

INVESTMENT SALE OFFERING

HISTORIC NEW YORKER LOFTS

1114 Baltimore | Kansas City, Missouri



Exclusively Offered By:

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CROSSROADS
REAL ESTATE GROUP

PRIME
DOWNTOWN
LOCATION

FULLY
RENOVATED

VALUE-ADD
OPPORTUNITY

OPPORTUNITY SUMMARY

IRREPLACEABLE HISTORIC LOFTS

SALE OFFERING

New Yorker Lofts | Downtown KCMO

Crossroads Real Estate Group is pleased to present the exclusive listing of New Yorker Lofts. Originally constructed in 1915 as the Bray Hotel, this iconic property listed on the National Register of Historic Places is known as “Kansas City’s Skinniest Skyscraper” and was comprehensively renovated in 2018 into 29 modern loft apartments featuring upgraded kitchens with stainless-steel appliances, stone countertops, sleek baths, Nest thermostats, and Google Fiber.

The ground-floor commercial space is home to Made In KC Café and its adjoining speakeasy, attracting both residents and steady downtown foot traffic. On-site amenities include a resident lounge, fitness room, laundry center, and dedicated storage. Ideally located in the heart of downtown, the building sits just steps from the streetcar, Power & Light District, Crossroads Arts District, First Fridays, and the Kauffman Center for the Performing Arts.

OPPORTUNITY HIGHLIGHTS:

- Fully Renovated in 2018
- Historical Significance
- On-Site Amenities
- Prime Downtown Location
- Efficient Unit Layouts
- Ideal Location Near Streetcar Line
- Add Value Via Conversion

WALKABILITY DEFINED

400'

NEAREST
STREETCAR STOP



7

STREETCAR STOPS
(<15 MIN)



SALE OFFERING

New Yorker Lofts | Downtown KCMO

INVESTMENT SUMMARY

Offering Price: \$ 4,500,000

Price Per Door: \$ 150,000

Net Rentable Area: 18,573 SF

Number of Floors: 9

Year Built/Renovated: 1915/2018

Number of Units: 30

- Multifamily 29 (16,279 SF)
- Unit Types 7 studios & 22 1BR x 1BA
- Commercial 1 (2,294 SF)

