

WESTPORT PLAZA APARTMENTS

4030-4038 CLARK AVE
KANSAS CITY, MO 64111

PEAK
Real Estate Partners

APARTMENT COMPLEX **FOR SALE**



21 units



\$2.425M



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PROPERTY HIGHLIGHTS:

- 21 unit apartment complex just one block West of SW Trafficway
- Mix of 19 (1BR x 1 BA) and 2 (2BR x 1 BA)
- 75% of units renovated
- Unbeatable Midtown location, close to KU Med, Westport and Country Club Plaza
- Well maintained asset with off-street parking and pool

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EXECUTIVE SUMMARY:

The Westport Plaza Apartments is a 21-unit apartment complex located in Midtown, Kansas City, MO. The property has a highly desirable location, sandwiched between KU Med (0.8 miles away), the Country Club Plaza (1.3 miles away) and the heart of Westport (0.5 miles away). This location leads to a pool of renters who are looking to be in the center of everything that Kansas City has to offer. Ownership has renovated roughly 75% of units since they originally purchased the property back in 2017. HVAC systems have been replaced as needed. The roof received a full reseal back in 2024 (transferable warranty) and the pool has been regularly maintained throughout ownership. Westport Plaza leaves a new owner great potential by renovating the remaining units, pushing rents through more aggressive marketing and leasing efforts, and continue to watch rents climb in one of the most desirable neighborhoods for renters in Kansas City.

UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT AVERAGE RENT	RUBS
1 BED / 1 BATH	19	700 SF	\$990/MO	\$45/MO
2 BED / 1 BATH	2	850 SF	\$1,240/MO	\$45/MO

PROPERTY AMENITIES

- Beautifully renovated 1 bedroom and 2 bedroom units
- Clean laundry facilities in basement
- Well maintained pool
- Close proximity to all of KC's major entertainment districts
- Nearby employment hubs like KU Med and Hospital Hill
- Off-street parking for all tenants

WHERE TO ADD VALUE

- Renovate remaining units and push rents closer to market (\$1250/mo for 1x1 and \$1400/mo for 2x1).
- Potential to Airbnb a couple of units, capitalizing on the great location
- Potential to lease several units on Furnished Finders, for short term tenants who may be working at KU Med or other nearby hospitals for a short period of time.

NOTABLE ADVANTAGES

- One owner in last 10 years
- Complete roof resurfacing in 2024 (transferable warranty)
- Charming units with exterior pool
- Great Midtown location

OBSTACLES:

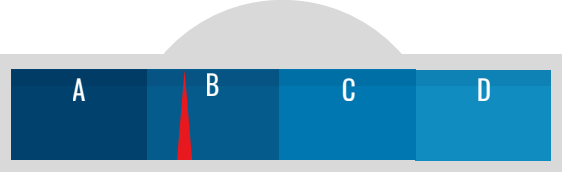
- There will be some legacy tenants who are paying a significantly lower rate than market. Pushing all tenants to market rate will take time and patience, but could be achievable in first 12-18 months of ownership.



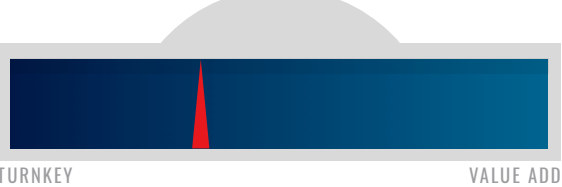
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LOCATION



