

# OVERTON APARTMENTS

7402-7431 OVERTON AVE  
RAYTOWN, MO 64133

**PEAK**  
Real Estate Partners

APARTMENT COMPLEX **FOR SALE**




40 units



2.950M



**NICK AMBROSIO** | SENIOR VICE PRESIDENT

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# OVERTON APARTMENTS

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## PROPERTY HIGHLIGHTS:

- 40 unit apartment complex right off 350 Highway
- Mix of 20 (1BR x 1 BA) and 20 (2BR x 1 BA)
- Exposed brick in each unit, high tenant appeal
- Quick highway access to several major employers in Kansas City
- Well maintained asset with several units receiving renovations
- Long term owners

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## EXECUTIVE SUMMARY:

The Overton Apartments is a 40-unit apartment complex located in Raytown, MO. The property is strategically located right off 350 Highway, giving tenants easy access to both 435 and 470 Highways, making it a strong fit for workforce housing. The current ownership group has owned and managed the property for roughly 15 years and have passionately taken care of the property throughout their duration of ownership. 14 furnaces and 14 HVAC's systems have been replaced since 2019, with the majority being replaced in the last 3 years. One roof was replaced in 2017, two roofs were replaced in 2021 and the final roof was replaced in 2022. The current owner has two voucher tenants, five mid-term rental tenants, while the rest are market rate tenants. The units have received renovations sporadically throughout ownership, but majority leave value add potential for the next owner. The large spacious units, combined with the exposed brick and balconies, allow for a premium to be achieved in the market, as well as winning tenants in general. There is also room to add an additional two units in each basement, but this would remove the laundry facilities from the property.

## UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT RENT + ADDITIONAL AVG	MARKET RENT
1 BED / 1 BATH (MTR)	4	700 SF	\$1,112.50	\$825
1 BED / 1 BATH	16	700 SF	\$756.25	\$825
2 BED / 1 BATH (MTR)	1	800 SF	\$1,200	\$950
2 BED / 1 BATH	19	800 SF	\$868.95	\$950

## PROPERTY AMENITIES

- Mixture of spacious 2BR and 1BR floor plans
- Clean and open laundry facilities in each basement
- Access to major employers located throughout Jackson County
- Minor cosmetic upgrades in select units
- Extra storage available in each basement
- Off-street parking for all tenants

## WHERE TO ADD VALUE

- Renovate units to push rents north of market (currently \$950 for 2x1 and \$825 for 1x1)
- Recapture utility expenses through a RUBS system
- Expand current in place method of finding mid term tenants through "Furnished Finders" where you can achieve a more than \$300/mo rental premium for tenants.
- Add one or two additional units in each basement.

## NOTABLE ADVANTAGES

- Long term owner results in numerous value add opportunities/potential
- All roofs have been replaced in last 5 years as well as several HVAC systems
- Exposed brick, balconies and large windows will allow owner to win tenants vs other properties

## OBSTACLES:

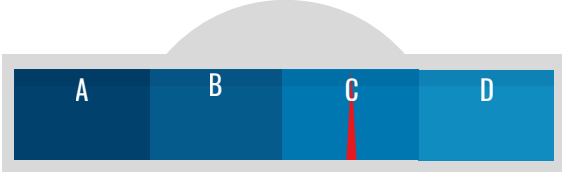
- Current owner has owned for roughly 15 years, so there will be several legacy tenants inherited at a lower rate. C+ location will limit maximum rental rate achieved, but as area improves rental rates will follow too.



