

2734 CHARLOTTE STREET

KANSAS CITY, MO 64109

PEAK
Real Estate Partners

APARTMENT COMPLEX **FOR SALE**



6 units



\$600K



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PROPERTY HIGHLIGHTS:

- Major value add project in A+ pocket of Midtown
- Fully vacant, some units in gut condition
- All 6 units are 1 BR x 1 BA
- Off-street parking in back
- Roughly 0.5 miles away from planned \$3B Kansas City Royals Ballpark and \$1B Children's Mercy Tower

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EXECUTIVE SUMMARY:

2734 Charlotte St is a 6-unit value add project located less than half a mile away from the recently announced \$3B Kansas City Royals ballpark and \$1B Children’s Mercy patient tower. This property is in the Longfellow neighborhood, one of the most heavily invested pockets of Midtown. Longfellow gives people direct access to the UMKC School of Medicine, Children’s Mercy, Hospital Hill, Crown Center, Midtown, Downtown and all of Kansas City’s main entertainment districts. Given it’s A+ location to the best that Kansas City has to offer, this property will remain strong in terms of rental demand and rental rates.

UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	MARKET RENT
1 BED/1 BATH	6	700 SF	\$1,150

PROPERTY AMENITIES

- Six 1 BR x 1 BA units
- Some units in gut condition, others in need of make ready
- \$4B + of development slated within 0.5 mile of subject property
- Proximity to Hospital Hill, Midtown, Downtown, Crossroads, Plaza and all major entertainment districts
- Off-street parking

WHERE TO ADD VALUE

- Everywhere! Renovate units with updated kitchens, bathrooms and in-unit laundry to receive highest rental premium
- Clean up rear parking for tenants
- Keep charm that was left by previous owner (colored unit doors, tile on balconies, original hardwoods)

NOTABLE ADVANTAGES

- One owner in last 20 years
- Located on one of the most sought after streets in Midtown
- Incredibly strong tenant demand for this location

OBSTACLES:

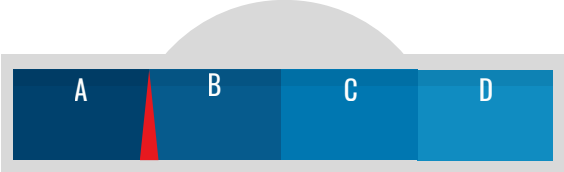
- There will be heavy holding costs until units get fully leased, but with the desirability of location, achieved target rents should be achievable fairly quickly with this renter pool



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LOCATION



CONDITION



STABILIZATION

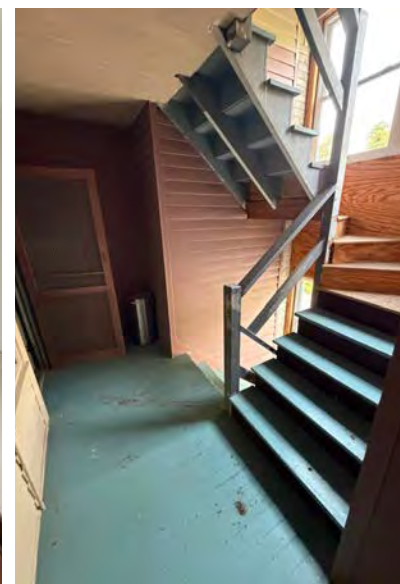
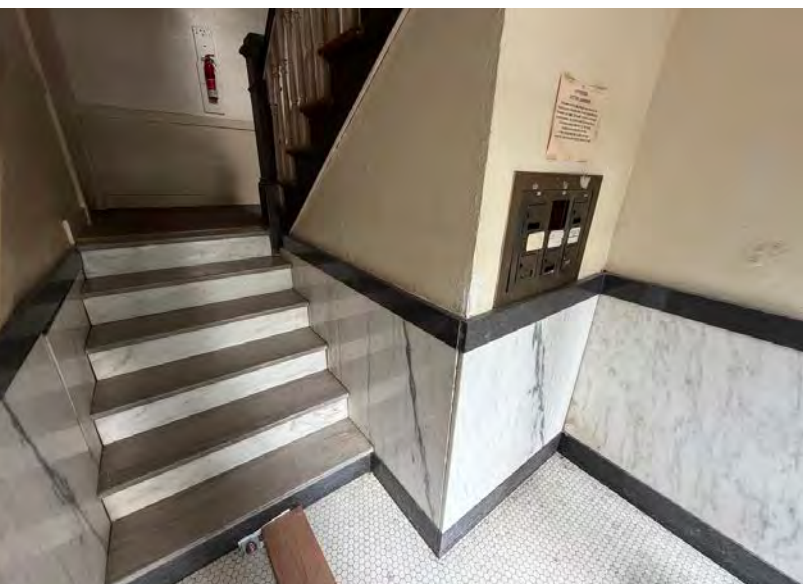


