

PARC WEST APARTMENTS

1621 WASHINGTON & 1613 EVERETT AVENUE
KANSAS CITY, KS 66102

PEAK
Real Estate Partners

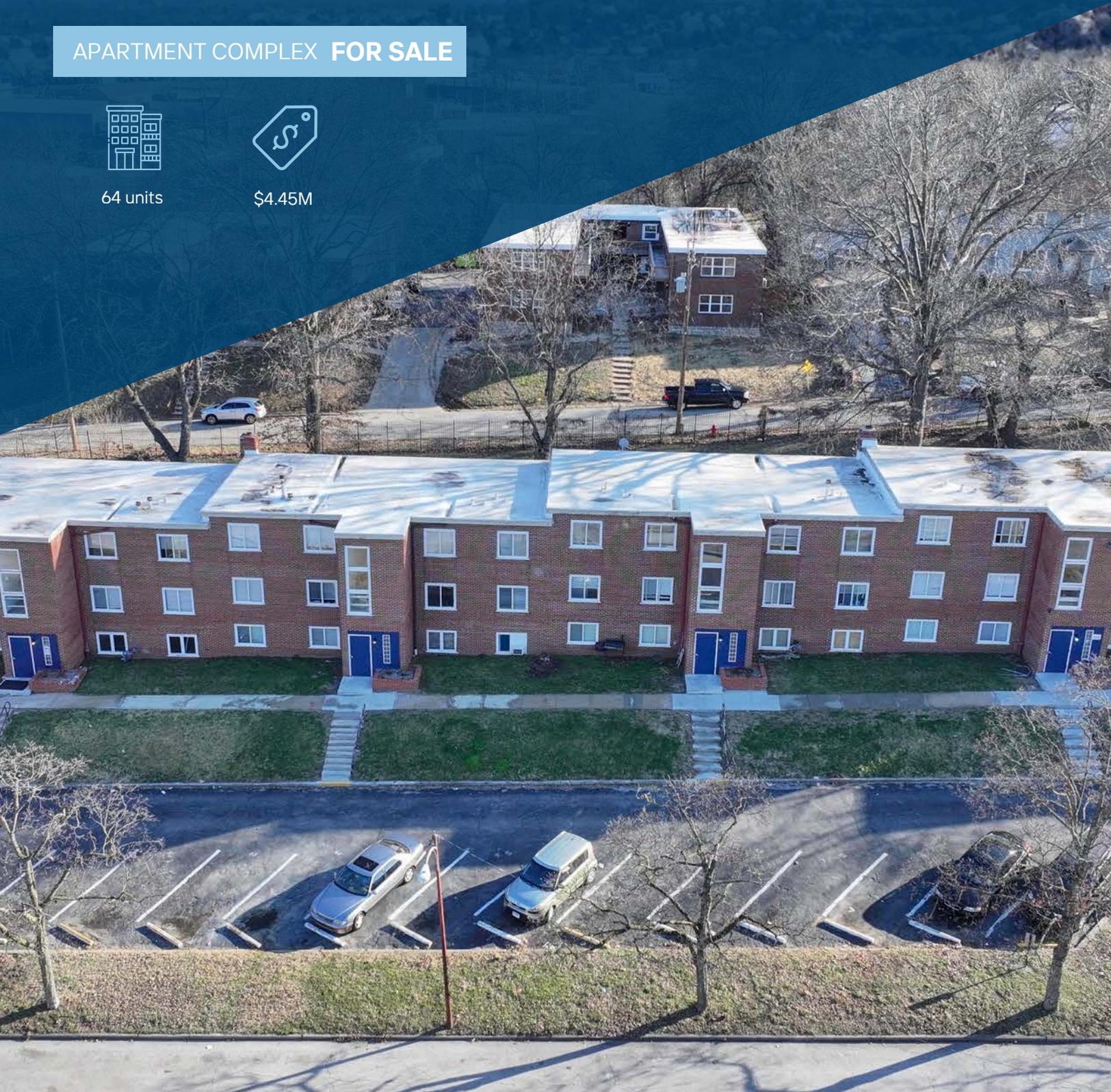
APARTMENT COMPLEX **FOR SALE**



64 units



\$4.45M



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PROPERTY HIGHLIGHTS:

