

OXFORD COMMONS

12407 E 43RD ST S
INDEPENDENCE, MO 64055

PEAK
Real Estate Partners

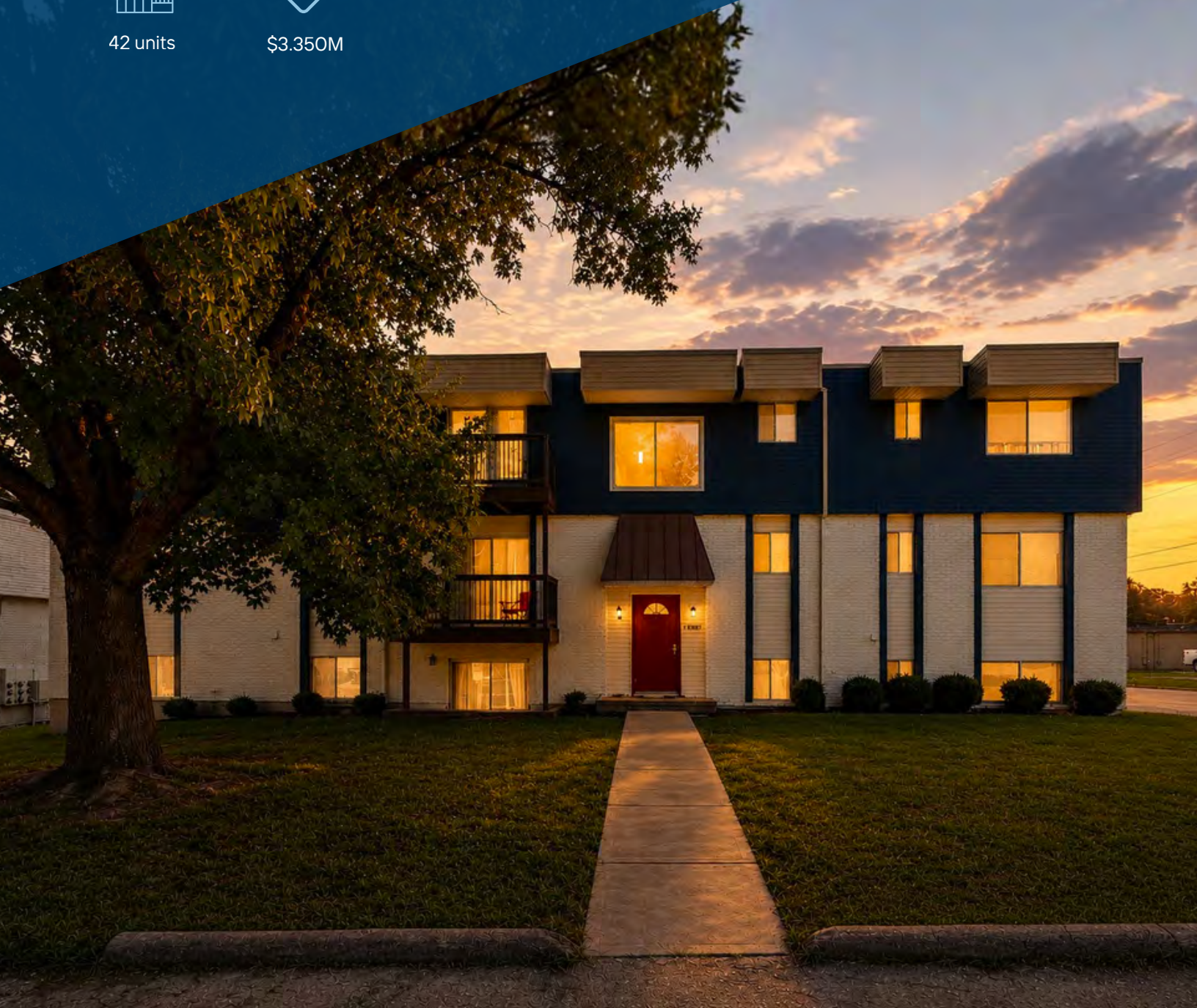
APARTMENT COMPLEX **FOR SALE**



42 units



\$3.350M



NICK AMBROSIO
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PROPERTY HIGHLIGHTS:

- 42 unit apartment complex located right off 40 Highway
- Assumable debt (Freddie / \$2.16m LB / 3.25% fixed / March 2028)
- Mix of 28 (2BR x 1.5BA) 12 (1BR x 1BA) and 2 (studio)
- 31/42 units have received renovation (9 fully renovated)
- Great value add potential in strong, work force housing community

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EXECUTIVE SUMMARY:

Oxford Commons is a 42 unit apartment complex in located in Independence, MO. It features 28 – 2BR x 1.5BA units, 12 – 1BR x 1BA units, and 2 studios and is near several highways, making it a great destination for work force housing. Throughout the current ownership, they have replaced two roofs (2022) and four plumbing stacks. Windows and sliders have also been replaced as needed; electrical wiring is copper. The property features two laundry facilities (machines owned by Jetz). Roughly 75% of the units have received renovations with only 9 receiving full scale renovations. This leaves a ton of value add potential for the next owner to keep pushing rents and provide housing in a highly respected pocket of Independence. Last but not least, there is an assumable loan in place. It's a Freddie Mac loan with a \$2.16m loan balance, 3.25% fixed rate and doesn't mature until March of 2028.

UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT AVERAGE RENT	AVERAGE ADDITIONAL FEE
2 BED / 1.5 BATH	28	800 SF	\$922.00	\$112.50/MO
1 BED / 1 BATH	12	700 SF	\$786.00	\$112.50/MO
STUDIOS	2	500 SF	\$775.00	\$112.50/MO

PROPERTY AMENITIES

- Majority spacious 2BR 1.5BA units
- Clean laundry facilities in basement
- Unmatched highway access
- Close proximity to major employers
- Covered off-street parking for all tenants

WHERE TO ADD VALUE

- Renovate remaining units and push rents closer to market through stronger management and leasing
- Add 2 more studios in basements that don't have laundry facilities
- Potential to lease several units on Furnished Finders, a popular strategy for local owners

NOTABLE ADVANTAGES

- One owner in last 9 years
- Two roofs completely replaced in 2022
- Tons of major cap ex already completed
- Strong tenant demand

OBSTACLES:

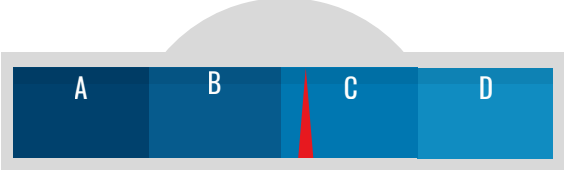
- Current management has done a poor job of leasing units out at market rates. It will take a new owner 12-18 months to get all units up to market.



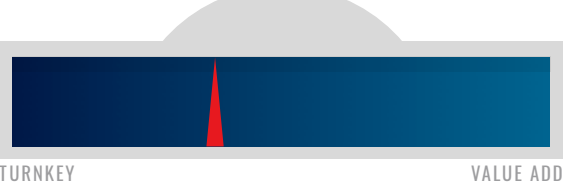
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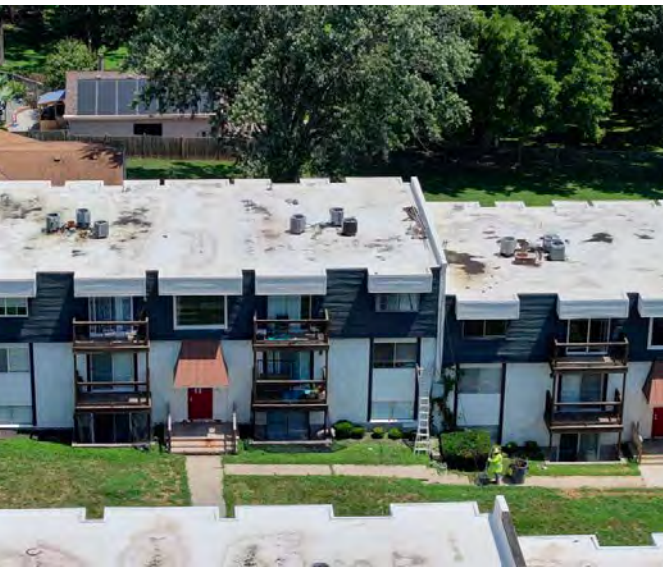
LOCATION



CONDITION



STABILIZATION



ADDRESS	12407 E 43 RD STREET INDEPENDENCE, MO 64055
SQUARE FEET	34,950 SF
SITE ACRES	1.49 AC
BUILDINGS	FOUR
YEAR BUILT	1969
OCCUPANCY	95%
PARKING	COVERED, OFF-STREET
ROOF	TPO
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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UNIT 1 | 12407 E 43RD ST S, INDEPENDENCE, MO 64055

