

Property 360 Property View

106 SARATOGA Avenue, Excelsior Springs, MO 64024

Listing

106 SARATOGA Avenue, Excelsior Springs, MO 64024

MLS#: 2607450

Status: Active

County: Clay

L Price: \$1,150,000

Multifamily

Area: 107 - East of I-35 & South of Hwy 92



Sub: Other
 # Units: 9 Zoning: Multi Type: PACKAGE
 Lsz: 1.53 - Acres # Stories: 3
 Lgl: (See Legal Addendum In Supplements) Yr Blt: 1900 Age: 101 Years/More
 Bsmt: Yes CA: Yes Gar: Yes Brk ID: RMX 13
 Total SF: 9,246 Source: Pets: Agt ID: SIMMLLC

General Information

Units: 1 Bedroom, 2 Bedroom, 3 Bedroom
 Construct: Frame
 Docs: Financial Details, Inventory/Furnishing, Lease Agreements
 Elem: Middle:
 Sr High: District: Excelsior Springs
 Maint Pr: No Mgmt: Owner Manager

Park: Attached, Detached, Off Street
 Roof: Composition, Metal, Tar/Gravel
 Lease: Month To Month, One Year Lease

Listing Office Information

Show: Call Listing Agent
 Poss: Close Of Escrow
 List Type: Exclusive Right To Sell
 LO: RE/MAX Area Real Estate
 LA: SimmonsSales Team
 Agt Email: simmons.remex@gmail.com
 LA2: Jake Simmons
 LA Cap: Designated Agent
 Builder:
 Builder Plan:

List Service: Full Service
 Spec Conds:
 Ofc Ph: 816-630-4000
 Agt Ph: 816-630-4000
 Ofc Ext:
 Ofc Fax: 816-630-4974
 Agt Ph: 816-868-4692
 Co-op: 816-868-4692
 Spec Docs: Yes

List Dt: 03/17/2026
 Exp Dt: 07/17/2026

Display on Internet: Yes
 Display Address on Internet: Yes
 Allow Internet Site AVM: No
 Allow Internet Site Comments: No

Remarks & Directions

Divine Property Management, LLC presents a 7-property residential investment portfolio totaling 9 rental units located in Excelsior Springs and Clay County, Missouri. The portfolio includes six single-family rental homes and one triplex, and is being offered as a single package sale at \$1,150,000. Properties included: 51 N Emerson St (Kansas City); 404 Salem Rd (EXSP); 236 Valley St (EXSP); 1123 St Louis Ave (EXSP); 1125 St Louis Ave (EXSP); 1249 St Louis Ave (EXSP); and 106 Saratoga Ave (EXSP-Triplex). The portfolio currently includes eight occupied units with one vacancy. All six single-family homes are leased, while the triplex at 106 Saratoga Ave has two units leased and one unit actively being marketed for rent. Based on current leases, the portfolio generates \$102,900 in scheduled annual rental income. Annual operating expenses primarily consist of property taxes (\$6,817) and insurance (\$7,697) for total annual expenses of approximately \$14,514.00, resulting in an estimated current net operating income of approximately \$88,386.00. The properties are owner-managed, with no third-party property management currently in place. The triplex at 106 Saratoga Ave participates in the Excelsior Springs Chapter 353 Tax Abatement District. This offering provides investors the opportunity to acquire nine residential rental units through one coordinated acquisition rather than assembling individual properties separately. Portfolio is being offered as a PACKAGE SALE ONLY, with supporting financial documentation available for investor and lender review during the due diligence period.

Private Remarks - Showing Agt Info:

This offering represents a seven-property residential investment portfolio totaling nine rental units, offered as one coordinated portfolio transaction. The seller has requested the marketing process be conducted in a manner that preserves tenant stability and respects the residential occupancy of the properties. All properties are currently tenant-occupied with the exception of one vacant unit within the triplex located at 106 Saratoga Avenue, which is actively being marketed for lease. To prevent disruption to tenants, no real estate signage will be placed on the properties, and agents, investors, and prospective purchasers are not permitted to visit the properties or conduct on-site evaluations during the marketing phase. Agents and buyers are specifically instructed not to contact tenants directly approach occupied residences or attempt to access the properties without authorization. Tenants are not involved in the sale process and should not be disturbed. All communication and coordination regarding the portfolio must be directed to the listing broker, Jake Simmons W/ RE/MAX Area Real Estate, who will serve as the sole point of contact for investor inquiries, documentation requests, and transaction coordination. Property access, financial documentation review, and due diligence inspections will only be made available once a purchaser has demonstrated serious acquisition intent. This will occur upon submission of a formal Letter of Intent with acceptable proof of funds agreed upon by seller and purchaser, or upon execution of a fully executed purchase agreement with appropriate proof of funds and an agreed due diligence period. Once a bona fide purchaser is established, the listing broker will coordinate scheduled inspections and property evaluations per property to minimize tenant disruption. Financial summaries, rent roll information, tax disclosures, insurance summaries, and lease overviews are available through the listing broker for qualified parties.

Directions:

Begin at 51 N. Emerson Street, Kansas City, Missouri 64119. From N. Emerson Street, travel north and merge onto MO-210 East toward Excelsior Springs. Continue on MO-210 East for approximately 9 miles as you travel into the city of Excelsior Springs. As you approach town, turn left onto Salem Road and proceed to 404 Salem Road, Excelsior Springs, Missouri 64024. From 404 Salem Road, continue southeast toward the downtown residential area. Turn left onto Thompson Avenue, then turn right onto Valley Street. Continue along Valley Street to 236 Valley Street, Excelsior Springs, Missouri 64024. From 236 Valley Street, travel north toward the intersection with St. Louis Avenue. Turn left onto St. Louis Avenue and proceed west along the street to 1123 St. Louis Avenue, Excelsior Springs, Missouri 64024. Continue west along St. Louis Avenue to the adjacent property located at 1125 St. Louis Avenue, Excelsior Springs, Missouri 64024. From 1125 St. Louis Avenue, remain on St. Louis Avenue and continue west for several blocks to 1249 St. Louis Avenue, Excelsior Springs, Missouri 64024. From 1249 St. Louis Avenue, travel east briefly and turn left onto Saratoga Avenue. Continue north on Saratoga Avenue to the final property located at 106 Saratoga Avenue, Excelsior Springs, Missouri 64024, which is the triplex property included in the portfolio offering.

Annual Expenses & Investment Information

Gross Inc: \$102,900
 Cap Rate: 7.73
 Op Exp: \$14,514
 Exp Inc: Property Insurance, Real Estate Tax
 Gross Mult: 11.16
 Net Inc:

Additional Information

Occupancy: 90-95%
 Ceiling R:
 Owners: Divine Property Management LLC
 Heating: Central Electric, Forced Air Gas
 Water: City/Public
 Patio:
 Flooring:
 Dining:

Flood Pln: Unknown
 Walls R:
 Age Rest: No
 Other R:
 City Limits: Yes
 Cooling: Central Electric, Window Unit(s)
 Sewer: City/Public
 Windows:
 Utility: Central Laundry, Utility Room
 Oth Rms:

Road Mnt: Public Maint
 Package: Yes
 Fireplace:

Utilities: **Other**

Rent Includes Util:

Financial Information

Will Sell:	Cash, Conventional, Other	HOA:	\$0	Earnest Deposit:	Stewart Title
Tax:	\$6,817	Spc Tax:	\$0	Tax Comm:	0
		Total Tax:	\$6,817		

Status Change Information

Prev List Pr:	Orig LP:	\$1,150,000	Mod Dt:	03/18/2026	Entry Dt:	03/17/2026
Buyer Brk:			Cont Dt:		Close Dt:	
Buyer Agent:			Agency:		DUC:	
Sale Terms:			Financial Concessions:			
Major Rep: /			Incentives:			
One Time Showing:						

Tax

Owner Information

Owner Name:	Divine Property Management Llc	Mailing Address:	30893 W 152nd St
Tax Billing Zip:	64024	Tax Billing City & State:	Excelsior Springs Mo
Tax Billing Carrier Route:	R002	Tax Billing Zip+4:	5278
Owner Occupied:	A	No Mail Flag:	Y
		Mail Owner Name:	Divine Property Management Llc

