



THE DRAKE 8

4335 MERCIER ST | KANSAS CITY, MO

8 UNITS | \$1,550,000 | TURNKEY FIRE REHAB



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COMPASS REALTY GROUP



THE DRAKE 8 APARTMENTS

4335-4341 MERCIER ST | KANSAS CITY, MO 64111 | JACKSON COUNTY

\$1,550,000 | 8 UNITS – All 2x1 | WEST PLAZA | TURNKEY FIRE REHAB | 100% OCCUPANCY



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4335-4341 MERCIER | 8 UNITS | \$1,550,000



COMPASS REALTY GROUP

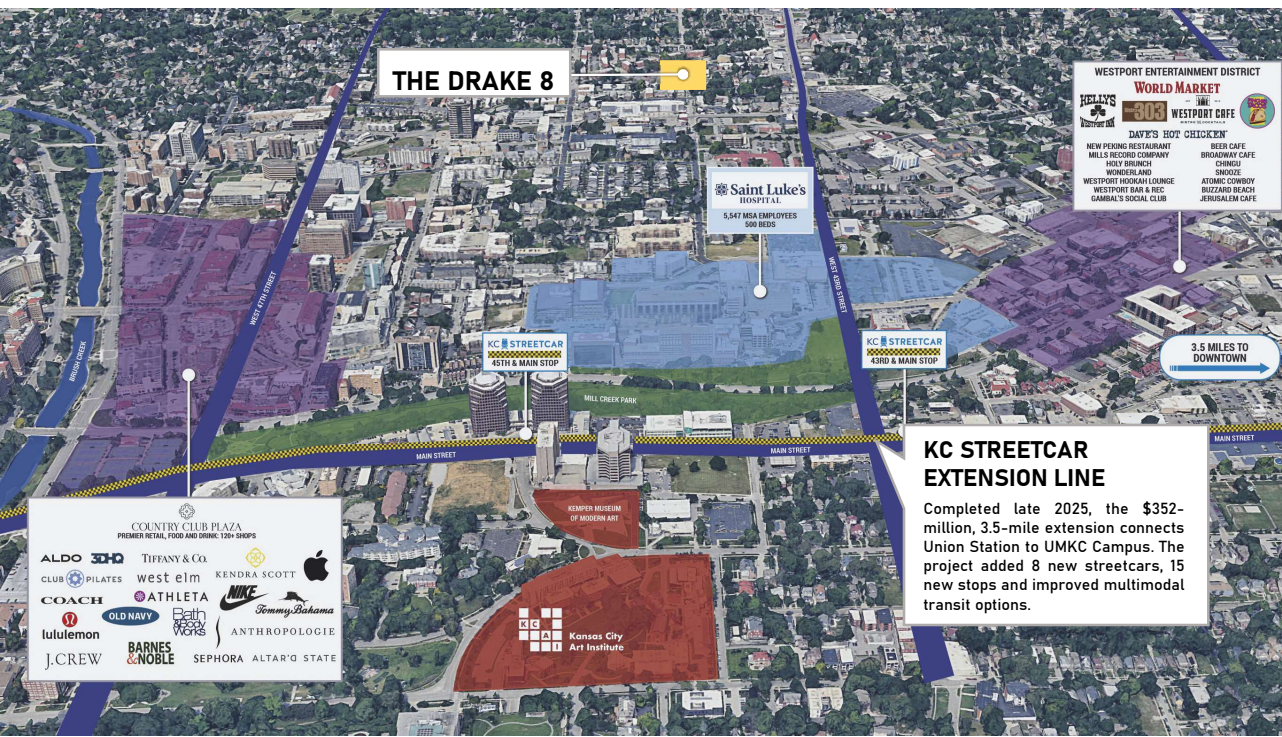
OFFERING SUMMARY

4335 Mercier is a meticulously restored, two-story brick multifamily asset located in the highly sought-after West Plaza historic neighborhood of Kansas City, Missouri. Originally constructed in 1920, the property blends timeless architectural character with comprehensive modern upgrades, presenting investors with an exceptional, turn-key acquisition opportunity.

The complex comprises eight fully renovated two-bedroom units across two thoughtfully designed floorplans, averaging 980 square feet each. Following a 2025 fire, the property underwent a complete, permitted, to-the-studs rehabilitation — encompassing a full design set and construction process — completed in 2026. The property is now 100% occupied under third-party management, with average in-place rents of \$1,595 per month.

Every unit has been upgraded to Class A standards, featuring stainless steel appliances, quartz countertops, new windows, in-unit washers and dryers, fully renovated kitchens and bathrooms, and new fixtures, paint, and flooring throughout. Major infrastructure improvements include all-new electrical and plumbing systems and targeted roof repairs. Residents benefit from mini-split HVAC systems, individual hot water heaters, and separately metered gas, electric, and water service — supporting strong operational efficiency and expense recovery. The building's exterior has also been refreshed with new paint, further elevating its curb appeal.

Combining historic character with a comprehensive, permitted renovation, 4335 Mercier offers investors a rare opportunity to acquire a fully modernized, income-producing asset in one of Kansas City's most vibrant and enduring neighborhoods.