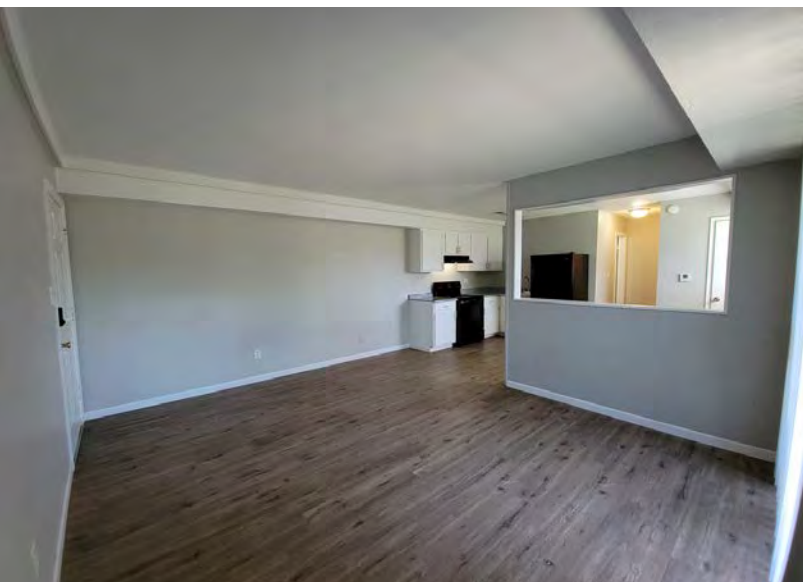
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UNIT 3 | 12407 E 43RD ST S, INDEPENDENCE, MO 64055

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UNIT 4 | 12407 E 43RD ST S, INDEPENDENCE, MO 64055

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RETAIL MAP

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TOP EMPLOYMENT DRIVERS:

Independence School District, Centerpoint Medical Center, Olin Winchester, GEHA



EDUCATION & CULTURAL DRIVERS:

Harry S. Truman Presidential Library Museum Kauffman & Arrowhead Stadium, Cable Dahmer Arena, Bass Pro Shop

DEMOGRAPHICS

OXFORD COMMONS | 12407 E 43RD ST S | INDEPENDENCE, MO 64055

2026 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2026)	9,001	70,091	157,077
Estimated Households (2026)	3,848	30,222	67,552
Estimated Average Household Income (2026)	\$82,357	\$86,284	\$86,597
Estimated Median Household Income (2026)	\$66,495	\$68,001	\$67,936
Average Household Size	2.3	2.3	2.3
Housing Units Owner-Occupied	2,762 71.8%	19,544 64.7%	40,824 60.4%
Housing Units Renter-Occupied	1,086 28.2%	10,679 35.3%	26,728 39.6%
Median Age	39.8	40.4	40.1



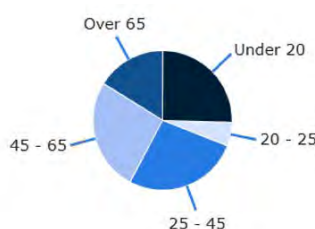
HOUSEHOLD INCOME

\$61.6K **\$79.2K** **29% ↑**
MEDIAN INCOME 2029 ESTIMATE GROWTH RATE



AGE DEMOGRAPHICS

39 **43** **10% ↑**
MEDIAN AGE 2029 ESTIMATE GROWTH RATE



HOUSING OCCUPANCY RATIO

9:1
12:1 PREDICTED BY 2029
Occupied Vacant

RENTER TO HOMEOWNER RATIO

1:2
1:2 PREDICTED BY 2029
Renters Homeowner

EDUCATION ATTAINMENT

5.6%
SOME HIGH SCHOOL

5.6%
HIGHSCHOOL GRADUATE

23.2%
SOME COLLEGE

24.0%
COLLEGE DEGREE +
(BACHELOR OR HIGHER)

DAYTIME DEMOGRAPHICS

2,103
TOTAL BUSINESSES

17,082
TOTAL EMPLOYEES

39,855
ADJ. DAYTIME DEMOGRAPHICS AGE
16 YEARS OR OVER

OCCUPATION

57.9%
WHITE COLLAR

42.1%
BLUE COLLAR

17.0%
SERVICE

MARKET OVERVIEW

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INDEPENDENCE/BLE SPRINGS SUBMARKET:

Located in eastern Independence, Oxford Commons offers a well-positioned multifamily investment opportunity within a stable residential corridor. Surrounded by established neighborhoods, retail amenities, and everyday services, the property benefits from consistent rental demand and convenient access to I-70, I-470, and major employment centers throughout eastern Jackson County.



EDUCATION

The property is served by the Blue Springs School District and is located near Metropolitan Community College – Blue River. Nearby educational institutions contribute to a steady renter pool of students, faculty, and local families.



LIVABILITY & URBAN LIFESTYLE

Residents enjoy convenient access to shopping, dining, and entertainment at Independence Center, as well as nearby parks, trails, and recreational amenities. The property's location provides easy connectivity to Blue Springs, Lee's Summit, and Downtown Independence while maintaining the affordability and convenience that attract long-term renters.



EMPLOYMENT & ECONOMY

Oxford Commons is located near several of the area's largest employers, including Centerpoint Medical Center, Blue Springs School District, Independence School District, and major industrial and logistics employers along the I-70 corridor. The area's diverse employment base and strong regional connectivity support stable demand for multifamily housing from healthcare workers, educators, and professionals throughout eastern Jackson County.

AGENT BIOS

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NICK AMBROSIO

SENIOR VICE PRESIDENT

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(913) 439-9332

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 27, 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 27, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as Oxford Commons (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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