Location Information

School District Name:	Excelsior Springs	Subdivision:	Saratoga Add
Census Tract:	021704	Carrier Route:	C001
Township:	Excelsior Springs	Township Range and Section:	015230
Range:	30	Section:	1
Block:	1	Lot:	1

Tax Information

Parcel ID:	12312001700400	Alt. APN:	12-312-00-17-004.00
APN:	12-312-00-17-004.00	Tax Area:	02
Lot #:	1		
Legal Description:	SARATOGA ADDITION PT LT 1 & PT CB 82 BLK 1 BEG 20'N OF SE COR LT 1, W51.5, N74, E51.2, S74 TO POB		

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$2,010	\$2,010	\$2,010
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$10,600	\$10,600	\$10,600
Tax Year	2025	2024	2023
Total Tax	\$139.36		
	\$140.96		
	\$140.09		
Change (\$)	-\$2	\$1	
Change (%)	-1%	1%	

Characteristics

Land Use - County:	5-9 Apartment	Land Use - CoreLogic:	Apartment
Lot Acres:	0.090	Lot Sq Ft:	3,920
Lot Frontage:	74	Lot Depth:	52
Garage Capacity:	0	Lot Acres:	0.090
Lot Frontage:	74	Lot Depth:	52
Lot Shape:	IRREGULAR		

Photos



106 SARATOGA AVE, Excelsior Springs MO 64024 Excelsior Springs, Missouri Triplex / Multifamily Property Profile 3 Total Units Unit Mix: (2) 2-Bedroom Units, (1) 3-Bedroom Unit 4,080 Finished Sq Ft Built in 1900 Basement Historic Multi-Unit Layout Unit Income Summary Unit 1 Base Rent: \$1,100 Recurring Pet Fee: \$25/month Revenue: \$1,125/month Deposit: \$1,000 Lease Term: 01/02/2026 – 01/01/2027 Unit 2 Base Rent: \$925 Recurring Pet Fee: \$25/month Revenue: \$950/month Deposit: \$825 Lease Term: 03/01/2026 – 02/28/2027 Unit 3 Currently Vacant Pro Forma Rent: \$925/month Pro Forma Deposit: \$925 Actively marketed for lease Operating Expenses Annual Property Taxes: \$180.03 Annual Insurance: \$2,827 Total Annual Taxes + Insurance: \$3,007.03 Current Net Income Snapshot Current Annual Revenue: \$24,900 Current Annual NOI Before Debt: \$21,892.97 Current Monthly NOI Before Debt: \$1,824.41



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404 SALEM RD, Excelsior Springs MO 64024 Excelsior Springs, Missouri Single-Family Rental Property Profile 1 Bedroom 1 Bathroom 528 Finished Sq Ft Built in 1920 Bungalow Off-Street Parking Crawl Space Lease & Income Summary Lease Type: Fixed-Term Residential Lease Base Monthly Rent: \$975 Recurring Pet Fee: \$25/month Current Monthly Revenue: \$1,000 Security Deposit: \$750 Lease Term: 06/01/2025 – 05/31/2026 Late Fee: \$25/day Operating Expenses Annual Property Taxes: \$564.36 Annual Insurance: \$600 Total Annual Taxes + Insurance: \$1,164.36 Net Income Snapshot Annual Revenue: \$12,000 Annual NOI Before Debt: \$10,835.64 Monthly NOI Before Debt: \$902.97 Property Notes Compact low-maintenance rental Corner lot setting Walkable access to downtown Excelsior Springs



404 SALEM RD, Excelsior Springs MO 64024



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1125 ST LOUIS AVE, Excelsior Springs MO 64024 Excelsior Springs, Missouri Single-Family Rental Property Profile 3 Bedrooms (MLS notes one as non-conforming) 1 Bathroom 1,140 Finished Sq Ft Built in 1939 Ranch Detached Garage Crawl Space Lease & Income Summary Lease Type: Fixed-Term Residential Lease with Renewal Addendum Base Monthly Rent: \$1,100 Recurring Pet Fee: \$25/month Current Monthly Revenue: \$1,125 Security Deposit: \$850 Original Lease Term: 09/09/2022 – 03/08/2026 Renewal Term: 03/09/2026 – 03/08/2027 Late Fee: \$25/day Operating Expenses Annual Property Taxes: \$931.80 Annual Insurance: \$884 Total Annual Taxes + Insurance: \$1,815.80 Net Income Snapshot Annual Revenue: \$13,500 Annual NOI Before Debt: \$11,684.20 Monthly NOI Before Debt: \$973.68 Property Notes Renewal already in place through March 2027 Larger single-family layout Detached garage and private yard appeal



