1 TWENTY TWO AT 63RD

PEAK
Real Estate Partners

108 NW 63RD ST
GLADSTONE, MO 64118

APARTMENT COMPLEX **FOR SALE**

48 units

$4.150M

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PROPERTY HIGHLIGHTS:

- 48 unit apartment complex located in heart of Gladstone
- Mix of 41 (2BR x 1BA) and 7 (1BR x 1BA)
- Roughly 50% of units have been renovated
- Great value add potential in B Class submarket of Kansas City
- Strong demographics in great submarket
- Large floor plans (950 SF for 2x1 / 750 SF for 1x1)

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EXECUTIVE SUMMARY:

1 Twenty Two Apartments is a 48-unit apartment complex located in Gladstone, MO. The property consists of majority 2 BR units (41/48) with the remaining 7 units being 1BR. Current ownership has renovated roughly 50% of the units. At closing, there will be 7 "down" units that have roughly $50,000 of cap ex work needed to get to make ready condition.

The units at 1 Twenty Two are larger, average SF is roughly 900 SF. All units have central heating and cooling, and a select few have washer and dryer in-unit. All other units use the on-site common area laundry facilities. There is a dog park and a potential to add in a playground set in the center green space. There is over 1 to 1 off-street parking for tenants as well.

UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT AVERAGE RENT	AVERAGE ADDITONAL FEE
2 BED / 1 BATH	41	950 SF	$914.00	$120.78/MO
1 BED / 1 BATH	7	750 SF	$763.00	$120.78/MO

PROPERTY AMENITIES

- Majority spacious 2BR 1BA units
- Clean laundry facilities in basement
- Fantastic Gladstone location
- Close proximity to major employers
- Enclosed dog park and large green area for tenants

WHERE TO ADD VALUE

- Renovate remaining units and push rents closer to market through stronger management and leasing
- Add washer and dryers into each unit
- Potential to lease several units on Furnished Finders, a popular strategy for local owners

NOTABLE ADVANTAGES

- Strong tenant demand
- Popular Gladstone location
- Tons of major cap ex already completed
- Majority large 2 BR units

OBSTACLES:

- Current management has done a poor job of leasing units out at market rates. It will take a new owner 12-18 months to get all units up to market. The property will sit around 75-80% occupancy at close.

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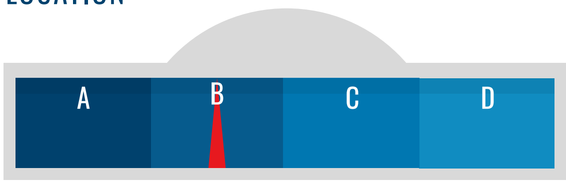
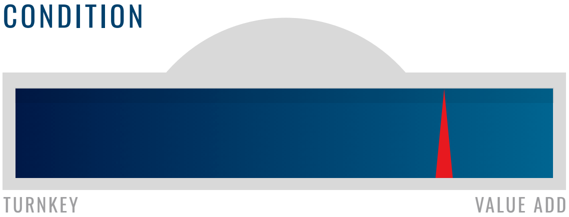
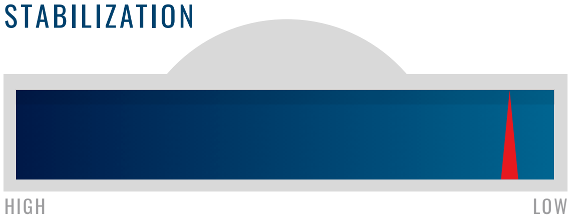
LOCATION



CONDITION



STABILIZATION



ADDRESS	108 NW 63RD ST GLADSTONE, MO 64118
SQUARE FEET	40,000 SF
SITE ACRES	2.55 AC
BUILDINGS	FOUR
YEAR BUILT	1967
OCCUPANCY	70%
PARKING	OFF-STREET
ROOF	SHINGLE
WATER SEWER	SINGLE METER – OWNER PAYS
ELECTRIC	SEPARATE METER - TENANT PAYS
GAS	SEPARATE METER - TENANT PAYS
HVAC	CENTRAL HEATING AND COOLING
LAUNDRY	W/D IN BASEMENT
TRASH	OWNER PAYS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1 TWENTY TWO AT 63RD

UNIT A | 116 NW 63RD STREET, GLADSTONE, MO 64118

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1 TWENTY TWO AT 63RD

UNIT E | 108 NW 63RD STREET, GLADSTONE, MO 64118

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UNIT F | 122 NW 63RD STREET, GLADSTONE, MO 64118

