



ReeceNichols
REAL ESTATE

For Sale

Side by Side Twin Triplexes

2825 & 2829 Tepee Ave | 6 Units | Independence, Missouri



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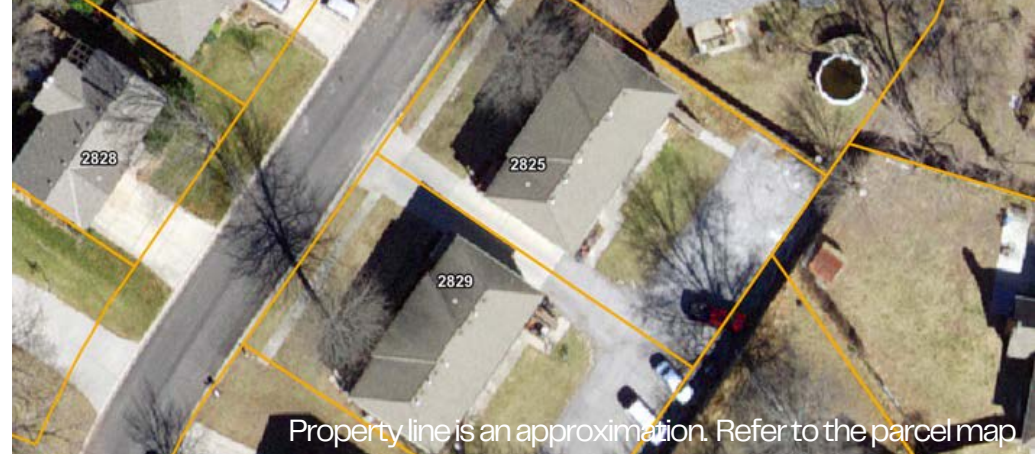


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Exceptional investment opportunity featuring side-by-side twin triplexes at 2825 and 2829 Tepee Avenue in Independence. Together, these two properties offer a rare 6-unit residential portfolio on a quiet, tree-lined street, creating an efficient and easy-to-manage asset with strong rental appeal and long-term income potential. The properties may be purchased together as a package or separately, providing flexibility for investors seeking either a single triplex or a larger side-by-side multifamily acquisition.

The buildings share a driveway and parking lot, offering cohesive access and convenient off-street parking for tenants if acquired together. The property is surrounded by an established residential neighborhood, with single-family homes directly across the street, creating a comfortable setting that supports consistent tenant demand.

The portfolio includes a desirable unit mix across both triplexes. At 2825 Tepee, the building features two upper-level 2-bedroom, 1-bath units with both front access and rear stair access, along with a spacious lower-level 3-bedroom, 1-bath unit with ground-level rear entry. Each unit includes laundry hookups. Recent exterior improvements include fresh exterior paint and new rear stairs.

Located with easy access to 291/470 and I-70, the properties are well-positioned near Independence, Blue Springs, shopping, restaurants, services, and major commuter routes. With 6 total units available between the two buildings, shared parking, recent improvements, and practical residential layouts, 2825 and 2829 Tepee offer investors an attractive opportunity to acquire in-place income, manageable scale, and long-term upside in an established Independence neighborhood.



Property Highlights

- Sale Price: \$750,000 or \$125,000/unit
- Unit Count: 6
- Unit Mix: Five 2BR/1BA units and one 3BR/1BA unit
- Age: 48 years (Built in 1978)
- All utilities separately metered
- A/C: Central
- Heating: Central
- Parking: Shared driveway and off-street parking lot
- Laundry: In Unit
- Foundation: Concrete
- Quiet, tree-lined residential street with single-family homes across the street
- Easy access to 291/470 and I-70; near Independence and Blue Springs retail and services
- Stabilized pro forma income offers clear upside potential
- Below-market rents create achievable rent-growth opportunity
- Side-by-side twin triplexes allow for more efficient management
- Manageable value-add multifamily acquisition for private investors
- Appeals to both cash-flow buyers and investors seeking long-term upside



6

TOTAL UNITS



\$76,139

CURRENT
ANNUAL RENT



\$87,000

PRO FORMA
ANNUAL RENT



\$62,731

PRO FORMA NOI





Current Rent Roll & Unit Mix

The rent roll and pro forma identify six income-producing units across the two triplexes. The portfolio is currently collecting approximately \$6,344.95 per month in scheduled base rent, with pro forma market rent modeled at \$7,250 per month before other income.

