

Fountain Lofts

Fully Leased Class A Office Investment | Kansas City Garment District



Dear Prospective Investor,

We are pleased to present an exceptional investment opportunity: Fountains Lofts — a fully leased, Class A ground-floor office condominium in Kansas City’s vibrant Garment District at 408 W 8th Street. This distinctive property features exposed heavy timber ceilings and sophisticated loft finishes that professional tenants love. The building offers outstanding amenities — fitness center with hot tub, full gym, chef’s kitchen/lounge, game room with pool table, and secure access — that support excellent tenant retention. Its prime Garment District location puts tenants steps from the Missouri River, museums, top dining, convention center, and downtown employment centers in a highly walkable, vibrant submarket.

| | | |
|----------------|----------|-------|
| \$710,000 | 9% | 15.1% |
| Purchase Price | Cap Rate | ROI |

INVESTMENT HIGHLIGHTS

- ◆ 100% leased professional office condominium
- ◆ Long-term anchor tenant: Popham Law Firm
 - ◆ Prime Garment District location
 - ◆ Class A loft office space
 - ◆ NOI: \$64,153
- ◆ Significant upside through lease renewals and expense recoveries

Investment Sale—\$74 per sf, 9% Cap Rate, 15.1% ROI

Stabilized Office Property With Upside

Fountains Lofts

Garment District - Ground Floor Office Space Condo

408 W 8th Street, Kansas City, MO 64105



REMAX
Realty & Auction House

17000 MO 45
Parkville, MO 64152
Office Phone: (816)741-0123

Will Fricker
816.298.0913 cell
will@rethinkkc.com
MO#413523793



Fountains Lofts

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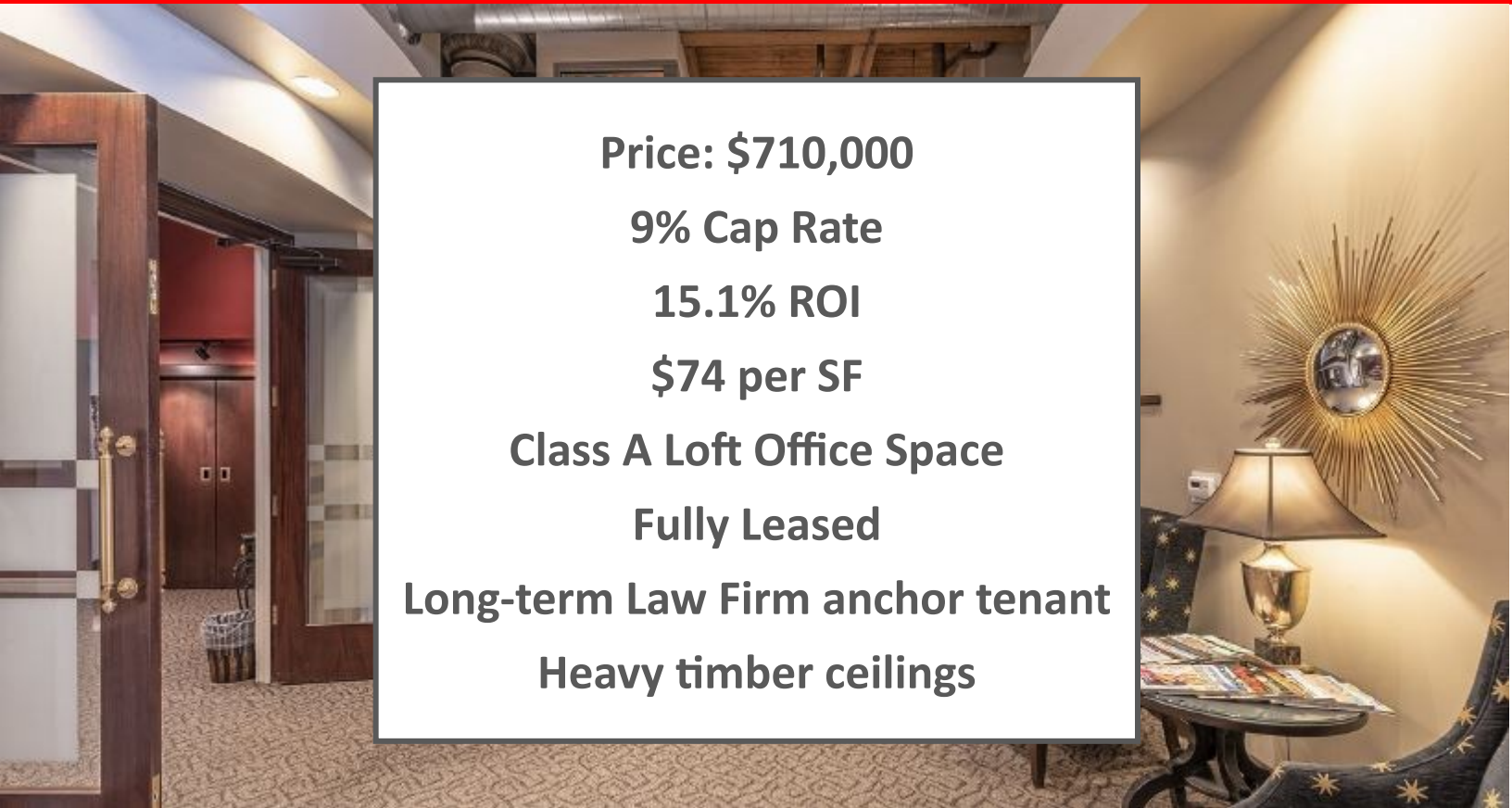
Investment Summary

