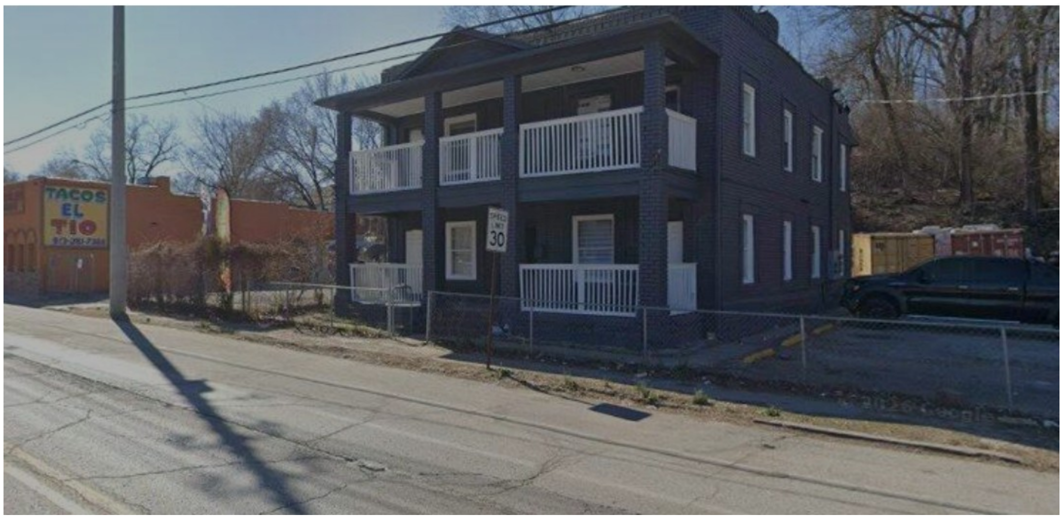
ALL REALTY LLC

Commercial & Residential Real Estate

CONFIDENTIAL OFFERING MEMORANDUM

Two-Property Kansas City, KS Investment Portfolio



84 N 10th St, Kansas City, KS 66102 — Fourplex

COMBINED PORTFOLIO ASKING PRICE	**$440,000**

Prepared By

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Executive Summary

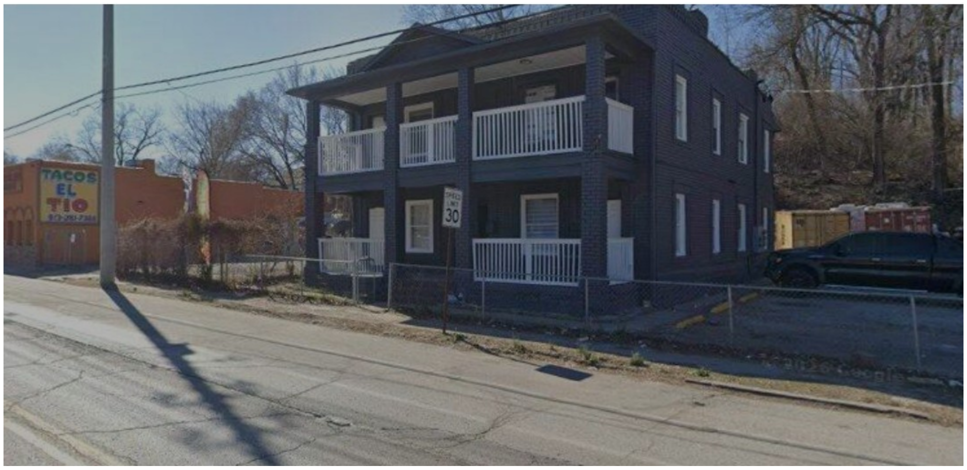
All Realty LLC is pleased to present a two-property Kansas City, Kansas investment portfolio offered together as a single acquisition: an income-producing fourplex at 84 N 10th St and an adjacent-market vacant residential lot at 16 S 22nd St. Both properties trace to a common ownership group sharing the same Jonestown, TX mailing address, and are being marketed together to give a single buyer both immediate cash flow and a land-banking or future development component in one transaction.

The portfolio combines a stabilized short-term/long-term hybrid rental asset with a low-basis vacant residential parcel, offering investors a blended entry point into the Kansas City, KS rental and infill housing market.

