

SIX AT PARK

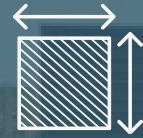
603 EAST ST
PARKVILLE, MO 64152



27 UNITS



2019 YEAR BUILT



30K OFFICE SQUARE
FEET



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Introducing

Six at Park presents a rare opportunity to acquire a newly constructed (2019) commercial asset in the heart of Downtown Parkville, a charming and rapidly growing district. This property is within walking distance of Parkville's lively downtown, known for its boutique shops, restaurants, and vibrant community atmosphere. With no new apartment construction in the vicinity, Six at Park meets the increasing demand for high-quality space in this sought-after location.

This property checks all the boxes: location, demand, long-term growth, operational efficiency, and an undeniable scarcity factor.

HIGHLIGHTS

- **New Construction (2019) with Modern Design:** High-quality finishes, energy-efficient systems, and flexible layouts attract a variety of tenants.
- **Operational Efficiency & Value-Add Opportunity:** Well-maintained asset with room for NOI growth through more efficient management, pet rent, and optimized expenses.
- **Scarcity & High Demand:** No comparable new developments in the area, creating a rare opportunity to own a prime asset in a supply-constrained market.
- **Strong Rental & Growth Potential:** Below-market rents, untapped RUBS implementation, and potential for student housing conversions offer immediate upside..
- **Unmatched Location & Walkability:** Situated in the heart of Downtown Parkville, steps from shops, restaurants, English Landing Park, and Park University.



INVESTMENT HIGHLIGHTS

New Construction (2019) with Modern Design

Delivered in 2019, Six at Park is a high-quality asset with durable, modern construction, energy-efficient systems, and flexible floorplans. It's tailored to today's tenants with premium materials, smart home tech (Lockly access via app, fingerprint, and keypad), and walk-out units offering ADA access and pet-friendly options.

Operational Efficiency & Value-Add Opportunity

Streamlined operations with multiple value-add levers, including RUBS rollout, rent lifts, pet income, and in-unit laundry potential. Partner with the right property manager to ensure long-term value preservation.

Scarcity & High Demand

New development in Parkville is limited. Six at Park stands out with rare amenities like a rooftop deck, gym with showers, smart access, and free parking in a supply-constrained market.

Strong Rental & Growth Potential

Fully occupied with below-market rents, Six at Park has clear room to grow. Nearby properties charge higher rents despite fewer walkable amenities. Strategic pricing adjustments offer immediate upside.

Unmatched Location & Walkability

Steps from Downtown Parkville, Park University, and English Landing Park, the property offers exceptional access in a safe, walkable area within the downtown community.





PROPERTY SUMMARY

Total # of Units:	27
Total Office SF:	30,667 SF
Year Built:	2019
Average Residential Unit Size (SF):	969 SF
# of Buildings:	1
# of Stories:	4
Roofs:	TPO Membrane
Windows:	Extruded Aluminum, Double Pane
Parking Spaces:	181
Parking Ratio:	1.81
Utilities Summary:	
HVAC:	VRF System - Gas DOAS
A/C:	Electrical Evergy
Heat:	Electrical Evergy & Gas Spire
Hot Water:	Gas Building, Two Boilers
Electric:	Central Evergy
Water:	Central Kansas City Water
Trash:	Central Waste Management
Pest:	Central Management