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## LOCATION



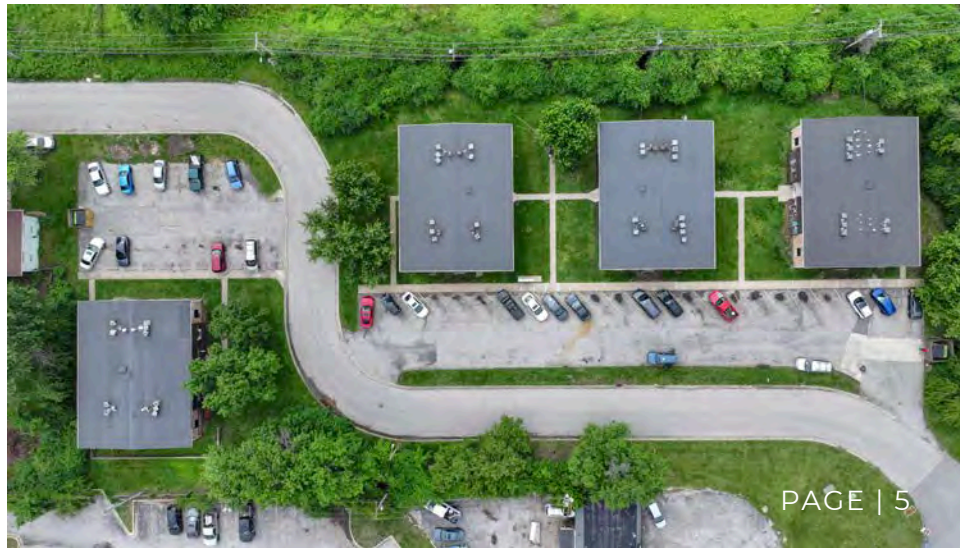
## CONDITION



## STABILIZATION



ADDRESS	7402-7431 OVERTON AVE RAYTOWN, MO 64133
SQUARE FEET	40,000 SF (EST)
SITE ACRES	1.56 ACRES
BUILDINGS	FOUR
YEAR BUILT	1965
OCCUPANCY	85% AS OF 05/21/2026
PARKING	OFF-STREET
ROOF	ASPHALT ROLL OUT
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