CONDITION



STABILIZATION



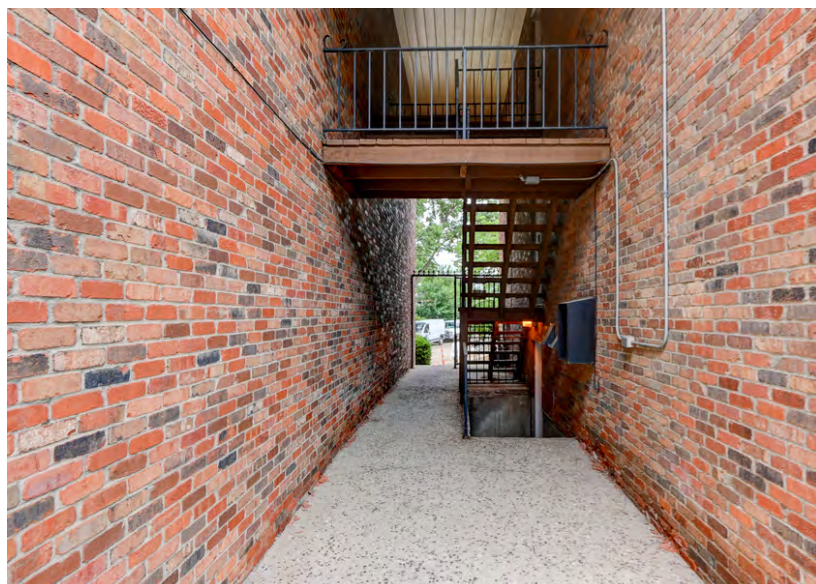
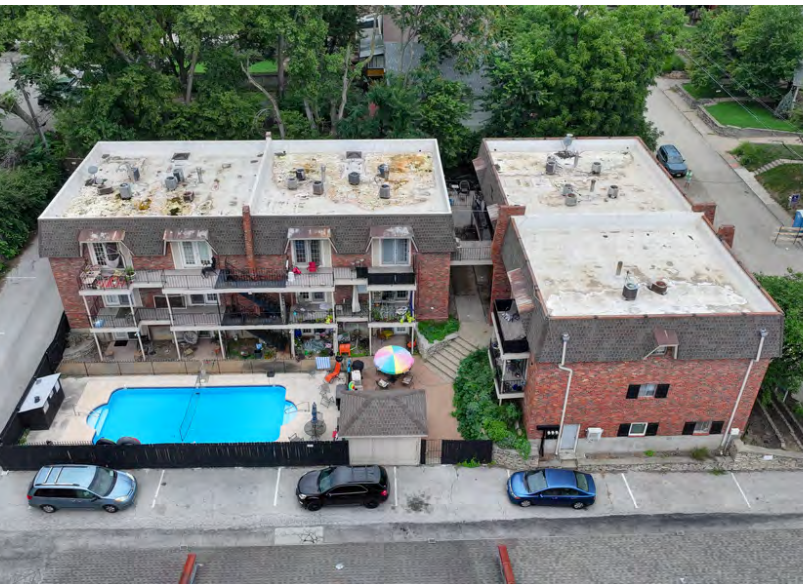
ADDRESS	4030-4038 CLARK AVEUE KANSAS CITY, MO 64111
SQUARE FEET	15,000 (EST)
SITE ACRES	0.49 AC
BUILDINGS	TWO
YEAR BUILT	1966
OCCUPANCY	95%
PARKING	OFF-STREET
ROOF	TPO
WATER SEWER	SINGLE METER – OWNER PAYS
ELECTRIC	SEPARATE METER – TENANT PAYS
GAS	SEPARATE METER – TENANT PAYS
HVAC	CENTRAL HEATING AND COOLING
LAUNDRY	W/D IN BASEMENT
TRASH	OWNER PAYS



