

# MANOR PLACE

49 UNITS | \$ 2.95M

6016 Leavenworth Rd,  
Kansas City, KS 66104



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## PROPERTY HIGHLIGHTS

- 100% Rehabbed Units
- Separately Metered Utilities
- Spacious, Charming, Central Common Area
- On-site Laundry Room
- On-site Office
- Ample On-Site Parking

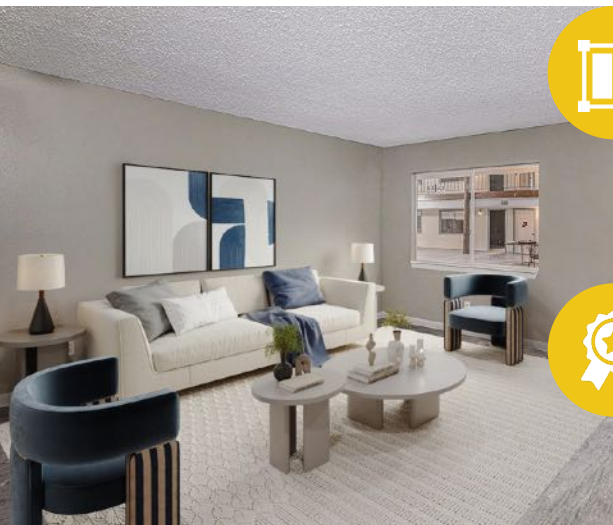
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## THE OPPORTUNITY

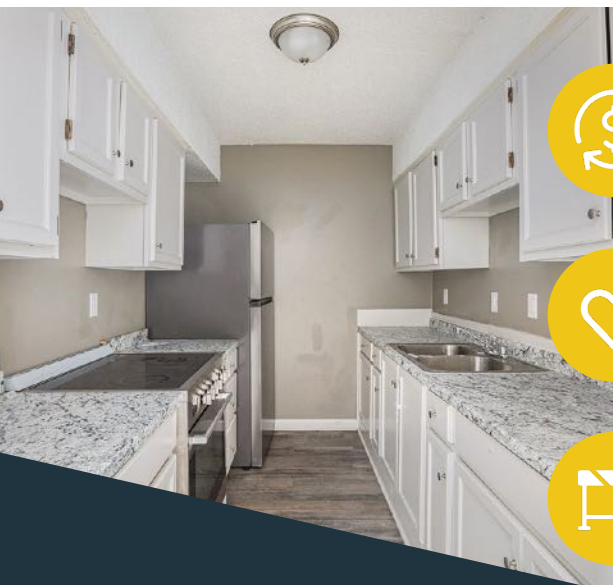
Manor Place is a unique multifamily opportunity in Kansas City, Kansas. Featuring 49 units in a charming two-level 40,803 sq building with mid-century charm. Units are either one bedroom or two bedroom and each spacious rehabbed unit has a fully equipped kitchen and bath. Units feature stainless steel appliances, LVP flooring, and modern finishes.

The property also offers an on-site laundry facility, a secured building, and all utilities metered separately, keeping owners costs low. A large ~60 spot parking lot addresses resident and employee parking needs, while the event space and outdoor courtyard provide unique amenities for community gatherings. The large airy glass office space located on the 2nd floor that can be utilized in different ways depending on owner need. With its blend of residential and commercial space, Manor Place stands as a versatile investment opportunity!



## UNIT MIX

Type	Units	CurrentAverage Rent	Market Rent
2 Bed/1Bath	2	\$1,050	\$1,200
1 Bed/1Bath	47	\$905	\$1,060



## AMENITIES AND FEATURES

- Stainless-steel Appliances
- On-site Laundry
- Renovated with Modern Finishes
- Ample On-site Parking
- Spacious outdoor courtyard



## THE VALUE ADD PLAY

Consider tenants who need on-site supportive housing and charge a premium rent.



## WHAT WE LOVE ABOUT THE PROPERTY

There are so many way to utilize this rehabbed 40,803 sq ft building.



## PROPERTY CHALLENGES

Currently in lease up after rehab and ~50% occupied currently.