HIGHLIGHTS

PREMIER LOCATION

- 74 WALK SCORE – CLOSE PROXIMITY TO KC STREETCAR LINE, PLAZA & WESTPORT
- HISTORIC WEST PLAZA LOCATION IN ONE OF KC'S PREMIER NEIGHBORHOODS

TURNKEY ASSET

- TO-THE-STUDS RENOVATION COMPLETED IN 2026 VIA INSURANCE PROTOCOLS – FIRE IN 2025
- STABILIZED PROPERTY AT 100% OCCUPANCY – AVERAGE RENTS OF \$1,595

DRAKE 8 APARTMENTS

4335-4341 MERCIER | 8 UNITS | \$1,550,000



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THE DRAKE 8 BY THE NUMBERS

UNIT TYPE	UNIT SF (+/-)	UNIT RENT	ANNUAL RENT	RENT PER SF
2x1	1,060	\$1,595	\$19,140	\$1.50
2x1	1,060	\$1,595	\$19,140	\$1.50
2x1	900	\$1,595	\$19,140	\$1.77
2x1	900	\$1,595	\$19,140	\$1.77
2x1	900	\$1,595	\$19,140	\$1.77
2x1	900	\$1,595	\$19,140	\$1.77
2x1	1,060	\$1,595	\$19,140	\$1.50
2x1	1,060	\$1,595	\$19,140	\$1.50
8	7,840 +/-	\$12,760	\$153,120	\$1.63

PRICE	\$1,550,000 - (\$193,750/unit)
UNITS	8
BUILDINGS	1
PARCEL ID(s)	30-420-01-05-00-0-00-000
COUNTY	Jackson County
NEIGHBORHOOD	West Plaza
STORIES	2-Stories
YEAR(S) BUILT/RENOVATED	1920/2026
NET RENTABLE AREA	7,840 sf +/-
SITE SIZE	0.29 acres or 12,449 SF (Jackson County)
ZONING	R-1.5
PARKING	2 off-street spaces & street parking
ENTRY	Secured Front/Rear
LAUNDRY	Washer/Dryer in units
COOLING	Mini-Split system
HEATING	Mini-Split & Baseboard
WATER	Common
METERING	Separate Gas/Electric
2025 PROPERTY TAX	\$9,274.08
OCCUPANCY	100%
TENANT UTILITIES	Electricity and Gas
LANDLORD UTILITIES	Water/Hot Water & Trash

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UNIT HIGHLIGHTS, FEATURES & AMENITIES



NEW FLOORING,
FINISHES & FIXTURES



STAINLESS STEEL
APPLIANCES



WASHER/DRYER +
SHARED WATER



NEW/UPDATED
BATHROOMS



NEW ELECTRICAL &
PLUMBING



QUARTZ
COUNTERTOPS



NEW WINDOWS,
WALLS & PAINT



NEW/UPDATED
KITCHENS

HIGHLIGHTS, FEATURES & AMENITIES



ALL 2x1 UNITS
- 980 SF (+/-)



2 OFF-STREET
SPACES

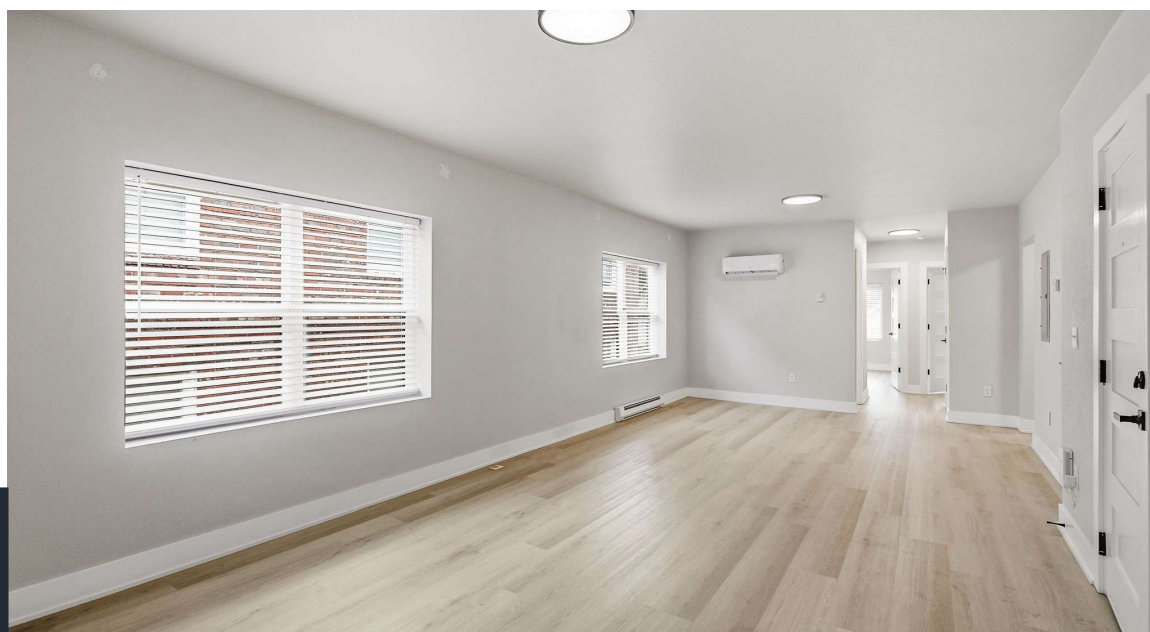


AVERAGE RENT:
\$1,595



100% OCCUPANCY -
3RD PARTY MANAGED

TO-THE-STUDS RENOVATION COMPLETED IN 2026 DUE TO 2025 FIRE. CAPITAL IMPROVEMENTS INCLUDE FULLY PERMITTED DESIGN SET & INSTALL PROCESS, FULLY REFRAMED INTERIORS, ALL NEW WINDOWS, MINOR ROOF REPAIRS, ALL NEW PLUMBING & ELECTRICAL, ALL NEW MECHANICALS, NEW CLASS A UNITS AND ADDITION OF WASHER/DRYER TO UNITS.