PROPERTY LOCATION



Highway 9



THE PROPERTY



Apartment Kitchen



Apartment Bathroom



Apartment Living Room



THE PROPERTY



Community Rooftop



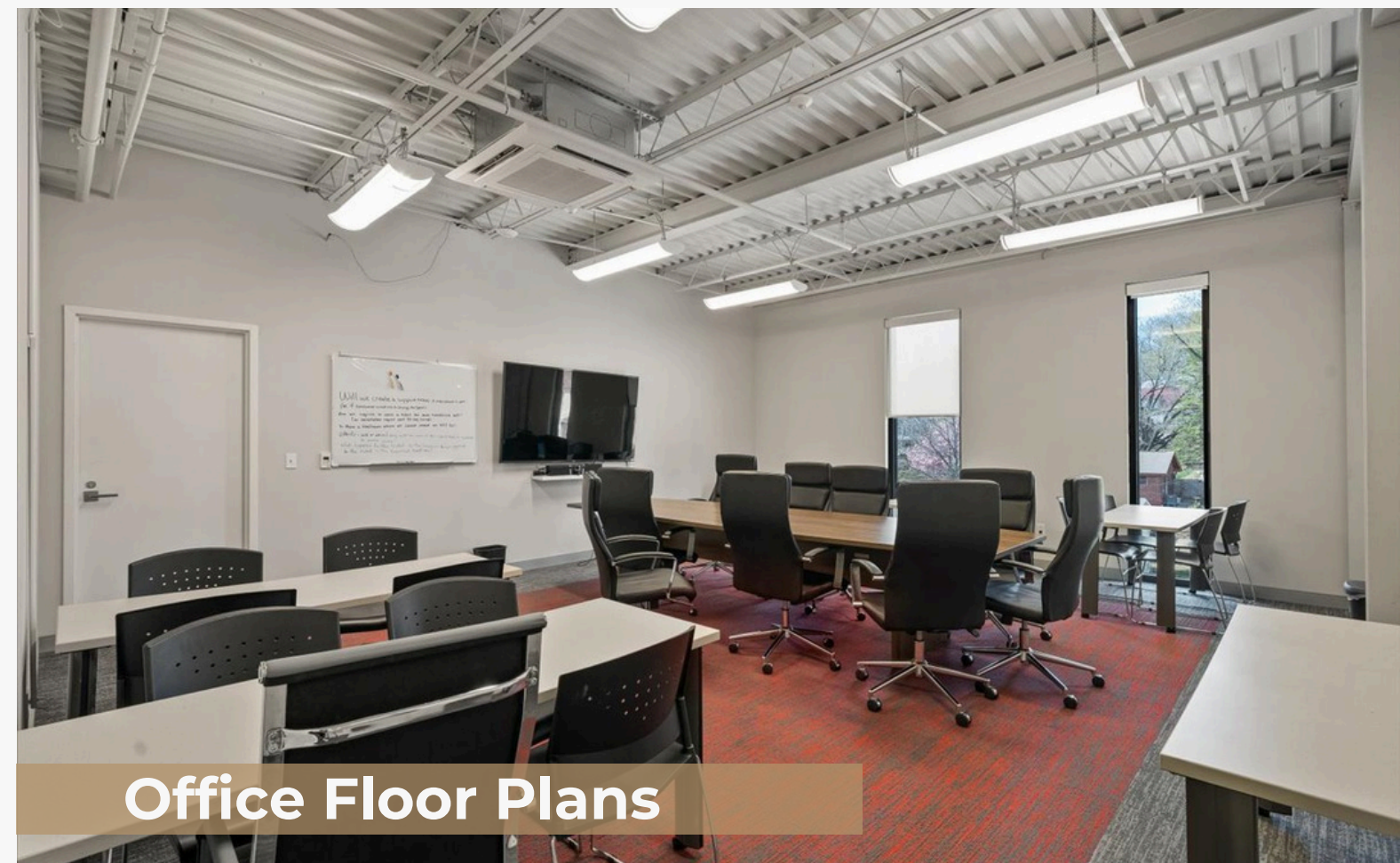
Community Loundge



Community Fitness Center



Office Floor Plans



Office Floor Plans



MARKET OVERVIEW

PARKVILLE


Parkville offers a rare blend of small-town charm and strategic market positioning. Just 15 minutes from downtown Kansas City, it benefits from excellent connectivity via I-435 and MO-9. The historic, walkable Downtown Parkville district draws steady foot traffic with boutique retail, professional offices, and year-round community events—all set against the scenic Missouri River.

Parkville's demographics add to its investment appeal: the area is home to a highly educated and affluent population, supported by institutions like Park University and top-ranked public schools.

Recent and upcoming developments—including mixed-use projects, trail enhancements, and riverfront improvements—signal long-term confidence in the area. With continued infrastructure investment and a strong sense of place, Parkville presents a compelling opportunity for investors seeking stability with upside.