Will Fricker

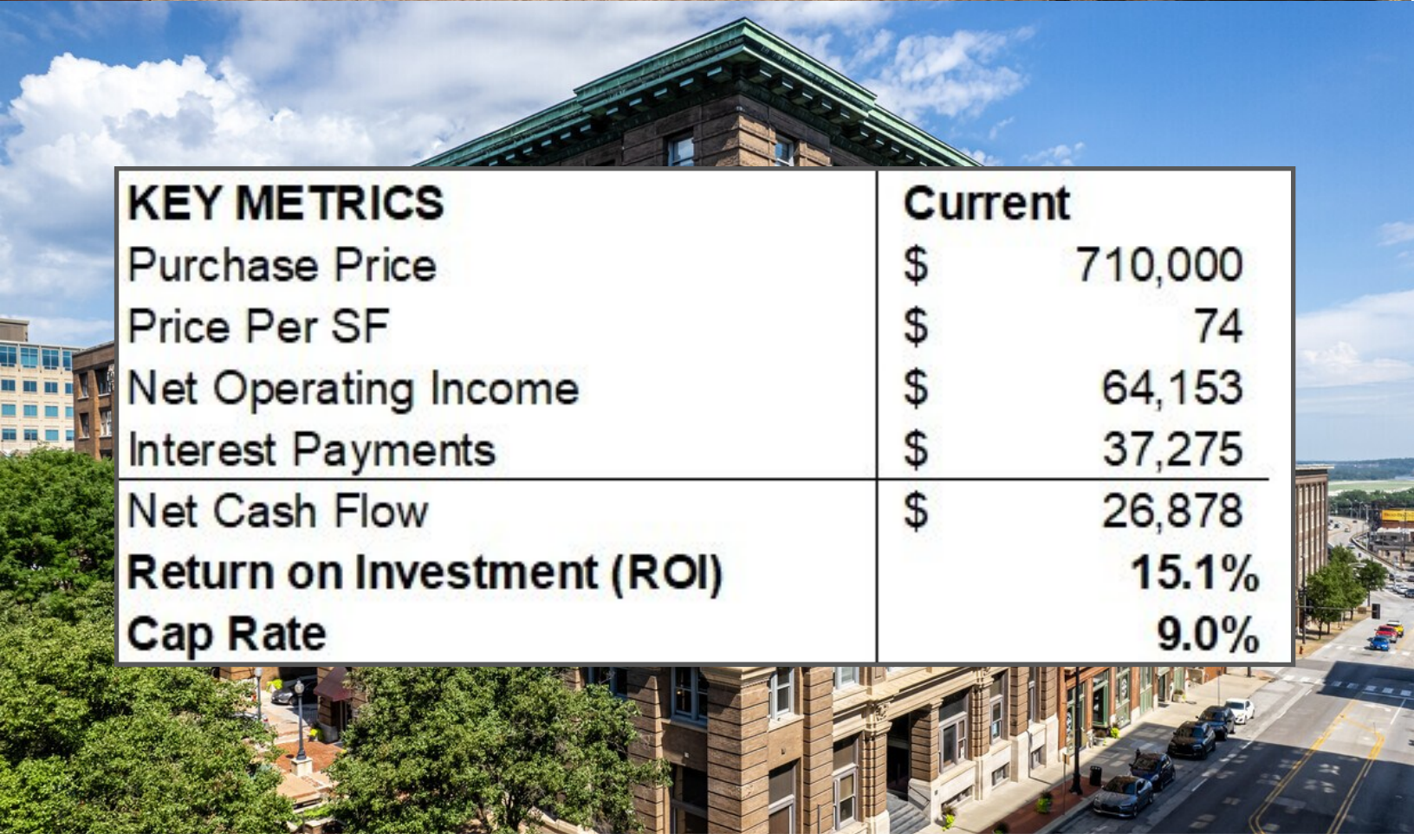
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Price: \$710,000
9% Cap Rate
15.1% ROI
\$74 per SF
Class A Loft Office Space
Fully Leased
Long-term Law Firm anchor tenant
Heavy timber ceilings