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RETAIL MAP

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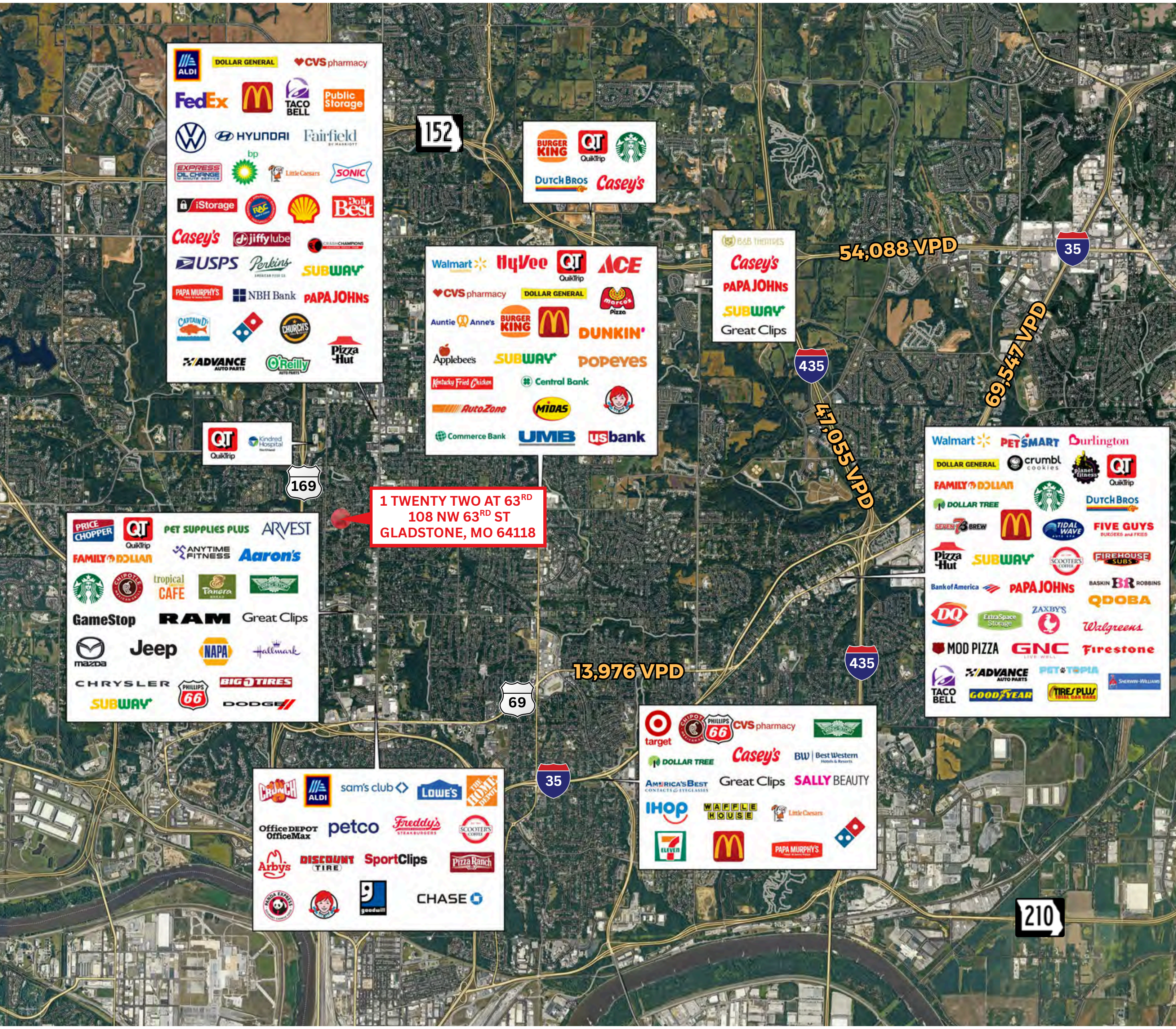

TOP EMPLOYMENT DRIVERS:

Ford Kansas City Assembly Plant, Oracle Cerner (Riverport Campus), North Kansas City Hospital, North Kansas City Schools

EDUCATION & CULTURAL DRIVERS:

