

12-Unit Value Add Offering - \$935,000



THE Tiehen Group
INC.

Kansas City, MO 64110

Listing Presented by:
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Executive Summary



Located directly across from **University of Missouri–Kansas City** and just minutes from **Rockhurst University**, 5029–5035 Troost presents a rare opportunity to acquire a strategically positioned multifamily asset in one of Kansas City’s most active and evolving rental corridors. Surrounded by a large and consistent student, faculty, and workforce population, the property benefits from strong **long-term rental demand** driven by its proximity to major educational institutions and employment centers. While the asset requires significant interior and exterior improvements, the property offers **substantial value-add potential** through renovations, operational improvements, and future rent growth. This offering provides investors the opportunity to reposition a well-located asset and capitalize on the continued momentum and redevelopment occurring throughout Kansas City.

Property Summary	
Address	5029-5031 Troost Ave. 5033-5035 Troost Ave.
Rentable Sqft	9,000
Year Built	1920
Site (Acres)	0.31
Parking	Off-Street (12 Spots)
Roof	TPO
Water/Sewer	Single Meter – Owner Bill Back
Electric	Separately Metered
Gas	Separately Metered
Heating	Central Heating
Cooling	Window Units

Unit Mix	Units	Average Sqft
1x1	12	750

Investment Highlights

1. Prime Location Directly Across from UMKC

Positioned directly across the street from the University of Missouri–Kansas City, 5029–5035 Troost Avenue benefits from immediate access to one of the region's largest educational and employment centers. The property's walkable location places residents within minutes of campus facilities, dining, retail, and major employers, supporting consistent renter demand from students, faculty, healthcare workers, and young professionals.

2. Significant Rental Upside

Current rents are well below many competing properties in the UMKC, Midtown, and Plaza submarkets, creating an opportunity to increase revenue through unit renovations, operational improvements, and market-rate rent adjustments.

3. Proximity to Multiple Demand Drivers

In addition to UMKC, the property benefits from its location near Rockhurst University, Saint Luke's Health System, and the Country Club Plaza, creating a diverse tenant base beyond traditional student housing.



Prime Location: Longterm Renter Demand



Directly Across from UMKC

Immediate access to one of Kansas City's largest educational and employment centers



UNIVERSITY OF MISSOURI-KANSAS CITY



- 15,000+ Students
- 1,200+ Faculty Members
- 125+ Academic Programs
- NCAA Division I Athletics
- Major Driver of Local Housing Demand

Current Rent Roll & Floor Plan

Rent Roll as of 6/22/26

Unit	BD/BA	Sqft	Status	Rent	Charges	Lease From	Lease To
5029-1N	1/1.00	750	Current	\$ 625.00	\$ 50.00	9/1/2015	12/31/2026
5029-2N	1/1.00	750	Current	\$ 625.00	\$ 50.00	7/1/2015	12/31/2026
5031-2S	1/1.00	750	Current	\$ 625.00	\$ 50.00	9/3/1999	12/31/2026
5029-3N	1/1.00	750	Current	\$ 625.00	\$ 50.00	1/29/2021	1/31/2027
5031-1S	1/1.00	750	Current	\$ 615.00	\$ 50.00	4/1/2020	1/31/2027
5031-3S	1/1.00	750	Current	\$ 715.00	\$ 50.00	11/18/2024	11/30/2026
5035-1S	1/1.00	750	Current	\$ 625.00	\$ 50.00	5/1/2022	12/31/2026
5033-1N	1/1.00	750	Current	\$ 615.00	\$ 50.00	6/10/2019	12/31/2026
5033-2N	1/1.00	750	Current	\$ 757.00	\$ 50.00	3/29/2024	4/30/2027
5033-3N	1/1.00	750	Current	\$ 715.00	\$ 50.00	11/1/2024	10/31/2026
5035-2S	1/1.00	750	Current	\$ 765.00	\$ 100.00	9/24/2025	9/30/2026
5035-3S	1/1.00	750	Current	\$ 757.00	\$ 100.00	5/1/2025	4/30/2027
Total 12 Units	100% Occupied			\$ 8,064.00	\$ 700.00		

5029-5035 Troost presents a significant value-add opportunity through strategic interior and exterior renovations. Current rents average well below market levels for comparable renovated units in the area. The property features spacious one-bedroom, one-bathroom floor plans averaging approximately 750 square feet, offering a highly desirable unit size that is difficult to find in competing assets.



Value Add Potential

The property presents a significant opportunity to increase revenue through strategic interior and exterior upgrades. Current rents average approximately \$672 per month, well below comparable renovated properties in the immediate area. By implementing modern interior finishes, improving curb appeal, and enhancing resident amenities, ownership can position the asset to achieve market-leading rents while creating a more competitive product near UMKC.



