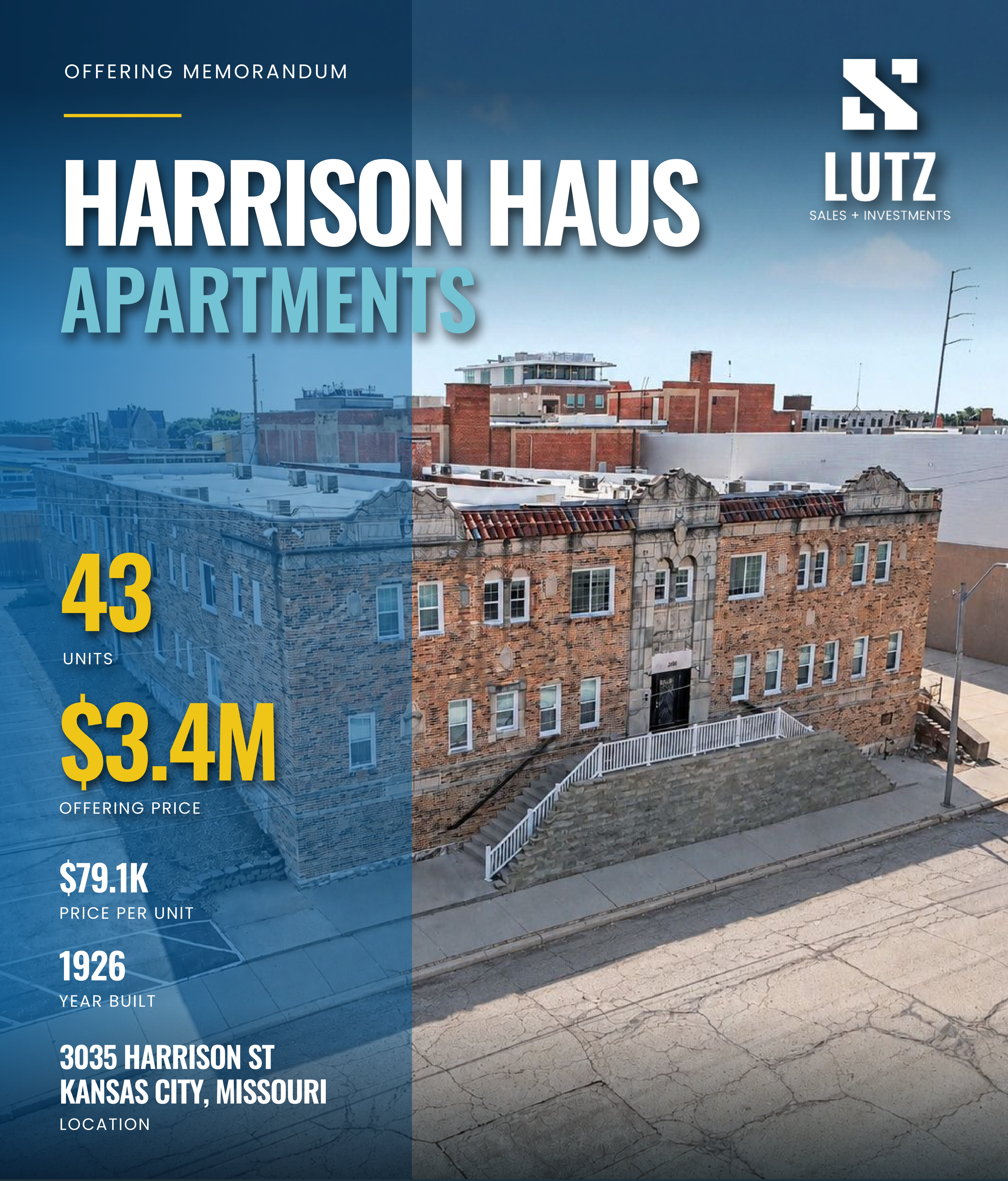
OFFERING MEMORANDUM

HARRISON HAUS
APARTMENTS

LUTZ
SALES + INVESTMENTS



43
UNITS

$3.4M
OFFERING PRICE

$79.1K
PRICE PER UNIT

1926
YEAR BUILT

3035 HARRISON ST
KANSAS CITY, MISSOURI
LOCATION

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LUTZ SALES + INVESTMENTS

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HARRISON HAUS APARTMENTS

3035 Harrison Street, Kansas City, Missouri

PROPERTY HIGHLIGHTS

- Prime Midtown Location — Hospital Hill, Crown Center & Martini Corner
- Assumable Loan at 3.22% Interest Rate Until 2031
- All Major Capital Expenses Completed — Plumbing, Electrical & Windows
- Steps From 31st St/Union Hill KC Streetcar Stop | Opened October 2025
- On-Site Coin-Operated Laundry Room (Jetz Lease)
- 30 Off-Street Parking Spaces — Rare For Midtown Kansas City
- All-Electric Building — Individually Metered for Electric
- Utility Fee in Place On all 43 Units to Offset Water Bill
- Butterflymx Virtual Doorman + Keypad Entry | Google Fiber
- Walk Score 85 “Very Walkable” | Walking Distance To New Royals Stadium
- Studios And One Bedrooms Offer The Highest Income Per Square Foot Of Any Unit Type

HARRISON HAUS APARTMENTS

3035 Harrison Street, Kansas City, Missouri

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THE OPPORTUNITY

Lutz Sales + Investments is pleased to present Harrison Haus, a 43-unit multifamily investment opportunity anchored in Kansas City's Longfellow/Union Hill corridor — immediately east of Crown Center and Hospital Hill, and steps from the beloved Martini Corner dining district. Built in 1926, the classic all-brick building offers an attractive mix of 43 units along with 30 spot dedicated parking lot, individually metered electric, central HVAC, RUBS utility reimbursements and on-site laundry.