Portfolio Snapshot

Combined Asking Price	**$440,000**
Property 1	84 N 10th St — Fourplex — $425,000
Property 2	16 S 22nd St — Vacant Residential Lot — $15,000
Ownership	Common ownership group (SAM LLC / Fortis Building Company Inc — shared Jonestown, TX mailing address)
Investment Thesis	Dual-property portfolio play: stabilized rental income + adjacent land-banking / assemblage upside

Property 1: 84 N 10th St — Fourplex



Property Details

Address	84 N 10th St, Kansas City, KS 66102
Property Type	Residential — Fourplex (4 units)
Unit Mix	4 units, each 2 Bed / 1 Bath
Total Bed / Bath Count	8 Beds / 4 Baths
Total Building Size	3,456 SF
Lot Size	0.21 Acres (~9,148 SF)
Year Built	*[Year built — to be confirmed from appraiser Property Record Card]*
Legal Description	Ford & Roots Add, S9, T11, R25, Acres 0.21, B3 L4 to L6
Parcel ID / Property ID	093857 / 105-062-09-0-40-20-031.00-0
Neighborhood / Taxing Unit	172 / Kansas City - 010
Current Owner of Record	SAM LLC
Last Recorded Deed	Book/Page 2022R-14337
Asking Price	**$425,000**

Unit & Income Overview

- Top 2 units (2nd floor, balcony access): Restricted to short-term/Airbnb use only
- Bottom 2 units (street level): Long-term rental, currently leased at $1,200/month each

Unit	Use	Monthly Income	Annual Income
Unit 1 (Top)	Airbnb / STR	*[TBD]*	*[TBD]*

Unit	Use	Monthly Income	Annual Income
Unit 2 (Top)	Airbnb / STR	*[TBD]*	*[TBD]*
Unit 3 (Bottom)	Long-Term Rental	$1,200	$14,400
Unit 4 (Bottom)	Long-Term Rental	$1,200	$14,400
Subtotal — Long-Term Units		**$2,400**	**$28,800**
Subtotal — STR Units		*[TBD]*	*[TBD]*
Total Gross Income (Est.)		*[Pending STR data]*	*[Pending STR data]*

Note: Long-term rental income reflects current in-place leases at $1,200/month per unit. Short-term rental (Airbnb) income for the top two units is pending confirmation of trailing 12-month platform data or a market-comp based projection; figures in blue are editable placeholders to be finalized before distribution to prospective buyers.

Property 2: 16 S 22nd St — Vacant Residential Lot

Property Details

Address	16 S 22nd St, Kansas City, KS 66102
Property Type	Vacant Residential Lot
Best Use	Residential (highest and best use)
Lot Size	0.3 Acres (~13,068 SF)
Legal Description	Clifton Hills & 0590 & 0591, S8, T11, R8, Acres 0.3, B6 L31 to L34
Parcel ID / Property ID	059025 / 105-063-08-0-40-23-017.00-0
Neighborhood / Taxing Unit	180 / Kansas City - 010
Current Owner of Record	Fortis Building Company Inc
Last Recorded Deed	Book/Page 2025R-02093
Utilities to Site	*[TBD — confirm with UG utility records]*
Zoning Classification	*[TBD — confirm with UG Urban Planning & Land Use]*
Asking Price	**$15,000**

Investment Notes

- Low-basis vacant residential parcel suited to land-banking, future infill construction, or assemblage with adjoining lots.
- Zoned for residential highest-and-best-use per county appraisal records.
- Sold in conjunction with 84 N 10th St under common ownership, offering a buyer both stabilized income and a longer-horizon land position in a single close.

Combined Portfolio Financial Summary

Property	Asking Price	% of Portfolio
84 N 10th St (Fourplex)	$425,000	96.6%
16 S 22nd St (Vacant Lot)	$15,000	3.4%
Combined Portfolio	**$440,000**	**100%**

Return Metrics

Confirmed Annual Income (LTR units only)	$28,800
Estimated STR Income (top 2 units)	*[Pending trailing-12-month data or comp-based projection]*
Gross Cap Rate (LTR income only, on $440,000)	6.5% (partial — excludes STR income)
Stabilized Cap Rate (full portfolio)	*[To be calculated once STR income is confirmed]*

The cap rate above reflects only the confirmed long-term rental income from the bottom two units and excludes Airbnb revenue from the top two units, which has not yet been provided. A full stabilized return will be meaningfully higher once short-term rental income is incorporated.

Ownership Structure & Disclosures

Property records identify 84 N 10th St as held by SAM LLC and 16 S 22nd St as held by Fortis Building Company Inc. Both entities share the same mailing address (7605 Lantern View Dr, Jonestown, TX 78645), indicating common ownership or principal control, though they are distinct legal entities. Prospective buyers should confirm the relationship between the two entities and structure the transaction (e.g., simultaneous close, single purchase agreement with two sellers, or separate closings) accordingly with legal counsel.

- Buyer and buyer's counsel should independently verify zoning, utility availability, and title for both parcels prior to close.
- Short-term rental use restriction on the top two units at 84 N 10th St should be confirmed against current Kansas City, KS STR licensing and any HOA/deed restrictions.
- All financial figures shown in blue italics are placeholders pending seller-provided documentation and should be independently verified.

Contact

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