- 64-unit apartment complex in the heart of KCK
- Great interstate access - Minutes away from I-635 & I-79
- Access to major employers located throughout Wyandotte County
- Broad unit mix | Studios, 1 bed / 1 bath, 2 bed / 1 bath
- Laundry facilities on site as well as management and maintenance
- Surface parking | 52 off street parking stalls total
- Unit amenities – New appliances, new luxury flooring

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EXECUTIVE SUMMARY:

Parc West Apartments is a 64 unit multifamily offering located at 1621 Washington Boulevard and 1613 Everett Avenue, Kansas City, KS 66102. The Property presents a compelling value-add opportunity for an investor seeking access to the growing Kansas City, Kansas submarket. With 75% occupancy as of February 2026, a new owner can implement rent growth strategies, bring units to market levels, and explore voucher tenancy to significantly increase NOI and explore additional voucher tenancy to significantly increase NOI.

Unrenovated Building 4 (10 units) is also eligible for Historic Tax Credits, providing an additional avenue for value creation. The property benefits from excellent interstate access, minutes from I-635 and I-70, with proximity to major employers throughout Wyandotte County. The broad unit mix of studios, 1-bed/1-bath, and 2-bed/1-bath units with stainless steel appliances and new luxury flooring appeals to a wide renter demographic.

This is a perfect opportunity for a regional investor to capitalize on available Historic Tax Credits and bring the asset to full occupancy.

UNIT MIX:

COMPLEXION	UNIT COUNT	AVERAGE SF	MARKET RENT
STUDIO	5	500 SF	\$700
1 BED/1 BATH	46	500 SF	\$875
2 BED/1 BATH	13	700 SF	\$950
TOTALS	64	544 SF	\$876

PROPERTY AMENITIES

- Large one and two bedroom unit floorplans
- Ample off-street parking
- Great interstate access – minutes from I-635 & I-70
- Access to major employers located throughout Wyandotte County
- On-site laundry facilities
- 52 off street parking stalls
- New appliances, fixtures, & LVP flooring throughout

WHERE TO ADD VALUE

- Opportunity to renovate the 10 unit building (plumbing and electrical already updated)
- Potential for exterior and common area upgrades to enhance tenant appeal and create rent growth
- Increase the amount of voucher tenants to increase NOI

NOTABLE ADVANTAGES

- New plumbing and electrical throughout all buildings. Unrenovated 10 unit building giving a new investor a potential \$8,500/mo increase in rental income once complete.
- Opportunity to fill vacancies with voucher tenancy, resulting in higher income per unit
- Broad unit mix which appeals to multiple tenant segments
- Tenant paid utilities reduces owners expenses

OBSTACLES:

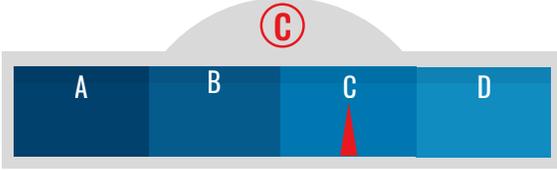
- 71% of units are 1 bed/1 bath, limiting potential to achieve higher market rents.
- Moderately walkable location; most residents rely on personal or public transit to access downtown KCK.
- Five separate buildings may result in more frequent capital expenditure needs (roof, HVAC, etc.).
- Building 4 on Washington Blvd requires renovation to unlock full potential. A \$120K bid is in place to bring 10 units online, eligible for a 40% Missouri historic tax credit.