PARKVILLE DEMOGRAPHICS

 **7,177**
Population


 **7,372**
Daytime Population

 **\$575,009**
Median Home Value

 **70.4%**
Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS

 **2.2 M**
Population

 **474,110**
Daytime Population

 **\$240,254**
Median Home Value

 **37.2%**
Bachelors Degree or Higher





MARKET OVERVIEW



MAJOR CORPORATIONS IN THE AREA



PARK
UNIVERSITYSM

Honeywell



Children's Mercy
HOSPITALS & CLINICS
Kansas City



Saint Luke's



ORACLE Cerner



Park Hill School District
Building Successful Futures • Each Student • Every Day

T-Mobile



COMPARABLE RENTALS



Denton Pointe

5951 NW 63rd Street, Kansas City MO

Miles Away:
3.3 miles

Units:
507

Year Built
2013

Rent/Unit:
\$1,712



Altitude 970

6301 N Klamm Rd Kansas City, MO

Miles Away:
2.7 miles

Units:
291

Year Built
2017

Rent/Unit:
\$1,635



Thrive at Creekside

15310 Trailside Drive Parkville, MO

Miles Away:
5.8 miles

Units:
364

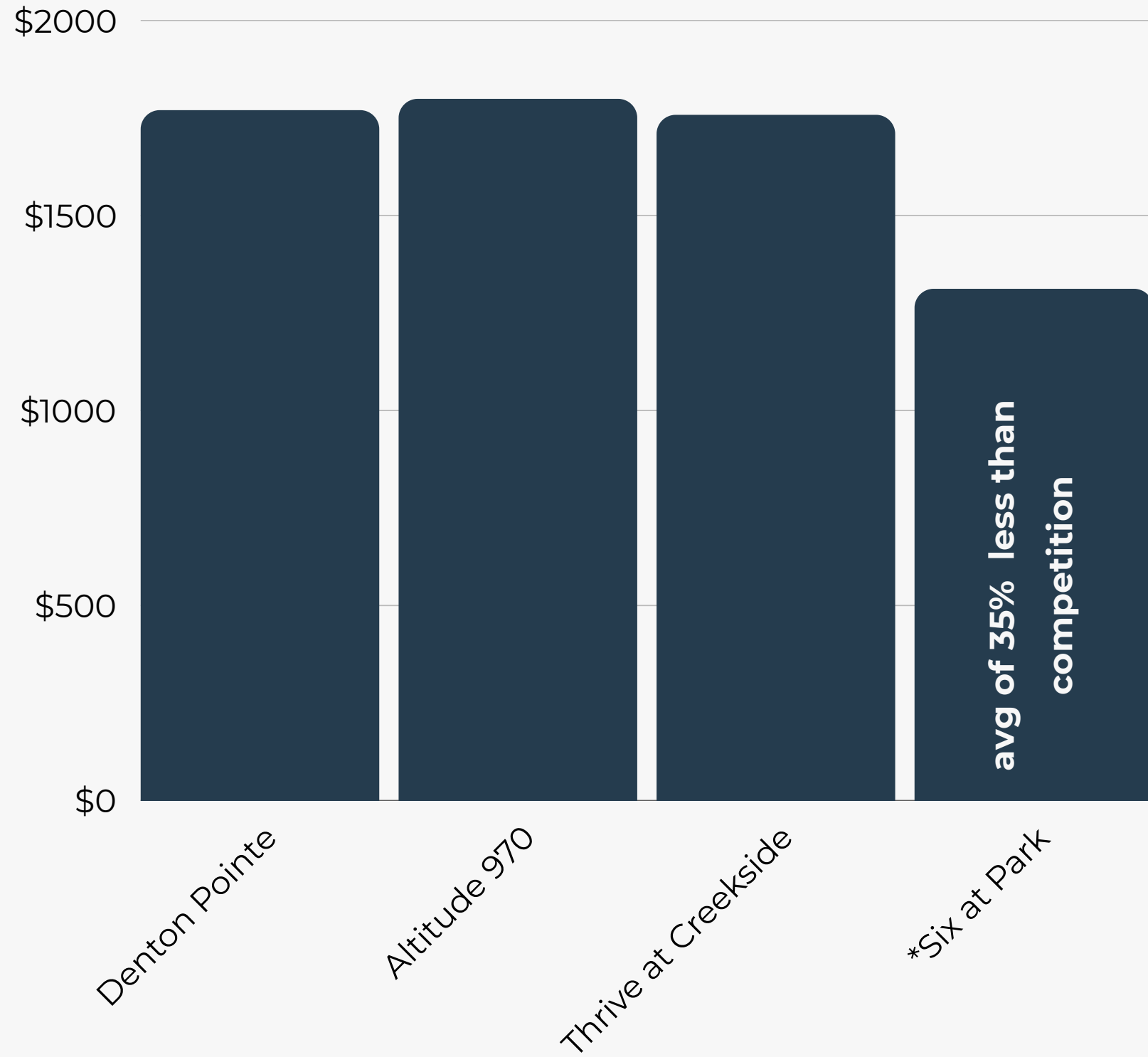
Year Built
2020

Rent/Unit:
\$1,691

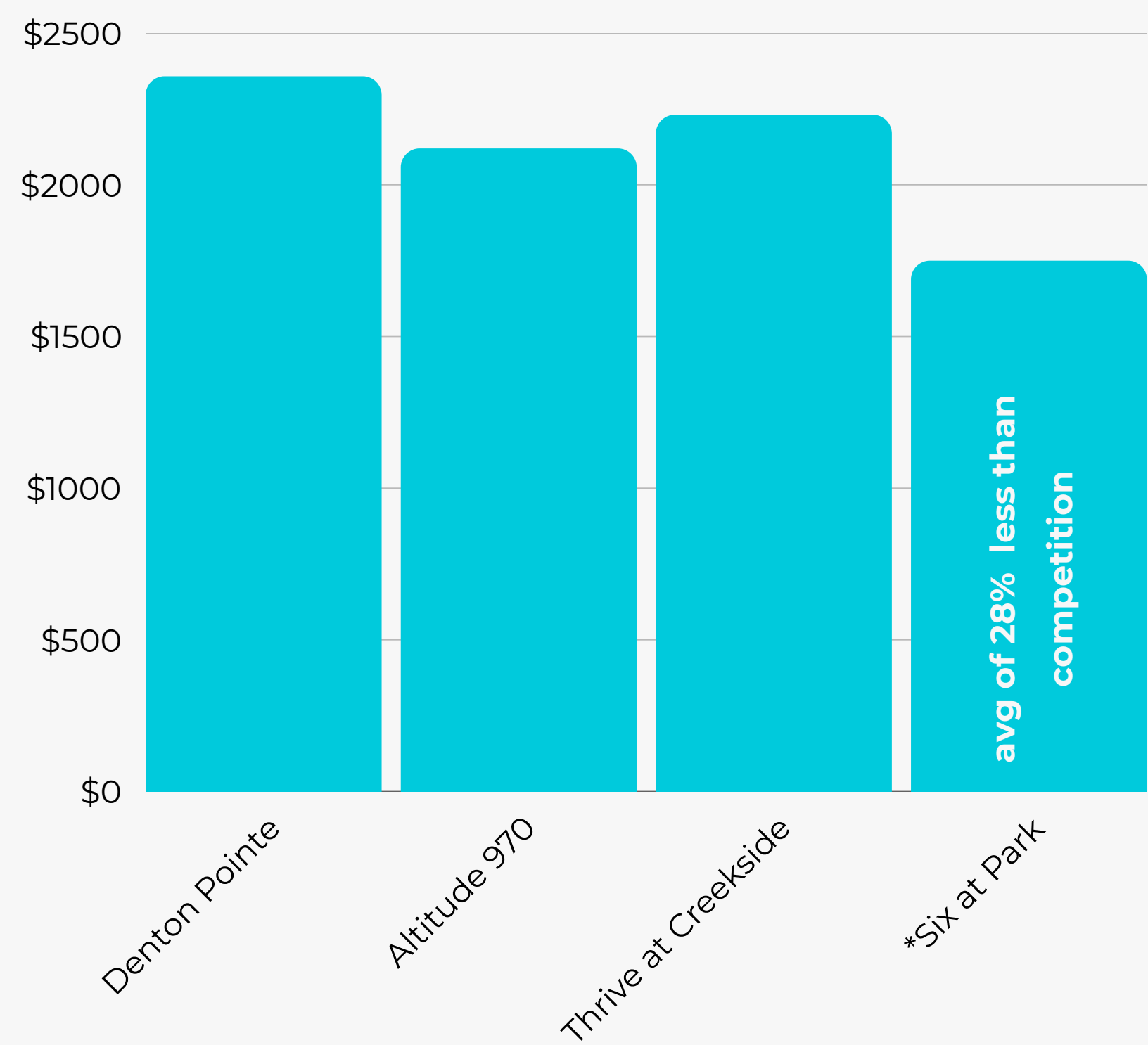


COMPARABLE RENTALS

2 BEDROOM / 2 BATHROOM



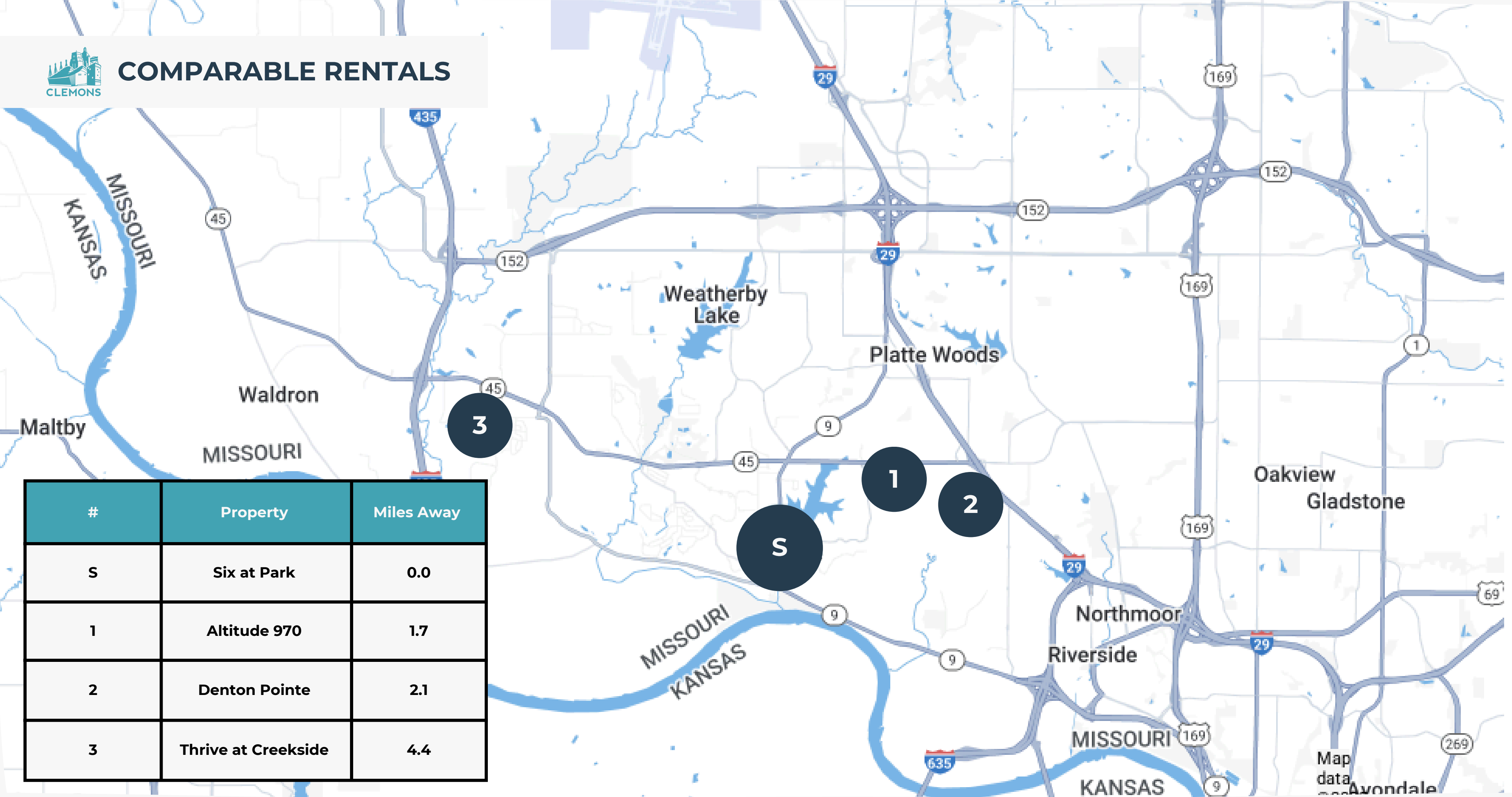
3 BEDROOM / 2 BATHROOM



**Six at Park rent includes all utilities. Comparable property rent charge utilities separately.*



COMPARABLE RENTALS



#	Property	Miles Away
S	Six at Park	0.0
1	Altitude 970	1.7
2	Denton Pointe	2.1
3	Thrive at Creekside	4.4

FINANCIAL ANALYSIS

PARK AT SIX



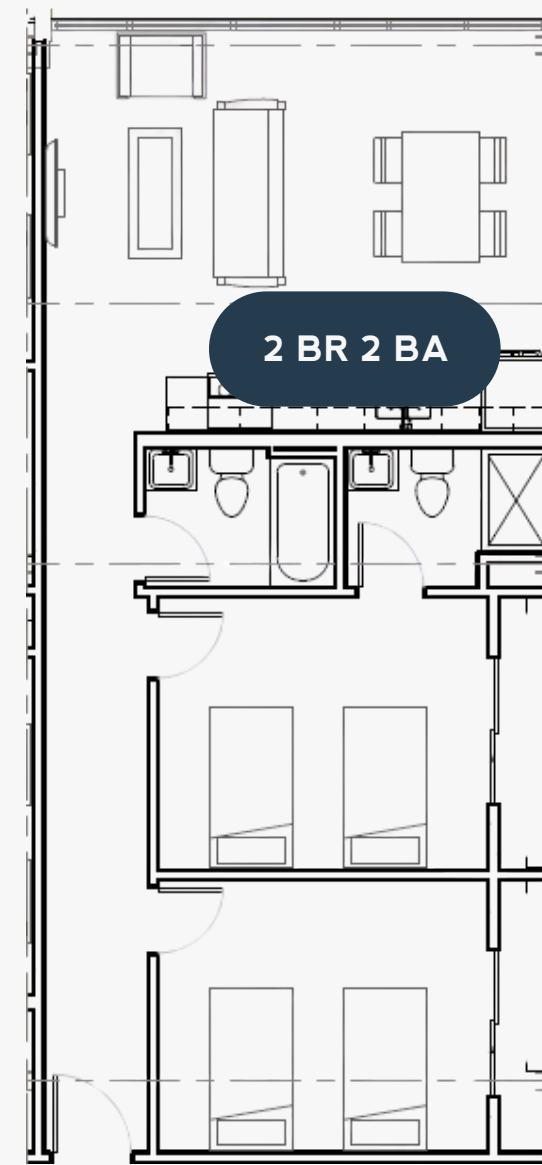
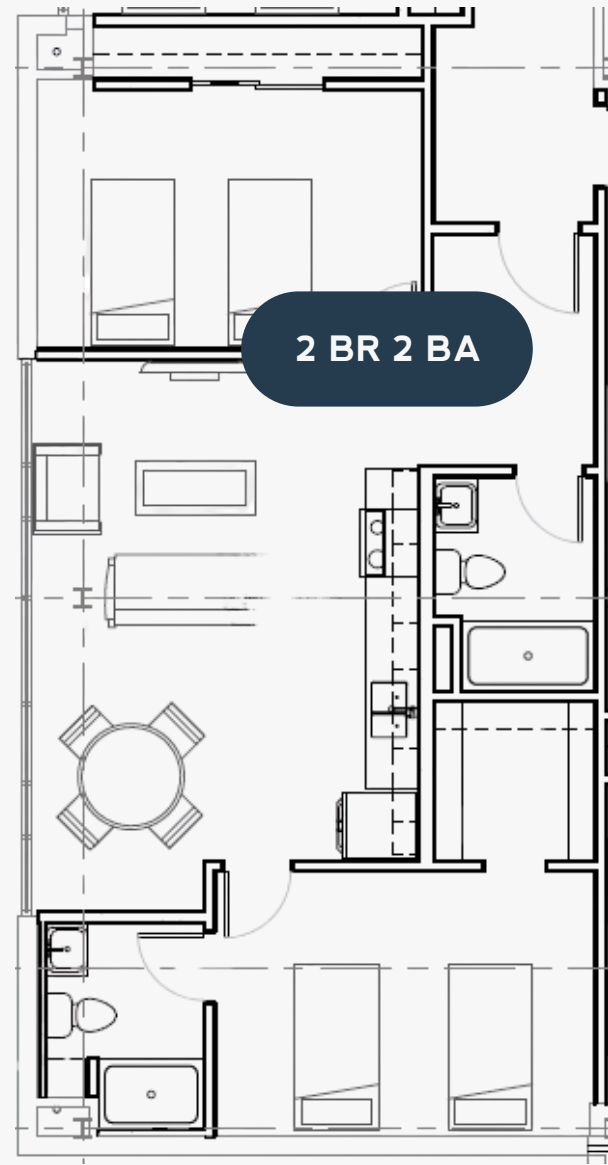
JGA