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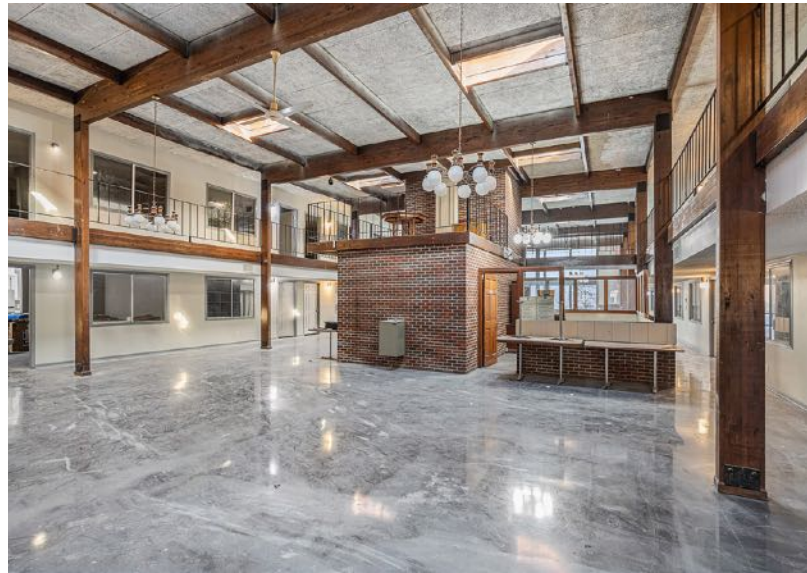
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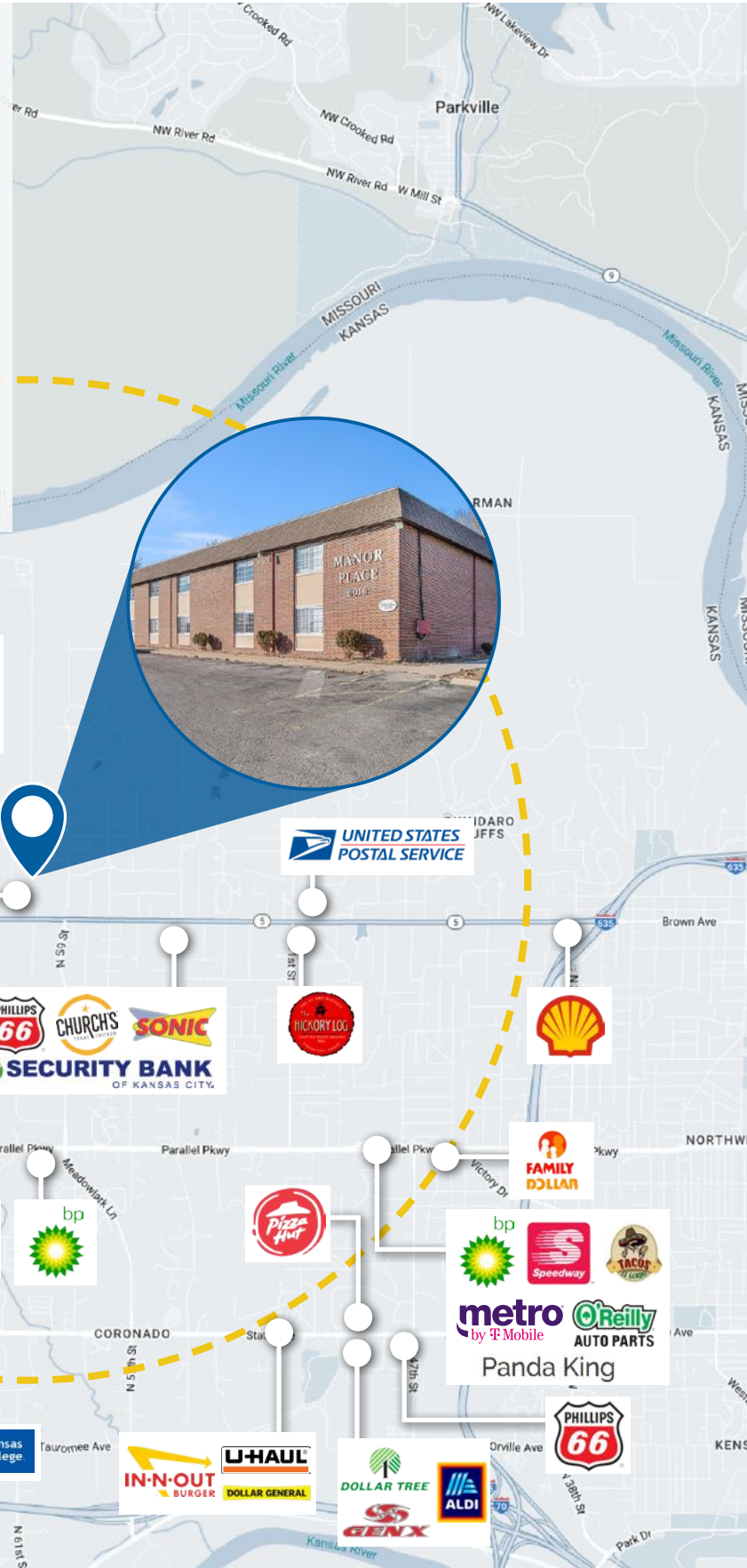