Average Unit Size: 561 SF

Occupancy: 90.0%

Commercial Lease Terms: 4 Yrs, MG

Average Rent PSF: \$1.96 PSF

Parking Proximity: Adjacent & Neighboring
Lots for Rent

The average rent is based on the rent roll as of 3/1/2026

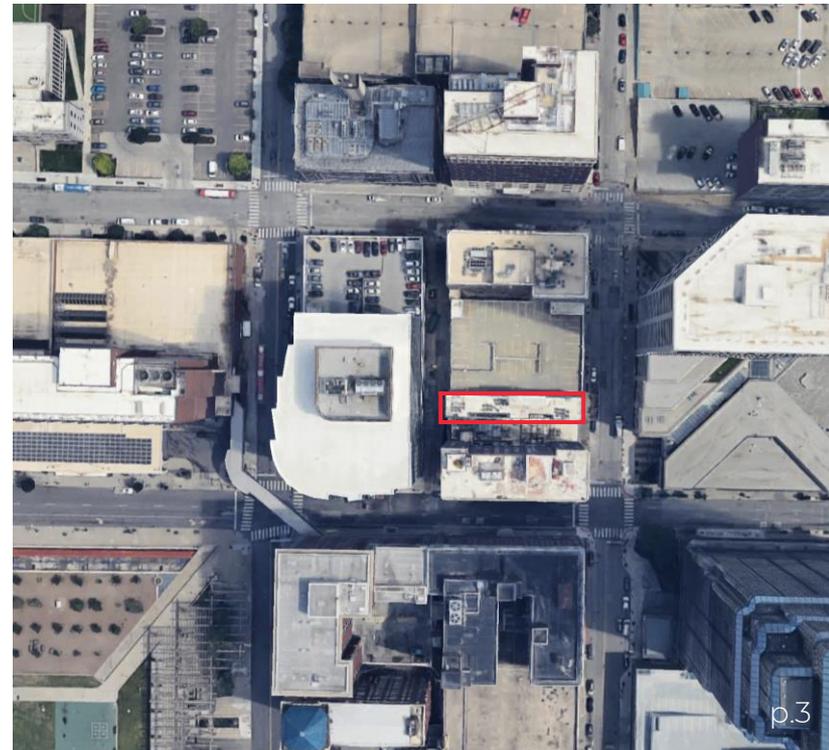
\$256,759

NET OPERATING INCOME

\$4,500,000

OFFERING PRICE

VACANCIES READY FOR
WORLD CUP
SHORT TERM RENTALS



SALE OFFERING

New Yorker Lofts | Downtown KCMO

DOWNTOWN'S EPICENTER

A \$9 BILLION RENAISSANCE



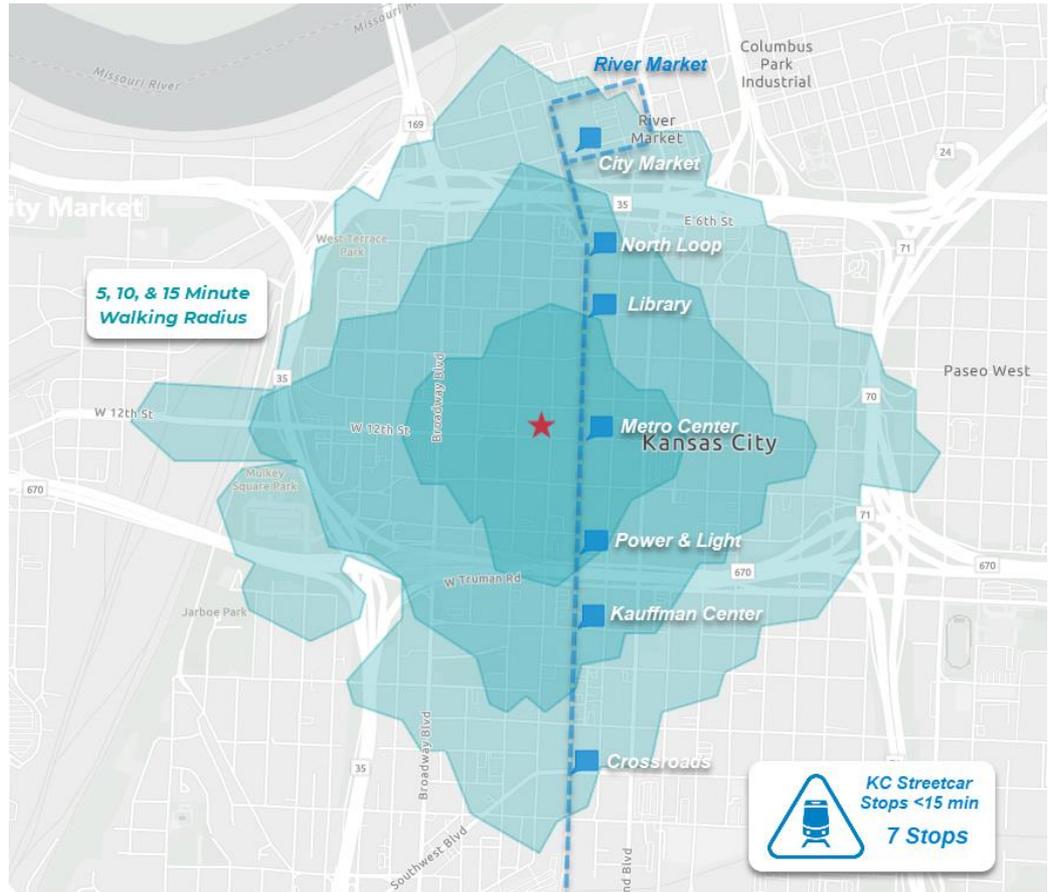
MARKET-LEADING LOCATION
Multifamily properties in similar proximity to the streetcar capture premium rents.

THE EPITOME OF WALKABILITY

Nationally, residents are flocking to housing options that make it possible to live without dependence on a car for mobility and survival. Whether new construction, renovation or conversion, multifamily Transit Oriented Development (TOD) is the exciting fast-growing trend in creating vibrant, livable, sustainable communities around high quality train systems. Kansas City's downtown district has experienced epic residential growth to the tune of about 33,000 residents and forecast to reach 40,000 by 2035.

Streetcars in Kansas City were the primary public transit mode during the late 19th and early 20th centuries, like most North American cities. Kansas City, Missouri once had one of the most extensive streetcar systems in North America, but the last of its 25 streetcar routes was shut down in 1957.

As of late 2025, Kansas City's streetcar now spans Main Street with a southern terminus at 51st & Main. With seven streetcar stops within a 10-15 minute walk, New Yorker Lofts aligns with many key characteristics that modern renters are after.



Kansas City: Connected & Aligned

The 2.5-mile streetcar extension created a 5.7-mile route linking Kansas City's most vibrant live-work-play centers from the River Market to the north and the renowned Country Club Plaza to the south. Almost 40% of the riders live downtown, attesting to the sector's viability and proving the streetcar's alignment with modern trends.

