

# DELMAR LOOP MIXED-USE DEVELOPMENT

## UNIVERSITY CITY, MO

6630 DELMAR BOULEVARD

**Q3 2026**

EST. COMPLETION

**6**

STORIES

**259**

UNITS

**1.98**

ACRE SITE

**7,100 SF**

COMMERCIAL SPACE

### KEY INVESTMENT HIGHLIGHTS

This 259-unit project features a blend of furnished apartments, versatile retail spaces, and upscale amenities, creating a compelling living experience for tenants, while offering investors the potential for stable, diversified returns

#### PRIME LOCATION

- 1.98-acre site located on Delmar Blvd, 0.3 miles north of Washington University in St. Louis
- The project is in a supply-constrained market with high barriers to entry

#### WHY INVEST IN THE DELMAR LOOP?

- **High Demand in a Low-Supply Market:** The local population has grown by over 10% post-COVID, with no similar developments planned within a mile of the university
- **Resilient Income Potential:** Mixed-use properties historically offer stable returns, even during economic downturns
- **Maximized Returns:** Leasing by the bed can yield higher rental income per square foot, while the property's location and combination of apartments and commercial tenants create opportunities for above-market returns

### PROPERTY SUMMARY

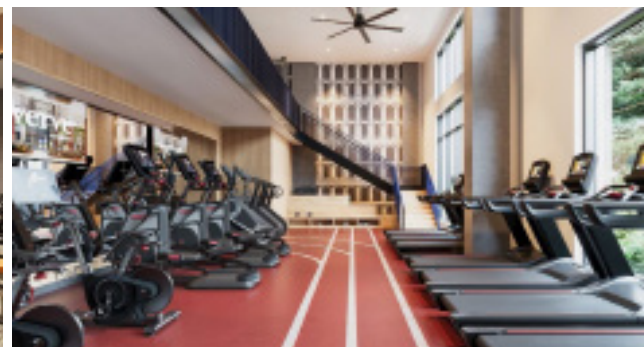
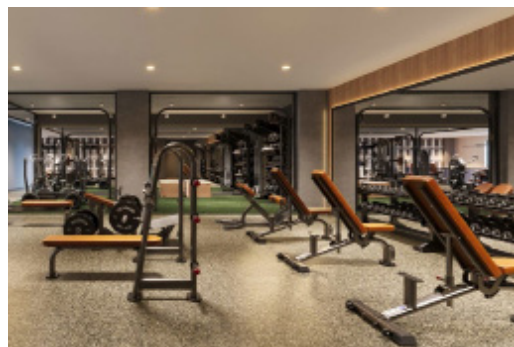
- 259 units with 515 beds
- Development will be comprised of 20 studio units, 50 one-bedroom units, 122 two-bedroom units, and 67 three-bedroom units with approximately 10,000 SF of interior amenity and leasing lobby space
- Approximately 7,000 SF of ground-floor retail will front Delmar Blvd
- The project will include 400 parking spaces - 60 commercial & visitor spaces, and 340 residential spaces (69% per bed)

<b>Estimated Project Cost</b>	\$104,549,384
<b>Cost / Unit</b>	\$414,475/Unit
<b>Total Equity</b>	\$30,197,538
<b>Preferred Equity</b>	\$9,123,645
<b>Expected Construction Loan</b>	\$67,907,241
<b>Loan-to-Cost (LTC)</b>	64%
<b>Expected Hold Period</b>	3 Years

\*- Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates.

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## PROJECT RENDERINGS



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