



St. Louis Brewery
Apartments
St. Louis, Missouri

McCORMACK
BARON
SALAZAR

McCormack Baron Salazar is pleased to announce the grand reopening of:

St. Louis Brewery Apartments

1700 N 20th Street St. Louis, Missouri 63106

Developer:	McCormack Baron Salazar, Inc.
Equity:	Alliant Capital, Ltd., First Bank
Financing:	Missouri Housing Development Commission, City of St. Louis, Urban Strategies, Inc.
Contractor:	E.M. Harris Construction Company
Project Manager:	Northstar Management Company
Architect:	Trivers Associates
Management:	McCormack Baron Ragan Management Services, Inc.

The St. Louis Brewery Apartments consists of three of the former Columbia Brewery buildings (built in 1892 but later acquired by Falstaff Brewery) and ten rowhouses of the same era directly across 20th Street. McCormack Baron Salazar originally completed the rehabilitation and adaptive reuse of these fifteen buildings, comprising 140 units, in 1985. Two new infill buildings were added at that time.

Twenty years later, the complex was in need of significant structural repair and cosmetic updating. Financing was achieved by using a combination of: tax exempt bonds issued by MHDC, Federal and State Low Income and Historic tax credits, and State AHAP charitable contribution credits based on a contribution by equity partners, Alliant Capital and First Bank. The Brewery Apartments replaced all roofs, tuckpointed all historic structures and updated all interior finishes including new kitchen and bathroom cabinetry. The Falstaff smokestack is now lit at night and serves as a landmark for a revitalizing north side. All site landscaping was replaced, pool repaired and entryway security and signage significantly upgraded. Seventy-five percent (75%) of the units are affordable to households making less than 60% of Area Median Income (AMI) including twenty-four (24) HOME and AHAP units set-aside at 50% of AMI.

www.mccormackbaron.com

June 2006



**MCCORMACK
BARON
SALAZAR**

1415 Olive Street
Suite 310
St. Louis, MO 63103
314 621.3400
314 436.0071 fax

801 S. Grand Avenue
Suite 780
Los Angeles, CA 90017
213 236.2660
213 236.0707 fax