Property	Unit	Type	Current Rent	Market Rent	Monthly Upside	Deposit	Lease Term
2825	A	2BR/1BA	\$1,115.95	\$1,175	\$59.05	\$2,231.90	01/15/26 - 12/31/26
2825	B	3BR/1BA	\$1,250.00	\$1,375	\$125.00	\$2,500.00	02/28/25 - 08/31/26
2825	C	2BR/1BA	\$1,050.00	\$1,175	\$125.00	\$1,050.00	05/01/25 - 04/30/26
2829	A	2BR/1BA	\$922.00	\$1,175	\$253.00	\$0.00	02/01/25 - MTM
2829	B	2BR/1BA	\$907.00	\$1,175	\$268.00	\$0.00	02/01/25 - MTM
2829	C	2BR/1BA	\$1,100.00	\$1,175	\$75.00	\$1,100.00	08/25/25 - 08/31/26



\$6,345

CURRENT MONTHLY RENT



\$7,250

PRO FORMA MONTHLY RENT



\$905

MONTHLY RENT UPSIDE



\$10,861

ANNUAL RENT UPSIDE

T12 Operating Performance

T12 Line Item	Amount
Total Rent	\$62,400.58
Total Fees	\$330.00
Total Operating Income	\$62,730.58
Total Operating Expense	\$28,307.28
NOI	\$34,423.30
Miscellaneous Other Income	\$950.00
Net Income	\$35,373.30

Expense Detail	Amount
Management Fees	\$7,116.46
Repairs & Maintenance	\$14,939.83
Utilities	\$2,927.44
Cleaning	\$325.00
Other Property Expenses / Inspections	\$1,920.00
General & Administration	\$1,078.55
Total Operating Expense	\$28,307.28

Information compiled from seller-provided rent roll, cash flow, T12 and broker pro forma. Buyer to independently verify all information.