The building offers **24 studios and 19 one-bedroom residences**, unit types that rent up well in this walkable location so close to transit and in the heart of the City. All capital expenses have been done including roof, electrical, and windows. The property currently boasts a high in place cap rate along with future upside in rental rates.

Adding to the investment appeal is exceptionally attractive assumable financing at a 3.22% interest rate, providing a rare opportunity to acquire a well-located Midtown asset with both immediate cash-flow and long-term value creation.

UNIT MIX

Type	Units	Current Rent Avg	Market Rent
1Bed/1 Bath	19	$860	$950
Studio	24	$720	$775

AMENITIES AND FEATURES

- Walk Score 85 "Very Walkable" — most errands on foot
- All major cap ex complete: TPO roof, 100-amp electric, double-pane windows
- 30 off-street parking spaces & adjacent 31st St/Union Hill Streetcar stop
- On-site Coin-operated Laundry Center (Jetz lease)
- ButterflyMX Virtual Doorman + Keypad Unit Entry
- Google Fiber

THE VALUE ADD PLAY

Get all units up to market rent. Continue luxury renovations as units turn — three have been done, proving the rent potential. Consider adding in-unit laundry at renovation time to command a premium.

WHAT WE LOVE ABOUT THE PROPERTY

The assumable 3.22% loan maturing in 2031 offers a substantial cash-flow advantage to originating new debt in 2026. The 31st St/Union Hill KC Streetcar stop has been open for nearly a year — connecting residents car-free to Downtown, Crossroads, Crown Center, Midtown, Westport, the Plaza, and UMKC. Studios and compact one-bedrooms rent perfectly to the urban tenant this location attracts.

PROPERTY CHALLENGES

Units will always be studios + one beds. Some units have not had a full luxury renovation yet and will need to be rehabbed as tenants turn.