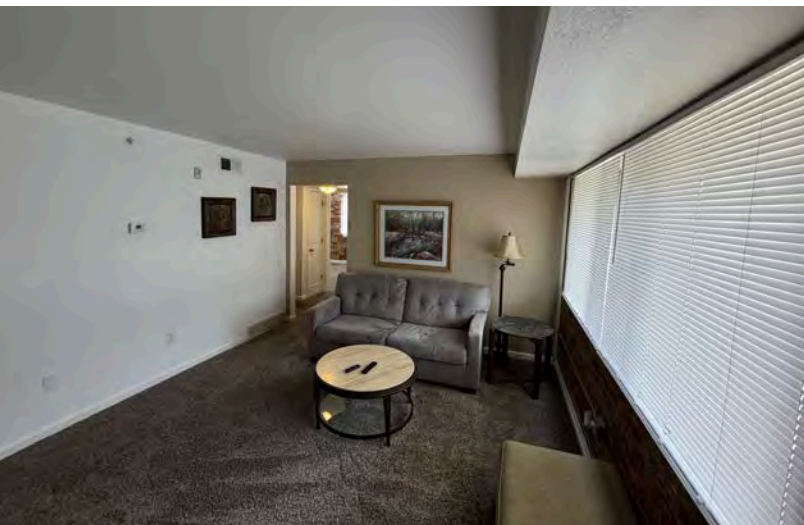
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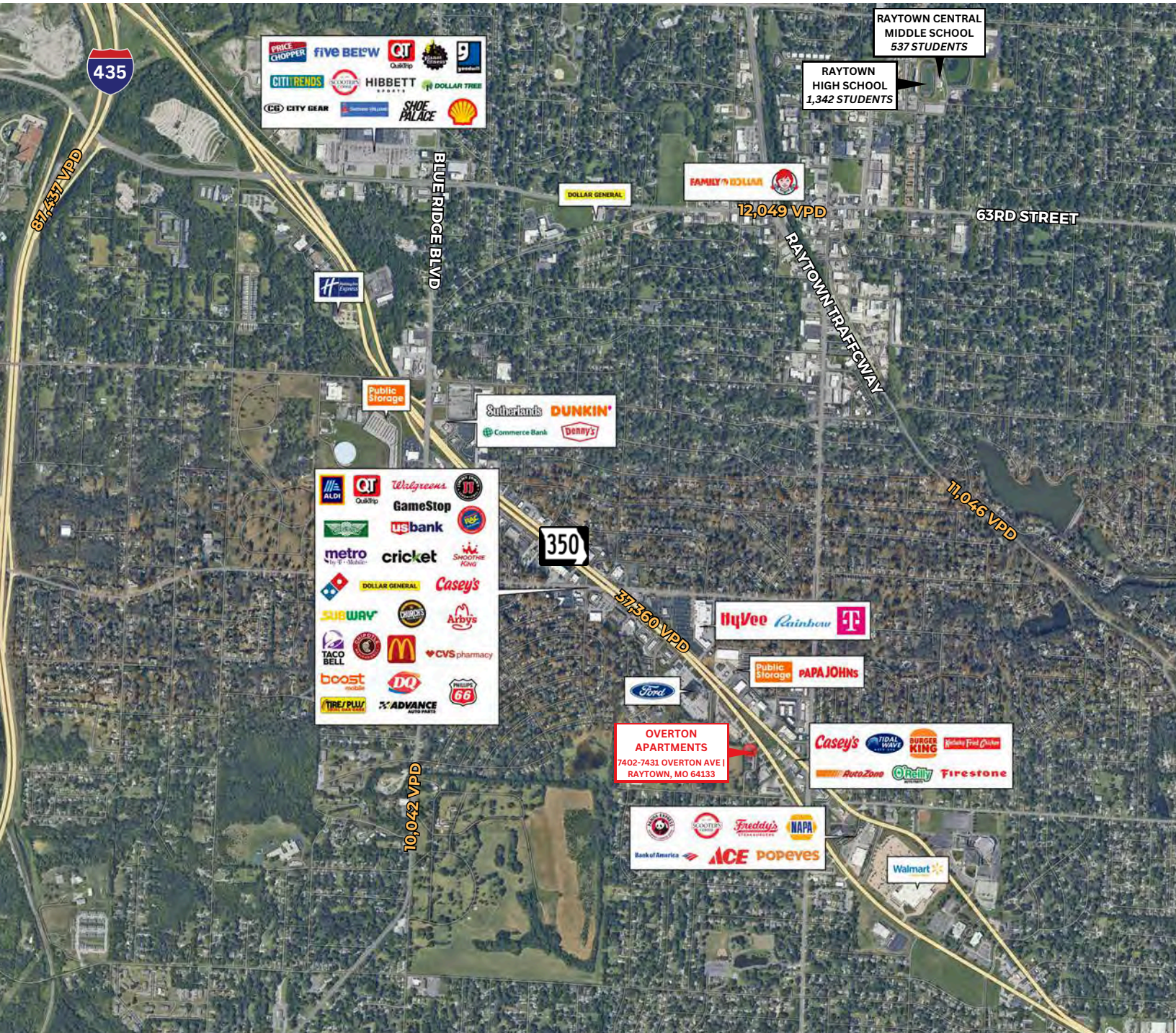
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# RETAIL MAP

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## TOP EMPLOYMENT DRIVERS:

Burns & McDonnell, St. Joseph Medical Center, Oracle Cerner, Black & Veatch

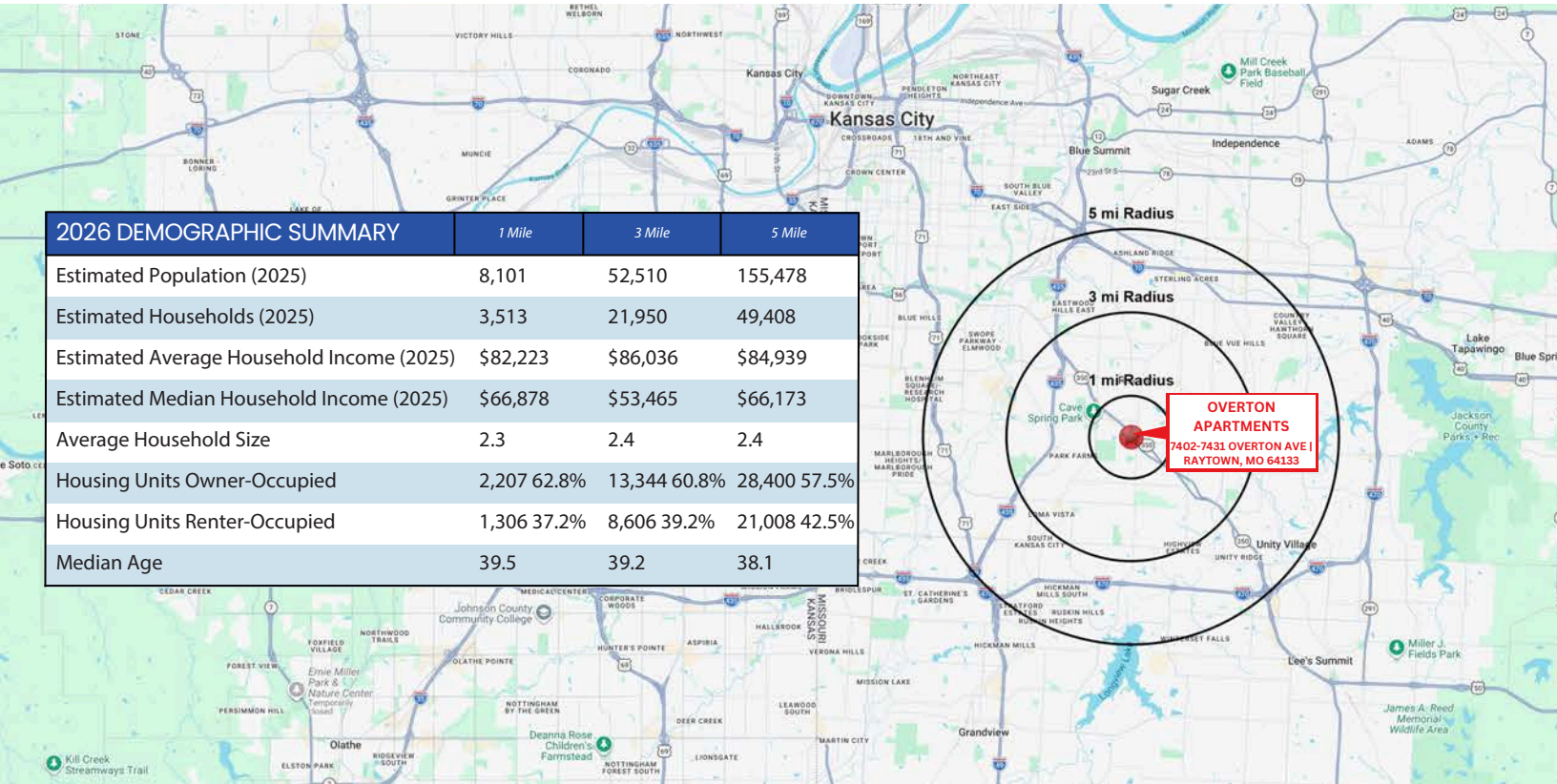


## EDUCATION & CULTURAL DRIVERS:

Kansas City Zoo and Aquarium, Paragon Star Sports Complex, Kauffman & Arrowhead Stadium, Lake Jacomo