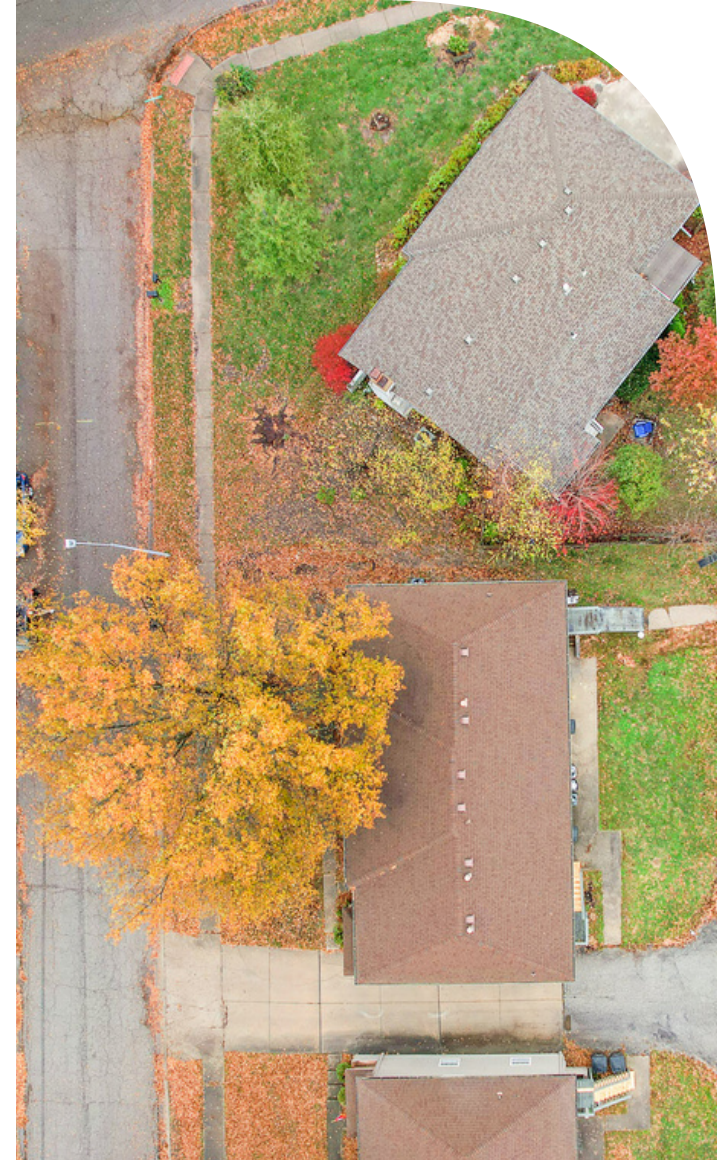


Pro Forma

The pro forma is built from the rent roll, market rent assumptions and normalized operating assumptions. It is intended as an underwriting framework, not a guarantee of future performance. Buyer should verify market rent, lease terms, taxes, insurance, repairs, capital expenditures, and reserves.

Metric	2825 Teepee	2829 Teepee	Combined Package
Current Monthly Rent	\$3,415.95	\$2,929.00	\$6,344.95
Current Annual Rent	\$40,991.40	\$35,148.00	\$76,139.40
Pro Forma Monthly Rent	\$3,725.00	\$3,525.00	\$7,250.00
Pro Forma Annual Rent	\$44,700.00	\$42,300.00	\$87,000.00
Pro Forma NOI	\$32,356.55	\$30,373.95	\$62,730.50
Value @ 7.00% Cap	\$462,236	\$433,914	\$896,150
Value @ 7.25% Cap	\$446,297	\$418,951	\$865,248
Value @ 7.50% Cap	\$431,421	\$404,986	\$836,407

Assumption	Detail
Market Rent - 2BR/1BA	\$1,175 / month / unit
Market Rent - 3BR/1BA	\$1,375 / month / unit
Other Income	\$75 / month avg (Pet fee & Utility fee)
Vacancy / Credit Loss	5.0% of scheduled rent
Management Fee	8.0% of EGI
Repairs & Maintenance	5.0% of EGI
Insurance	\$1,500 per property per year
Admin / Common Exterior	\$800 per property per year
Taxes	\$3,071 for 2825; \$3,070 for 2829