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ONE BEDROOM/1 BATHROOM | 4030-4038 CLARK AVE, KANSAS CITY, MO 64111

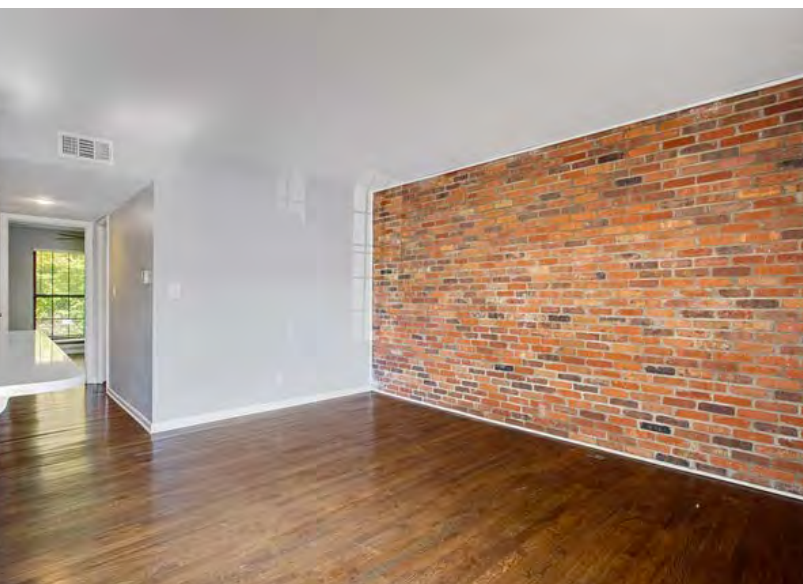
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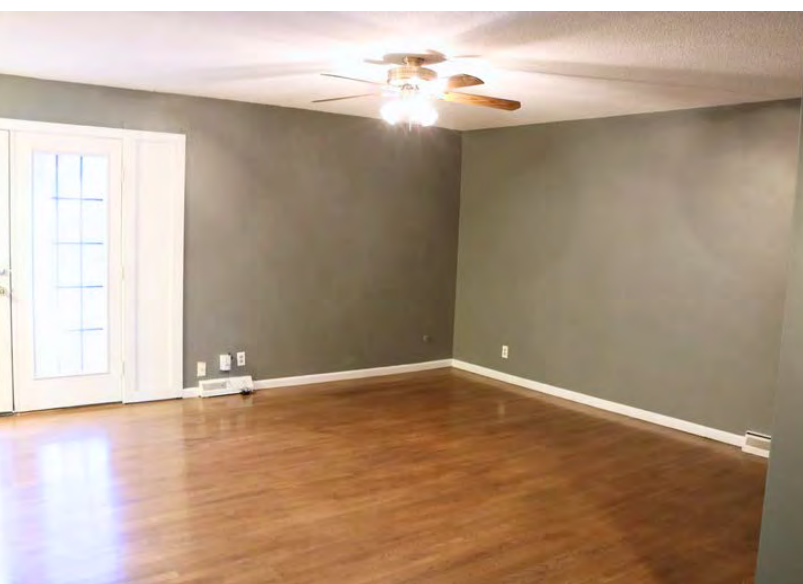
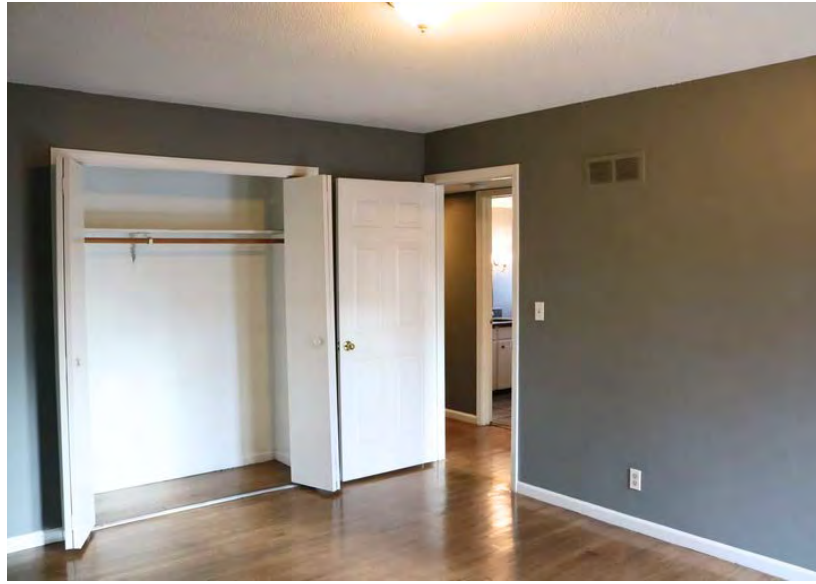
ONE BEDROOM/1 BATHROOM | 4030-4038 CLARK AVE, KANSAS CITY, MO 64111

