

HOLMESBROOK TOWNHOMES

9730 LOCUST STREET
KANSAS CITY, MO 64131

PEAK
Real Estate Partners

APARTMENT COMPLEX **FOR SALE**




28 units



\$4.25M




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PROPERTY HIGHLIGHTS:

- 28-unit townhome style apartment complex
- Large, recently renovated, 2x1.5 units
- Located in quaint neighborhood close to schools
- Quick highway access to several major employers in Kansas City
- 23/28 units have received renovations, leaving some value-add for next investor
- 10 units are on LURA (expires 2032) although impact on rent received is minimal
- All units have W/D hookups in basement

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EXECUTIVE SUMMARY:

The Holmesbrook Townhomes is a 28-unit townhome style community located in the Willow Creek neighborhood of Kansas City, MO. The property has seen over \$350,000 in capital improvements throughout the duration of ownership (2022-present) and has received renovations in 23 out of the 28 units. Vast majority of the water heaters and HVAC have been replaced within the last four years leaving only five units in classic condition. This leaves investors with a small value add play to renovate the remaining units and bring rent up to market across the board. The property does have a LURA in place, lasting until 2032, but only 10 of the units are affected by it. However, 4/10 are labeled as "Low Income" which 2026 rent cap is higher than current market rent. 6/10 units are labeled as "Very Low Income" which 2026 rent cap is lower than current market rent.

The LURA is administered by Phoenix Revitalization Corp under the FDIC Affordable Housing Disposition Program -- it is not LIHTC and has no involvement from MHDC or KHRC. Compliance consists of straightforward annual income verification coordinated directly between Phoenix and the property manager. It is a fraction of the administrative lift associated with traditional affordable housing programs, and Phoenix's staff actively assists owners through the process.

UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT AVERAGE RENT	MARKET RENT
1 BED / 1.5 BATH	1	990 SF	\$1,270	\$1,285
2 BED / 1.5 BATH	17	990 SF	\$1,396	\$1,455
2 BED / 1.5 BATH LI	4	990 SF	\$1,360	\$1,455
2 BED / 1.5 BATH VLI	6	990 SF	\$1,146	\$1,254



PROPERTY AMENITIES

- Spacious majority 2 bed / 1.5 bath units
- Units are equipped with new appliances, LVP flooring, and private patios
- Access to major employers located throughout Jackson and Johnson County
- W/D hookups in all units
- Extra storage available in each basement
- Off-street parking for all tenants

WHERE TO ADD VALUE

- Renovate last 5 units to achieve rental premium
- Push existing rents to market
- Potential to add third bedroom into basement

NOTABLE ADVANTAGES

- Great access to local schools and major employers
- Located in quaint, safe, neighborhood
- Proximity to Leawood and Johnson County
- Spacious units that cater to workforce housing families

OBSTACLES:

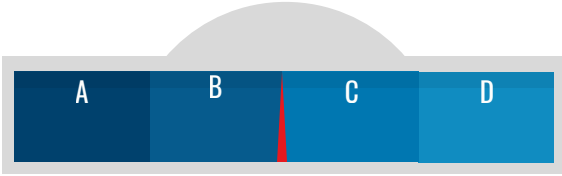
- Current LURA in place until 2032 affecting 10/28 units. However, additional fees to operate are minimal and current rent limits are higher than market rent on 4/10 units. 6/10 units will be restricted, although the limit is moving closer to market rent every single year.