| KEY METRICS | Current |
|-----------------------------------|----------------|
| Purchase Price | \$ 710,000 |
| Price Per SF | \$ 74 |
| Net Operating Income | \$ 64,153 |
| Interest Payments | \$ 37,275 |
| Net Cash Flow | \$ 26,878 |
| Return on Investment (ROI) | 15.1% |
| Cap Rate | 9.0% |

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Financials

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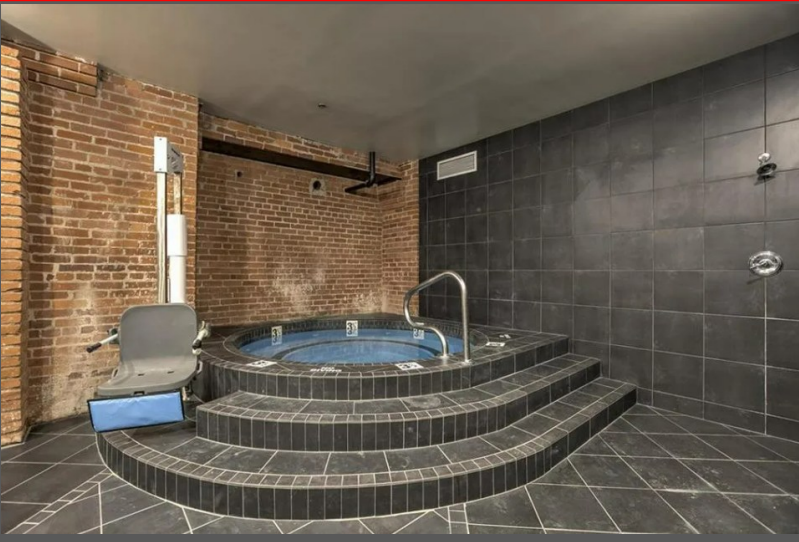
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Amenities