Recommended Renovations to Achieve Top-of-Market Rents

- Upgrade kitchens with new cabinets, modern countertops, and stainless steel appliances
- Renovate bathrooms with updated vanities, fixtures, lighting, and tile
- Add in-unit washer/dryer
- Add Central Cooling
- Modernize lighting, hardware, and paint throughout units
- Improve exterior curb appeal through landscaping and common area enhancements
- Secure the property with controlled access and gated parking

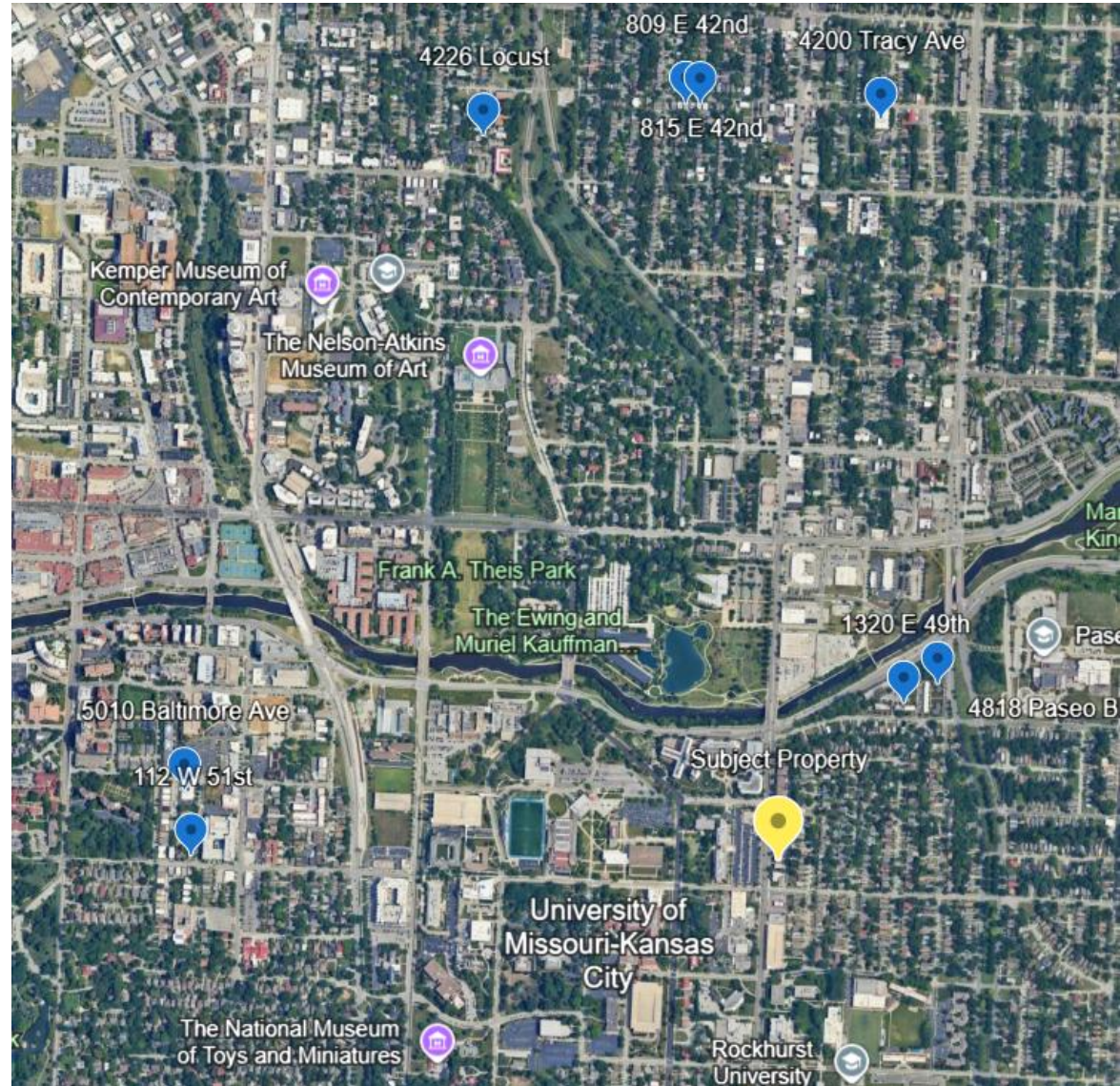
Projected Rent

- Current Average Rent: \$672/mo
- Renovated Rent: \$1,200+/mo

Renovated Rent Study

Post Reno Rent Comps

Address	Unit Type	Sqft	Base Rent	Rent/Sqft
1320 E 49th St	1x1	600	\$ 970.00	\$ 1.62
4200 Tracy Ave	1x1	500	\$ 1,150.00	\$ 2.30
809 E 42nd St	1x1	650	\$ 1,050.00	\$ 1.62
5010 Baltimore	1x1	713	\$ 1,250.00	\$ 1.75
112 W 51st St	1x1	925	\$ 1,215.00	\$ 1.31
4226 Locust St	1x1	700	\$ 1,095.00	\$ 1.56
815 E 42nd St	1x1	650	\$ 1,050.00	\$ 1.62
4818 Paeo Blvd	1x1	526	\$ 895.00	\$ 1.70
Average			\$	1.68
Subject Property	1x1	750	\$ 1,263.74	\$ 1.68