Since the launch of the original line, more than \$4B has been completed with another \$1.2B under construction along the line.

SALE OFFERING

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KANSAS CITY METRO ATTRACTIONS

SUBHEADER OR TAGLINE



Power & Light District – Located in the heart of Downtown Kansas City, the mixed-use development comprises nine city blocks and the district's more than one-half million sq. ft. includes over 50 unique shops, restaurants, bars, and entertainment venues.



The Crown Center shops contain approximately 50 retailers and restaurants. Entertainment options include Sea Life Aquarium, Legoland, Crown Center Ice Terrace, Coterie Theatre, and Union Station (Science City, Planetarium, City Stage Theatre, Regnier Extreme Screen Theatre, Special Event Spaces, Fine Restaurants)



Arrowhead Stadium – One of the most iconic stadiums in the country, Arrowhead is home to the World Champion Kansas City Chiefs. The stadium has a seating capacity of 76,416 (6th largest in the NFL). Current talks are underway regarding the future of Arrowhead and a renovation that would extend the life of the icon another 25 years. The stadium is one of the hosts of the 2026 FIFA World Cup.



Kauffman Stadium – “The K” is standing tall next to Arrowhead, east of the downtown property. The K has played host to the World Series twice in the past decade. Current seating capacity is 37,840, with additional standing room to exceed 40,000.

T-Mobile Center - One of the busiest arenas in the nation, the \$276-Million, state-of the-art entertainment venue and arena seats 19,000 people and has hosted more than 12 million guests since its opening in 2007. It has played a key role in anchoring over \$9 billion of reinvestment in downtown Kansas City.



Starlight Theatre – One-of-a-kind historic outdoor theatre with Broadway musicals, Off Broadway shows, and concerts.



Childrens Mercy Park – Home to renowned Sporting Kansas City (Major League Soccer), the stadium's capacity exceeds 18,500 for soccer and 25,000 for concerts.