PARC WEST APARTMENTS

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PROPERTY CLASS



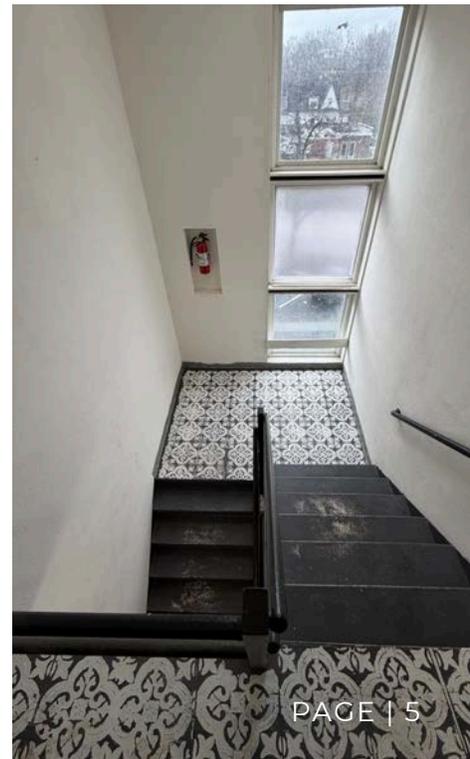
CONDITION



MARKET SALES



ADDRESS	1621 WASHINGTON BLVD & 1613 EVERETT AVE. KANSAS CITY, KS 66102
SITE ACRES	1.92
BUILDINGS	5
1621 WASHINGTON BLVD. YEAR BUILT	1951
1613 EVERETT AVE. YEAR BUILT	1964
OCCUPANCY (AS OF 3/06/2026)	75%
PARKING	52 OFF-STREET PARKING STALLS
ROOF	TPO – REPLACED '21/'22
WATER SEWER	SINGLE METER
ELECTRIC	SEPARATELY METERED – ON TENANT (FULLY REDONE '21/'22)
GAS	SEPARATELY METERED – ON TENANT
HVAC	IN UNIT FURNACE WINDOW/WALL AIR CONDITIONING
LAUNDRY	ON-SITE FACILITIES
1621 WASHINGTON BLVD WINDOWS	REPLACED 2004
1613 EVERETT AVE WINDOWS	REPLACED 2023
PLUMBING	FULLY REPLACED 2022



