

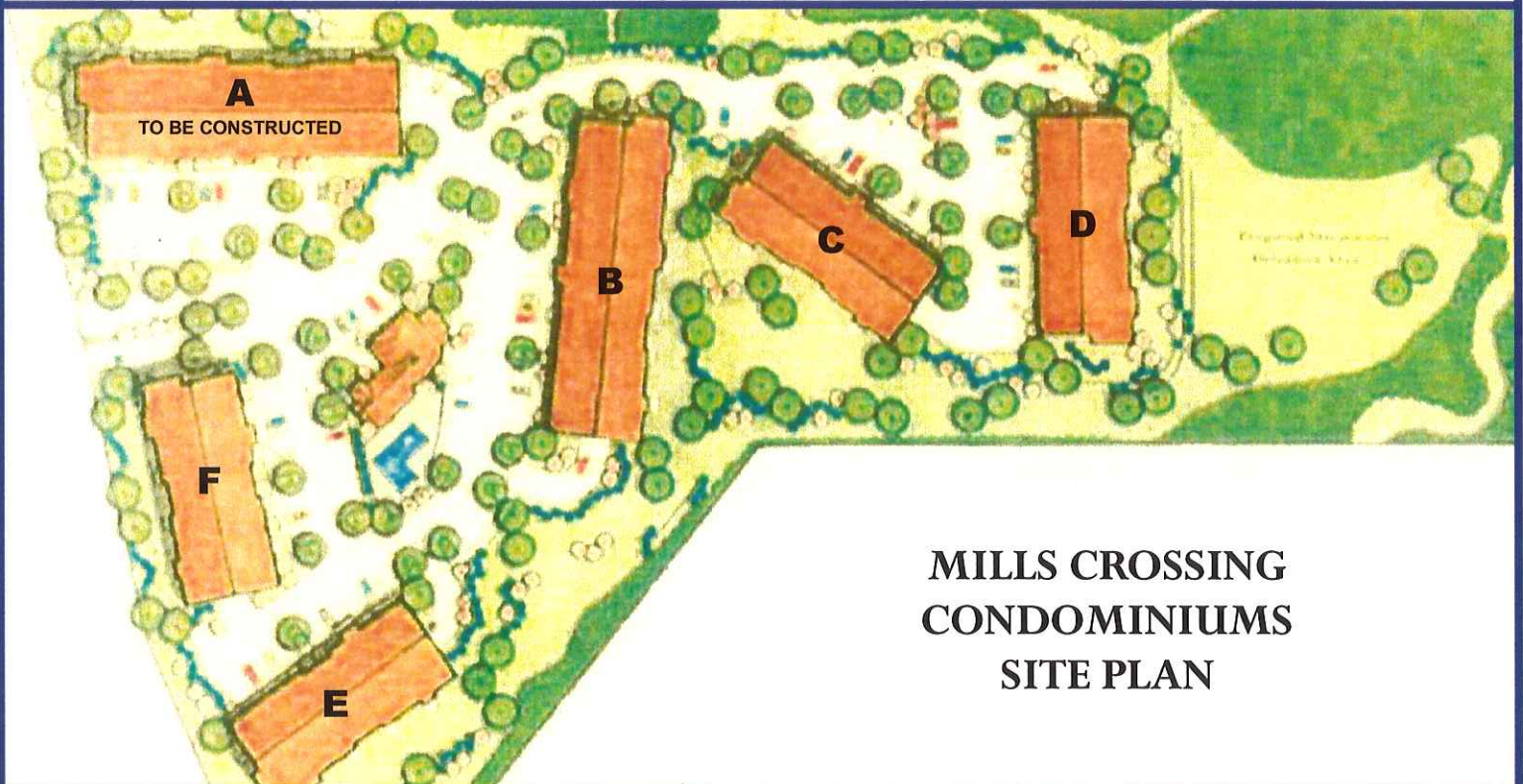
CONDOMINIUM DEVELOPMENT FOR SALE:

Mills Crossing - Creve Coeur, MO

At this time, the seller is interested in bulk buyers to purchase most or all of the units. For more information, please contact Tracy Howren at Enterprise Bank & Trust, 314-512-7227

Property Location: 1151, 1163, and 1175 Mill Crossing Drive Creve Coeur, St. Louis County, Missouri. The property is located on the south side of Olive Blvd, approximately two-thirds of a mile east of the intersection of Olive Blvd and Woods Mill Rd, in the City of Creve Coeur.

