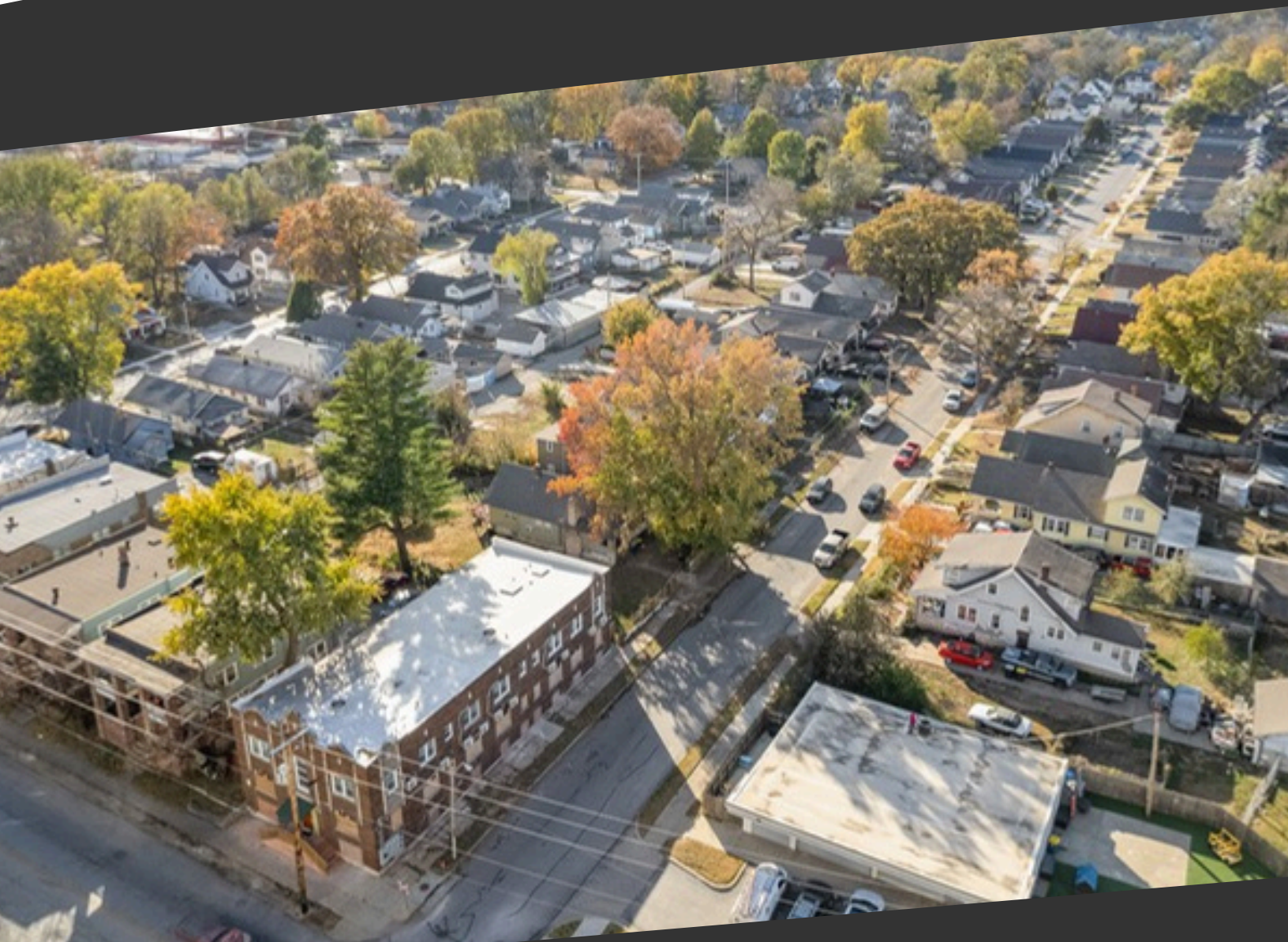


622 Hardesty Avenue Kansas City, MO



- 20 units
- \$1,700,000
- Turnkey



Jesse Taitt 913.444.0778





622 Hardesty Avenue
Kansas City, MO



PROPERTY POINTS

- 20 Unit Mix of 1 bedroom and Studios
- Turnkey Investment
- No CapEx Needed
- Great Location with Upside Potential
- High Voucher Tenant Location



622 Hardesty Avenue Kansas City, MO

THE INVESTMENT

Located in the up and coming Historic Northeast sits this 20 unit apartment building. It is positioned directly across the street from a new development promising to bring new housing and a revitalized community to the area. By achieving HUD pro forma rent with a 35% OpEx this property presents a possible 8% cap rate for investors.

Having recently completed renovations, this property is ready to rent. With a current 100% vacant, this would allow interested parties to control the tenancy and rates as they see fit. In the meantime, the property manager is in discussions with different local organizations to fill the vacancy with voucher tenants.

With most the major CapEx completed, there is peace of mind for the new owner. However, there is still room to add value. The basement is currently unfinished and could be utilized by adding more units, paid washer/dryer, or a community room to help retain tenants.