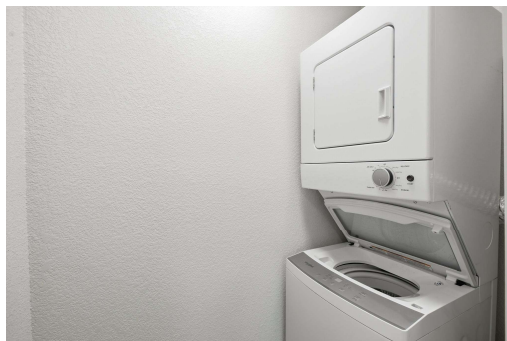
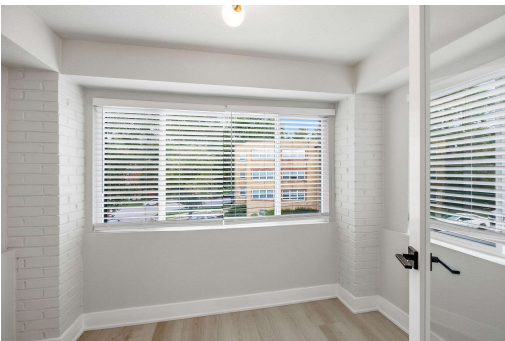


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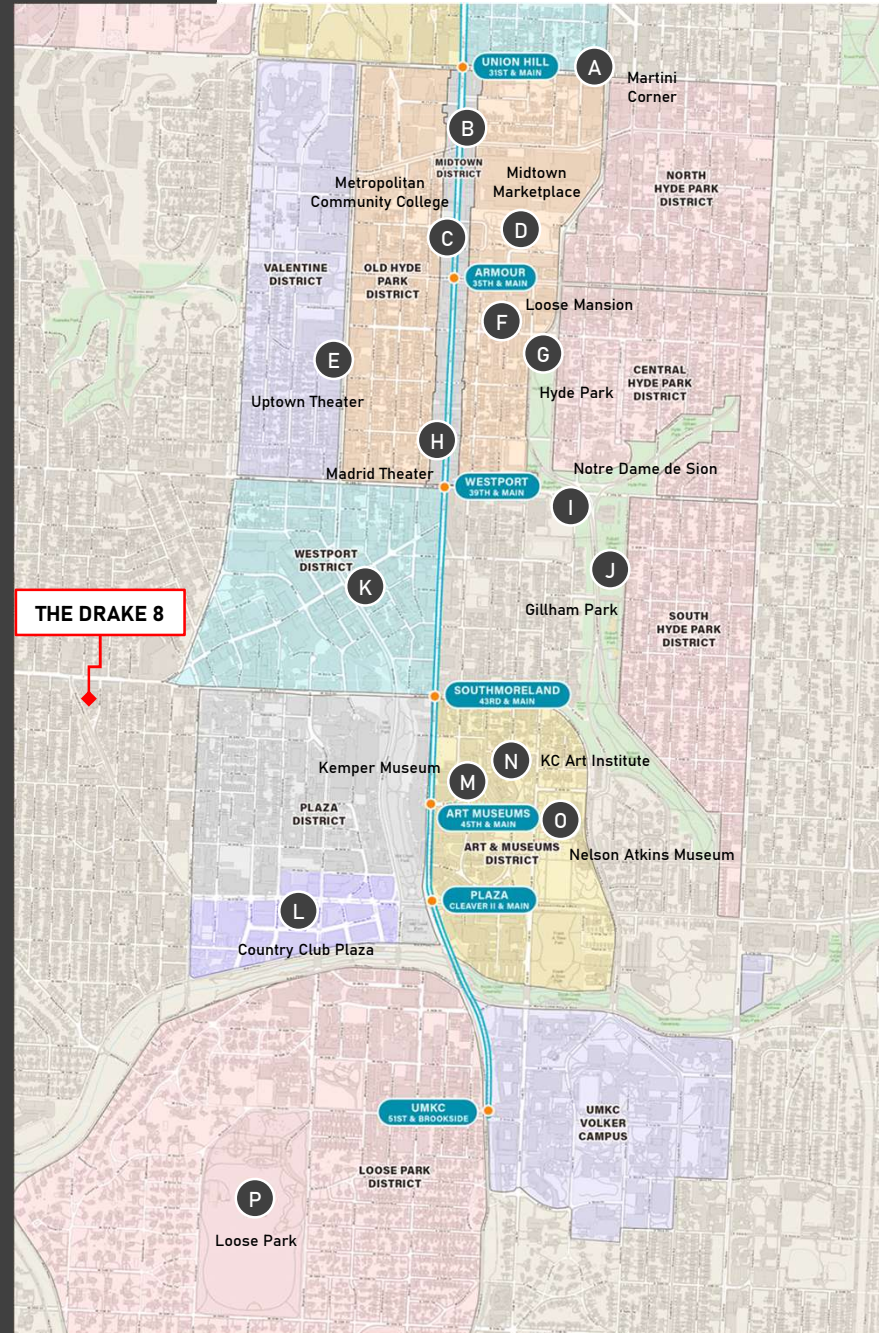
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RideKC STREETCAR