PrimeLending
603
EAST



RESIDENTIAL RENT ROLL

Units	Type	Unit SF	Unit Mix %	*Asking Rent	*Monthly Asking Rent	*Asking Rent PSF	Proforma Rent	Monthly Proforma Rent	Proforma Rent PSF	Monthly Rent Upside	+ Monthly RUBS @ \$100/Unit:	Total Monthly Rent Upside:
25	2 BR / 2 BA	951	93%	\$1,312	\$32,790	\$1.38	\$1,406	\$35,150	\$1.48	\$2,360	\$2,500	\$4,860
02	3 BR / 2 BA	1,188	7%	\$1,750	\$3,500	\$1.47	\$1,900	\$3,800	\$1.60	\$300	\$200	\$500
27		1,070	100%	\$1,531	\$36,290	\$1.43	\$1,653	\$38,950	\$1.55	\$2,660	\$2,700	\$5,360



*Six at Park rent includes all utilities. Comparable property rent charge utilities separately.



COMMERCIAL RENT ROLL

Suite #	Tenant	Lease Start	Lease End	Lease RSF	Lease Rate	Annual Rent	Monthly Rent	Term	Base Term Increases	# of Options	Option Term	Option Rent
300 & 401	UGA	7/1/2019	6/30/2029	15,000	\$ 26.00	\$ 390,000	\$ 32,500	10	Fixed	1	10	Market
111	Midwest, Inc	5/1/2022	4/30/2027	1,398	\$ 27.00	\$ 37,746	\$ 3,146	5	\$0.50 annually	1	3	Market
112	Midwest, Inc	5/1/2022	4/30/2027	928	\$ 27.00	\$ 25,056	\$ 2,088	5	\$0.50 annually	1	3	Market
400	Viserion Grain, LLC	11/1/2022	10/31/2027	1,824	\$ 27.50	\$ 50,160	\$ 4,180	5	\$0.50 annually	1	3	Market
400	Conference Room			507								
411	Edward Jones	7/1/2021	8/31/2031	1,234	\$ 26.50	\$ 32,701	\$ 2,725	10	~1% annually	1	5	Market
110	Platte County Sewer	7/1/2023	6/30/2030	1,686	\$ 25.00	\$ 42,150	\$ 3,513	7	\$0.50 annually	1	3	Market
100	PrimeLending	10/1/2021	10/31/2026	1,408	\$ 29.50	\$ 41,536	\$ 3,461	5	\$0.25 annually	1	3	Market