# RETAIL MAP

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## Top Employers

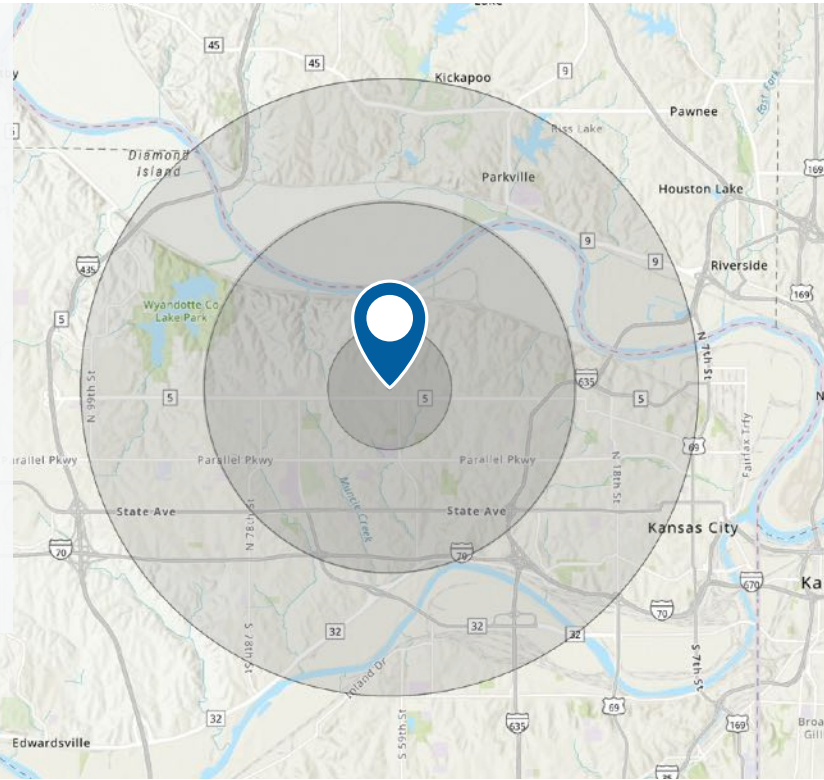
Top Employers	# of Employees
T-Mobile	6,300
Shawnee Mission School District	3,974
Blue Valley School District	3,313
Black & Veatch Engineering Consultants	2,649
Johnson County Community College	2,377
OptumRx	2,000
Waddell & Reed Financial	1,350
Overland Park Regional Medical Center	1,200
City of Overland Park	1,142
Empower Retirement	1,000



# DEMOGRAPHICS

6016 Leavenworth Rd, Kansas City, KS 66104

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,002	39,589	101,109
Households	2,277	14,432	36,271
Families	1,394	8,964	23,772
Avg Household Size	2.58	2.72	2.76
Owner Occupied Housing Units	1,462	8,576	22,754
Renter Occupied Housing Units	815	5,856	13,517
Median Age	37.2	35.3	35.3
Median Household Income	\$56,927	\$55,802	\$61,152
Average Household Income	\$70,648	\$73,826	\$89,482



### KEY FACTS

- 101,109** Population
- 35.3** Median Age
- 2.8** Average Household Size
- \$89,482** Average Household Income