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LOCATION CLASS
A B C D

HISTORICAL RATE OF APPRECIATION
0% 9% 15%

CONDITION
TURNKEY VALUE ADD

STABILIZATION
HIGH LOW

CURRENT VS MARKET INCOME
LOW DELTA HIGH DELTA

EXPENSE SUMMARY

ELECTRIC
SUB METERED, TENANTS PAY

GAS
NO GAS - ALL ELECTRIC

WATER
MASTER METER, LANDLORD PAYS

TRASH
DUMPSTER, LANDLORD PAYS

HOT WATER
INDIVIDUAL WATER HEATERS, TENANTS PAY

UNITS	43
BUILDINGS	1
LEGAL PARCELS	3
STORIES	2
YEAR BUILT	1926
TOTAL LOT SIZE (PUBLIC RECORD)	0.587 acre
TOTAL SQUARE FEET (PUBLIC RECORD)	26,750 sq ft

HEATING	Central Heat - Electric
COOLING	Central Air - Electric
LAUNDRY	Jetz Coin-operated Machines in Basement
PARKING	30 space parking lot + Ample Street Parking

ROOF	TPO
ELECTRICAL	Updated with Modern Panels 2020
PLUMBING	Updated with ABS and Pex 2020
WINDOWS	Vinyl Replacement Windows 2020
BASEMENT	Full Basement
FOUNDATION	Stone

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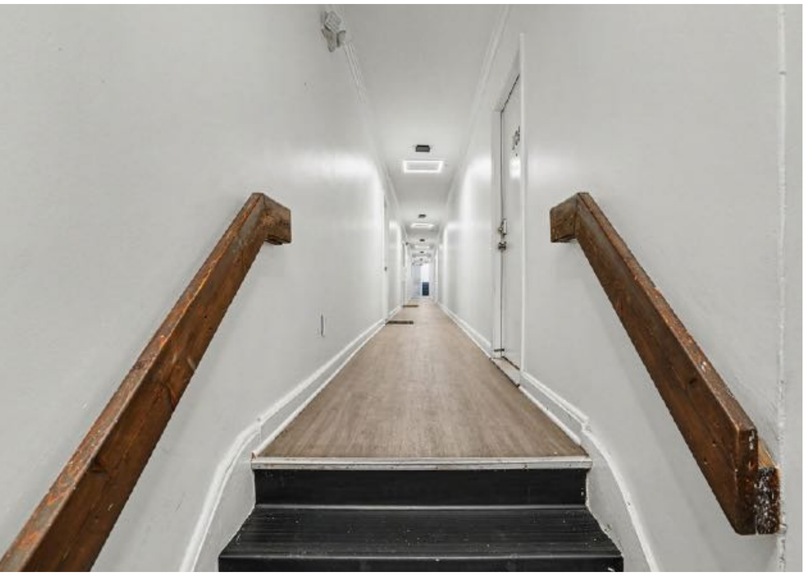






RETAIL MAP

3035 Harrison Street, Kansas City, Missouri

Top Employers	# of Employees
Federal Government	32,000
University of Kansas Health System	13,600
Oracle Cerner	12,800
HCA Midwest Health	9,977
Saint Luke's Health System	9,018
Fort Leavenworth	8,937
Children's Mercy	8,513
Whiteman Air Force Base	8,249
University of Kansas	8,084
State of Kansas	7,000

