

300 W LINWOOD BLVD

KANSAS CITY, MISSOURI 64111



INVESTMENT SUMMARY

List Price:	\$1,200,000
NOI:	\$94,164
CAP Rate:	7.85%
Land Acreage:	0.37 AC
Year Built:	1935
Building Size:	8,968 SF
Lease Type:	Gross Lease
Lease Term:	5 Years

INVESTMENT OFFERING

NAI Heartland is pleased to present a free-standing fully-leased 8,968 SF office building. The tenant, Connections to Success, signed a 5-year lease which commenced on July 1, 2025. **The full service lease features 3% annual rent increase to hedge against inflation.** These rent escalations are also included in the one, 3-year renewal option period.

This is an excellent opportunity for an investor to acquire a stabilized income-producing asset with a long-term tenant that has demonstrated a strong commitment to the location, having occupied the property since July 2015.



\$1,200,000
PRICE



7.85%
CAP RATE



GROSS LEASE
LEASE TYPE



4 YEARS
TERM REMAINING

INVESTMENT HIGHLIGHTS

- 5 Year Full Service Lease (4 Years Remaining)
- One 3-Year Renewal Option
- **3% Annual Increases Including Option Period**
- 1 Mile Average Household Income exceeds \$94,500
- Population is over 270,000 People within a 5 Mile Radius



TENANT HIGHLIGHTS

- 5 Locations Across Missouri
- Served Over 40,000 Individuals
- Return of \$3.15 for each dollar invested in Connections to Success Services
- 74% of Participants Secure Employment Shortly After Completing Pathways to Success Program
- 2024 Revenue: \$3,800,000

TENANT

Connections to Success is dedicated to helping participants overcome obstacles to employment by providing wrap-around, holistic support. Connections to Success walks alongside individuals and families as they create a new path for the future, develop new skills, and take actionable steps towards lasting success. Through the company’s programs, they provide job readiness, training, life coaching and mentoring, professional clothing, employer connections, career support, and access to essential resources. Connections to Success services don’t stop after employment. The company continues to help their participants grow and flourish through professional groups, community events, and family nights. Since 1998, Connections to Success has served over 40,000 individuals, each with their own story, challenges, and potential. Their Pathways to Success model provides quantifiable ROI for communities and taxpayers, reducing incarceration costs, increasing tax revenue, and lowering reliance on public services.

OVERVIEW

Company:	Connections to Success
Year Founded:	1998
Number of Locations:	5
Website:	connectionstosuccess.org

INCOME

Base Rent (Full Service) \$146,160

EXPENSES

Property Taxes \$14,910

Property Insurance \$6,381

Property Management \$8,000

Maintenance (Roof, Parking Lot, Structure) \$6,490

Operating Expenses (Janitorial, Snow, Lawn, etc.) \$4,500

Utilities \$10,915

Legal & Professional Fees \$800

TOTAL EXPENSES \$51,996

NET OPERATING INCOME \$94,164





PENN VALLEY
COMMUNITY COLLEGE

3,914 FULL TIME
7,625 PART-TIME
STUDENTS



LINWOOD BLVD

BROADWAY BLVD

MAIN ST

31ST ST

GILLHAM PLAZA

Oakes
GMC



Kansas City
PBS

KANSAS CITY'S OWN
GATES
BAR-B-Q

Advance
Auto Parts



LINWOOD BLVD



COSTCO
WHOLESALE

CRISTO REY JESUIT
HIGH SCHOOL

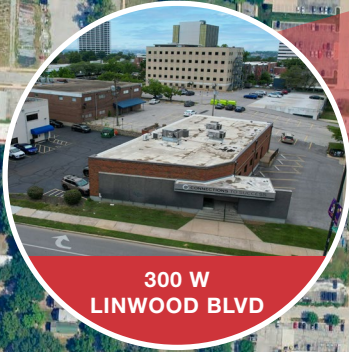
251 STUDENTS



verizon
LaMar's
Donuts & Coffee

Storage Mart

GILLHAM PLAZA



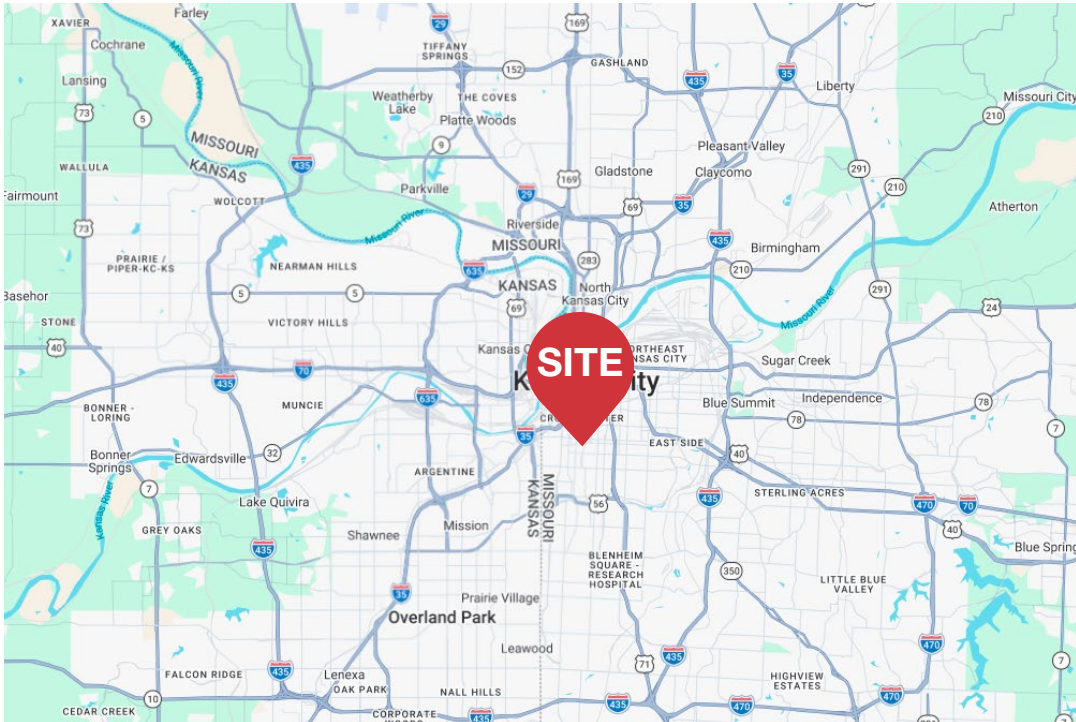
300 W
LINWOOD BLVD



KANSAS CITY, MISSOURI

Kansas City offers a dynamic blend of economic strength, cultural attractions, and recreational amenities, making it an exceptional place to live, work, and invest. Known for its rich jazz heritage, world-famous barbecue, thriving arts scene, and passionate sports culture, the city also boasts an extensive park system, scenic trails, and outdoor recreation opportunities. From acclaimed dining destinations and diverse neighborhoods to vibrant entertainment districts and a strong sense of community, Kansas City continues to attract residents, businesses, and visitors alike while supporting long-term growth and investment.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2026)	16,943	117,626	271,385
Projected Population (2031)	18,202	123,192	278,430
Households (2026)	9,975	59,999	121,430
Projected Households (2031)	10,843	63,918	126,613
Average Household Income	\$94,836	\$99,323	\$100,407
Median Household Income	\$60,828	\$65,967	\$64,794
Median Age	33.2	34.0	34.8
Education (Some College or Higher)	83%	70%	65%



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