# DEMOGRAPHICS

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2026 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	8,101	52,510	155,478
Estimated Households (2025)	3,513	21,950	49,408
Estimated Average Household Income (2025)	\$82,223	\$86,036	\$84,939
Estimated Median Household Income (2025)	\$66,878	\$53,465	\$66,173
Average Household Size	2.3	2.4	2.4
Housing Units Owner-Occupied	2,207 62.8%	13,344 60.8%	28,400 57.5%
Housing Units Renter-Occupied	1,306 37.2%	8,606 39.2%	21,008 42.5%
Median Age	39.5	39.2	38.1

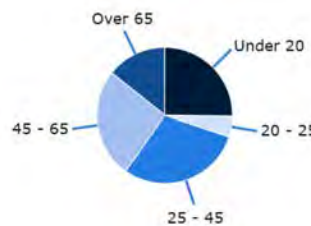
## HOUSEHOLD INCOME

**\$72K** MEDIAN INCOME    **\$76.9K** 2029 ESTIMATE    **7% ↑** GROWTH RATE



## AGE DEMOGRAPHICS

**39** MEDIAN AGE    **43** 2029 ESTIMATE    **11% ↑** GROWTH RATE



## HOUSING OCCUPANCY RATIO

**11:1** 6:1 PREDICTED BY 2029

Occupied   
Vacant

## RENTER TO HOMEOWNER RATIO

**1:2** 1:1 PREDICTED BY 2029

Renters   
Homeowner

## EDUCATION ATTAINMENT

**5.0%** SOME HIGH SCHOOL

**38.2%** HIGH SCHOOL GRADUATE

**23.8%** SOME COLLEGE

**22.4%** COLLEGE DEGREE + (BACHELOR OR HIGHER)

## DAYTIME DEMOGRAPHICS

**288** TOTAL BUSINESSES

**2,327** TOTAL EMPLOYEES

**4,768** ADJ. DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER

## OCCUPATION

**60.8%** WHITE COLLAR

**39.2%** BLUE COLLAR

**15.6%** SERVICE

# MARKET OVERVIEW

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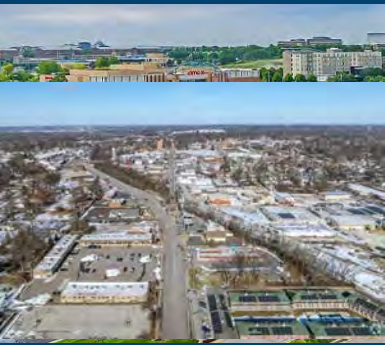
## RAYTOWN, MISSOURI

Located in Raytown, Missouri, Overton Apartments offers a well-positioned multifamily investment opportunity within an established residential corridor in the Kansas City metro. The surrounding area is primarily composed of multifamily communities and single-family housing, supporting consistent rental demand driven by affordability, neighborhood stability, and convenient access to surrounding employment centers. Proximity to Interstate 435, Highway 350, and major commuter routes enhances long-term occupancy potential and stable cash flow.



### EDUCATION

Overton Apartments is located within the Raytown C-2 School District and is within reach of several elementary, middle, and high schools serving the area. The presence of these schools contributes to a steady renter base of families, faculty, and support staff while reinforcing long-term residential demand throughout the community.



### LIVABILITY & URBAN LIFESTYLE

The property benefits from convenient access to everyday retail, dining, grocery, and neighborhood services throughout Raytown and East Kansas City. Residents are a short drive from major shopping corridors, entertainment destinations, and recreational amenities, providing a balanced suburban lifestyle with strong regional connectivity. While the immediate area is primarily car-dependent, nearby highways allow for efficient travel throughout the Kansas City metro.



### EMPLOYMENT & ECONOMY

The Kansas City regional economy is supported by a diverse mix of industries including healthcare, logistics, finance, manufacturing, and distribution. Major employers such as Oracle Health, Saint Luke's Health System, and HCA Midwest Health provide a stable employment base across the metro. Access to employment hubs in Downtown Kansas City, Independence, and South Kansas City supports continued demand for attainable workforce housing in the area.



## 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.

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Further:

This offering memorandum was prepared on May 22, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as Overton Apartments (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.

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