Property Details: 34 existing condominium units of which 32 units are in white box condition as well as 1.90 acres, or 82,764 SF of excess land that could be developed with an additional 32-unit building. The units are located in three 3-story structures identified as Buildings B, C and D and infrastructure improvements include streets, sewers, lighting, and landscaping. A summary of units, square footage, monthly fees, and real estate taxes for each unit is attached.



Property: The Mill Crossing Condominium Complex, of which the 34 units are a part, includes a one-story clubhouse with an in-ground swimming pool, and various other improvements. The existing buildings were constructed in 2000, 2003, 2005 and 2008. The development contains 12.04 acres of ground, and is comprised of 5, 3-story condominium buildings that contain a total of 114 units of which 34 remain, currently owned by Charford Inc., a subsidiary of Enterprise Bank.

Zoning: "AR", Attached Single-Family Residential District; 5.5 dwelling units per acre maximum. The subject is a grandfathered use.

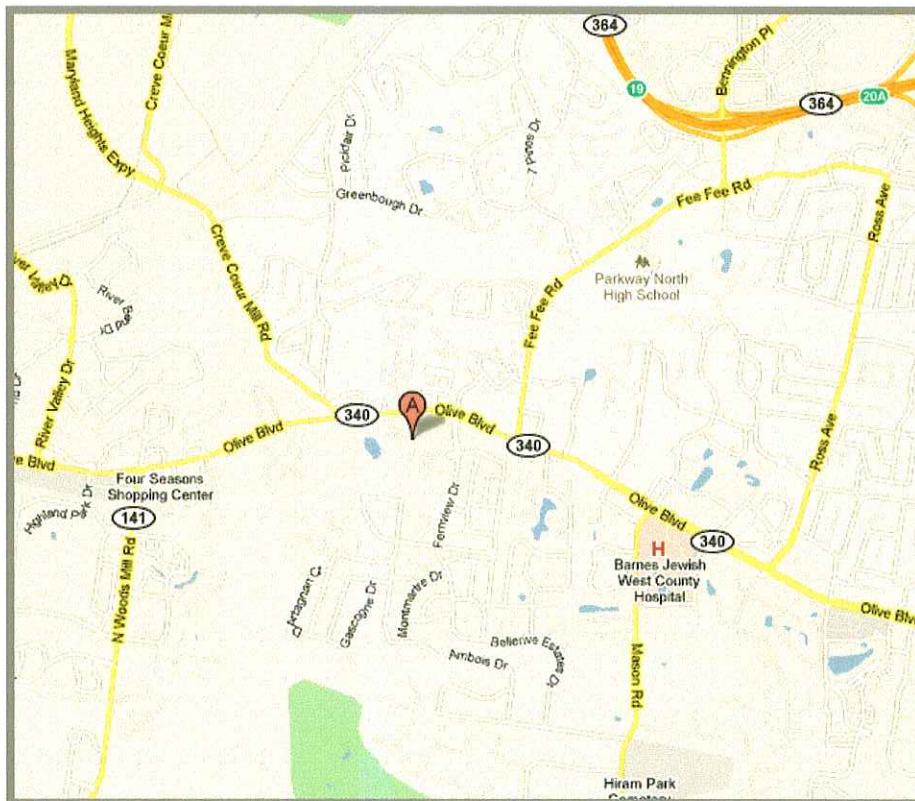
Density: 9.47 units per Acre

Parking: 114 underground garage spaces in the development (1 per unit) plus ample surface guest parking spaces.