ADDRESS	2734 CHARLOTTE ST KANSAS CITY, MO 64109
SQUARE FEET	4,900 SF
SITE ACRES	0.11 AC
BUILDINGS	ONE
YEAR BUILT	1920
OCCUPANCY	0%
PARKING	OFF-STREET & ON-STREET
ROOF	TPO
WATER SEWER	SINGLE METER
ELECTRIC	SEPARATE METER
GAS	SEPARATE METER
HVAC	WINDOW UNITS FOR AC / CENTRAL HEAT
LAUNDRY	W/D IN BASEMENT, SPACE IN UNITS
TRASH	FREE WITH KCMO BINS



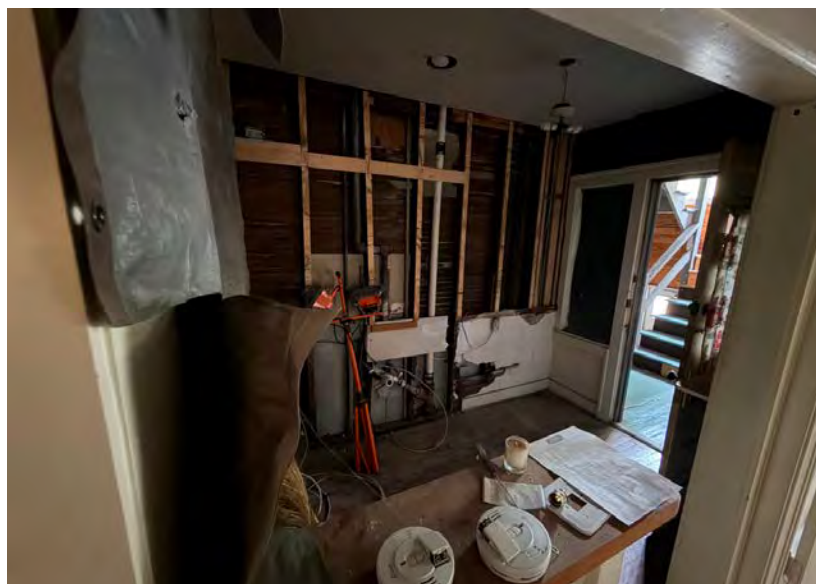
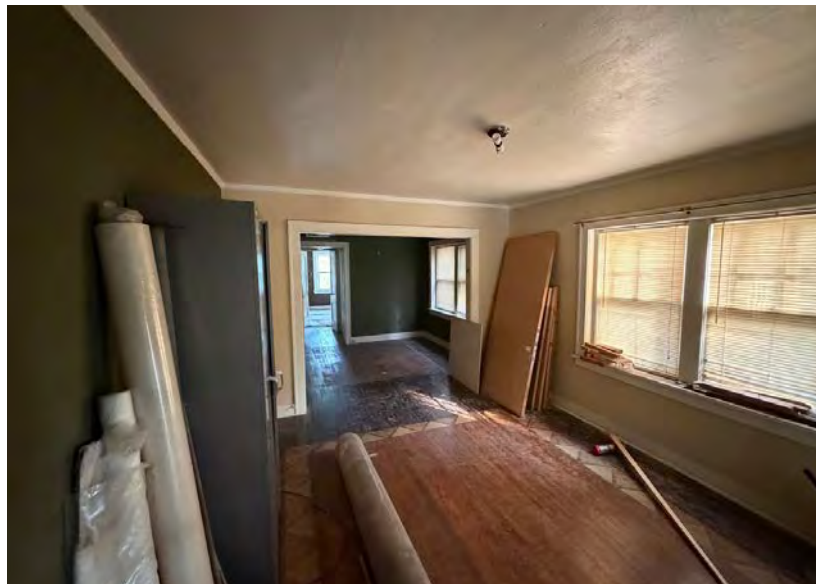
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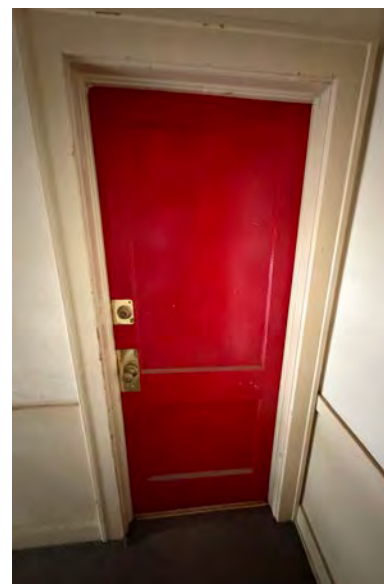
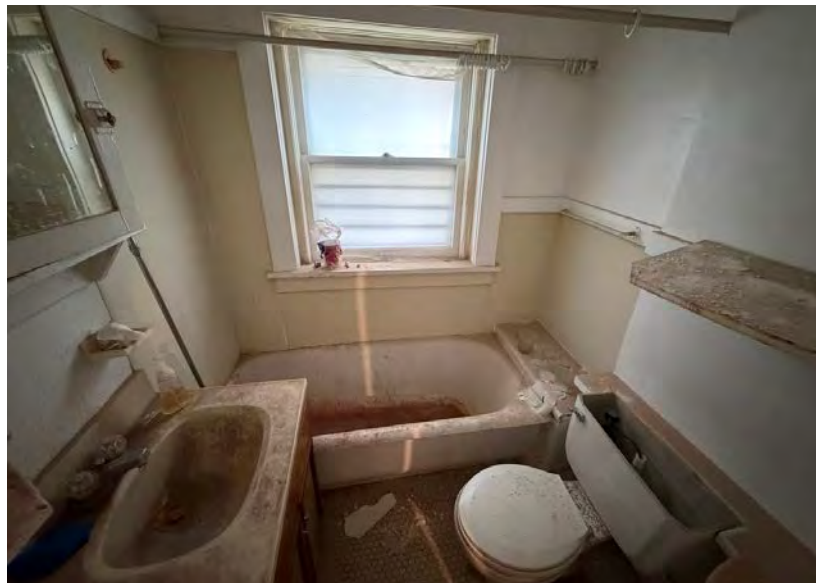
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UNIT 1N | KANSAS CITY, MO 64109