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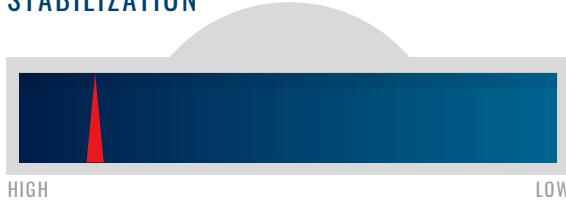
LOCATION



CONDITION



STABILIZATION



ADDRESS	9730-9768 LOCUST ST KANSAS CITY, MO 64131
SQUARE FEET	27,720 SF
SITE ACRES	1.96 ACRES
BUILDINGS	FOUR
YEAR BUILT	1984
OCCUPANCY (AS OF 04/30/2026)	93%
PARKING	ON-STREET PARKING
ROOF	ASPHALT SHINGLE
WATER SEWER	TENANT PAYS
ELECTRIC	TENANT PAYS
GAS	TENANT PAYS
HVAC	CENTRAL HEATING AND COOLING
LAUNDRY	W/D HOOKUPS IN BASEMENT
TRASH	TENANT PAYS \$15/MONTH



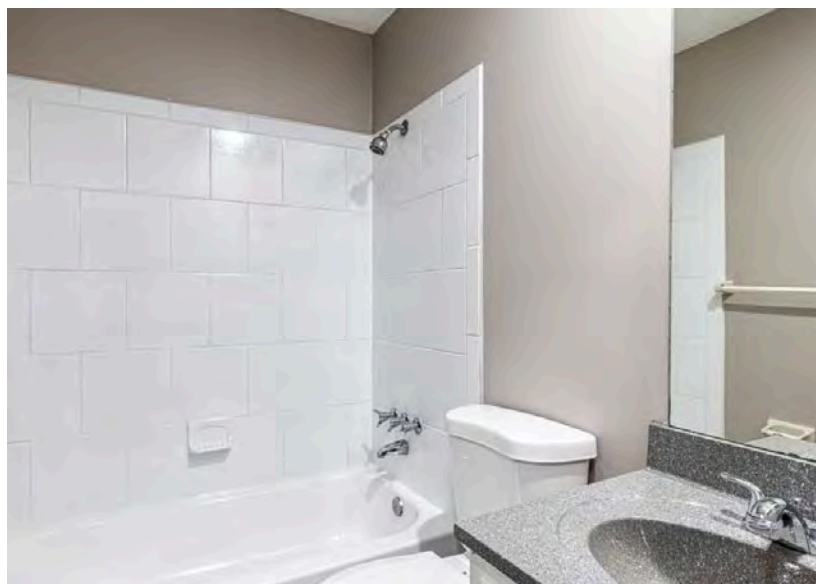
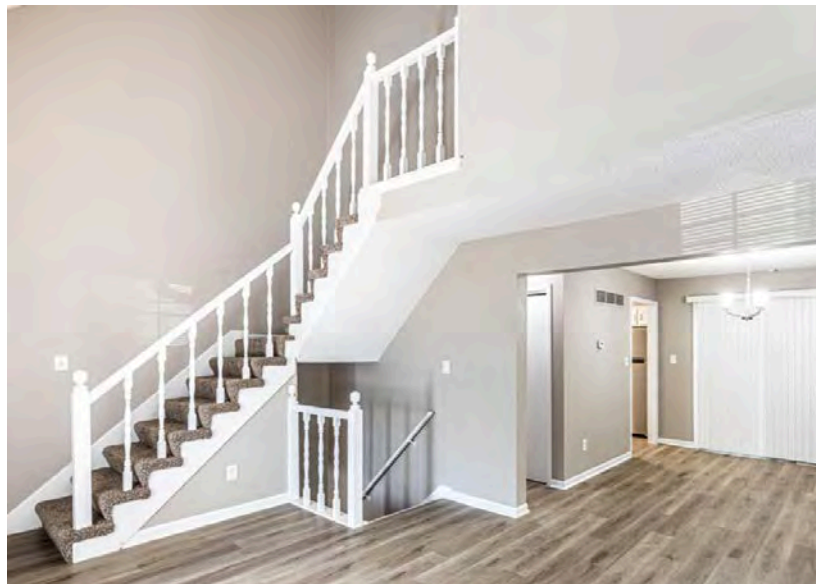
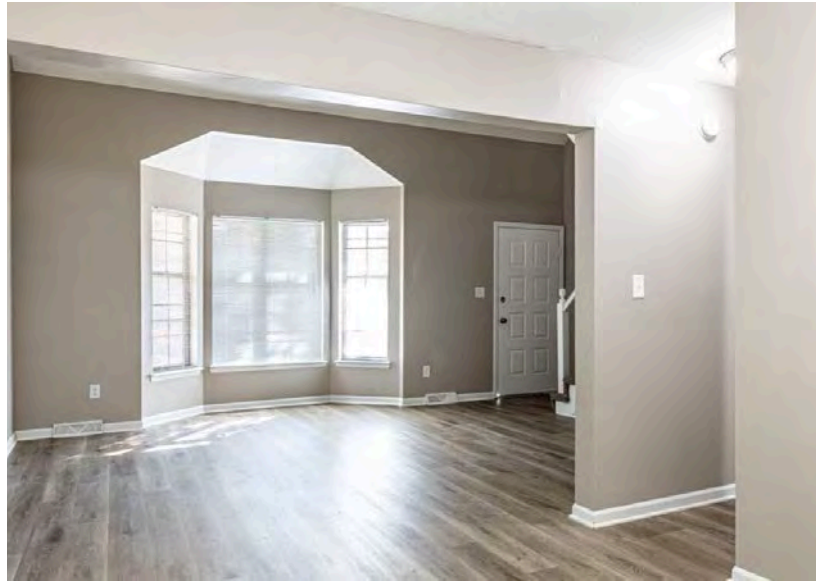
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RETAIL MAP