DEMOGRAPHICS

3035 Harrison Street, Kansas City, Missouri

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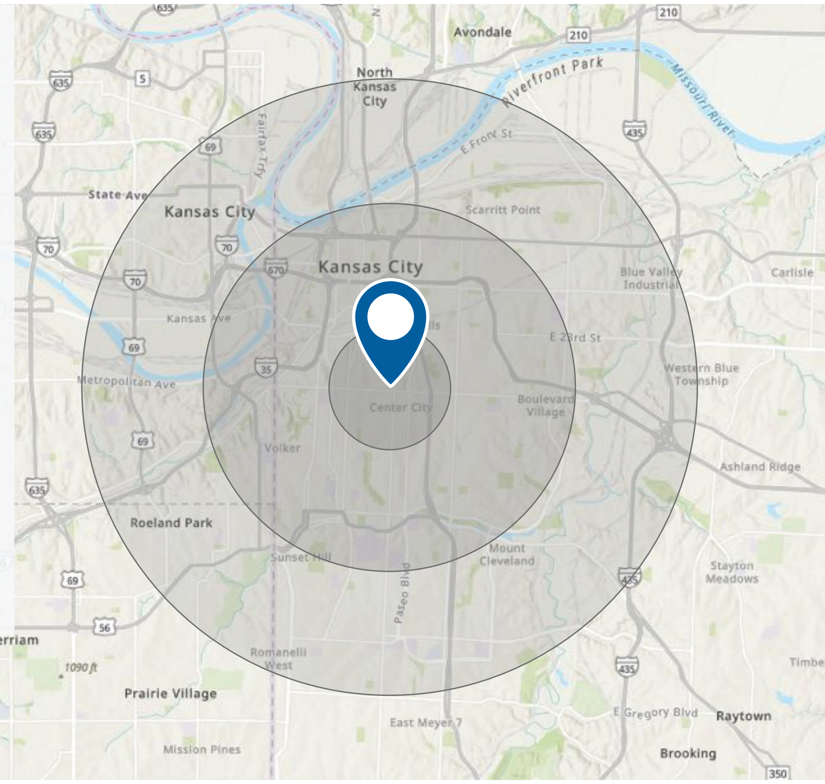
2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	19,465	125,536	254,400
Households	10,618	62,852	113,143
Families	3,349	22,588	51,425
Avg Household Size	1.77	1.90	2.18
Owner Occupied Housing Units	2,592	20,197	48,129
Renter Occupied Housing Units	8,026	42,655	65,014
Median Age	33.1	34.0	34.6
Median Household Income	$55,583	$59,242	$59,201
Average Household Income	$84,791	$87,347	$93,006



KEY FACTS

254,400
Population

34.6
Median Age

2.2
Average Household Size

US$93,006
Average Household Income

EMPLOYMENT

66%
White Collar

21%
Blue Collar

14%
Services

4.3%
Unemployment Rate

EDUCATION

12%
No High School Diploma

25%
High School Graduate

23%
Some College

41%
Bachelor's/Grad/Prof Degree

INCOME

US$59,201
Median Household Income

US$41,506
Per Capita Income

US$45,644
Median Net Worth

BUSINESS

13,604
Total Businesses

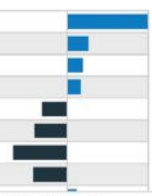
234,478
Total Employees

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (16.8%)

The smallest group: $150,000 - $199,999 (6.0%)

Indicator	Value	Diff
<$15,000	14.2%	+5.4%
$15,000 - $24,999	6.8%	+1.4%
$25,000 - $34,999	8.5%	+1.0%
$35,000 - $49,999	13.2%	+0.9%
$50,000 - $74,999	16.8%	-1.6%
$75,000 - $99,999	11.0%	-2.1%
$100,000 - $149,999	14.9%	-3.5%
$150,000 - $199,999	6.0%	-2.2%
$200,000+	8.6%	+0.6%