WEST PLAZA

The West Plaza neighborhood in Kansas City, Missouri, is a historic and highly desirable area located immediately west of the Country Club Plaza and south of Westport. Bounded by Westport Road/43rd Street to the north, West 46th Street/Brush Creek to the south, Madison Avenue to the east, and State Line Road to the west, West Plaza offers a compelling mix of historic housing stock, walkable retail, and immediate access to one of the Midwest's premier commercial districts. The subject property is located just blocks from Saint Luke's Hospital and the University of Kansas Hospital, both perennially ranked among U.S. News' "Top Hospitals," as well as the University of Missouri–Kansas City (UMKC). West Plaza is anchored by the 45th & State Line Antique and Art District, a cluster of boutique shops, cafes, and specialty retailers housed in refurbished early-1900s storefronts. Residents value the neighborhood's historic character — a blend of Kansas City Shirts, bungalows, and mellow brick apartment buildings — alongside its lively, walkable atmosphere. Directly east of the building lies the Country Club Plaza, one of Kansas City's most distinct destinations, offering upscale shopping, dining, and year-round events. The convenience of its central location, sandwiched between the Plaza, Westport, and Brookside, makes the subject area an ideal investment location.

West Plaza carries a neighborhood Walk Score of 74, with many individual addresses within the neighborhood scoring in the mid-to-high 80s and 90s given their proximity to the Plaza's retail core — indicating a highly pedestrian-friendly environment where daily errands can be accomplished on foot. The neighborhood's compact layout, tree-lined sidewalks, and dense concentration of shops and restaurants make it convenient for residents to navigate without a car. The KC Streetcar's Main Street Extension connects riders to the nearby Plaza (Cleaver II/Brookside) stop, roughly a 12–14 minute walk from the subject property, providing direct transit access north through Midtown and Downtown Kansas City. West Plaza is also located within Kansas City's central commerce corridor, which extends through Midtown north to Downtown and is home to major regional employers including Oracle Health (formerly Cerner), H&R Block, Hallmark Cards, and SS&C Technologies. The Country Club Plaza, inspired by Spanish architecture and first established in 1922, borders the neighborhood to the east and remains Kansas City's premier submarket and highest-rent district in the metro, offering residents a well-balanced mix of urban living and suburban comfort. Rental demand in West Plaza and the surrounding Plaza/Midtown submarket is strong and stable, driven by the area's walkability, historic charm, and unmatched proximity to the region's top employment, healthcare, and retail destinations.

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MIDTOWN AREA POINTS OF INTEREST



Located just north of the West Plaza neighborhood, the University of Kansas Medical Center employs approximately 5,500 people and is recognized as the “Best Hospital” in Kansas City and Kansas routinely. Forbes ranked the University of Kansas Health System’s the #2 “Best Employer” in Kansas for 2025. As a top-tier academic medical center and major regional employer KUMC drive consistent housing and rental demand for staff, students and professionals supporting stable occupancy and rental demand for the area..

COUNTRY CLUB PLAZA & WESTPORT ENTERTAINMENT DISTRICT

#3

RENT CAFE
“TOP LIVABLE METRO
IN 2026”



The **Country Club Plaza**, inspired by Spanish architecture, was first established in 1922 spanning 55-acres with over 150 shops and restaurants. The Plaza is named as one of “60 of the World’s Greatest Places” by the Project for Public Spaces and is under new ownership as of Q3 of 2024 (HP Village Management).

Westport Entertainment District is Kansas City’s original entertainment district offering a rich blend of history, dining and nightlife. To protect its historic character, the Westport Overlay District was established in 2023, setting development standards to maintain its unique streetscape and pedestrian scale.

SAINT LUKE’S HOSPITAL OF KC



Saint Luke’s Hospital of Kansas City is a top-performing healthcare institution, consistently ranked among the best in the Kansas City metro area and Missouri. It excels in clinical specialties like cardiology and neurology, offers an outstanding patient experience, and is recognized for its commitment to best practices and value.

KANSAS CITY’S STREETCAR LINE



Completed late 2025, the \$352-million, 3.5-mile extension connects Union Station to UMKC Campus. The project added 8 new streetcars, 15 new stops and improved multimodal transit options. The Main Street Extension has revitalized transit in Midtown, while the Riverfront Extension will further link the city to key destinations like the stadium and riverfront. Logged 116,899 passenger trips in its first 10 days and is driving economic development in Midtown.

DRAKE 8 APARTMENTS

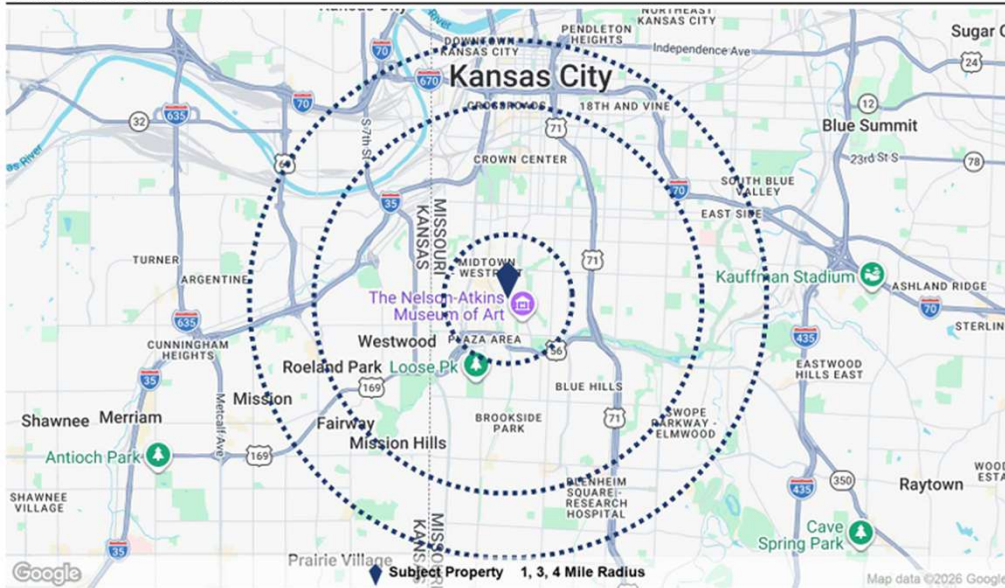
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Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
26,098	1.6	38	\$62,580