### EMPLOYMENT

- 50%** White Collar
- 37%** Blue Collar
- 12%** Services
- 4.3%** Unemployment Rate

### EDUCATION

- 17%** No High School Diploma
- 31%** High School Graduate
- 30%** Some College
- 23%** Bachelor's/Grad/Prof Degree

### INCOME

- \$61,152** Median Household Income
- \$32,080** Per Capita Income
- \$139,682** Median Net Worth

### BUSINESS

- 2,516** Total Businesses
- 42,465** Total Employees

### 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.3%)  
The smallest group: \$150,000 - \$199,999 (6.4%)

Indicator <sup>a</sup>	Value	Diff
<\$15,000	10.1%	-0.9%
\$15,000 - \$24,999	7.5%	-0.4%
\$25,000 - \$34,999	8.6%	+0.1%
\$35,000 - \$49,999	12.7%	+0.2%
\$50,000 - \$74,999	20.3%	+0.8%
\$75,000 - \$99,999	12.5%	-1.1%
\$100,000 - \$149,999	14.5%	-0.8%
\$150,000 - \$199,999	6.4%	+0.1%
\$200,000+	7.4%	+2.1%

Bars show deviation from Wyandotte County

# LOCATION OVERVIEW



## KANSAS CITY, KS



**154,545**  
Population



**\$157,293**  
Median Home Value



**\$51,947**  
Median Household  
Income

Kansas City, Kansas (KCK), stands as a vibrant counterpart to its Missouri namesake and is the third largest city in both the Kansas City metro and State of Kansas. Situated on the western edge of the Kansas City Metro, KCK offers a blend of urban amenities and affordable suburban living. With its diverse population, extensive infrastructure, and ongoing development projects, KCK stands out as a compelling option for real estate investors. The city's comparatively lower entry costs, coupled with strong rental demand and a growing economy, make it ideal for both appreciation-driven and cash flow-oriented investment strategies. Its proximity to downtown Kansas City, Missouri, and major transit routes provides easy access to employment hubs and cultural attractions, adding to its investment appeal.

### ECONOMY & EMPLOYMENT

KCK is home to the University of Kansas Medical Center, which not only serves as an world-renown educational institution but also as a major employer. The City's commitment to development is evident in Village West and the Legends, which offer shopping, dining, and entertainment options.

KCK has a robust and diversified economic base supported by major employers in logistics, healthcare, manufacturing, and education. Key developments include the Fairfax Industrial District, home to the General Motors Fairfax Assembly Plant. Tourism and entertainment also play a significant role, anchored by attractions such as Legends Outlets Kansas City, Kansas Speedway, Hollywood Casino, and the new Margaritaville Kansas City.

Kansas City, Kansas has seen increasing interest in housing development with infill and suburban projects alike, fueled by programs from the Unified Government of Wyandotte County aimed at revitalization and housing incentives. These economic and policy drivers contribute to sustained demand for residential real estate across income brackets.

# MARKET OVERVIEW

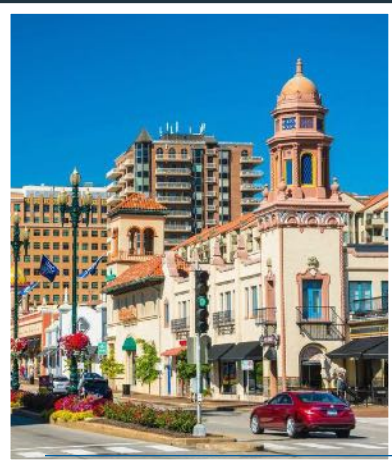
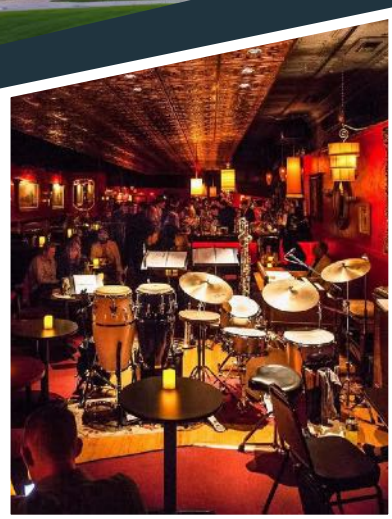