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TOP EMPLOYMENT DRIVERS:

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

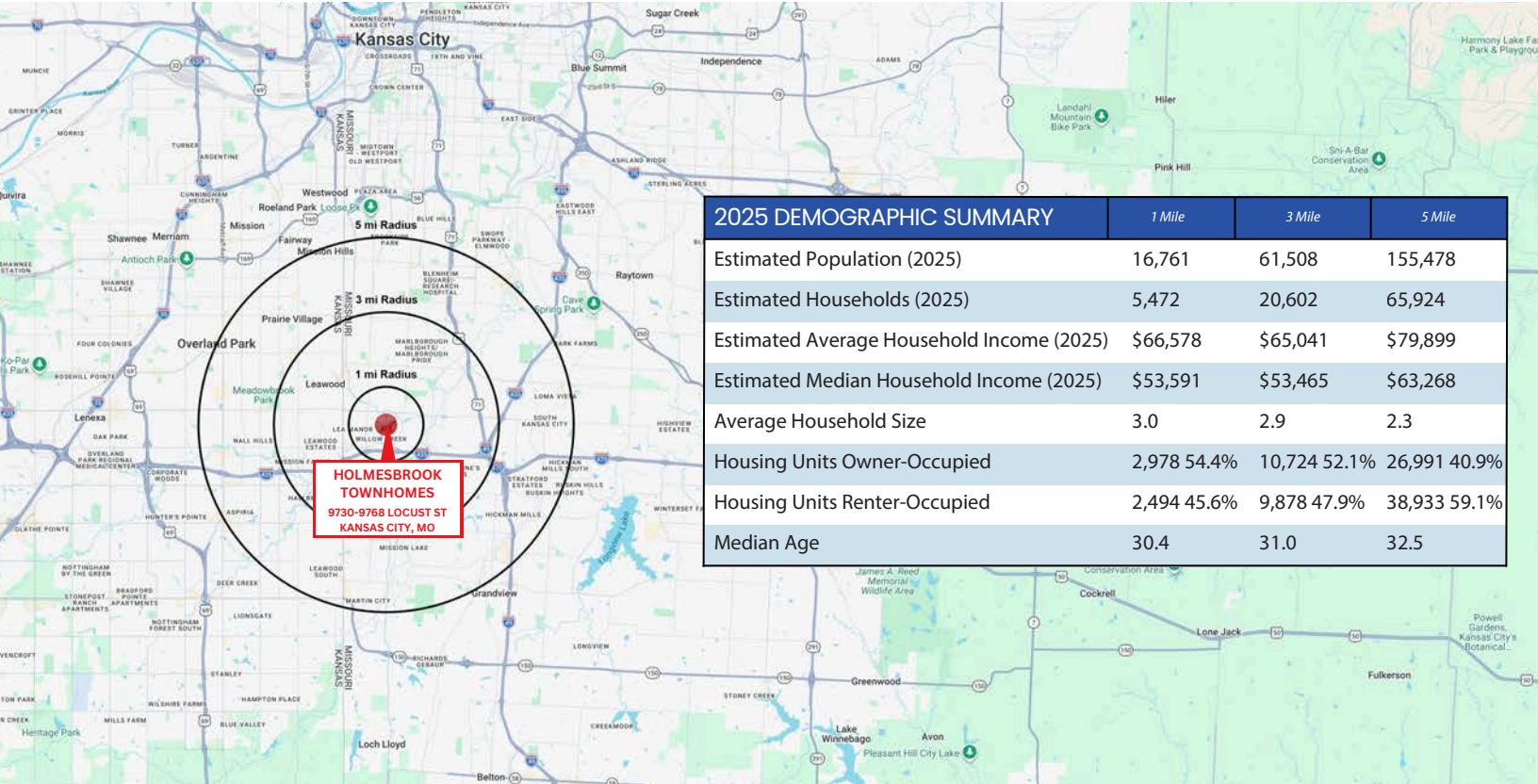


EDUCATION & CULTURAL DRIVERS:

Kansas City Zoo and Aquarium, Oakwood Country Club, Kauffman & Arrowhead Stadium

DEMOGRAPHICS

HOLMESBROOK TOWNHOMES | 9730 LOCUST ST, KANSAS CITY, MO 64131



2025 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	16,761	61,508	155,478
Estimated Households (2025)	5,472	20,602	65,924
Estimated Average Household Income (2025)	\$66,578	\$65,041	\$79,899
Estimated Median Household Income (2025)	\$53,591	\$53,465	\$63,268
Average Household Size	3.0	2.9	2.3
Housing Units Owner-Occupied	2,978 54.4%	10,724 52.1%	26,991 40.9%
Housing Units Renter-Occupied	2,494 45.6%	9,878 47.9%	38,933 59.1%
Median Age	30.4	31.0	32.5

HOUSEHOLD INCOME

\$59.2K **\$56K** **5% ↓**
 MEDIAN INCOME 2029 ESTIMATE GROWTH RATE



AGE DEMOGRAPHICS

33 **33** **2% ↑**
 MEDIAN AGE 2029 ESTIMATE GROWTH RATE



HOUSING OCCUPANCY RATIO

6:1
 6:1 PREDICTED BY 2029
 Occupied Vacant

RENTER TO HOMEOWNER RATIO

1:1
 1:1 PREDICTED BY 2029
 Renters Homeowner

EDUCATION ATTAINMENT

8.5% SOME HIGH SCHOOL
27.1% HIGHSCHOOL GRADUATE
19.4% SOME COLLEGE
29.7% COLLEGE DEGREE + (BACHELOR OR HIGHER)

DAYTIME DEMOGRAPHICS

9,768 TOTAL BUSINESSES
154,720 TOTAL EMPLOYEES
197,906 ADJ. DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER

OCCUPATION

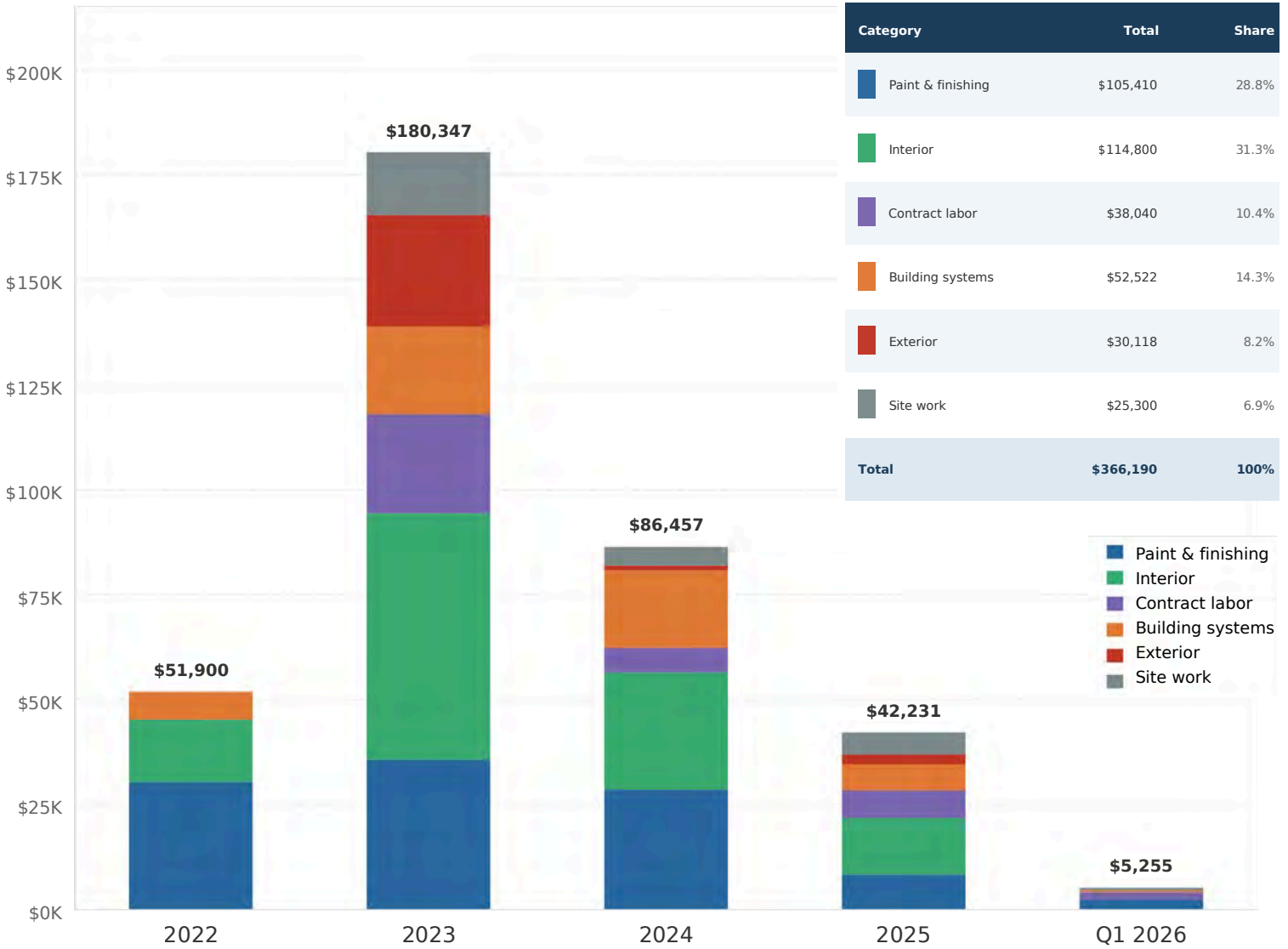
56.2% WHITE COLLAR
43.8% BLUE COLLAR
16.8% SERVICE