UNIT MIX

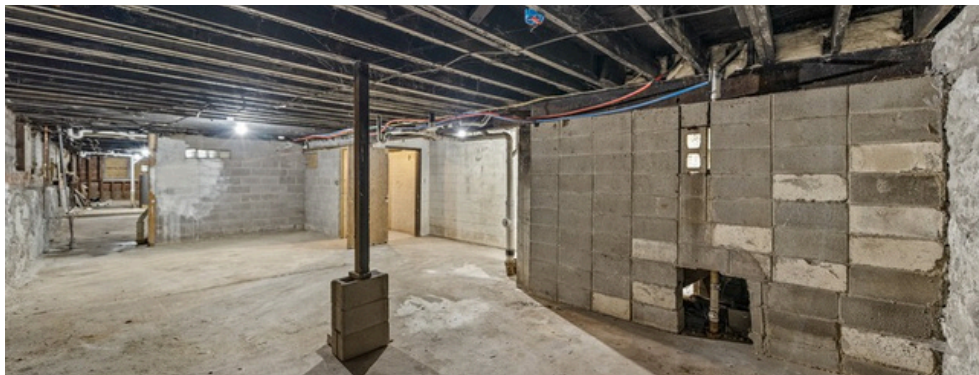
Type	Units	Current Average Rent	Market Rent
1 Bed/1 Bath	8	\$0	\$930
Studio	12	\$0	\$850

FEATURES

- 1 Bedroom and Studio Units
- Hardwood Floors Throughout
- Affordable Housing
- New Mini-Splits in Each Unit
- New Fixtures
- New Windows

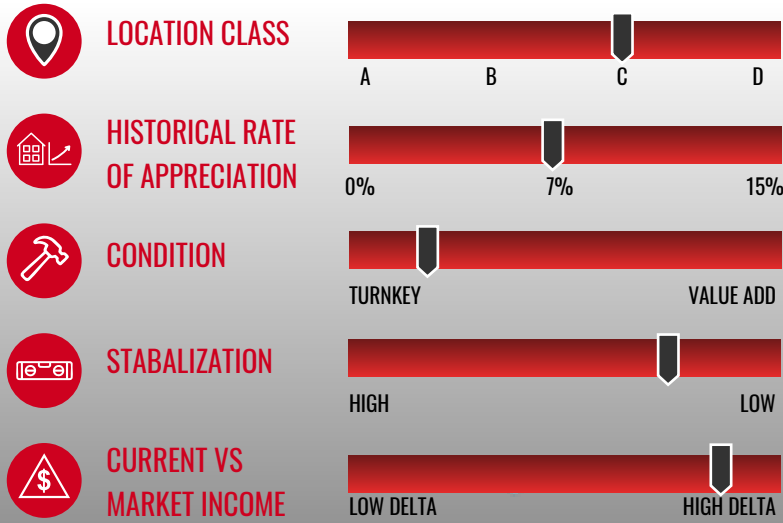
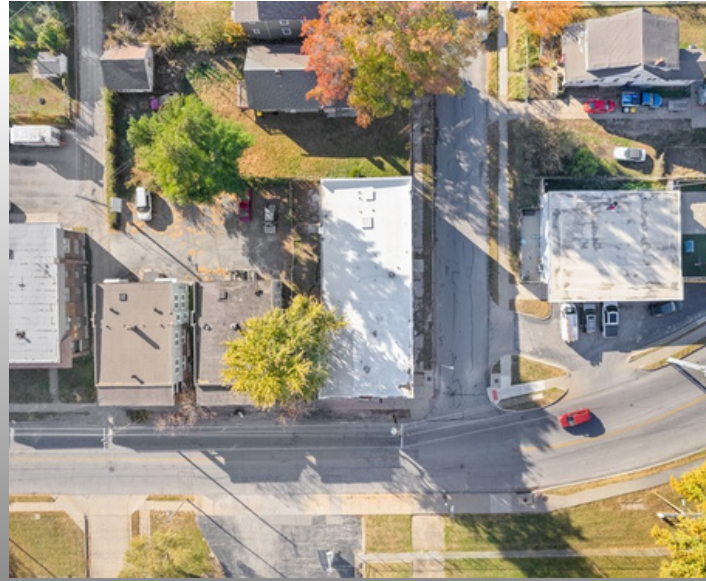
VALUE ADD OPPORTUNITY

The unfinished basement is a blank slate with the potential to add units, in building coin laundry for additional income, or a community area. The real value is in the future development taking place in the Historic Northeast.





622 Hardesty Avenue Kansas City, MO



PROPERTY DETAILS

Unit Count.	20
Building Count	1
Stories	2
Age	98 years (built in 1927)
Electric	Separately Metered (paid by tenant)
Gas	NA
Water	Single Meter (flat fee charged to tenants)
A/C	Mini-Splits
Heating	Mini-Splits / 1 Bed Units have Wall Panel Heaters
Parking.	Street
Laundry	NA (room to add)
Lot Size	.13 acres
Building SqFt	7,424
Foundation	Stone
Basement.	Unfinished
Windows	New
Roof	TPO (replaced before current owners purchase)



All information deemed reliable. Buyer and/or Buyer's Agent to verify all information during their due diligence period.