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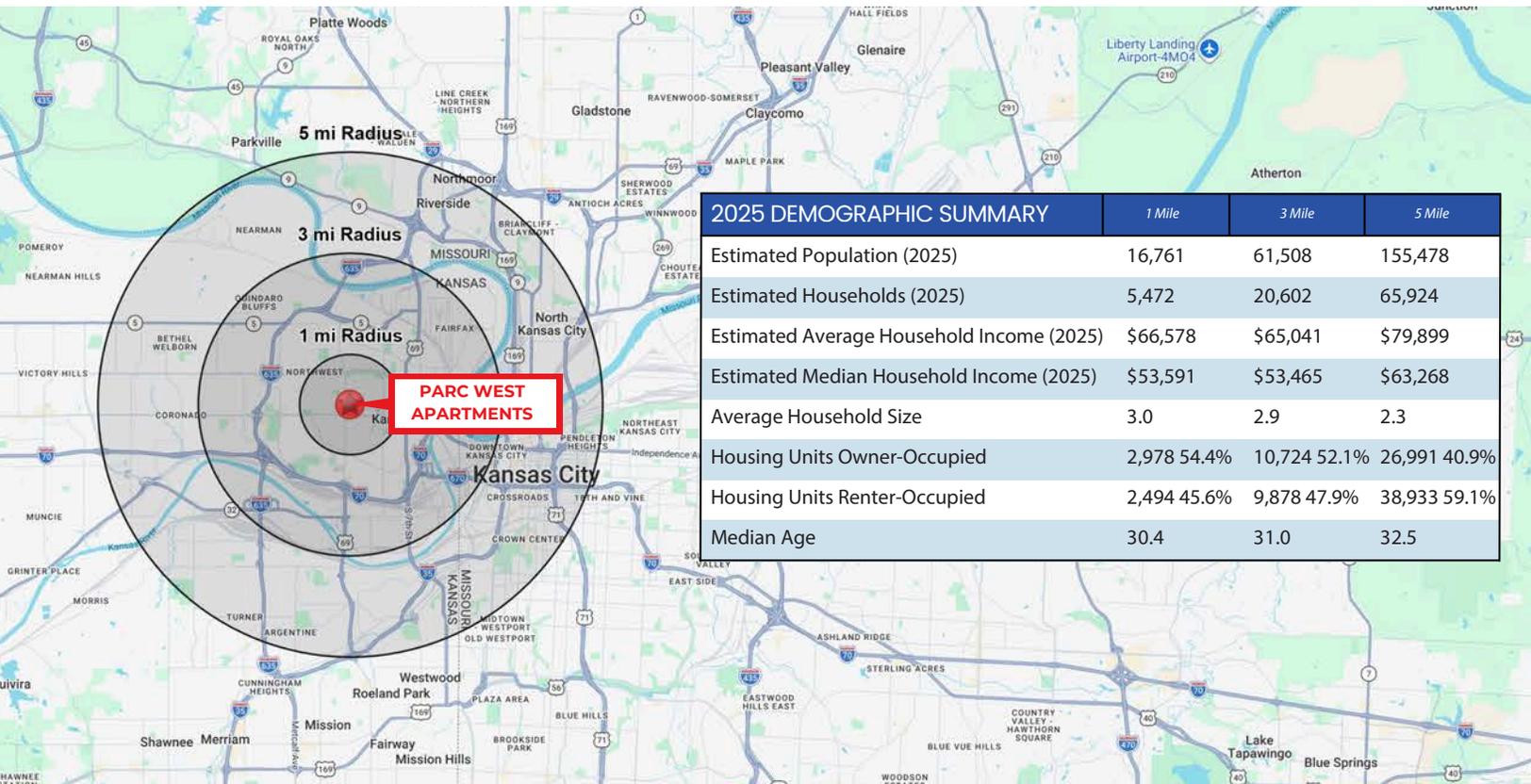
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DEMOGRAPHICS

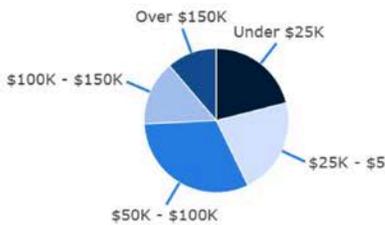
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2025 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	16,761	61,508	155,478
Estimated Households (2025)	5,472	20,602	65,924
Estimated Average Household Income (2025)	\$66,578	\$65,041	\$79,899
Estimated Median Household Income (2025)	\$53,591	\$53,465	\$63,268
Average Household Size	3.0	2.9	2.3
Housing Units Owner-Occupied	2,978 54.4%	10,724 52.1%	26,991 40.9%
Housing Units Renter-Occupied	2,494 45.6%	9,878 47.9%	38,933 59.1%
Median Age	30.4	31.0	32.5

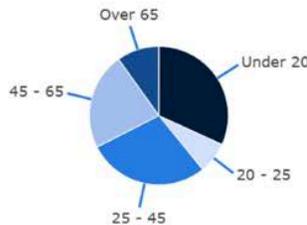
HOUSEHOLD INCOME

\$59.2K **\$56K** **5% ↓**
 MEDIAN INCOME 2029 ESTIMATE GROWTH RATE



AGE DEMOGRAPHICS

33 **33** **2% ↑**
 MEDIAN AGE 2029 ESTIMATE GROWTH RATE



HOUSING OCCUPANCY RATIO

6:1
 6:1 PREDICTED BY 2029
 Occupied Vacant

RENTER TO HOMEOWNER RATIO

1:1
 1:1 PREDICTED BY 2029
 Renters Homeowner

EDUCATION ATTAINMENT

8.5%
 SOME HIGH SCHOOL

27.1%
 HIGH SCHOOL GRADUATE

19.4%
 SOME COLLEGE

29.7%
 COLLEGE DEGREE +
 (BACHELOR OR HIGHER)