SALE OFFERING

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KANSAS CITY HIGHLIGHTS

POISED TO CONTINUE THE POSITIVE MOMENTUM

SOLID POPULATION GROWTH

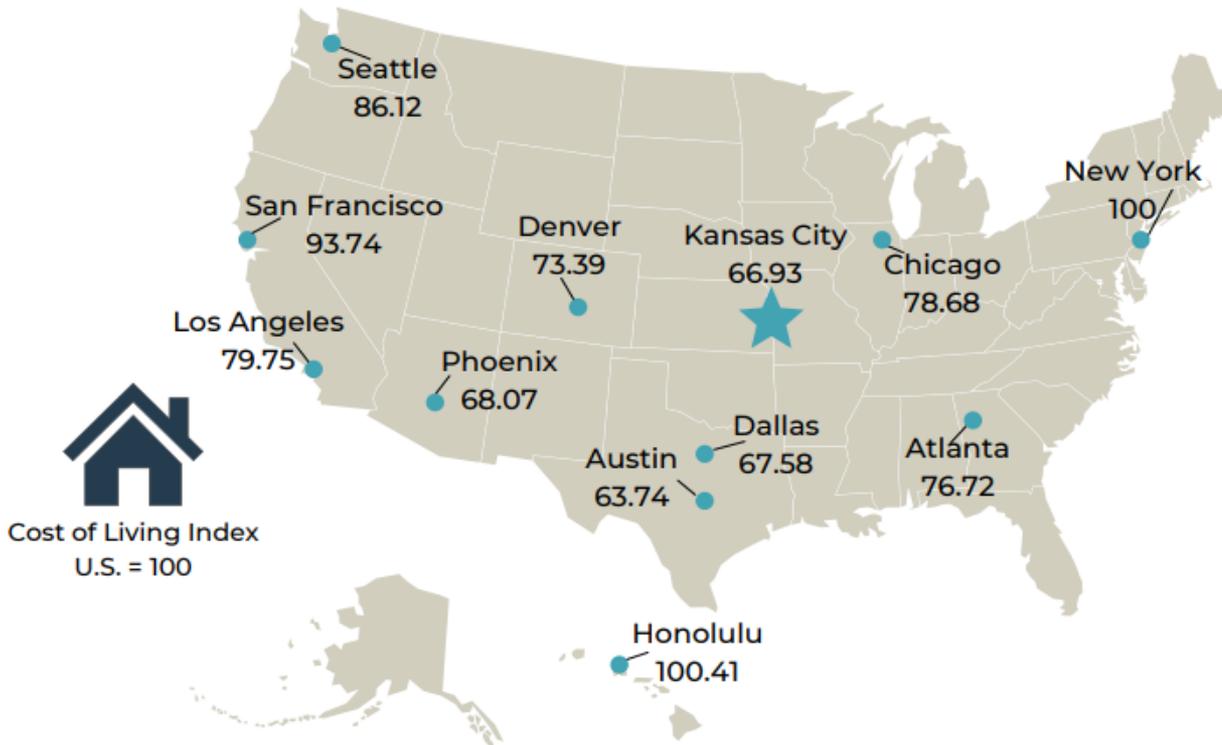


Ranked in the Top 20 Cities Hiring the Most Workers



Kansas City has been nicknamed "The Silicon Prairie" due to the rapid growth of high-tech employment, recording the 6th largest growth rate in the U.S. for tech talent employment of the past 5 years.

LOW COST OF LIVING



An exceptional transportation network featuring 30% more per capita than any other city in the nation provides ease of access for distributors.



New \$1.5 Billion single-terminal international airport under construction, with expected completion in 2023

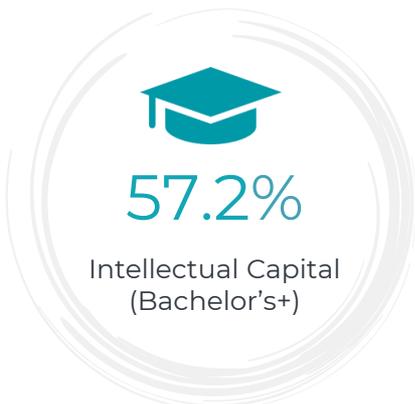


Kansas City handles more rail traffic (in terms of tonnage) than any other city in the U.S.



Kansas City has grown to be a national strategic market for transportation due to its central location with 85% of the continental U.S. accessible from Kansas City within 2 days by truck.

Kansas City is noted in the top five cities with the shortest work trip travel time.



OPPORTUNITY ABOUNDS

Kansas City, Missouri, is a central Midwest hub with strong regional market access and a vibrant urban atmosphere. Its diverse economy includes healthcare, technology, manufacturing, and finance sectors. With a growing population and steady economic momentum, the city offers a high quality of life enriched by cultural and recreational amenities. Located primarily in Jackson County, Kansas City continues to experience population and development growth, reinforcing its role as a key metropolitan center in the region.

KEY DEMOGRAPHICS	TRADE AREA <i>(Downtown)</i>	KANSAS CITY <i>MSA</i>
POPULATION	33,620	521,826
DAYTIME POPULATION	117,423	582,664
BACHELOR DEGREE+	57.2%	40.8%
MEDIAN HH INCOME	\$71,187	\$70,898
MEDIAN HOME VALUE	\$316,603	\$273,379

MAJOR
CORPORATIONS
IN THE AREA



SALE OFFERING

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UNIT FLOOR PLANS

STUDIOS & ONE BEDROOM UNITS



18,573 SF
NET RENTABLE AREA



7 / 22
STUDIO / ONE BEDROOM



1915/2016/2024
YEAR BUILT/RENOVATED



90%
OCCUPANCY



400 FT
STREETCAR STOP

TENANT PROFILE

MADE IN KC CAFE



Made in KC Café is a popular local coffee concept known for high-quality drinks, seasonal offerings, and a warm, community-focused atmosphere. Its strong brand recognition and steady foot traffic make it a standout retail tenant that consistently draws residents and downtown visitors alike.

TENANT TYPE: Coffee shop and speakeasy/tap room

WEBSITE: www.mikccafe.com

NET RENTABLE AREA: 2,294 SF

LEASE EXPIRATION: June 30, 2030

RENEWAL OPTIONS: None



VALUE-ADD PREMISE

BELOW MARKET RENTS

The units currently capture monthly rents of \$1.96 PSF. Rents have steadily increased since the streetcar activation. The forecast in the proforma reflects an achievable increase in rent, particularly given the advent of the busiest leasing season.

PREMIUM UNIT POTENTIAL

The property's second-floor adjacent fitness and club rooms offer a compelling opportunity to add a unit. This second-floor space has a kitchen in place and is the only unit in the building to feature a terrace.

RELOCATE & EXPAND FITNESS

The lower level was originally finished for use in the hotel operations and features the terrazzo floors and a marble staircase. It is ripe for repositioning with ample space available to relocate and expand the fitness center and add additional amenities.

DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from sellers and, buyers and should not be made available to any other person or entity without the written consent of owner/affiliates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The seller and broker have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, the seller and broker have not verified, and will not verify, any of the information contained herein, nor has seller and broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN.

Any projections, opinions, assumptions, or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

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