



Investment Offering

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Homefield Baseball Complex

1501 N. 90th Street
Kansas City, Kansas 66112



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Investment Highlights

- **Offering Price:** \$9,520,000 | **Cap Rate:** 6.00%
- **Location:** Legends - Homefield Submarket
- **Operator:** Prep Baseball Report (prepbaserballreport.com/kansas)
- **Parent Company:** Capacity Sports Group (capacitysportsgroup.com)
- **Lease Term:** Twenty years - Lease exp. - 1/31/44
- **Rent:** Annual rent increases and percentage rent
- **Size:** 50± acres
- State-of-the-art baseball complex - 8 turf fields
- Occupancy for 800 patrons
- Concessions & gates
- 537 parking spaces with 1,000 overflow spaces