Worlds of Fun Amusement Park, Briarcliff Shopping Center, Happy Rock Park

DEMOGRAPHICS

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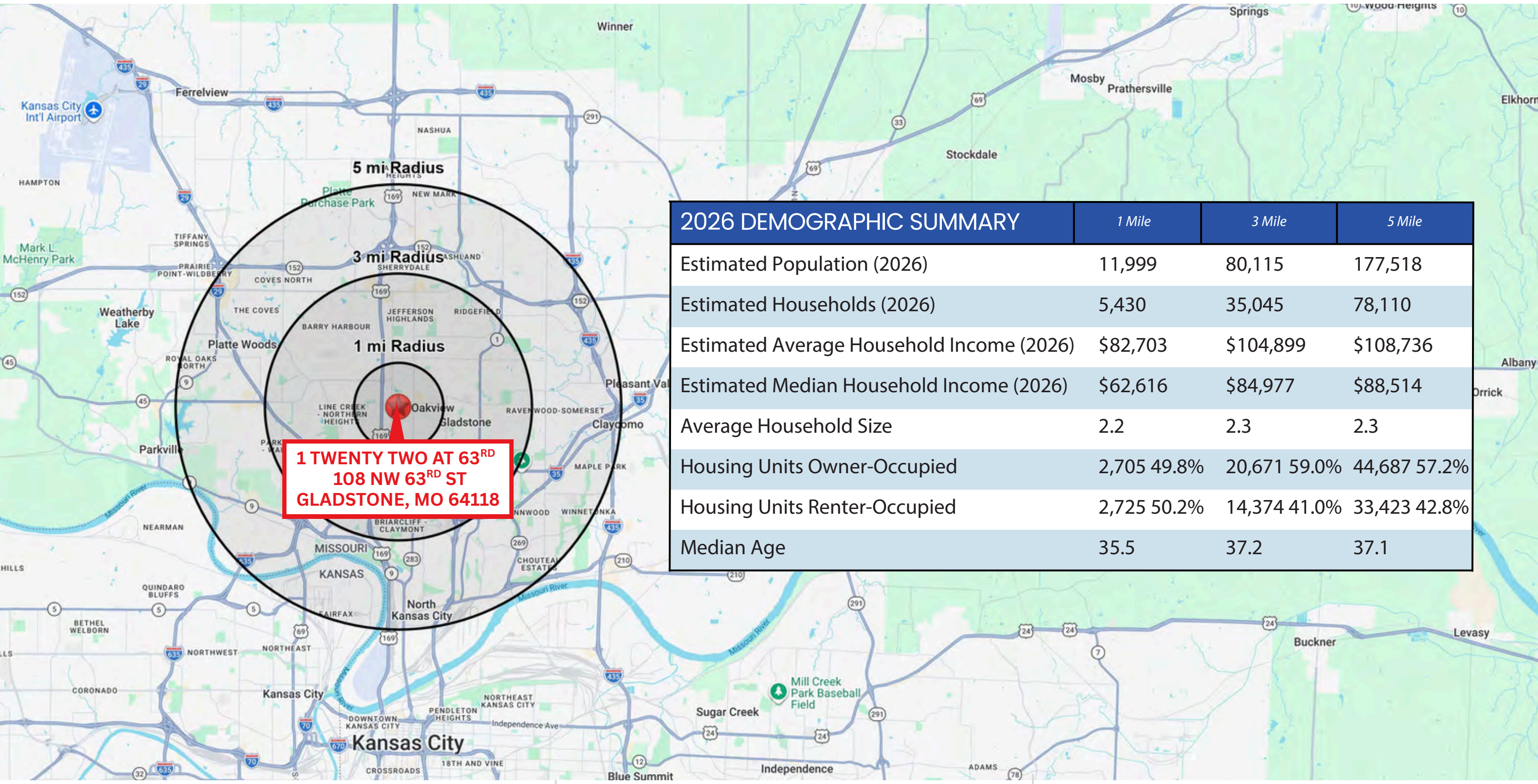


2026 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2026)	11,999	80,115	177,518
Estimated Households (2026)	5,430	35,045	78,110
Estimated Average Household Income (2026)	$82,703	$104,899	$108,736
Estimated Median Household Income (2026)	$62,616	$84,977	$88,514
Average Household Size	2.2	2.3	2.3
Housing Units Owner-Occupied	2,705 49.8%	20,671 59.0%	44,687 57.2%
Housing Units Renter-Occupied	2,725 50.2%	14,374 41.0%	33,423 42.8%
Median Age	35.5	37.2	37.1