DEMOGRAPHIC RADIUS RINGS



POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	26,098	126,163	284,042
2029 Population	26,572	128,391	288,633
Pop Growth 2024-2029	0.4%	0.4%	0.3%
2024 Average Age	34	36	36
HOUSEHOLDS			
2024 Households	15,585	60,460	127,634
2029 Households	15,869	61,516	129,794
Household Growth 2024-2029	0.4%	0.4%	0.3%
Median Household Income	\$62,580	\$60,546	\$57,977
Average Household Size	1.6	2.0	2.1
Average HH Vehicles	1	1	2
HOUSING			
Median Home Value	\$306,991	\$261,921	\$228,935
Median Year Built	1953	1950	1953

MAJOR NEARBY EMPLOYERS

COMPANY	DESCRIPTION
University of Kansas Health Systems	Higher Education; Health Services
Saint Luke's Health System	Health Services
Children's Mercy Hospitals & Clinics	Health Services
Cerner Corporation	Health Care Information Systems
Hallmark Cards, Inc.	Greeting Card Mfg. (HQ)
Internal Revenue Service	Government
University Health Truman Medical Center	Health Services
Burns & McDonnell	Architectural Engineering (HQ)
DST Systems, Inc.	Data Processing Systems (HQ)
H&R Block, Inc.	Financial Services (HQ)
University of Missouri-Kansas City	Higher Education
Commerce Bank	Banking (HQ)
UMB Financial	Banking (HQ)
Federal Reserve Bank of Kansas City	Banking (Regional HQ)
Blue Cross Blue Shield of Kansas	Insurance (HQ)
Research Medical Center (HCA)	Health Services
Lockton Companies	Insurance Brokerage (HQ)
Creative Planning	Wealth Advisory Firm (HQ)
American Century Investments, Inc.	Mutual Funds (HQ)
State Street	Mutual Fund Services
JE Dunn Construction	Construction (HQ)
Assurant Employee Benefits	Insurance
VMLY&R	Web Design (HQ)
Dickinson Financial Corporation	Financial Services (HQ)
Shook, Hardy & Bacon	Law Firm (HQ)
Stowers Institute for Medical Research	Biomedical Research Center
Americo Financial	Insurance (HQ)
Sun Life Financial	Insurance Brokerage (HQ)
HNTB Corp	Architecture & Engineering (HQ)
CBIZ	Management Consulting
Polsinelli PC	Law Firm (HQ)

Source: Kansas City Area Development Council (KCADC)

EMPLOYERS/LOCATIONS

- 1 Kansas City Life (HQ)
- 2 American Century Investments (HQ)
- 3 Husch Blackwell (HQ)
- 4 Kansas City Art Institute
- 5 Nelson-Atkins Museum of Art
- 6 Kansas City Public Library
- 7 Kauffman Foundation
- 8 MRI Global (HQ)
- 9 Stower's Institute for Medical Research
- 10 Westport Plexpod Coworking Space
- 11 Kemper Museum of Contemporary Art
- 12 St. Luke's Hospital of Kansas City
- 13 Metropolitan Community College

KC STREETCAR EXTENSION LINE

WESTPORT DISTRICT

Kansas City's original entertainment district offering a rich blend of history, dining and nightlife.

THE DRAKE 8

KU MEDICAL CENTER

The University of Kansas Medical Center (KU MED) is the primary medical campus for the University of Kansas and houses the university's schools of medicine, nursing, and health professions.

COUNTRY CLUB PLAZA

Sometimes called "Rodeo Drive of the Midwest," the 15-block, 55-acre Spanish-inspired district is comprised of high-end retail establishments, top restaurants, popular nightlife spots, and Class A office space. The Plaza is named as one of "60 of the World's Greatest Places" by the Project for Public Spaces and is under new ownership as of Q3 of 2024 (HP Village Management).

EMPLOYERS

American Century
Cardioscan
CBIZ
Lockton (HQ)
Kauffman Center
MRI Global (HQ)
Polsinelli PC (HQ)
St. Luke's Hospital
Stower's Institute

SHOPPING

Apple Store
Baldwin
Banana Republic
Lulu Lemon
Micael Kors
Moosejaw
Tiffany & Co
Vineyard Vines
West Elm

DINING

Capital Grille
Fogo de Chao
Kona Grill
McCormick & Schmick's
Seasons 52
Eddie V's
True Food Kitchen
Shake Shack
P.F. Changs

KANSAS CITY ART'S DISTRICT

Home to the Kansas City Art Institute (KCAI), the Kemper Museum of Contemporary Art and the Nelson-Atkins Museum of Art. The Nelson is one of the nation's pre-eminent fine art museums with a 35,000-piece collection spanning over 5,000 years of humanity. The Kemper Museum is Missouri's first and largest contemporary museum.