## KANSAS CITY MSA - MISSOURI/KANSAS

Kansas City is the “Heart of America” a transportation hub in the center of the country with a small city feel and the big city attractions of art, culture, restaurants, and professional sports teams. The Kansas City metropolitan area is a bi-state metropolitan area anchored by Kansas City, Missouri. The metro area’s 14 counties straddle the border between the states of Missouri (9 counties) and Kansas (5 counties). With 8,472 square miles and a population of more than 2.3 million people, it is the second-largest metropolitan area centered in Missouri (after Greater St. Louis) and is the largest metropolitan area in Kansas. There are several suburbs with populations over 100,000 including Overland Park, Kansas City, Kansas, and Olathe on the Kansas side and Kansas City, Missouri, Independence, and Lee’s Summit on the Missouri side.

Downtown Kansas City, Missouri has experienced \$9+ billion in investment since 2001, including a new convention hotel, a state-of-the-art sports arena, a performing arts center, a new streetcar, and an eight-block restaurant and entertainment district. Unprecedented levels of investment in private and public projects have made Kansas City a major entertainment hub and employment hub.

The Kansas City economy is diverse with numerous employment opportunities and a growing population. The city serves as the headquarters location of several well-know American companies: Cerner Corporation, T-mobile (Sprint), AT&T, BNSF Railway, GEICO, Garmin, Honeywell and Hallmark. There are several large hospitals, universities, tech startups, and a diversity of small businesses. Kansas City also boasts the most BBQ restaurants per capita and has a thriving jazz scene.





**Lutz Sales + Investments** is synonymous with multifamily deals in the Kansas City market. The Lutz Team is one of Kansas City's top performing multifamily brokers, closing over \$350M in local sales and ranking #4 for multifamily sales volume in 2024. Focused on properties of 2-75 units, Lutz Sales + Investments understands the nuances of the KC market and the vast potential available to the savvy real

estate investor. The Lutz Team maintains an expansive network within the commercial real estate community, which ensures that Lutz Sales + Investments clients receive comprehensive representation and sound advice on matters related to owning investment property in Kansas City.

## AGENT BIOS



**MICHELLE LUTZ**

**Michelle Lutz**, is the founder and managing partner of Lutz Sales and Investments earned recognition as a **Top 20 Commercial Real Estate Brokerage** in Kansas City, ranking high in total transaction volume across all asset classes in commercial real estate. In 2021, Michelle was honored as a **Heavy Hitter by the Kansas City Business Journal**, and in 2022, she was listed among the **Top 20 to Know**. Additionally, she secured a spot among the Top 5 Multifamily brokers in Kansas City the previous year.

Michelle has cultivated strong personal and professional ties with the region's leading lenders, property managers, appraisers, and fellow brokers. Leveraging her extensive experience and firsthand knowledge, she adeptly guides clients through complex transactions, demonstrating diligence in aligning investors with their desired acquisitions.

As a local market expert, Michelle provides her clients with a competitive advantage, ensuring that their real estate goals are not only met but exceeded in the **Kansas City market**. Specializing exclusively in small to medium multifamily and retail properties, Michelle is a licensed broker in Kansas, Missouri, and Nebraska. Her reputation extends beyond local boundaries, making her the preferred broker for out-of-state investors seeking higher returns in the Midwest.



**LEE RIPMA**

**Lee Ripma** is a experienced real estate agent specializing in multifamily investment property. Lee's strong analytical skills enable her to thoroughly evaluate potential investment opportunities and her unique approach involves combining data with her hands-on experience in real estate investing. Through her guidance and advice, Lee has played a pivotal role in helping hundreds of investors understand the essential elements of building generational wealth through real estate.

Lee holds a master's degree in Biology from San Diego State University and a bachelor's degree in Ecology from Prescott College. Her journey into real estate began in 2017 when she started investing from out of state in the Kansas City market while residing in California. Her passion for **multifamily real estate** eventually led her to trade in her career in biology in California to fully pursue her true calling in Kansas City.

A notable figure in the real estate community, Lee has been featured on platforms such as **Bigger Pockets**, **Joe Fairless**, and numerous other real estate podcasts. She is committed to sharing her extensive knowledge and expertise with both new and seasoned investors.



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