CAPEX VISUAL

HOLMESBROOK TOWNHOMES | 9730 LOCUST ST, KANSAS CITY, MO 64131

CapitalInvestmentSummary • 2022 - Q12026 • 30 Units • Overland Park, KS

TotalInvested



RENOVATION UNIT STATUS

HOLMESBROOK TOWNHOMES | 9730 LOCUST ST, KANSAS CITY, MO 64131

Unit-by-Unit Renovation & Mechanical Status • 28 Units • 9730-9768 Locust St, Kansas City, MO

19 units

Full remodel

3 units

Selective update

1 unit

Partial remodel

5 units

Classic / original

18 of 28

New water heaters

24 of 28

New furnaces

25 of 28

New AC units

Full Remodel

Selective Update

Partial Remodel

Classic

Water Heater / Furnace / AC: N = New O = Original 2018 = Year installed -- = Not recorded

Unit	Renovation Level	Water Heater	Furnace	AC	Notes
9730	Classic	--	--	--	
9732	Full Remodel	New	New	New	
9734	Full Remodel	Original	New	New	
9736	Full Remodel	New	New	New	
9738	Full Remodel	Original	New	New	
9740	Full Remodel	Original	New	New	
9741	Full Remodel	New	Original	New	Trim not painted
9742	Full Remodel	New	New	New	Finished basement
9743	Classic	Original	New	New	
9744	Classic	Original	New	New	
9745	Full Remodel	Original	New	New	
9746	Full Remodel	New	New	New	
9747	Full Remodel	New	New	New	
9748	Full Remodel	New	New	New	
9749	Classic	2018	New	New	
9750	Full Remodel	New	New	New	Trim not painted
9751	Partial Remodel	New	New	New	Walls not painted
9752	Full Remodel	New	New	New	Trim not painted
9753	Classic	New	New	New	Hoarder unit
9754	Full Remodel	New	New	New	
9755	Full Remodel	New	New	New	
9756	Full Remodel	New	New	New	
9758	Full Remodel	New	New	New	
9760	Full Remodel	New	New	New	
9762	Selective Update	New	Original	Original	New floors, paint, resurface
9764	Full Remodel	Original	New	New	
9766	Selective Update	New	Original	Original	New floors
9768	Selective Update	Original	New	New	New floors, painted cabinets, SS appliances

Source: Peak Real Estate Partners site walkthrough, April 2026. All mechanical statuses are as-observed; verify with property records prior to closing.

MARKET OVERVIEW

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SOUTH KANSAS CITY / WILLOW CREEK SUBMARKET

Located in South Kansas City, Holmesbrook Townhomes offers a well-positioned multifamily investment opportunity within an established residential corridor. The surrounding area is primarily composed of townhomes, garden-style apartments, and single-family housing, supporting consistent rental demand driven by affordability and accessibility. Proximity to major highways and employment centers enhances long-term occupancy and stable cash flow.



EDUCATION

Holmesbrook Townhomes is situated within reach of several elementary, middle and high schools in the Center 58 School District. The presence of these institutions contributes to a steady renter pool of students, their families, faculty and staff, while also reinforcing long-term housing demand in the area.



LIVABILITY & URBAN LIFESTYLE

The property benefits from convenient access to everyday retail, dining, and neighborhood services throughout South Kansas City. Residents are a short drive from major lifestyle destinations such as Town Center Plaza, offering a wide range of shopping, dining, and entertainment options. While the immediate area is more car-dependent, its accessibility via Interstate 435 and US-71 allows for efficient connectivity across the metro.



EMPLOYMENT & ECONOMY

The Kansas City economy is supported by a diverse mix of industries, including healthcare, logistics, finance, and advanced manufacturing. Major employers such as Cerner Corporation (Oracle Health), Saint Luke's Health System, and HCA Midwest Health provide a stable employment base. Proximity to these employment hubs, along with access to Downtown and South Kansas City job centers, supports strong and consistent demand for workforce housing.

AGENT BIOS

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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.



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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APARTMENT COMPLEX **FOR SALE**



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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 May 1, 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 May 1, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as Holmesbrook Townhomes (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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