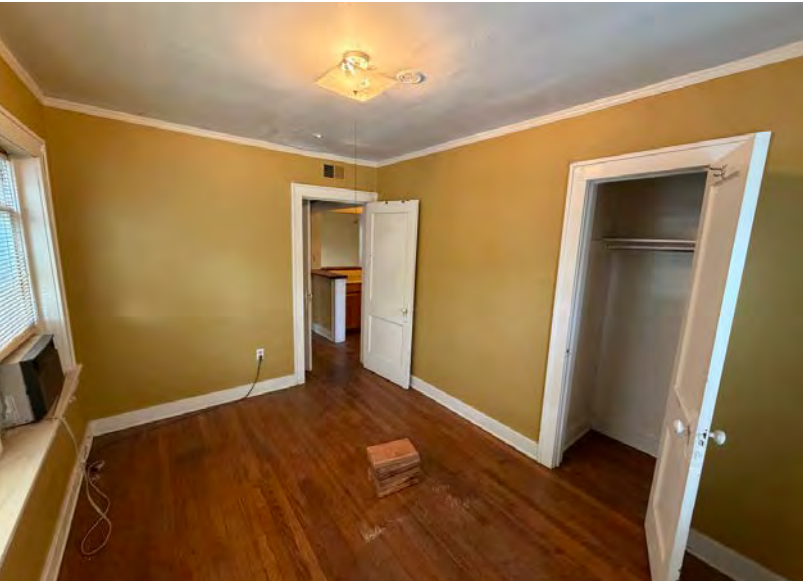
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UNIT 1S | KANSAS CITY, MO 64109