Unit Description: Standard unit amenities include a master bedroom with a separate whirlpool tub and cultured marble shower, double bowl vanity sink, and walk-in closet. The ceiling height is 9 feet. Each unit has a laundry room, gas log fireplace with marble hearth and wood mantel, and a breakfast bar. Units are pre-wired for cable television, telephone and CAT-5 enhanced wiring. The walls and ceiling are taped and painted drywall with the ceilings accented with crown molding. The floors are finished with hardwood laminate, carpet and ceramic tile flooring. The units have copper water lines and cast iron soil stacks and an 80 gallon, quick recovery, electric hot water heater. The windows are double-pane insulated windows with tilt-in sash. The interior doors are 6-panel. The front door is insulated steel with a deadbolt. Additional features include heated and cooled common hallways, patios and balconies with electrical outlets and a carriage light, an automatic fire sprinkler system, and elevators.



Mill Crossing Drive, Creve Coeur, St. Louis County, Missouri. The property is located on the south side of Olive Blvd, approximately two-thirds of a mile east of the intersection of Olive Blvd and Woods Mill Rd, in the City of Creve Coeur.





Front view of 1163 Mill Crossing Drive (Building C) looking west.



Front view of 1151 Mill Crossing Drive (Building D) looking south.



Front view of 1175 Mill Crossing Drive (Building B) looking southwest.



Rear view of 1175 Mill Crossing Drive (Building B) looking northwest.



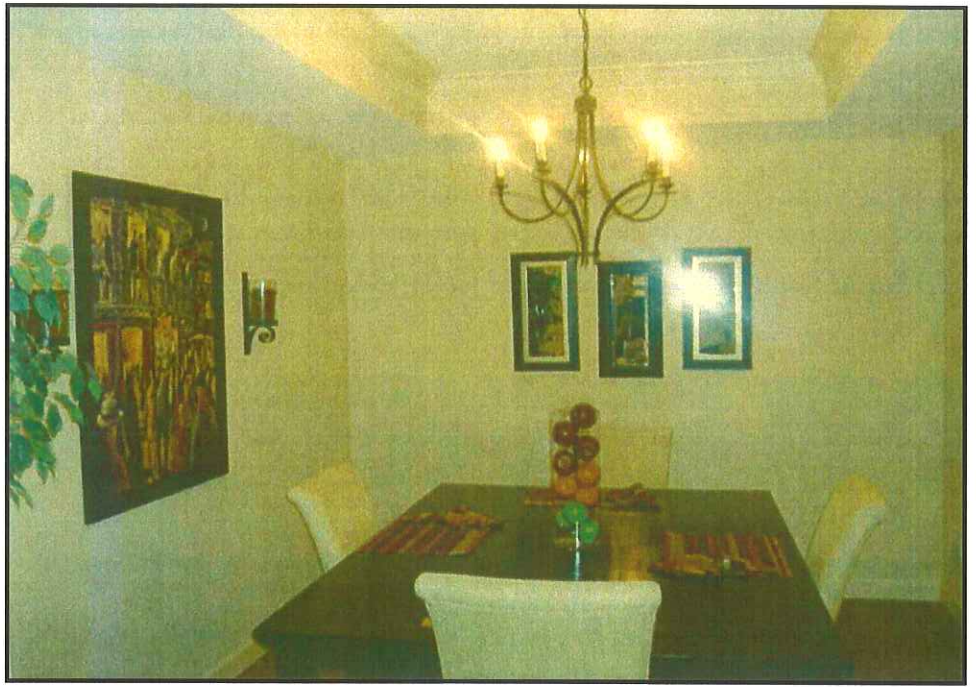
View of a typical subject living room.

View of a typical subject kitchen.



View of a typical subject bedroom.

**View of a typical
subject dining room.**



**View of a typical
subject bathroom.**

**View of a common
area hallway.**