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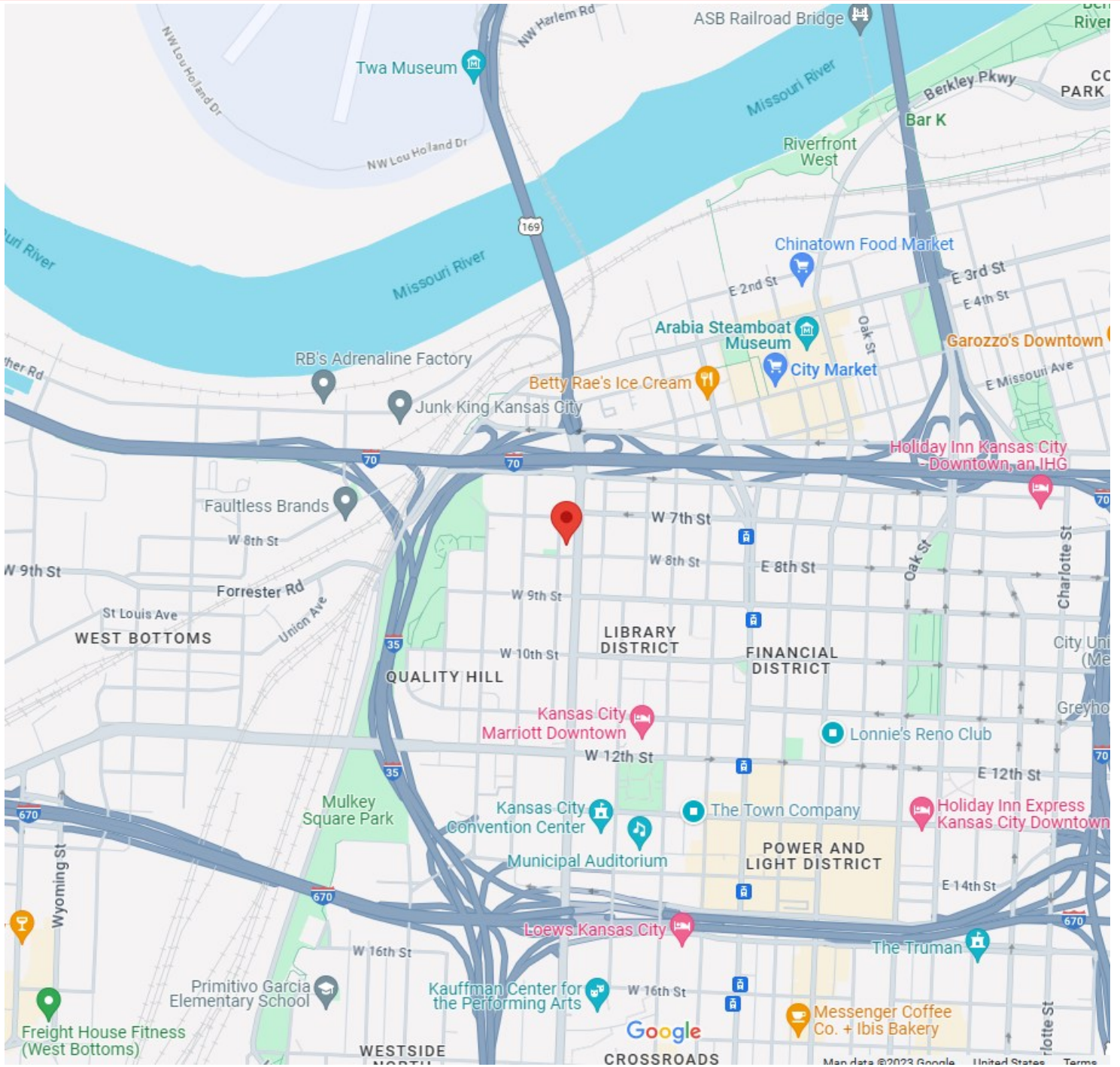
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Location

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