2734 CHARLOTTE STREET

UNIT 2N | KANSAS CITY, MO 64109



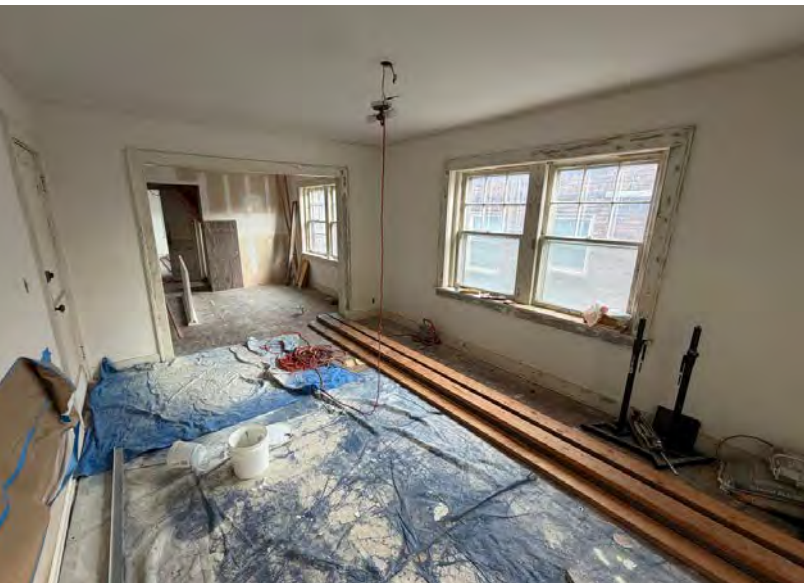
2734 CHARLOTTE STREET

UNIT 2S | KANSAS CITY, MO 64109



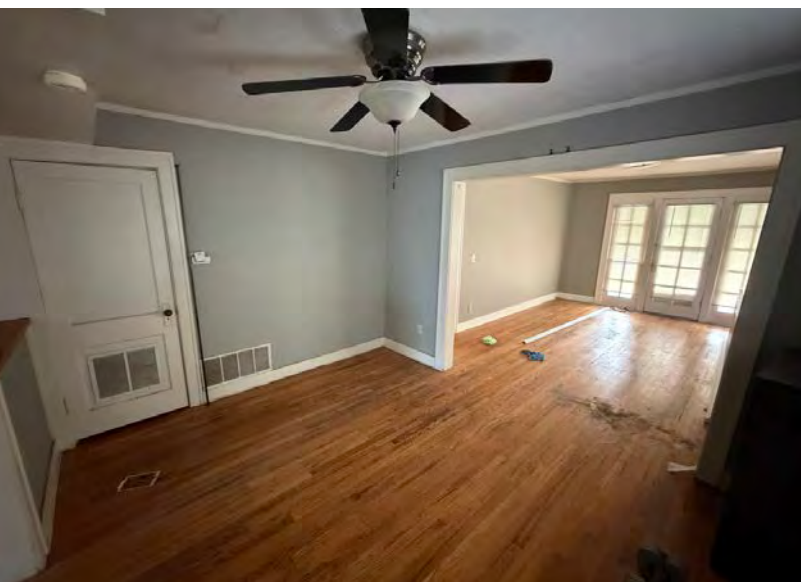
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UNIT 3N | KANSAS CITY, MO 64109



2734 CHARLOTTE STREET

UNIT 3S | KANSAS CITY, MO 64109



CHILDREN'S MERCY ANNOUNCES \$1 BILLION CAMPUS TRANSFORMATION



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Children's Mercy is investing \$1 billion to transform its downtown Kansas City campus with a new patient tower, expanded clinical space, and enhanced research and education facilities. The project will increase pediatric healthcare capacity, create thousands of construction jobs, and further strengthen Downtown Kansas City's role as a leading regional healthcare and innovation hub.



**\$1 BILLION
INVESTMENT**



**NEW PATIENT TOWER AND
CAMPUS EXPANSION**



**THOUSANDS OF
CONSTRUCTION JOBS**



**LONG-TERM
ECONOMIC IMPACT**



KANSAS CITY ROYALS NEW STADIUM



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The Kansas City Royals' new downtown ballpark at Crown Center represents a transformational investment in Kansas City's urban core. In partnership with Hallmark, the planned development will create a premier mixed-use destination featuring a new stadium, retail, dining, entertainment, and public spaces. The project is expected to drive economic growth, attract visitors, create thousands of jobs, and further enhance Crown Center as a key regional destination.