T12 Expenses

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	TOTAL	T3	T6
Ordinary Income/Expense															
Expense															
59800 · Contract Expense															
59803 · Contract Elevator	\$ -	\$ 727	\$ -	\$ -	\$ 727	\$ -	\$ -	\$ 727	\$ -	\$ -	\$ 756	\$ -	\$ 2,937	\$ 3,024	\$ 2,966
59805 · Contract Snow Removal	2,110	-	-	-	-	-	-	-	-	-	-	-	2,110	528	1,055
59807 · Contract Groundskeeping	-	-	1,872	230	685	-	260	325	130	575	-	195	4,272	3,080	2,970
59810 · Contract Cleaning	1,400	2,280	1,400	1,400	1,960	1,680	1,680	1,400	1,400	1,300	1,300	1,300	18,500	15,600	16,760
59811 · Contract HVAC	465	-	-	-	-	565	-	-	-	-	561	-	1,591	2,243	1,122
Total 59800 · Contract Expense	3,975	3,007	3,272	1,630	3,372	2,245	1,940	2,452	1,530	1,875	2,617	1,495	29,409	24,475	24,873
60000 · Advertising and Promotion	-	-	-	469	953	839	793	793	817	303	303	303	5,573	3,636	6,623
60400 · Bank Service Charges	-	-	-	-	140	29	14	33	38	28	2	-	284	120	230
61000 · Business Licenses and Permits	-	-	-	-	-	-	-	-	34	34	-	-	68	136	136
61700 · Computer and Internet Expenses	865	1,090	1,067	901	891	891	891	960	902	1,045	891	924	11,319	11,440	11,227
62010 · Late Fees	-	35	35	-	-	-	-	-	-	-	-	-	70	-	-
62500 · Dues and Subscriptions	-	4	-	869	100	100	100	100	100	100	100	100	1,673	1,200	1,200
63100 · Real Estate Taxes	4,149	4,149	4,149	4,149	4,149	4,149	4,149	4,149	4,149	4,149	4,149	11,369	57,003	57,003	57,003
63300 · Insurance Expense	3,073	3,073	3,073	3,073	3,200	3,071	3,071	3,071	3,071	3,114	3,114	3,114	37,116	37,370	37,110
63500 · Lease Up Expenses	-	-	-	-	37	25	37	196	180	97	122	-	693	876	1,263
64000 · Miscellaneous Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
66000 · Payroll Expenses	279	-	-	275	274	767	455	547	995	274	-	123	3,989	1,588	4,789
66500 · Postage and Delivery	-	-	-	-	-	-	-	-	10	-	-	-	10	-	20
66600 · Printing and Reproduction	-	-	-	187	-	-	-	-	-	-	-	-	187	-	-
66700 · Professional Fees	-	-	1,068	-	-	-	-	-	-	-	-	-	1,068	-	-
67100 · Land Lease	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	23,314	23,314	23,314
67200 · Repairs and Maintenance	-	-	-	-	190	-	-	-	264	380	-	-	834	1,520	1,289
67300 · Management Fee	750	750	750	750	750	750	750	750	750	750	750	-	8,250	6,000	7,500
68200 · Alarm Monitoring	-	375	-	375	-	-	375	-	-	375	-	-	1,500	1,500	1,500
68600 · Utilities	8,378	9,851	7,295	7,303	5,980	7,218	9,475	8,294	9,346	7,018	8,146	9,435	97,739	98,397	103,429
Total Expense	\$ 23,412	\$ 24,276	\$ 22,651	\$ 21,923	\$ 21,978	\$ 22,025	\$ 23,992	\$ 23,288	\$ 24,129	\$ 21,485	\$ 22,136	\$ 28,806	\$ 280,100	\$ 268,574	\$ 281,505



TENANT PROFILE

Edward Jones®

Company: Edward D. Jones & C, L.P.
Founded: 1922
Locations: Over 13,000
Headquarters: St. Louis, Missouri
Website: www.EdwardsJones.com

RENT SCHEDULE

Start/Expiration: January 2021 - March 2031
Annual Rent: \$33,334
Escalation: Annual increase of ~1%
Options: One (1) five-year option at market rate

EDWARD JONES OVERVIEW

Edward Jones is a leading North American financial services firm focused on personalized investment and wealth management for individuals and small businesses. With over 15,000 branches across the U.S. and Canada, it delivers face-to-face guidance tailored to long-term goals. Headquartered in St. Louis, the firm emphasizes strong advisor-client relationships and offers strategies for retirement, estate planning, and insurance. Its presence at Six at Park supports its commitment to accessible, community-based offices.



