

MONTAGE AT HAWK RIDGE LAKE ST. LOUIS, MO

408-unit Build-to-Rent & Multifamily Development

INVESTMENT HIGHLIGHTS

- Opportunity to develop a rental community that will provide tenants with the luxuries of living in a house without the cost barrier.
- Development will incorporate features of new urbanism to create a unique master planned community, with diverse housing types and a luxurious amenity package around a spacious 50+ acre walkable neighborhood.
- Conveniently located in Lake St. Louis, within a 30 minute drive time of all major parts of St. Charles County and western St. Louis County, and within a one minute drive of the intersection of two major thoroughfares: Interstate 64 and Highway 364.
- Development will consist of two phases, beginning with build-to-rent units in the first phase, with the second phase consisting of traditional garden multifamily units.

PROJECT SUMMARY

Amenity-rich subdivision will have miles of trails, water features, stocked lakes, shaded gathering spaces, firepits, pickleball courts, a toddler park, a dog park, a clubhouse with fitness facility, and a resort style pool.

Community will offer three different types of living spaces to attract a diverse set of renters from the St. Louis metro area:

The Gardens

- 240 units spread over 10 buildings
- 1-, 2-, and 3-bedroom garden apartment units

The Townhomes

- 84 townhomes
- 2-stories with rear entry garages
- 2- and 3-bedroom units with luxury finishes

The Villas

- 84 villas
- Single-story with rear entry garages
- Courtyard-style units opening to greenspace, trails, and passive amenities
- 2- and 3-bedroom units with luxury finishes

Estimated Project Cost	\$109,863,452
Cost / Unit	\$269,273
Total Equity Required	\$41,646,510
Expected Construction Loan	\$68,714,829
Financed Amount	60% LTV
Expected Hold Period	3 Years
Yield on Cost (Stabilized NOI / Project Cost)	6.89%

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PROJECT RENDERINGS



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