**\$2B+ DEVELOPMENT
INVESTMENT**



**NEW DOWNTOWN BALLPARK
& MIXED-USE DISTRICT**



**RETAIL, DINING &
ENTERTAINMENT DESTINATION**

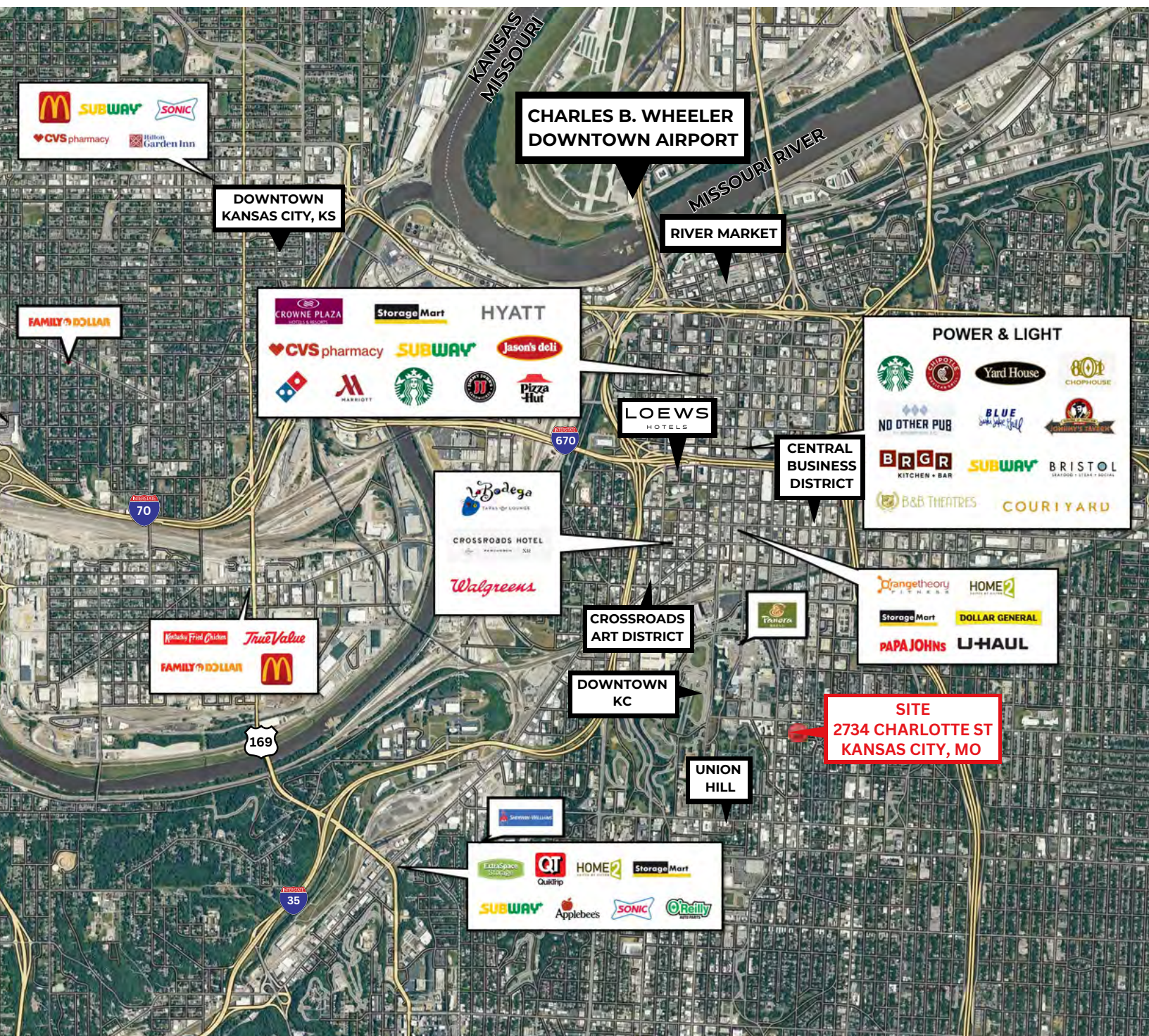


**THOUSANDS OF CONSTRUCTION
JOBS & ECONOMIC IMPACT**



RETAIL MAP

2734 CHARLOTTE ST | KANSAS CITY, MO 64109



• TOP EMPLOYMENT DRIVERS:

- UMKC Med School, Children's Mercy, University Health Truman Medical Center

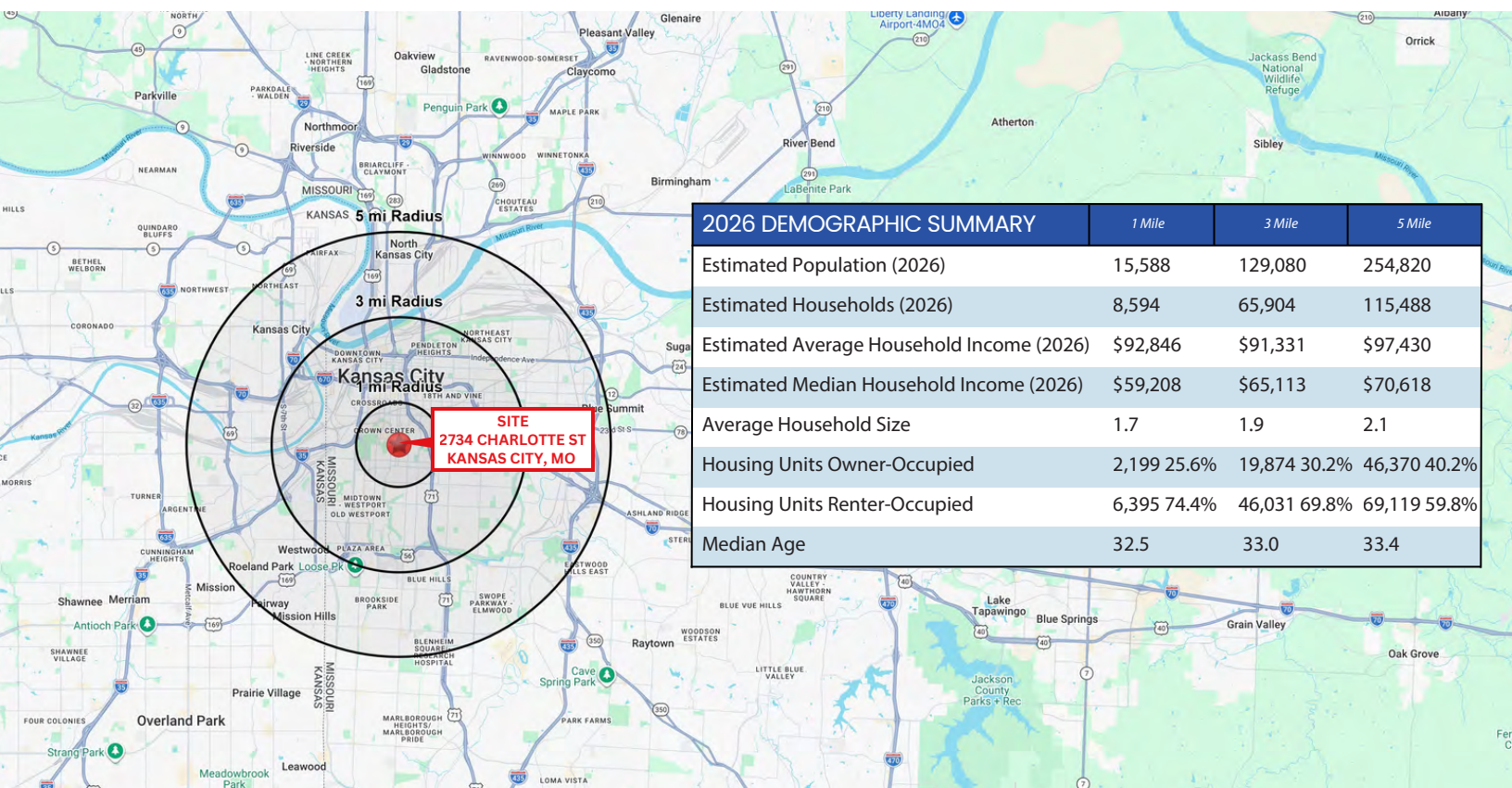


• EDUCATION & CULTURAL DRIVERS:

- Crown Center, Crossroads Art District, Downtown Kansas City

DEMOGRAPHICS

2734 CHARLOTTE ST | KANSAS CITY, MO 64109



2026 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2026)	15,588	129,080	254,820
Estimated Households (2026)	8,594	65,904	115,488
Estimated Average Household Income (2026)	\$92,846	\$91,331	\$97,430
Estimated Median Household Income (2026)	\$59,208	\$65,113	\$70,618
Average Household Size	1.7	1.9	2.1
Housing Units Owner-Occupied	2,199 25.6%	19,874 30.2%	46,370 40.2%
Housing Units Renter-Occupied	6,395 74.4%	46,031 69.8%	69,119 59.8%
Median Age	32.5	33.0	33.4

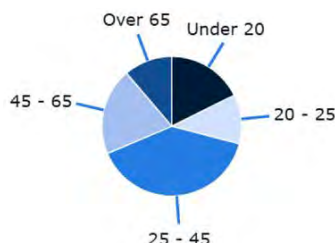
HOUSEHOLD INCOME

\$54.5K **\$75.8K** **39%↑**
MEDIAN INCOME 2029 ESTIMATE GROWTH RATE



AGE DEMOGRAPHICS

34 **35** **2%↑**
MEDIAN AGE 2029 ESTIMATE GROWTH RATE



HOUSING OCCUPANCY RATIO

5:1
5:1 PREDICTED BY 2029
Occupied Vacant

RENTER TO HOMEOWNER RATIO

2:1
4:1 PREDICTED BY 2029
Renters Homeowner

EDUCATION ATTAINMENT

4.8% **20.5%**
SOME HIGH SCHOOL HIGHSCHOOL GRADUATE

16.9% **48.8%**
SOME COLLEGE COLLEGE DEGREE + (BACHELOR OR HIGHER)

DAYTIME DEMOGRAPHICS

1,626 **32,431**
TOTAL BUSINESSES TOTAL EMPLOYEES

36,539
ADJ. DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER

OCCUPATION

72.4% **27.6%**
WHITE COLLAR BLUE COLLAR

13.7%
SERVICE

MARKET OVERVIEW

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KANSAS CITY, MO LOCATION OVERVIEW

Located just east of Downtown Kansas City, 2734 Charlotte St offers a well-positioned multifamily investment opportunity within the city's rapidly evolving urban core. Situated in the Longfellow neighborhood, the property benefits from a blend of historic residential character, ongoing redevelopment, and convenient access to major employment centers, healthcare institutions, and entertainment districts. Strong renter demand and continued investment in the surrounding area support long-term occupancy and stable cash flow.



EDUCATION

2734 Charlotte St is conveniently located near several higher education institutions, including University of Missouri–Kansas City, Rockhurst University, and Metropolitan Community College. The property is also within easy reach of several public and private K-12 schools, making the area attractive to a broad range of residents, including students, faculty, healthcare professionals, and families.



LIVABILITY & URBAN LIFESTYLE

This neighborhood offers a walkable, urban environment with convenient access to local restaurants, coffee shops, parks, and neighborhood amenities. Residents are just minutes from Crown Center, Crossroads Arts District, and Country Club Plaza, providing abundant dining, shopping, entertainment, and cultural attractions. The property's central location and proximity to major transit corridors make it especially appealing to young professionals and urban renters.



EMPLOYMENT & ECONOMY

Kansas City's diverse economy continues to support steady job growth across healthcare, technology, engineering, logistics, finance, and professional services. The property is located just minutes from Downtown Kansas City, University Health, and Children's Mercy Kansas City, as well as numerous corporate employers throughout the urban core. This proximity to major employment centers contributes to consistent rental demand and enhances the property's long-term investment potential.



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.



JAY RUF JR.

ASSOCIATE

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Jay is a Kansas City native who earned a bachelor's degree in business administration with a minor in professional selling from The University of Kansas. While in college he was actively involved in campus organizations and helped establish the University of Kansas Ducks Unlimited chapter.

After graduation, Jay started an investment group focused on multifamily research and investing. He is passionate about Kansas City's continued growth and is dedicated to helping clients make informed, strategic real estate decisions.

Now an associate at Peak Real Estate Partners, Jay specializes in multifamily investment sales. He leverages persistence, strong communication skills, and attention to detail to expand his network and deliver exceptional results for clients. In his free time, Jay enjoys hunting, fishing and cheering on the Jayhawks, Chiefs, and Royals with family and friends.

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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 August 4, 2026.

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Further:

This offering memorandum was prepared on August 4, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as 2734 Charlotte St (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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