DAYTIME DEMOGRAPHICS

9,768
 TOTAL BUSINESSES

154,720
 TOTAL EMPLOYEES

197,906
 ADJ. DAYTIME DEMOGRAPHICS AGE
 16 YEARS OR OVER

OCCUPATION

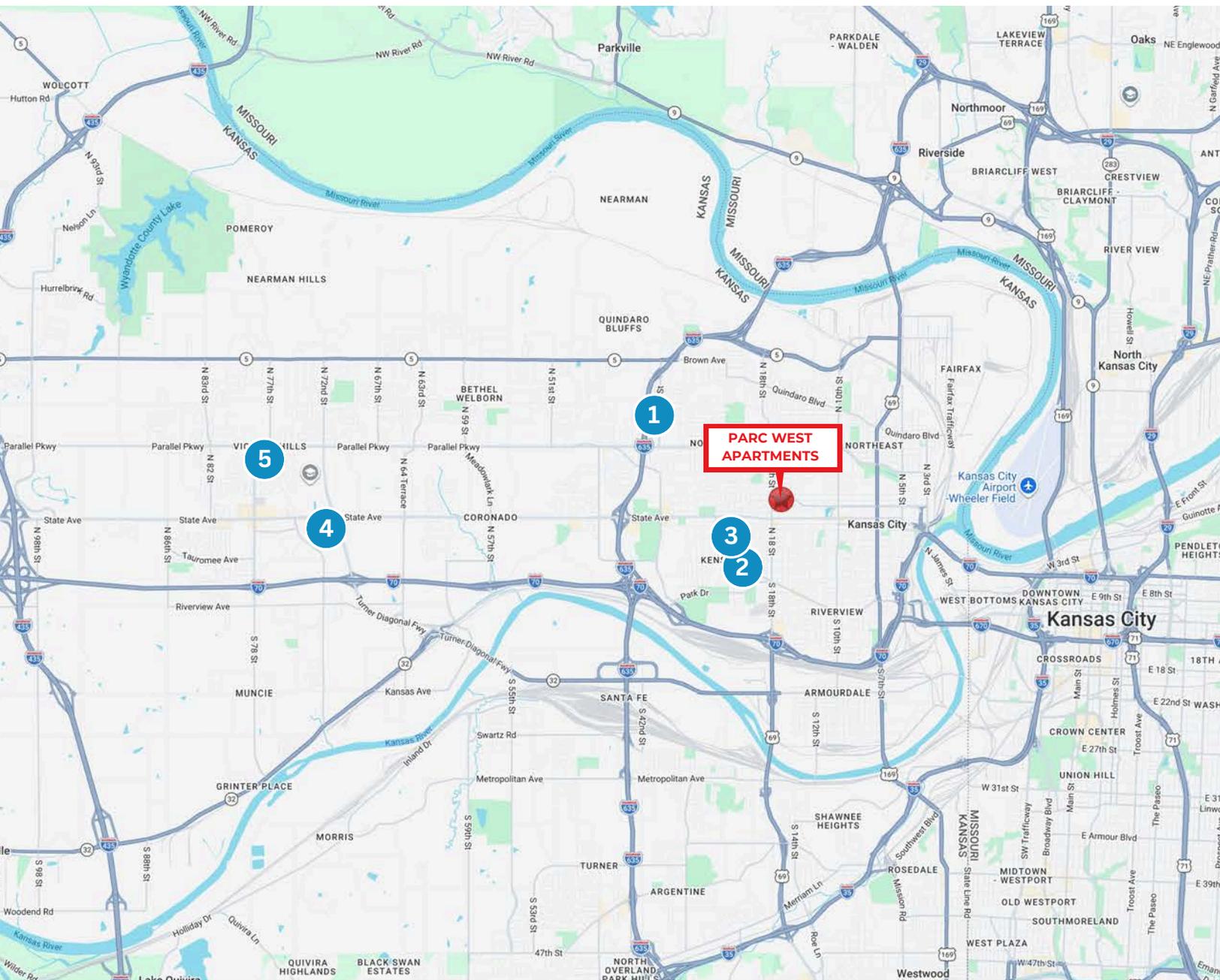
56.2%
 WHITE COLLAR

43.8%
 BLUE COLLAR

16.8%
 SERVICE

SALE COMPARABLES

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PROPERTY NAME	ADDRESS	ZIP CODE	UNIT COUNT	YEAR BUILT	PRICE PER DOOR	SALE DATE	STUDIOS	ONE BED	TWO BEDS	THREE BEDS
1 Redwood Courts Townhomes	2410-2496 N 38 th St	66104	44	1966	\$84K/unit	02/03/2026				44 (3 + 1.5)
2 Phoenix Apartments	2330 Central Ave	66102	24	1962	\$61K/unit	07/03/2025	5	8 (1 + 1)	11 (2 + 1)	
3 Wyandotte Apartments	2361 Taoumee Ave	66102	48	1944	\$55K/unit	09/25/2024		24 (1 + 1)	24 (2 + 1)	
4 The Seven Two Apartments	913 N 72 nd St	66112	66	1970	\$62K/unit	05/07/2024		54 (1 + 1)	12 (2 + 1)	
5 Normandy Apartments	1900 N 77 th St	66112	22	1966	\$73K/unit	10/02/2024	5	8 (1 + 1)	14 (2 + 1)	
Subject – Parc West	1621 Washington Blvd. & 1613 Everett Ave.	66102	64	1951 & 1964	\$69.5K/unit			46 (1 + 1)	13 (2 + 1)	

MARKET OVERVIEW

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KANSAS CITY, KS LOCATION OVERVIEW

Kansas City, KS is located in Wyandotte County in the northeast corner of the state. It is the third-most populous city in Kansas. Kansas City, Kansas sits directly across the Missouri River from Kansas City, Missouri, creating a highly interconnected regional economy.