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WESTPORT PLAZA APARTMENTS

TWO BEDROOM/1 BATHROOM | 4030-4038 CLARK AVE, KANSAS CITY, MO 64111



WESTPORT PLAZA APARTMENTS

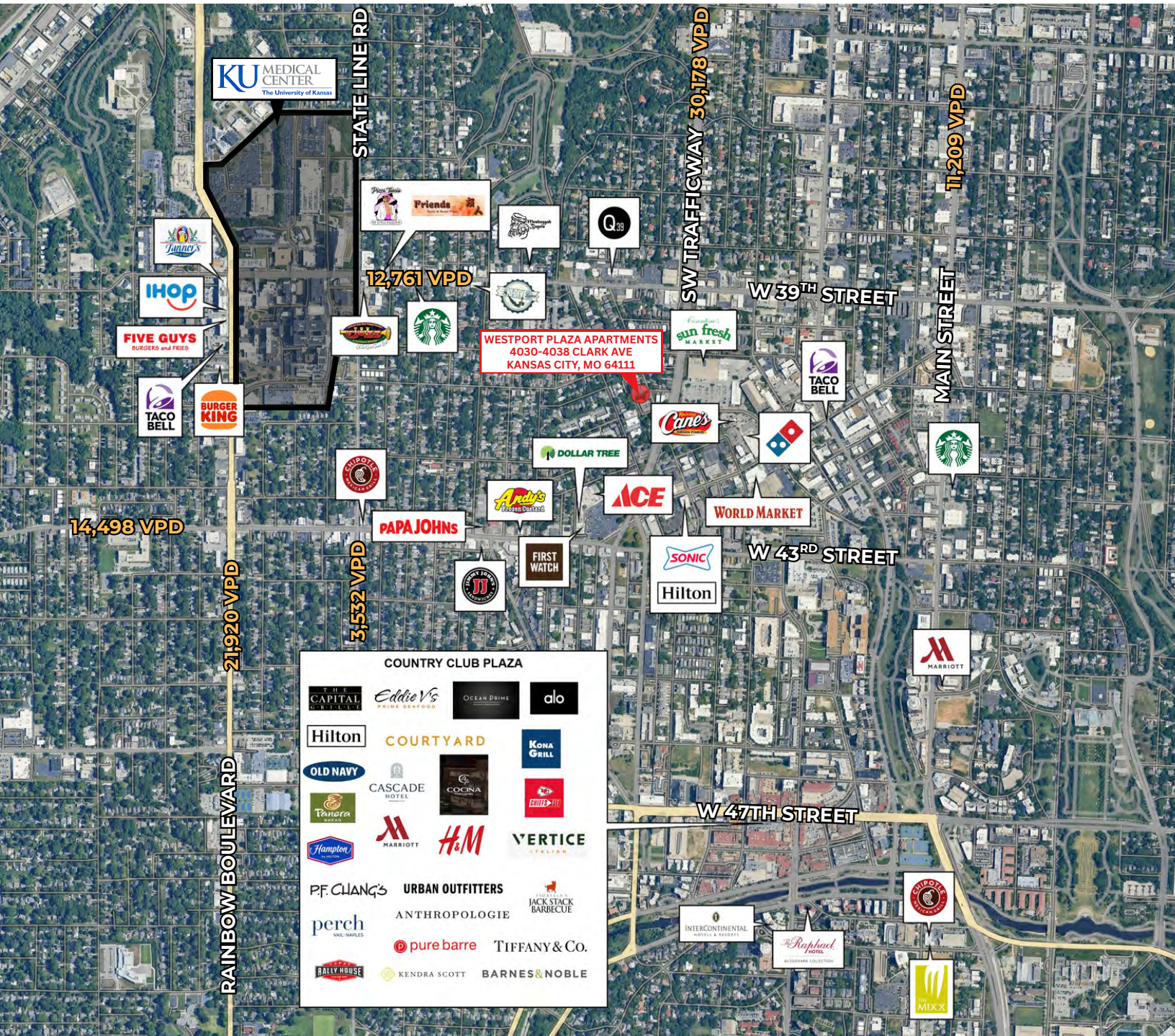
TWO BEDROOM/1 BATHROOM | 4030-4038 CLARK AVE, KANSAS CITY, MO 64111

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RETAIL MAP

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TOP EMPLOYMENT DRIVERS:

KU Medical Center, Lockton, American Century Investments

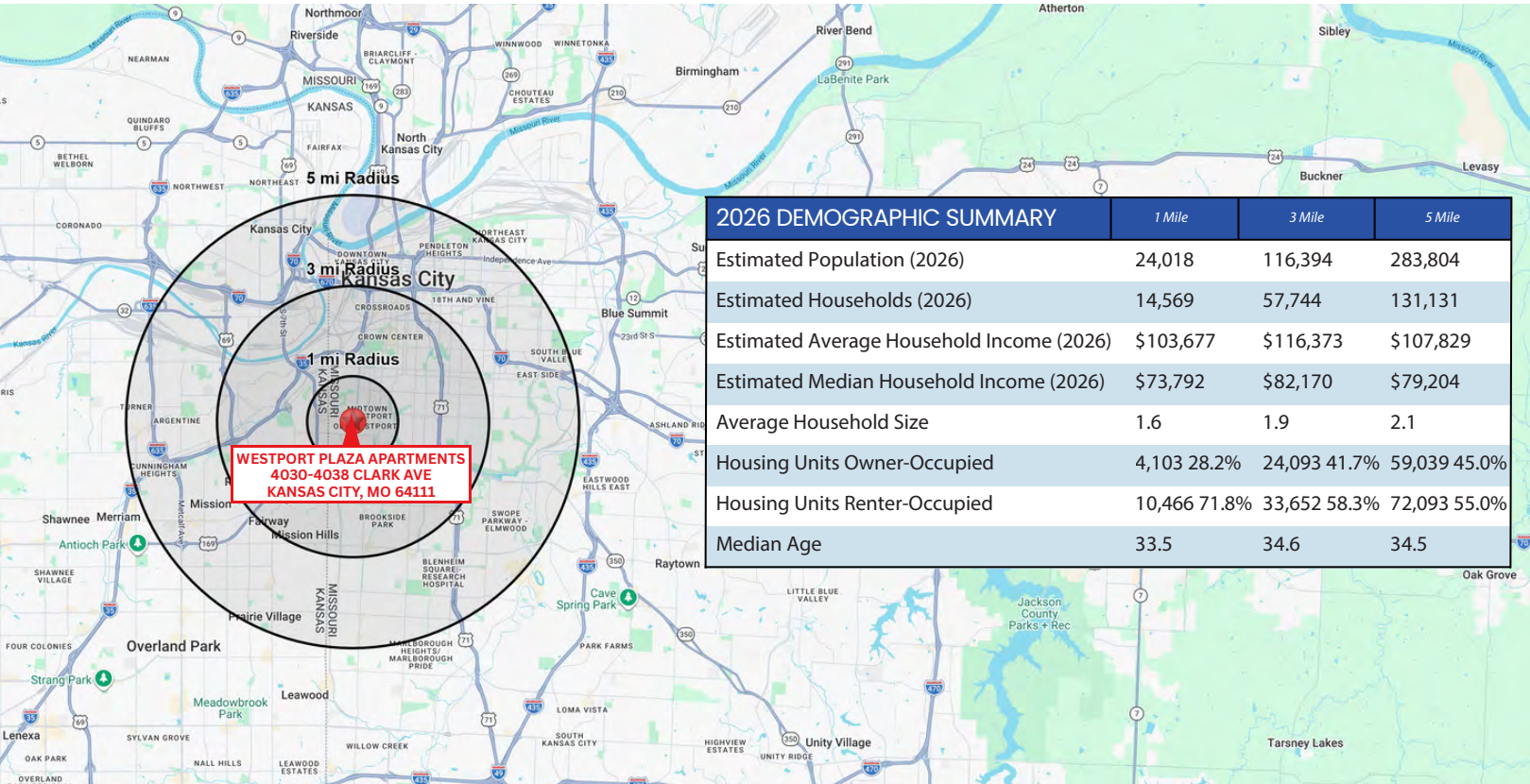


EDUCATION & CULTURAL DRIVERS:

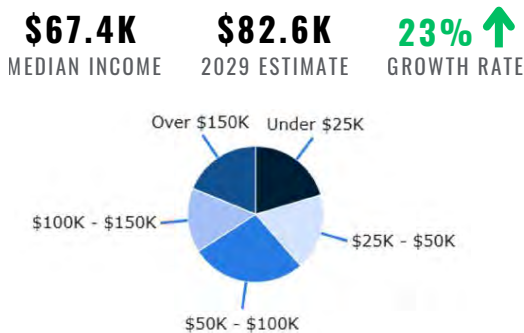
Country Club Plaza, Westport, Crossroads, Downtown