HOUSEHOLD INCOME

$80.1K MEDIAN INCOME

$89.5K 2029 ESTIMATE

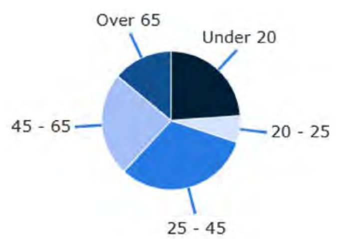
12% GROWTH RATE

AGE DEMOGRAPHICS

37 MEDIAN AGE

40 2029 ESTIMATE

6% GROWTH RATE



HOUSING OCCUPANCY RATIO

15:1

24:1 PREDICTED BY 2029

RENTER TO HOMEOWNER RATIO

1:2

1:2 PREDICTED BY 2029

EDUCATION ATTAINMENT

20.6% SOME HIGH SCHOOL

29.0% HIGHSCHOOL GRADUATE

20.6% SOME COLLEGE

35.2% COLLEGE DEGREE + (BACHELOR OR HIGHER)

DAYTIME DEMOGRAPHICS

2,254 TOTAL BUSINESSES

19,770 TOTAL EMPLOYEES

41,549 ADJ. DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER

OCCUPATION

59.4% WHITE COLLAR

40.6% BLUE COLLAR

19.8% SERVICE

MARKET OVERVIEW

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GLADSTONE / NORTHLAND SUBMARKET:

Located in the Northland submarket, Twenty Two at 63rd offers a well-positioned multifamily investment opportunity in the established community of Gladstone. Surrounded by mature neighborhoods, retail amenities, and everyday conveniences, the property benefits from strong rental demand and convenient access to US-169, I-29, I-35, and Downtown Kansas City.

EDUCATION

The property is served by the North Kansas City School District, one of the largest and highest-performing districts in the Kansas City metro. Nearby higher education options, including Metropolitan Community College–Maple Woods, support a diverse renter pool of students, educators, and local families.

LIVABILITY & URBAN LIFESTYLE

Residents enjoy easy access to shopping, dining, and entertainment along North Oak Trafficway and at nearby retail centers, along with numerous parks, trails, and recreational amenities throughout Gladstone. The property's central location provides quick access to Downtown Kansas City, Kansas City International Airport, and major employment hubs across the Northland.

EMPLOYMENT & ECONOMY

Twenty Two at 63rd is located near several of the region's largest employers, including North Kansas City Hospital, Cerner (Oracle Health), Ford's Kansas City Assembly Plant, and numerous industrial and logistics employers throughout the Northland. The area's diverse employment base and strong transportation network continue to support stable multifamily demand from healthcare professionals, manufacturing employees, and office workers.

NICK AMBROSIO

SENIOR VICE PRESIDENT

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Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.

KEVIN JURY

PARTNER

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Kevin grew up in Kansas City, MO, and attended Rockhurst High School and then the University of Kansas where he earned a Bachelor of Science in Accounting, as well as a Master's in Accountancy. Additionally, he earned a certified public accounting license in 2016. He began his career with KPMG in the Dallas, TX office working as an auditor on the financial services team. Kevin worked for KPMG for 2.5 years auditing financial institutions. In 2018, he relocated back to Kansas City to shift his career into brokerage work, joining the Colliers Multifamily Investment Services Group. In 2021 Kevin went to work with Berkadia in the Kansas City office specializing in the representation of sellers of multifamily investment properties.

Kevin joined Peak Real Estate Partners in 2023 where he specializes in providing extensive advisory services and representation to clients in the disposition, management and acquisitions of multifamily investment properties.

Kevin lives in Kansas City with his wife Grace. In his free time Kevin enjoys the great outdoors, hunting and fishing with his two pointing labs Kelsey and Kimber.

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This offering memorandum is subject to prior placement and withdrawal, cancellation or modification without notice. The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of July 29, 2026.

Neither this offering memorandum nor any part thereof, shall be reproduced or distributed without the written authorization of the owner (the “Owner”), and Peak Real Estate Partners | Kansas City (the Broker”).

Further:

This offering memorandum was prepared on July 29, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as 1 Twenty Two at 63rd (the “Property”). Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in this offering memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this offering memorandum or the financial statements herein were prepared, and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore, may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This offering memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing this offering memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and the signature of an authorized representative of Owner is affixed to a real estate purchase agreement.

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