The property is located roughly 3 miles west of downtown Kansas City, Missouri, providing convenient access to major employment hubs, transportation corridors, and the entertainment districts. With its central location, residents benefit from proximity to interstate highways, major logistics centers, and the expanding economic base of the greater Kansas City region.



EDUCATION

Kansas City, Kansas is served primarily by the KCK public schools district along with several charter and private school options. Higher education institutions nearby include University of Kansas Medical Center and Kansas City Kansas Community College, both of which contribute significantly to local employment and workforce development.

These institutions provide educational opportunities, healthcare training programs, and research initiatives that support the city's long-term economic growth.



LIVABILITY

Kansas City, Kansas offers residents a combination of urban convenience and affordable living relative to many U.S. metro areas. The city features numerous parks, recreational amenities, and family attractions including the nationally recognized Kansas Speedway and the retail and entertainment district at Legends Outlets Kansas City.

Residents also have access to outdoor recreation through parks and trails along the Kansas River corridor, while nearby attractions such as Children's Mercy Park and Sporting Kansas City events provide year-round entertainment and community engagement.



EMPLOYMENT

Kansas City, Kansas benefits from a diversified employment base driven by logistics, healthcare, manufacturing, and entertainment. Its location at the intersection of several major interstate highways makes the city a strategic hub for regional distribution and industrial operations.