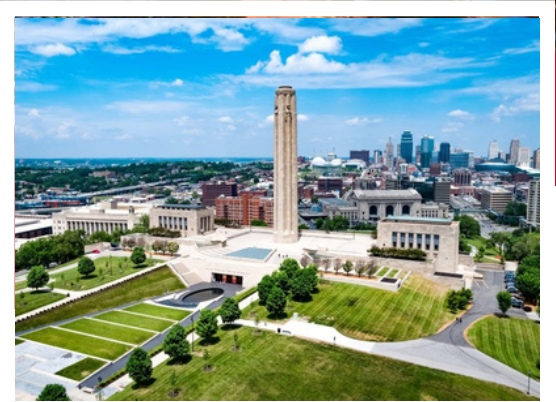


622 Hardesty Avenue Kansas City, MO





622 Hardesty Avenue
Kansas City, MO



WELCOME TO KANSAS CITY - THE HEARTLAND OF AMERICA!



Kansas City and its greater metropolitan area offer a rare combination of cultural authenticity, economic resilience, and long-term growth potential that sets the region apart from many U.S. cities. Located at the geographic center of the country and spanning both Missouri and Kansas, the metro brings together a diverse mix of urban neighborhoods, historic districts, and fast-growing suburbs such as Overland Park, Olathe, and Lee's Summit. With more than two million residents, Kansas City feels substantial without being overwhelming, delivering big-city amenities alongside a livable, approachable scale. Culturally, the city is deeply rooted in American history, particularly as a birthplace of jazz, a legacy that continues to shape its creative identity through music venues, festivals, and institutions like the 18th & Vine Jazz District. That artistic spirit is reinforced by nationally respected assets such as the Nelson-Atkins Museum of Art and a thriving local food scene that extends well beyond its world-famous barbecue to include innovative chefs, international cuisine, and a growing craft beer and distilling culture. Sports play a major role in civic life, with the Kansas City Chiefs providing national visibility and unifying the region, while major international events further elevate the city's profile. From a lifestyle standpoint, Kansas City stands out for its affordability and quality of life. Housing costs and overall living expenses remain well below those of comparable metros, commutes are manageable, and residents enjoy access to parks, boulevards, and distinct neighborhoods that support a wide range of lifestyles. For investors, the region's fundamentals are compelling. Kansas City's central location makes it a critical logistics and distribution hub, supported by extensive rail and highway infrastructure. Its economy is diversified across healthcare, manufacturing, finance, technology, and professional services, providing stability and reducing exposure to single-industry risk. Combined with steady population growth and relatively low barriers to entry, these factors position Kansas City as a market offering both durability and opportunity, making it an attractive place to live, build, and invest.



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BIO

I take a hands-on, full-cycle approach to real estate, working closely with clients through both the acquisition and liquidation phases of their investments. Having grown up in a family deeply involved in the real estate industry, I developed an early understanding of property ownership, market cycles, and the importance of disciplined decision-making. I have extensive experience working with real estate investors throughout the Kansas City market, helping them source opportunities, underwrite deals, navigate due diligence, and execute acquisitions with confidence. Equally important, I assist clients in positioning, marketing, and exiting assets strategically, whether through disposition, portfolio rebalancing, or timing sales to align with broader market conditions. My focus is on providing practical, local insight, clear communication, and hands-on support that extends beyond a single transaction, ensuring clients are prepared not only to buy well, but to exit effectively and maximize long-term value.

DISCLAIMER

BodyThis Offering Memorandum has been prepared solely for informational purposes in connection with a proposed investment in real property and does not constitute an offer to sell or a solicitation of an offer to buy any securities or interests, except as may be expressly set forth in definitive purchase, subscription, or operating agreements. The information contained herein, including property descriptions, financial information, market data, assumptions, estimates, and projections, has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or fairness of such information.

All information provided is subject to change without notice, and no obligation is undertaken to update or revise any information contained herein. Any financial projections, operating assumptions, rent estimates, expense assumptions, or forward-looking statements are based on assumptions that may prove to be incorrect, and actual results may differ materially. Past performance of this or any similar real estate investment is not indicative of future results. Neither the Sponsor, the Company, the property owner, nor any of their respective affiliates, members, managers, officers, employees, or advisors shall have any liability whatsoever for any loss or damage arising from the use of this Offering Memorandum or reliance on the information contained herein. No party makes any guarantee or assurance regarding the future performance, cash flow, appreciation, occupancy, tax treatment, or profitability of the real property. Prospective investors are strongly encouraged to conduct their own independent investigation, analysis, and due diligence regarding the real property and the proposed investment, including, without limitation, inspections of the property, review of leases and contracts, analysis of financial statements, zoning and land use matters, environmental conditions, and consultation with their own legal, tax, accounting, and real estate advisors. Each investor must rely solely upon their own examination and judgment in deciding whether to invest and should carefully consider the risks described in the offering materials. No person has been authorized to provide any information or make any representations other than those expressly set forth in the definitive transaction documents, and any such information or representations should not be relied upon.