Bars show deviation from Jackson County

3035 Harrison Street, Kansas City, Missouri

MARKET OVERVIEW

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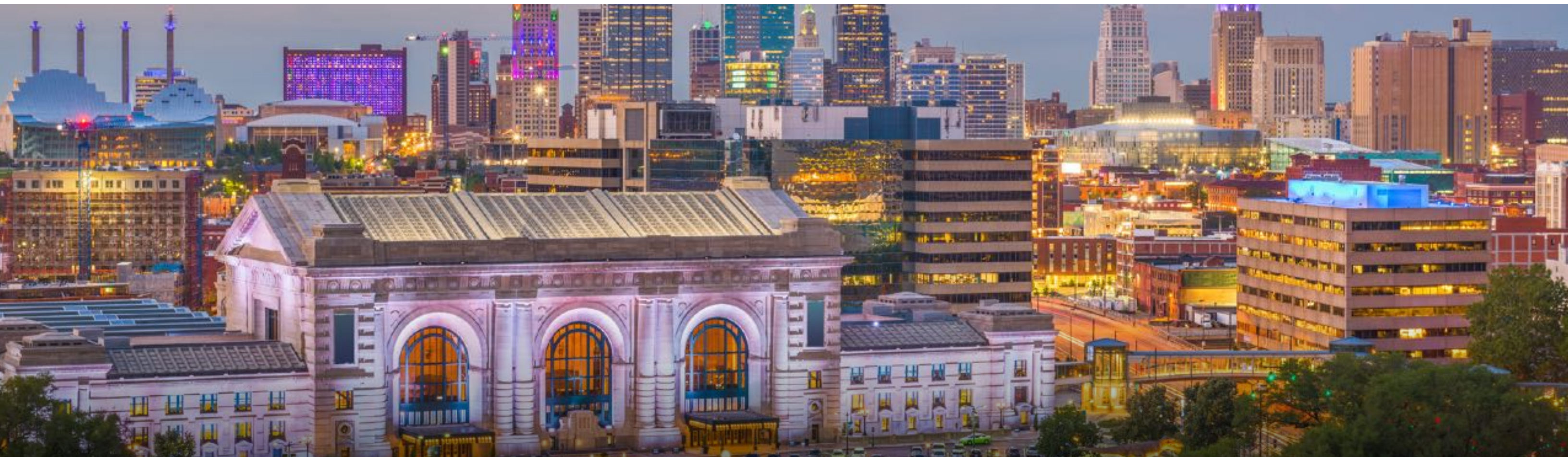

KANSAS CITY MSA - MISSOURI/KANSAS

Kansas City is the "Heart of America," a thriving transportation hub at the geographic center of the country, combining big-city amenities with a distinct small-city character. World-class art, culture, restaurants, and professional sports coexist alongside a community that continues to attract residents and businesses from across the country.

THE METRO AREA

The Kansas City metropolitan area is a bi-state metro anchored by Kansas City, Missouri, spanning 14 counties — 9 in Missouri and 5 in Kansas — across 8,472 square miles. With a population of more than 2.2 million, it is the second-largest metro centered in Missouri and the largest in Kansas. Kansas City, Missouri leads at approximately 525,000 residents, followed by five additional cities exceeding 100,000 residents: Overland Park, Kansas City (KS), and Olathe in Kansas; Independence and Lee's Summit in Missouri.

DOWNTOWN MOMENTUM

Downtown Kansas City has attracted more than $9.4 billion in investment since 2001 — including a new convention hotel, a state-of-the-art sports arena, a performing arts center, a modern streetcar line, and an eight-block downtown entertainment district. The momentum continues: in April 2026, the Kansas City Royals and Hallmark Cards announced a new MLB ballpark and $3 billion 91-acre mixed-use development Downtown with opening day for the ballpark targeted for 2030.

A DIVERSE, RESILIENT ECONOMY

Kansas City's economy spans technology, healthcare, finance, logistics, and manufacturing. The metro is home to the headquarters of Oracle Health (formerly Cerner, the metro's largest private employer), Hallmark Cards, Garmin, Burns & McDonnell, AMC Theatres, and Dairy Farmers of America — anchoring a job market further diversified by hospitals, universities, and a growing tech sector. T-Mobile maintains its largest U.S. campus in Overland Park on the former Sprint headquarters grounds. The metro's central location makes it one of the country's premier distribution hubs and a recognized medical destination for the broader region.