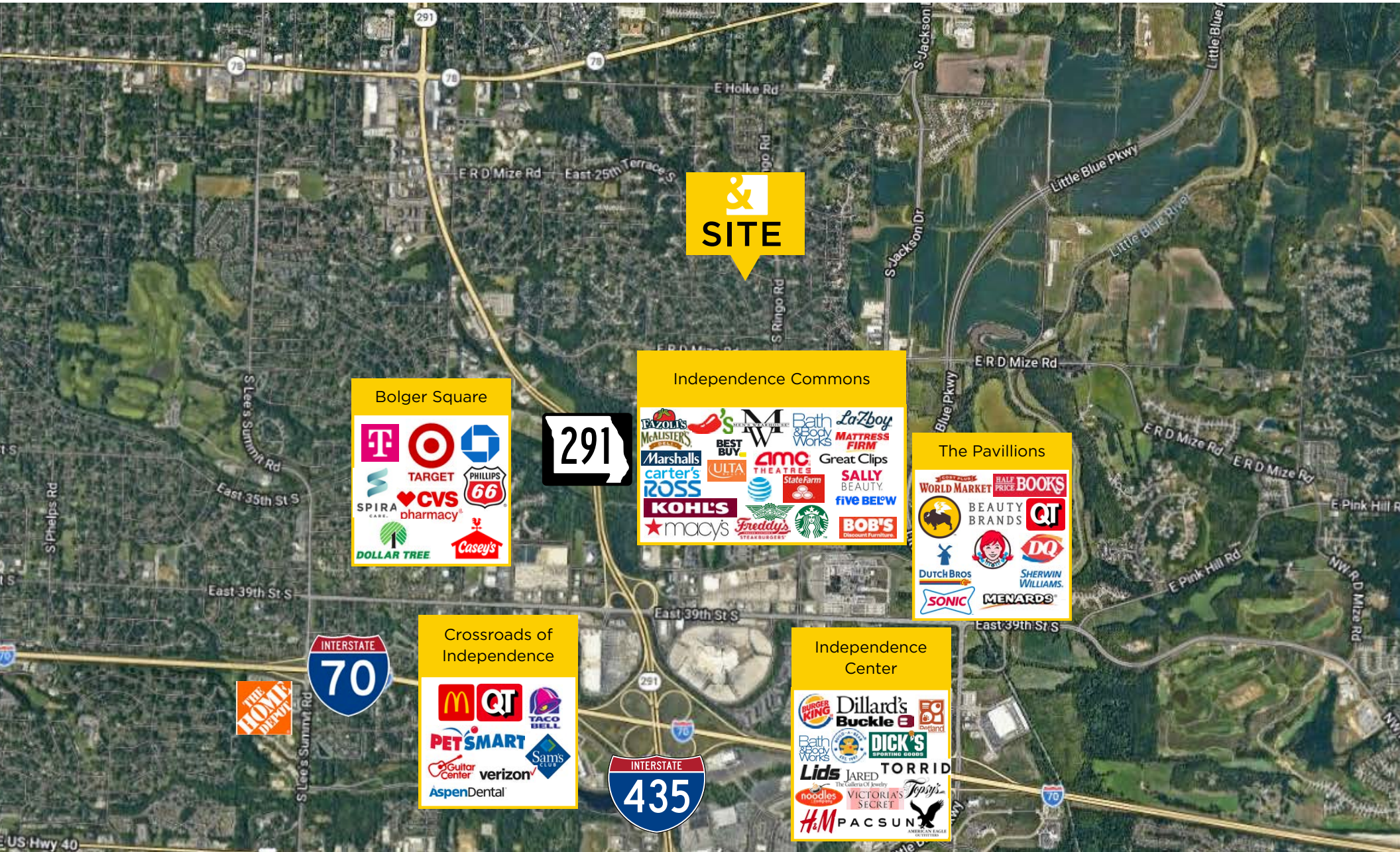


 Unit C Interior Photos





Nearby Trade Area



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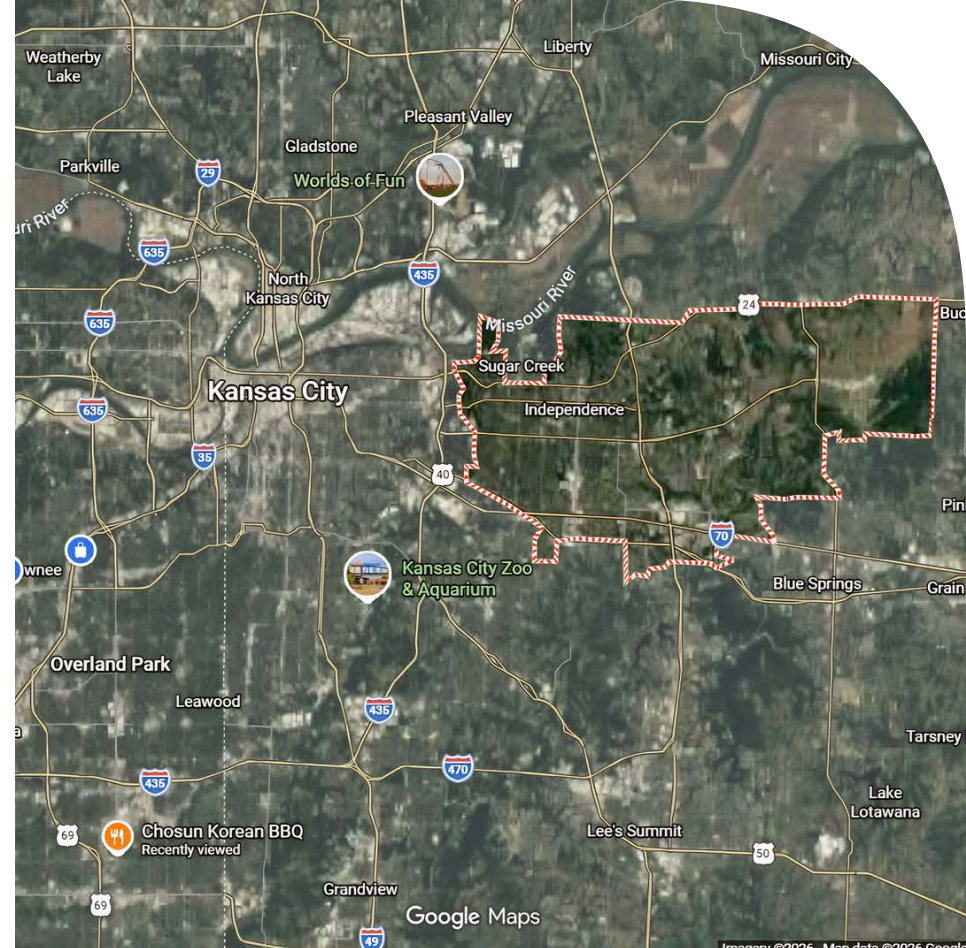
POPULATION	1 MILE	3 MILES	5 MILES
25' Population	5,372	41,154	127,144
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
25' Households	2,052	17,495	51,547
25' Avg Household Income	\$116,836	\$85,433	\$86,944
2025 OCCUPIED HOUSING	1 MILE	3 MILES	5 MILES
Owner Occupied	1,843 (89.86%)	11,317 (64.69%)	33,172 (64.35%)
Renter Occupied	208 (10.14%)	6,178 (35.31%)	18,376 (35.65%)
2025 MEDIAN HOME VALUE	1 MILE	3 MILES	5 MILES
	\$247,891	\$221,490	\$221,678

OVERVIEW

- Strategic inner-ring Kansas City metro location with direct access to Kansas City, surrounding suburbs, and regional employment centers.
- One of the largest cities in the KC metro, giving investors a large resident base and established rental demand.
- Mature community with a mix of historic neighborhoods, workforce housing, retail corridors, and redevelopment pockets.
- More affordable entry point compared with many Johnson County or central Kansas City investment areas, creating room for cash flow, value-add upside, and rent growth.
- Strong appeal for investors looking for practical, workforce-oriented real estate rather than luxury-only product.

BUSINESS & ECONOMY

- Independence benefits from a central Kansas City metro location with access to major highways, regional labor, and surrounding suburbs.
- Key employment sectors include health care, retail trade, manufacturing, education, social services, and public administration.
- The city notes access to approximately 148,000 workers within a 10-minute drive, supporting local employers and business growth.
- Independence has grown as a center for retail, services, and manufacturing, with available sites and corridors for continued development.
- The I-70 and Little Blue Parkway area is viewed as a key growth corridor for commercial and residential development.
- Affordable real estate compared to many inner-metro areas may appeal to investors, small businesses, and value-add commercial buyers.



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