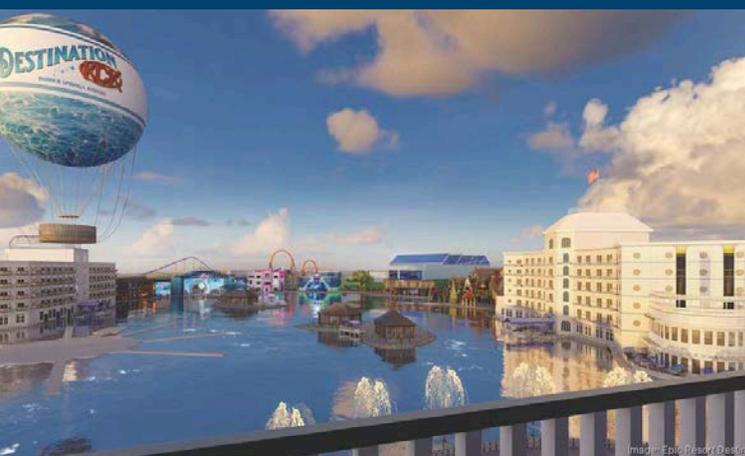
RED WOLF DCD PROPERTIES

Red Wolf DCD Properties has proposed a \$12.6 billion, 600-megawatt data center campus near the Kansas Speedway. It would include three 330,000-square-foot buildings and substations, creating 200 jobs over a 5–7 year build-out.



KANSAS CITY KANSAS COMMUNITY COLLEGE (KCKCC)

Kansas City Kansas Community College (KCKCC), in partnership with Swope Health and CommunityAmerica Credit Union, is building a \$75 million, 100,000-square-foot education and wellness center downtown. Completion is expected by May 2026.



DESTINATION KCK

Destination KCK in Bonner Springs is a \$490 million, 180-acre entertainment project anchored by a \$115 million Mattel Adventure Park. It also features three hotels, retail, and themed attractions, though construction has not started and the 2026 opening may be delayed.



MARVIN COS.

Marvin Cos. is nearing completion of its \$76.5 million production plant near Leavenworth Road and I-435. Fifty employees have been hired so far, with plans to reach 600 by 2028.

AGENT BIOS

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PARTNER

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Kevin grew up in Kansas City, MO, and attended Rockhurst High School and then the University of Kansas where he earned a Bachelor of Science in Accounting, as well as a Master's in Accountancy. Additionally, he earned a certified public accounting license in 2016. He began his career with KPMG in the Dallas, TX office working as an auditor on the financial services team. Kevin worked for KPMG for 2.5 years auditing financial institutions. In 2018, he relocated back to Kansas City to shift his career into brokerage work, joining the Colliers Multifamily Investment Services Group. In 2021 Kevin went to work with Berkadia in the Kansas City office specializing in the representation of sellers of multifamily investment properties.

Kevin joined Peak Real Estate Partners in 2023 where he specializes in providing extensive advisory services and representation to clients in the disposition, management and acquisitions of multifamily investment properties.

Kevin lives in Kansas City with his wife Grace. In his free time Kevin enjoys the great outdoors, hunting and fishing with his two pointing labs Kelsey and Kimber.



NICK AMBROSIO

SENIOR VICE PRESIDENT

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Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.



JAY RUF JR.

ASSOCIATE

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Jay grew up in Kansas City and graduated from Shawnee Mission East High School. He earned a bachelor's degree in business administration with a minor in Professional Selling from the University of Kansas, where he was actively involved in campus organizations and a founder of the University of Kansas Ducks Unlimited Chapter. With a lifelong connection to commercial real estate, Jay launched an investment group focused on multi-family research and investing after graduation. Passionate about Kansas City's steady growth, he is dedicated to helping clients achieve their goals.

Now an associate at Peak Real Estate Partners, Jay specializes in commercial multi-family investment sales. He leverages his persistence, communication skills, and attention to detail to expand his network and deliver exceptional service to clients. In his free time, Jay enjoys hunting, fishing, barbecuing, and cheering on the Jayhawks, Chiefs, and Royals with family and friends.

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This offering memorandum is subject to prior placement and withdrawal, cancellation or modification without notice. The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of March 1, 2026.

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Further:

This offering memorandum was prepared on March 11, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as The Parc West Apartments (the "Property"). Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in this offering memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this offering memorandum or the financial statements herein were prepared, and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore, may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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