

BANK DIRECTS IMMEDIATE SALE

**150-UNIT APARTMENT COMPLEX READY FOR COMPLETION!**

*Connecticut Pointe Apartments*





### The complex offers

- A total of 147,469 square feet of net leasable area. 149,356 square feet gross including clubhouse.
- Nine two or three story buildings
- One single story clubhouse with community room, fitness room, business center, leasing office & outdoor pool
- Unit size from 494 to 1312 SF
- Wood frame brick veneer and Hardiboard, metal roofs,
- All electric with individual HVAC units
- Exterior entrances,
- Partial inventory of bathroom, kitchen and lighting fixtures (warehoused off site)

# Connecticut Pointe Apartments

**Unquestionably the premier multi-family development opportunity currently available in Joplin.**

Connecticut Pointe Apartments is located near the intersection of Connecticut Avenue and 20th Streets and consists of nine apartment buildings, a clubhouse/management office, and outdoor swimming pool on six acres. Construction is substantially complete (see chart) and ready for the final finish. The astute investor can take advantage of the ability to complete this project quickly and begin lease up.



## Construction Status

# of Buildings	Underground	Foundation	Dried-in	Rough-in	Partial Interior Finishes
5 (including Clubhouse)	✓	✓	✓	✓	✓
1	✓	✓	✓	✓	
3	✓	✓	✓		
1	✓	✓			
10					



## Apartment Types

Type	# of Units	Square Feet
3 BR/2BA	42	1,164 & 1,312
2BR/2BA	58	994
1 BR/1 BA	44	676
Studio	6	494

## About Joplin

Joplin is ideally located in southwest Missouri on Interstate 44 and Highway 71, in Jasper and Newton Counties. Joplin is approximately 200 miles southwest of the center of population of the United States and near the geographical center of the country. Joplin is five miles east of the Kansas state line, eight miles northeast of the Oklahoma state line and 40 miles north of the Arkansas state line. The city is a hub for those traveling from southwest Missouri, northeast Oklahoma and southeast Kansas.

*Financing is Available through  
Arvest Bank to Qualified Buyers*



## Why buy this Property?

Joplin's real estate assets were depleted by the devastating tornado in 2011 wiping out most of its apartment stock. The real estate most impacted by the storm were apartment buildings and houses many of which were smaller and older starter homes often used as rentals. Multi-family apartment complexes in this neighborhood were mostly destroyed. While the single family home stock has returned there continues to be a strong demand for apartment inventory.

## Site Improvements

Site improvements are substantially complete & include:

- Rough grading
- Sanitary sewer Storm sewer (on-site)
- Water mains (on-site substantially complete to one building, off-site connection, tie-in at Connecticut Avenue to be installed.

**Zoning:** R3-PD, C-2-PD & C1-PD

**Water/Sewer:** Supplied by city

## On-Site Inspections

**September 24 & 29 at 10:00 am**  
**October 5 & 14 at 10:00 am**

**Please note:** Viewers will gather in the Clubhouse to register for the property inspection. In order for us to provide you the best service, please call to schedule an inspection on one of the designated dates. The tour will begin ten minutes after the hour. Please do not arrive late. Please do not enter the site at other times without prior authorization.



# 150-Unit Apartment Complex to be Sold Free & Clear of All Liens!

2034 Connecticut Ave  
Joplin, MO

## *Connecticut Pointe Apartments*

(9) Two & Three Story Buildings at Various Stages of Construction—Many Almost Complete

### **Bidding Procures:**

Bidding is via sealed bid auction with bids due no later than 2:00 p.m., on November 12th by electronic delivery to Michael@FineAndCompany.com or at the offices of Fine & Company, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

**Certified Funds Required to Bid:** \$200,000

**Quick Closing Incentive:** A 2% discount from the Total Purchase Price will be offered to the purchaser who elects to close within ten days of the Seller's acceptance of the winning bid.

### **Bidder's Information Packets:**

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to the property, the auction and the

Terms of Sale. The Packet will be available via email for \$100.00 at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required in order to bid during the auction.

**Terms Of Sale:** This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packets, and the Purchase and Sale Contract.

**Buyer's Premium:** A six percent (6%) Buyer's Premium will be added to the final bid price, per the Terms of Sale.

**Broker Participation Invited:** A 1.5% referral fee, as stated in the Terms of Sale, will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration

requirements in the Terms of Sale, which can be found on our website or in the property profile and the Bidder's Information Packet.

**Disclaimer:** The Seller, Broker and Auctioneer and their agents assume no liability for inaccuracies, errors or omissions in the auction marketing materials, including the Bidder's Information Packet. All square footage, dimensions, real estate taxes, if any, are approximate. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified or cancelled without notice at any time.



PO Box 1588, Deerfield, IL 60015

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**[www.fineandcompany.com](http://www.fineandcompany.com)**

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