Post Reno Pro Forma



- **Pro Forma rental income** based on \$1,200/mo for all units
- **Pro Forma RUBS** based on \$50/mo for all units + \$1,200 for Pet Rent (4 Units at \$25/mo)

Pro Forma	
Income	Pro Forma
Rental Income	\$ 172,800
Utility Reimbursements	\$ 7,200
Other Income	\$ 1,200
Less 5% Vacancy	\$ (9,060)
Total Operating Income	\$ 172,140
Operating Expense	
Administrative	\$ 1,200
Management Fee	\$ 10,328
Leasing & Advertising	\$ 2,000
Service Contracts	\$ 10,000
Repairs & Maintenance	\$ 6,000
Utilities	\$ 13,000
Taxes	\$ 15,000
Insurance	\$ 7,500
Total Operating Expense	\$ 65,028
Per Unit	\$ 5,419
Net Operating Income	\$ 107,112

Kansas City Market

Kansas City is one of the Midwest's fastest-growing and most stable multifamily markets, supported by a diverse economy, steady population growth, and a low cost of living. The city benefits from major employment hubs in healthcare, education, technology, and logistics, including anchors like KU Medical Center, Cerner, and a robust industrial/distribution sector. Multifamily fundamentals remain strong, with occupancy levels consistently above national averages and new supply limited in core neighborhoods. This combination of affordability, economic resilience, and high renter demand positions Kansas City as a market where investors can achieve both dependable cash flow and long-term value appreciation.



Interior Photos



Interior Photos



Exterior Photos



Exterior Photos



The Tiehen Group Team



Jack McGuire
Multifamily Advisor

Jack McGuire grew up in Kansas City and earned bachelor's degrees in Professional Strategic Selling and Business Economics from Kansas State University. He joined The Tiehen Group in 2024 as an Investment Sales Associate. Jack brings a strong understanding of local submarkets, rent trends, and operating fundamentals, allowing him to analyze opportunities, underwrite deals, and identify value-add potential. He works closely with property owners and investors on both acquisitions and dispositions, providing market guidance, buyer and seller outreach, and transaction support from initial strategy through closing.

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Mike Tiehen
CEO

Mike Tiehen has a diverse real estate background with roles as a general contractor, real estate broker, and property manager since joining The Tiehen Group in 2005. Today Mike is CEO of The Tiehen Group and offers a unique combination of capabilities to his clients, including assisting with identifying assets to acquire, performing due diligence, completing acquisition, overseeing take-over and renovation, and leasing/managing assets to stabilization.

As a General Contractor, Mike has acted as lead project manager overseeing \$25M in major construction and renovation projects since 2018. When these projects were complete, Mike organized the marketing and leasing efforts with his company, LeasingKC and put property management in place, hiring the onsite teams to lease and operate the properties.



Jim Tiehen
President

Jim Tiehen is a commercial real estate professional and the founder of The Tiehen Group, Inc. Jim has more than 45 years of experience in the real estate profession and one of only a few people to hold both the Certified Property Manager (CPM) and Certified Commercial Investment Member (CCIM) designations.

As Founder & President of The Tiehen Group, Inc., Jim is responsible for overseeing the execution of the company's strategic plan while advising on all operational aspects of the company to assist investors and stakeholders in the acquisition, renovation, and management of residential and commercial real estate.

Community service involvement is a must for Jim. He served on the executive committee for the Kansas City Chapter of Institute of Real Estate Management (IREM). Jim is past President of Johnson County Commercial Investment Division of the Johnson County Board of Realtors. He is past president of the Kansas City CCIM Chapter. Jim served as a consultant for the Kansas City Housing Authority. He is actively involved in Community Linc, and volunteering at the Kansas City Food Pantry.

Confidentiality & Disclaimer

The enclosed property summary includes assumptions and projections, which represent a prediction of future events and assumptions which may or may not occur. Absolutely no tax or legal advice is being implied or given. These projections may not and should not be relied upon to indicate results, which might be obtained. Income collected and expenses incurred will vary depending upon the type of management employed. Therefore, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as might interest them in this purchase, and THE TIEHEN GROUP, INC., makes no warranty as to the accuracy of such information. Those interested are expected to acquaint themselves with the property, and to arrive at their own conclusions as to physical condition, number and occupancy of revenue producing units, estimates of operating costs, tax matters, and any factors bearing upon valuation of the property.

Please, do not visit the property without an appointment.

Contact Jack McGuire for a CA - jack@tiehengroup.com / 816-398-1562. We appreciate your compliance and look forward to hearing from you.



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