UMKC

The University of Missouri-Kansas City (UMKC) is a public research university with enrollment exceeding 16,000 students, making it the largest college in the Kansas City metro area.



KANSAS CITY IS A LEADING ECONOMY IN THE MIDWEST

The Kansas City metro has a population of 2.25 million people, an increase of over 25% since 2000, among the highest growth rates in the Midwest over this period. The region has experienced phenomenal corporate attraction and business growth, with companies across a range of economic sectors selecting Kansas City for the location of headquarters, manufacturing and logistics facilities, research and development operations, and shared service centers. The common thread connecting each of these successes has been the excellent value each company derived from the metro's talented and deep workforce, diverse operating environments, low cost of living, and amazing work-life balance. The Kansas City area is home to major companies like Hallmark Cards, H&R Block, Black & Veatch, Garmin, Seaboard, DST Systems and Russell Stovers. It is ranked among the Top 20 Cities hiring the most workers and has seen extensive growth/development since the turn of the century. The new \$1.5 billion single-terminal was just completed and over \$9+ billion has been invested into Downtown KC since 2001

Kansas City's economy is recognized as one of the nation's most diverse with no economic sector comprising more than 15% of overall employment and is a national leader of several durable industries which are integral to regional economic growth. Furthermore, Kansas City has increasingly become a hub for startups and entrepreneurs that are attracted to the metro's abundant talent pool and low office space costs. Kansas City's February 2025 unemployment rate of 4.3% was below the national average of 4.5% for the same period. The metropolitan area's housing market continues to thrive as both Zillow and the National Association of Realtors have highlighted Kansas City as one of the "Top 10 Hottest Housing Markets". Factors such as average mortgage rate, city construction, job/population growth and net migration influenced rankings. These trends can also be seen in the rental markets within the metro as RentCafe had Kansas City, Missouri inside its Top 10 Cities for Renters to Watch in 2024 based on the region's affordable cost of living and job opportunities.

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KANSAS CITY'S 1ST WORLD CUP | JUNE 2026



Kansas City has been selected as one of the 16 host cities for the 2026 FIFA World Cup, which will be jointly held across the United States, Canada, and Mexico – hosting at GEHA Field at Arrowhead Stadium. The World Cup is expected to bring significant economic benefits to the region, with projections of over \$650 million in direct economic impact and hundreds of thousands of visitors. Kansas City is branding itself as the “Soccer Capital of America®,” leveraging its rich soccer heritage and strong local support for the sport.



META, GOOGLE & PANASONIC EXPAND IN KANSAS CITY

- **Meta's** data center at Golden Plains Technology Park is a state-of-the-art hyperscale facility located in Kansas City's Northland. The project represents a \$1 billion investment and became fully operational in August 2025. The project created significant economic benefits, employing 1,500 construction workers and supporting over 100 full-time operational jobs. Meta has also contributed over \$1 million to local schools and nonprofits, funding initiatives such as teacher pay raises and a community career center.
- **Panasonic Energy** has invested \$4 billion to establish a cutting-edge electric vehicle (EV) battery manufacturing facility in De Soto, Kansas. Located on a 300-acre site in Astra Enterprise Park, it is the largest economic development project in KS history. The project is expected to create up to 4,000 direct jobs, an additional 4,000 indirect jobs, and generate \$2.5 billion in annual economic activity for Kansas.
- **Google** announced a \$1 billion investment to build a new data center in Kansas City's Northland. The project includes a partnership with Evergy to carbon-free energy to the grid. The data center is expected to create approximately 1,300 jobs, including construction and operational roles.

#4

J.D. POWER
“BEST AIRPORTS 2025”



At over 1 million square feet and with a \$1.5 billion budget, it is the largest infrastructure project in Kansas City's history. The project created over 6,000 construction jobs and involved more than 240 local firms. In 2024, KCI generated \$6.3 billion in economic output, supporting nearly 40,000 jobs. The terminal includes 40 gates (expandable to 50), a 6,200-space covered parking garage, and a consolidated security checkpoint with 16 lanes.

#1

CUSHMAN WAKEFIELD'S
“EMERGING DATA CENTER
MARKETS IN THE WORLD”

#2

CBRE
“COST-EFFECTIVE TECH
MARKET IN THE U.S.”

KANSAS CITY'S KEY ECONOMIC DRIVERS

The Kansas City area economy is supported by a wide variety of business and is a national leader of several key industries which are integral to regional economic growth:

MAJOR FINANCIAL/BANKING CENTER IN THE MIDWEST

- Global headquarters for American Century Investments, BATS Trading, Commerce Bank, H&R Block, State Street, and UMB Financial
- One of the Midwest's finance hubs, boasting the second highest concentration of financial service jobs in the region
- Low cost of living and above average educational attainment will continue to bode well for financial services
- IRS Processing Center – one of two in the nation