RECOGNITION & RANKINGS

#3

RENTCAFE MOST LIVABLE METROS (2026)

Kansas City ranked third nationally for affordability, short commutes, and quality of opportunity.

#8

ZILLOW'S HOTTEST HOUSING MARKETS (2025):

Recognized for relative affordability, active construction pipeline, and sustained population growth.

#8

BEST U.S. CITIES FOR YOUNG COUPLES, OVERLAND PARK (2026)

StorageCafe cited high household incomes, low housing pressure, and spacious homes.

LUTZ
SALES + INVESTMENTS

Lutz Sales + Investments is a boutique commercial real estate brokerage specializing in investment property sales throughout the Kansas City region. The firm has become synonymous with multifamily transactions in the local market, representing investors across a wide range of acquisition and disposition strategies.

The Lutz team has successfully brokered more than half a billion in real estate transactions across more than 500 investment property sales, with a primary focus on multifamily assets ranging from 2–75 units.

4,087+ DOORS CLOSED	**Top 15** COMMERCIAL BROKERAGES BY SALES VOLUME, 2021-2025 KANSAS CITY BUSINESS JOURNAL	**#3** MULTIFAMILY SALES VOLUME, 2024 KANSAS CITY BUSINESS JOURNAL

Through its deep understanding of Kansas City's investment landscape and an extensive network of owners, investors, lenders, and industry professionals, Lutz Sales + Investments provides clients with strategic guidance, access to off market opportunities, and comprehensive representation throughout the investment process.

MICHELLE LUTZ

FOUNDER
& MANAGING PARTNER

Michelle Lutz is the founder and managing partner of Lutz Sales + Investments and one of the most active multifamily investment brokers in the Kansas City market. Over the course of her career, she has completed more than 500 real estate transactions totaling over half a billion dollars in closed sales, advising investors on acquisitions, dispositions, and long-term portfolio strategies.

Michelle has been recognized by the Kansas City Business Journal as a "Heavy Hitter" commercial real estate broker for five consecutive years and has consistently ranked among the Top 5 multifamily brokers in Kansas City, most recently achieving the #4 position for overall multifamily transaction volume in the market. Under her leadership, Lutz Sales + Investments has also ranked among the Top 20 commercial real estate brokerages in Kansas City by total transaction volume.

Widely regarded as a leading specialist in small- to mid-sized multifamily properties, Michelle works closely with high-net-worth individuals, private investors, and boutique investment funds seeking opportunities in the Kansas City market. Through her extensive network of private owners and industry relationships, she frequently provides clients access to exclusive off-market opportunities.

As a long-time multifamily investor herself, Michelle brings an owner's perspective to every transaction and regularly advises clients on 1031 exchanges, value-add acquisitions, portfolio dispositions, and long-term wealth building through multifamily real estate.

Michelle's disciplined focus on the small- to mid-market multifamily sector has positioned her as one of the most active and trusted investment property advisors in the Kansas City market.

LEE RIPMA

MULTIFAMILY
INVESTMENT ADVISOR

Lee Ripma is a real estate advisor specializing in multifamily investment properties throughout the Kansas City market. Known for her analytical approach and investor-focused perspective, Lee helps clients identify and evaluate high-quality investment opportunities while building long-term wealth through real estate.

Combining data-driven analysis with her own experience as a multifamily investor, Lee assists clients with underwriting opportunities, acquisition strategies, and portfolio growth. She has helped numerous investors better understand the fundamentals of successful multifamily investing in the Kansas City market.

Originally from California, Lee began investing in Kansas City real estate in 2017 while living out of state, eventually relocating to pursue multifamily investing and brokerage full-time.

Lee holds a Master's degree in Biology from San Diego State University and a Bachelor's degree in Ecology from Prescott College. She has been featured on several real estate platforms and podcasts, including BiggerPockets and the Joe Fairless Real Estate Podcast, where she shares insights on multifamily investing and market opportunities.

SALES + INVESTMENTS

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