Company: Midwest Asset Acceptance Group
Founded: 1996
Locations: Rochester, NY; Parkville, MO; San Juan, PR
Headquarters: Rochester, New York
Website: www.MidWestAssetAcceptance.com

RENT SCHEDULE

Start/Expiration: January 2022 - January 2025
Annual Rent: \$19,128
Escalation: Annual increase of \$0.50/SF
Options: One (1) three-year option at market rate

MIDWEST ASSET ACCEPTANCE GROUP

Midwest Asset Acceptance Group is a leading asset management and loan servicing firm specializing in performing, sub-performing, and non-performing loans. Since 1996, it has managed over \$7 billion in loan portfolios across commercial, industrial, real estate, and agricultural sectors. Headquartered in Rochester, NY, with offices in Parkville, MO, and San Juan, PR, its Parkville location at Six at Park strengthens its Midwest presence. The leadership team offers 100+ years of combined experience, focused on people, process, and performance.



TENANT PROFILE



Company: Platte County Regional Sewer District
Founded: 1973
Locations: Parkville, MO - service Platte County
Headquarters: Kansas City, Missouri
Website: www.PlatteRegional.org

RENT SCHEDULE

Start/Expiration: July 2023 - June 2030
Annual Rent: \$41,150
Escalation: Annual increase of \$0.50/SF
Options: One (1) three-year option at market rate

PLATTE COUNTY REGIONAL SEWER DISTRICT

Platte County Regional Sewer District (PCRSD) is a public utility managing wastewater services for unincorporated Platte County, Missouri. Founded in 1973, it oversees 35+ miles of sewer infrastructure, serving residential, commercial, and government users. Governed by an elected board, PCRSD prioritizes public health, environmental protection, and compliance. Its long-term lease at Six at Park highlights the stability of government-backed tenants.



Company: Prime Lending, a PlainsCapital Company
Founded: 1986
Locations: Over 250 branches nationwide
Headquarters: Dallas, TX
Website: www.PrimeLending.com

RENT SCHEDULE

Start/Expiration: September 2021 - October 2026
Annual Rent: \$41,536
Escalation: Annual increase of \$0.25/SF
Options: One (1) three-year option at market rate

PRIME LENDING

PrimeLending is a national mortgage lender offering a full range of home loan solutions, including conventional, FHA, VA, jumbo, and renovation loans. Founded in 1986 and headquartered in Dallas, it's a wholly owned subsidiary of PlainsCapital Bank, under Hilltop Holdings (NYSE: HTH). With 250+ locations nationwide, PrimeLending combines personalized service with digital tools and ranks among the top U.S. lenders by volume and customer satisfaction. Its Parkville office at Six at Park strengthens its presence in the Kansas City metro, backed by strong brand and corporate support.



TENANT PROFILE



Company: Universal Account Servicing (UGA Finance)
Founded: 2005
Locations: Parkville, MO, serving clients nationwide
Headquarters: Kansas City, Missouri
Website: www.UGAFinance.org

RENT SCHEDULE

Start/Expiration: July 2019 - June 2029
Annual Rent: \$390,000
Escalation: Fixed
Options: One (1) ten-year option at market rate

UNIVERSAL ACCOUNT SERVICING (UGA FINANCE)

Universal Account Servicing, operating as UGA Finance, provides consumer finance solutions specializing in retail installment contracts and private-label credit programs. Founded in 2005 and based in Kansas City, the company partners with retailers and service providers to offer flexible financing and full-service portfolio management. Its proprietary platform integrates underwriting, collections, and customer support. UGA's 15,000 SF space at Six at Park reflects its national reach and long-term commitment to the region.



Company: Viserion Grain, LLC
Founded: 2020
Locations: Operations in 10+ U.S. states
Headquarters: Denver, CO
Website: www.ViserionGrain.com

RENT SCHEDULE

Start/Expiration: September 2022 - August 2025
Annual Rent: \$38,250
Escalation: Annual increase of \$0.50/SF
Options: One (1) three-year option at market rate

VISERION GRAIN

Viserion Grain, LLC is a privately held agricultural supply chain company specializing in grain origination, storage, marketing, and global distribution. Founded in 2020 and backed by Pinnacle Asset Management, it operates over a dozen facilities across the Midwest and South. Serving farmers to global food manufacturers, Viserion focuses on supply chain efficiency and market access. Its office at Six at Park supports corporate and trading operations, reinforcing its growing role in global ag trade.



CONFIDENTIALITY AGREEMENT



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Clemons Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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