LEADING HUB FOR TRANSPORTATION & LOGISTICS OPERATIONS

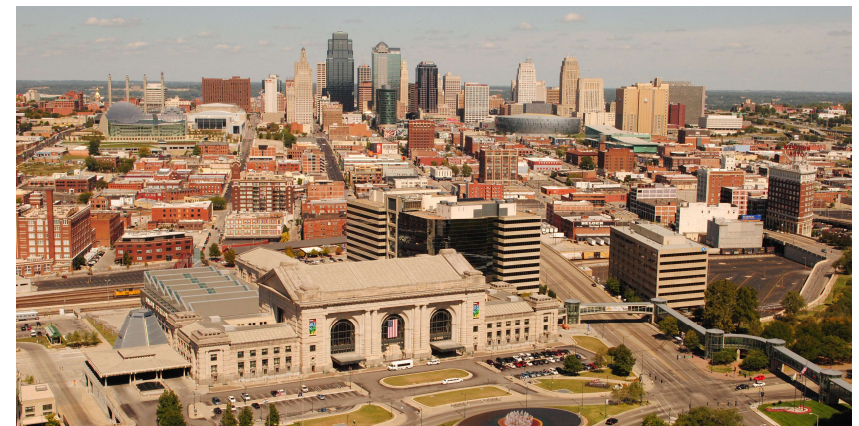
- Largest rail center in the United States by freight volume
- Located at the intersection of four of the nation's major interstate highways
- KC is the most centrally located major US market — making it the focal point of movement + distribution of goods
- Business-friendly Foreign Trade Zone
- Cost efficient product distribution – 85% of the U.S. population can be reached in two days or less
- KC rated as the second least-congested metropolitan areas overall in the U.S. – Tom Tom Traffic Index
- The new KCI Airport was recognized as one of the top airports in the country (#3 J.D. Power) and one of the world's most beautiful airports (Prix Versailles)
- Kansas City's location has attracted eCommerce & distribution companies to create more than 6,000 jobs, invest \$2.2 billion and occupy 13 million square feet

RAPIDLY GROWING TECH INDUSTRY

- Global headquarters for Garmin
- First metro in the nation to receive Google's state-of-the-art fiber network
- One in every 10 workers in KC is employed by the tech industry – with 3,900+ tech companies in the metro ranging from startups to global enterprises
- Increasingly recognized as the most connected city in the United States - #2 Most Cost-Effective Tech Market (CBRE, Scoring Tech Talent)

EXPANDING BIOSCIENCE AND HEALTHCARE SECTOR

- Proven global leader in animal health, drug development, diagnostics, and clinical research
- Strong network of expertise and knowledge for human and animal health companies
- Over 250 biotech companies in the metro employing more than 30,000 people



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OPERATING SUMMARY & PROPERTY PROFORMA

# OF UNITS	UNIT TYPE	UNIT SF	RENT	MONTHLY	ANNUAL	RENT PER SF
4	2-Bed 1-Bath	1,060 (+/-)	\$1,595	\$6,380	\$76,560	\$1.50
4	2-Bed 1-Bath	900 (+/-)	\$1,595	\$6,380	\$76,560	\$1.77
TOTAL/AVG		8	7,840 (+/-)	\$12,760	\$153,120	\$1.63

RENTAL INCOME	PROFORMA	%	PER UNIT
GROSS POTENTIAL RENT (Current)	\$153,120	100.00%	\$19,140
VACANCY/DELINQUENCY	-\$7,656	-5.00%	-\$957
CONCESSION & CREDIT LOSSES	-\$1,531	-1.00%	-\$191
GROSS RENTAL INCOME	\$143,933	94.00%	\$17,992
TOTAL OTHER INCOME + RUBS	\$5,000	3.27%	\$625
TOTAL GROSS INCOME	\$148,933	97.27%	\$18,617

EXPENSE			
REAL ESTATE TAXES	\$9,274	6.23%	\$1,159
INSURANCE	\$6,400	4.30%	\$800
UTILITIES + TRASH	\$8,000	5.37%	\$1,000
MAINTENANCE/REPAIRS	\$6,000	4.03%	\$750
CONTRACT SERVICES	\$2,000	1.34%	\$250
MAKE-READY LABOR	\$800	0.54%	\$100
GENERAL/ADMINISTRATIVE	\$600	0.40%	\$75
MANAGEMENT FEE	\$13,404	9.00%	\$1,675
REPLACEMENT RESERVES	\$2,000	1.34%	\$250
TOTAL EXPENSES	\$48,478	32.55%	\$6,060
NET OPERATING INCOME	\$100,455	67.45%	\$12,557

OPERATING NOTES

REPRESENTS PROPERTY PROFORMA BASED ON CURRENT CONDITION/METRICS

THIS ASSET IS PART OF AN ADJACENT PORTFOLIO AND LACKS SEPARATELY ITEMIZED FINANCIALS. THE 2025 FIRE CREATED AN OPPORTUNITY TO REHABILITATE THE BUILDING AND PARTITION IT FROM THE LARGER HOLDING.

- **GROSS POTENTIAL RENT**
 - Current Average Rents of \$1,595
 - Building 100% Occupied – August 2026
- **VACANCY & CREDIT LOSSES**
 - Adjusted to Market Average – 5%
 - West Plaza neighborhood is a premiere rental market in the Kansas City Metropolitan
- **REAL ESTATE TAXES**
 - Based on 2025 Tax Bill
- **INSURANCE**
 - Adjusted to new policy rates based on comparable assets
- **MANAGEMENT**
 - Adjusted to Market Average – 9.00%
- **REPLACEMENT RESERVES**
 - Added \$250/unit to account for capital expenditures



A large, multi-story brick building with a prominent chimney, surrounded by trees and a driveway. The building has a rustic, log-cabin style with exposed wooden beams and a wide porch. A large, leafy tree is in the foreground, partially obscuring the view. A driveway leads to the building, and a small car is parked nearby. The overall scene is a peaceful, wooded residential area.

