

A new fund, flush with \$15M, eyes multifamily deals in St. Louis

Strategic Advisors LLC says the fund – its fourth – could grow even bigger before closing in March



St. Louis-based real estate fund manager Strategic Advisors LLC has plans to purchase more multifamily properties across the Midwest after launching its fourth fund.

K4D



By [Nathan Rubbelke](#) – St. Louis Inno editor, St. Louis Business Journal
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St. Louis-based real estate fund manager Strategic Advisors LLC has plans to purchase more multifamily properties across the Midwest after raising more than \$15 million so far for its fourth fund.

The new fund, Strategically Acquired Real Estate Investment Fund IV LP (STRAQR Fund IV), launched last year and could grow even larger. It will remain open for new investment until the end of March. Strategic Advisors said it plans to use the fund to acquire large-scale Midwest apartment properties that have more than 100 units. The investment firm will specifically target properties in good locations that have been undercapitalized or poorly managed.

The new fund has already made its first apartment deal, acquiring 180-units near Louisville, Kentucky, with plans to make renovations to the property and apartments. The firm said it expects to use the fund to make similar deals with acquisitions and capital improvements planned to total around \$55 million to \$60 million.

"Our first priority is finding St. Louis acquisition opportunities. About one-third of our apartment acquisitions to date have been in the greater St. Louis area. We are opportunistic, however, and will invest wherever there is a viable property in a Midwest market in close enough proximity that we can provide close oversight with relative ease," said Kurt Hunter, an operating member of Strategic Advisors. "Our land holdings have been almost entirely in St. Louis and surrounding Missouri counties. If a residential land opportunity presents itself in Fund IV, it will almost certainly be local."

Hunter and Rick Sullivan founded Strategic Advisors in 2009. Since its creation, the firm has raised more than \$53 million through its four funds, which have invested approximately \$92 million in acquisitions and capital improvements.

"More than 30 investors have participated in at least three of our funds. Fund IV has 15 new investors, almost all of whom have come from connections made by those who have invested with us in earlier funds," Hunter said.

STRAQR funds I and II mostly had a focus on purchasing distressed residential land in the St. Louis region, and the firm's third fund has acquired close to 1,000 apartment

units in Missouri, Illinois, Ohio and Indiana as well as more than 300 residential lots around St. Louis.