DEMOGRAPHICS

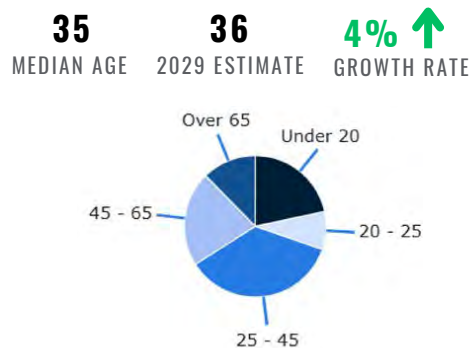
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HOUSEHOLD INCOME



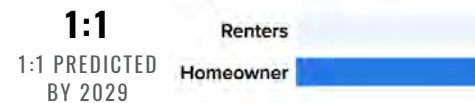
AGE DEMOGRAPHICS



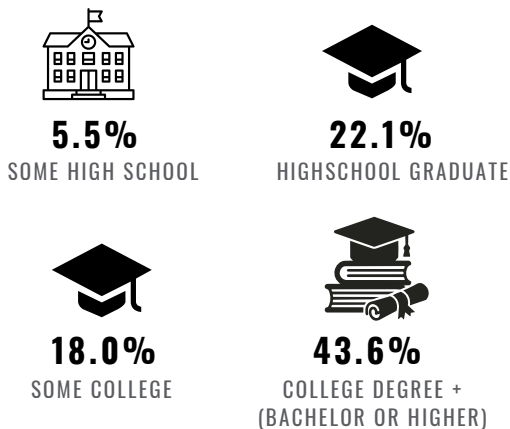
HOUSING OCCUPANCY RATIO



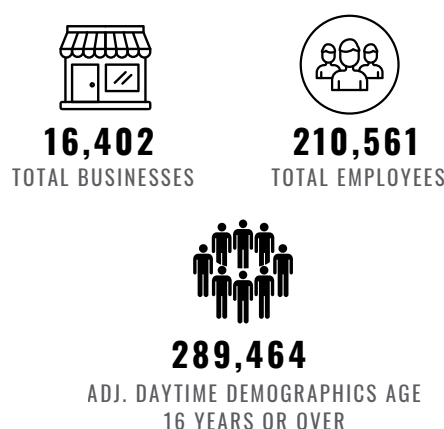
RENTER TO HOMEOWNER RATIO



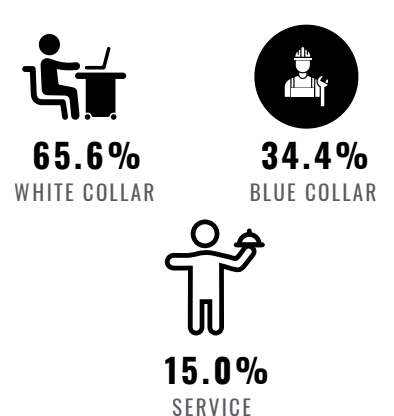
EDUCATION ATTAINMENT



DAYTIME DEMOGRAPHICS



OCCUPATION



MARKET OVERVIEW

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WESTPORT/PLAZA SUBMARKET:

Located in the heart of Kansas City's Westport neighborhood, Westport Plaza Apartments offers a well-positioned multifamily investment opportunity in one of the city's most desirable urban districts. Surrounded by restaurants, entertainment, and established residential communities, the property benefits from strong rental demand and convenient access to Downtown Kansas City, the Country Club Plaza, and Midtown employment centers.



EDUCATION

The property is located near the University of Kansas Medical Center, the Kansas City Art Institute, and the University of Missouri–Kansas City (UMKC), while also being served by nearby Kansas City Public Schools. These institutions contribute to a diverse and consistent renter base.



LIVABILITY & URBAN LIFESTYLE

Residents enjoy a highly walkable neighborhood with immediate access to Westport's dining, nightlife, and local retail. The Country Club Plaza, Crossroads Arts District, and Downtown Kansas City are all just minutes away, offering abundant shopping, entertainment, and cultural amenities.



EMPLOYMENT & ECONOMY

The property is close to several of Kansas City's largest employers, including the University of Kansas Medical Center, Saint Luke's Health System, Hallmark, H&R Block, and major Downtown businesses. This central location supports steady demand for multifamily housing from healthcare professionals, students, and young professionals.



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 24, 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 24, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as Westport Plaza 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.

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.