A

1610 W. 38th St, KCMO 64111

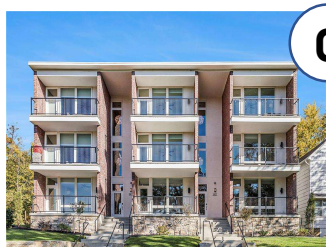
# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
6	\$910,000	\$151,667	June-25



B

4403-4407 Holly St, KCMO 64111

# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
8	\$1,350,000	\$168,750	Mar-25



C

3933 Kenwood Ave, KCMO 64110

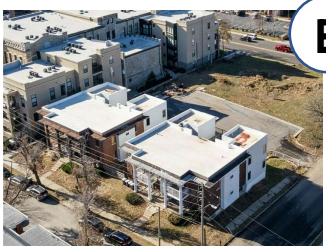
# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
9	\$2,800,000	\$311,111	Dec-25



D

5047 Wyandotte St, KCMO 64111

# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
12	\$1,900,000	\$158,333	Dec-24

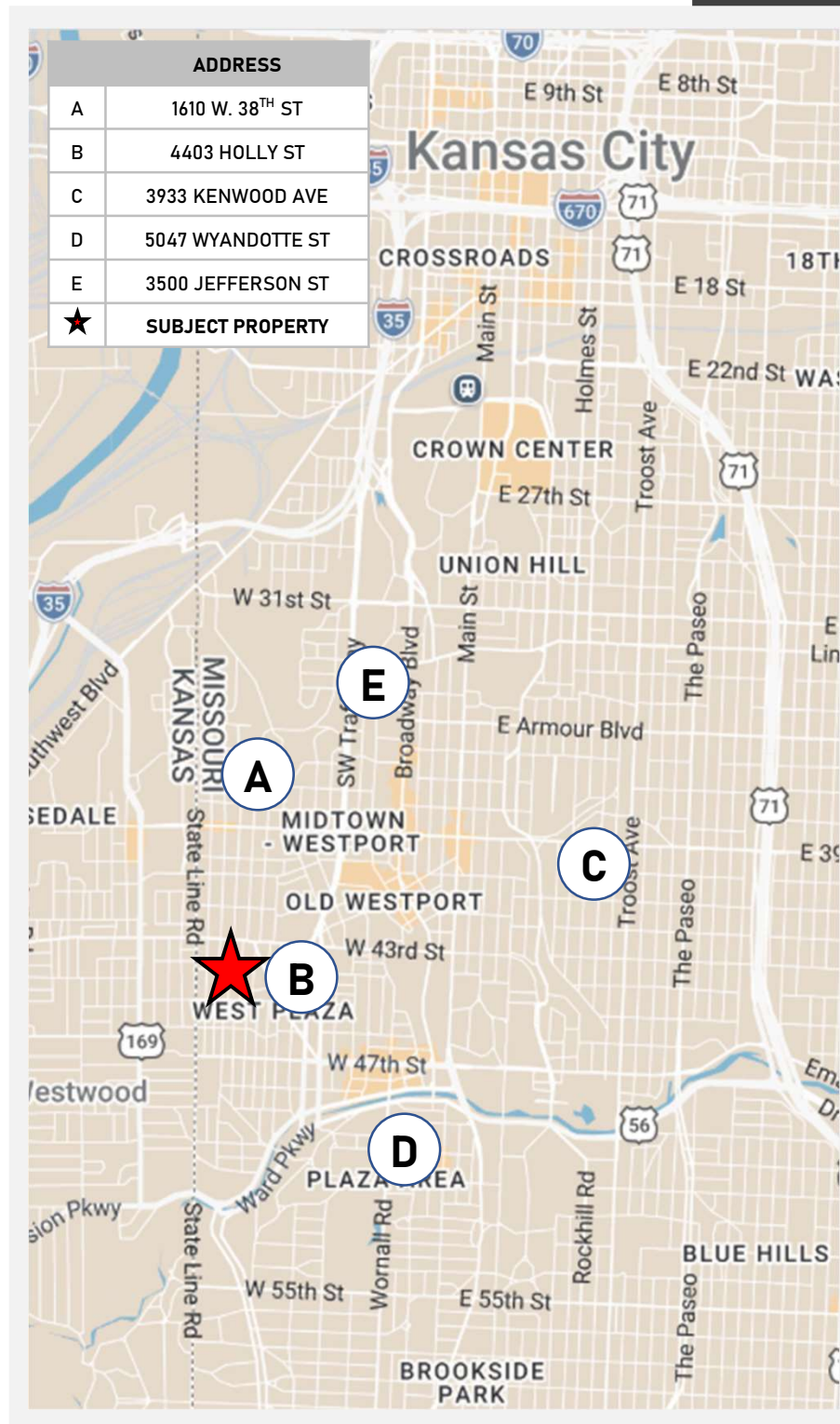


E

3500 Jefferson St, KCMO 64111

# OF UNITS	LIST PRICE	PRICE PER UNIT	SALE DATE
8	\$1,400,000	\$175,000	Pending

ADDRESS	
A	1610 W. 38 TH ST
B	4403 HOLLY ST
C	3933 KENWOOD AVE
D	5047 WYANDOTTE ST
E	3500 JEFFERSON ST
	SUBJECT PROPERTY



SOURCES OF INFORMATION

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- The Jackson County Assessor's Office and online databases
- The City of Kansas City, Missouri & Chamber of Commerce
- Loopnet, CoStar, Crexi and Multiple Listing Services (MLS)
- Market participants and property managers familiar with the area
- Public records, surveys and appraisals
- Kansas City Area Development Council

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