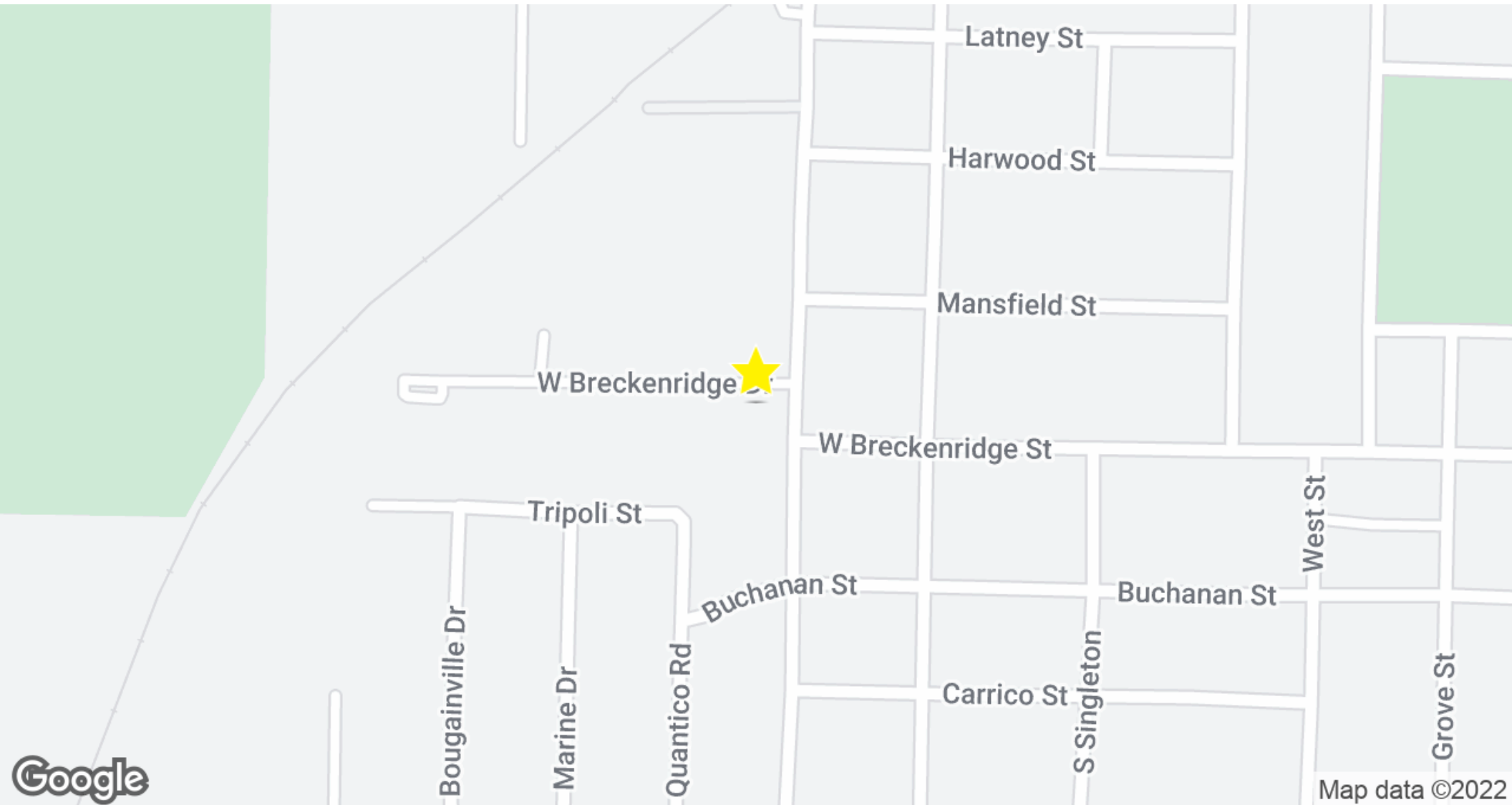
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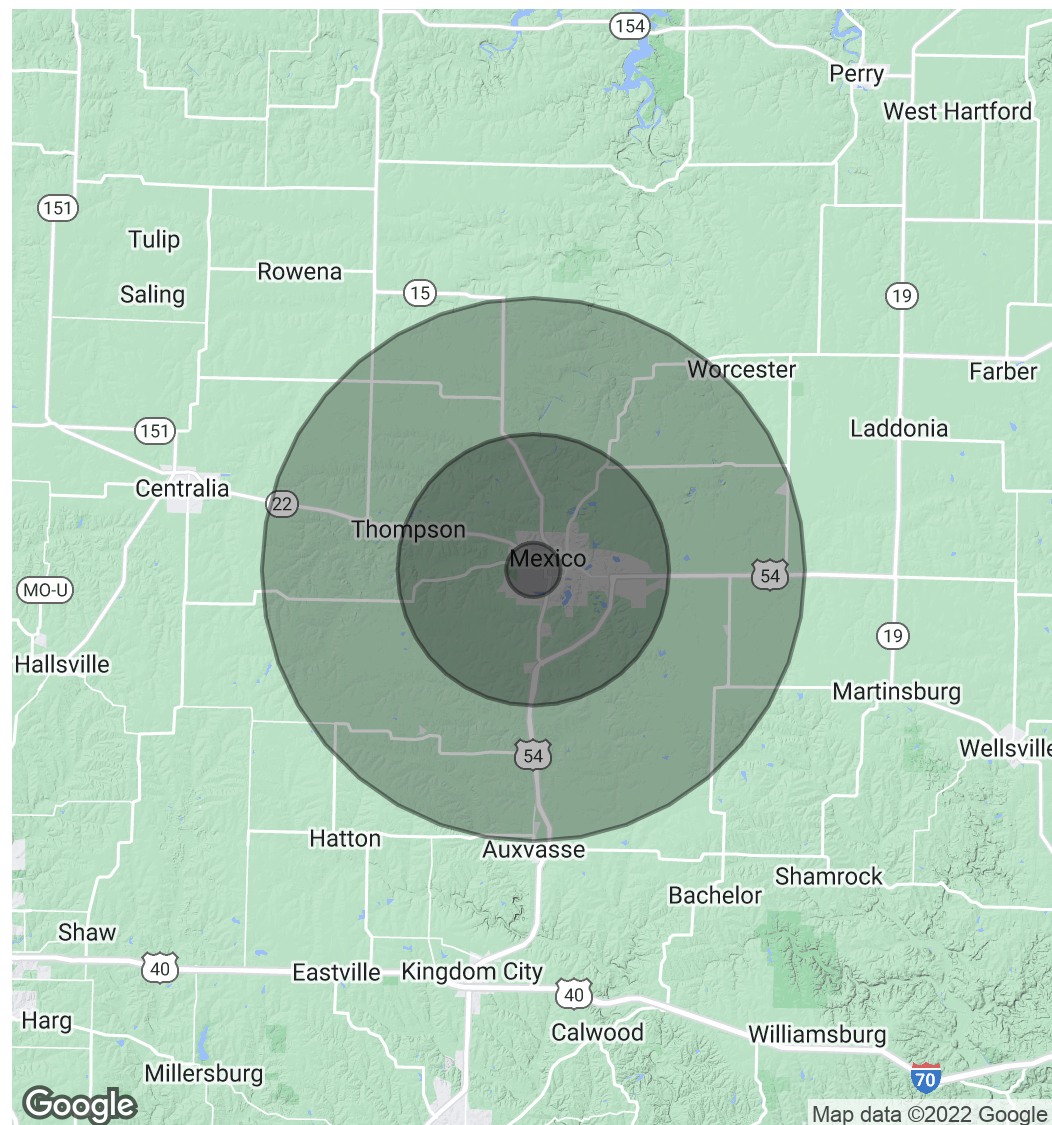
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,208	15,032	19,984
Average age	37.6	37.6	37.8
Average age (Male)	34.1	35.3	36.2
Average age (Female)	43.2	42.1	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	508	6,277	8,181
# of persons per HH	2.4	2.4	2.4
Average HH income	\$48,028	\$47,430	\$48,893
Average house value	\$102,450	\$104,464	\$106,730

\* Demographic data derived from 2020 ACS - US Census



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