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1123 ST LOUIS AVE, Excelsior Springs MO 64024 Excelsior Springs, Missouri Single-Family Rental Property Profile 2 Bedrooms 1 Bathroom 774 Finished Sq Ft Built in 1945 Ranch Detached 2-Car Garage No Basement Lease & Income Summary Lease Type: Fixed-Term Residential Lease with Renewal Addendums Base Monthly Rent: \$750 Recurring Pet Fee: \$25/month Current Monthly Revenue: \$775 Security Deposit: \$500 Current Lease Continuation Through: 03/04/2027 Late Fee: \$25/day Special Stipulation: Early termination language documented in lease file Operating Expenses Annual Property Taxes: \$1,732.25 Annual Insurance: \$649 Total Annual Taxes + Insurance: \$2,381.25 Net Income Snapshot Annual Revenue: \$9,300 Annual NOI Before Debt: \$6,918.75 Monthly NOI Before Debt: \$576.56 Property Notes Renewal documentation extends tenancy through 2027 Detached two-car garage adds functional value Lower rent point in the portfolio



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236 VALLEY ST, Excelsior Springs MO 64024
Excelsior Springs, Missouri Single-Family Rental
Property Profile 2 Bedrooms 1 Bathroom 684
Finished Sq Ft Built in 1935 Bungalow / Ranch
Storage Shed Crawl Space Lease & Income
Summary Lease Type: Fixed-Term Residential
Lease Base Monthly Rent: \$950 Recurring Pet
Fee: \$25/month Current Monthly Revenue:
\$975 Security Deposit: \$0 Lease Term:
09/01/2023 – 08/31/2027 Late Fee: \$25/day
Pet Deposit: None required One-Time Pet Fee:
None required Operating Expenses Annual
Property Taxes: \$914.08 Annual Insurance:
\$723 Total Annual Taxes + Insurance:
\$1,637.08 Net Income Snapshot Annual
Revenue: \$11,700 Annual NOI Before Debt:
\$10,062.92 Monthly NOI Before Debt: \$838.58
Property Notes Long-term lease through 2027
No security deposit currently reflected Pet
addendum in file with no pet deposit required



236 VALLEY ST, Excelsior Springs MO 64024



236 VALLEY ST, Excelsior Springs MO 64024



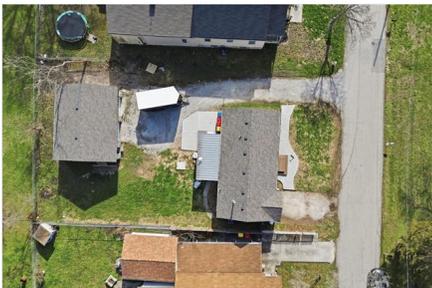
236 VALLEY ST, Excelsior Springs MO 64024



1249 ST LOUIS AVE, Excelsior Springs MO
64024 Excelsior Springs, Missouri Single-Family
Rental Property Profile 3 Bedrooms 2
Bathrooms 1,184 Finished Sq Ft Built in 1940
Ranch Large Lot / Deck Area Lease & Income
Summary Lease Type: Fixed-Term Residential
Lease Base Monthly Rent: \$1,275 Recurring Pet
Fee: \$25/month Current Monthly Revenue:
\$1,300 Security Deposit: \$1,175 Lease Term:
06/07/2025 – 06/06/2026 Late Fee: \$25/day
Operating Expenses Annual Property Taxes:
\$3,191.20 Annual Insurance: \$1,012 Total
Annual Taxes + Insurance: \$4,203.20 Net
Income Snapshot Annual Revenue: \$15,600
Annual NOI Before Debt: \$11,396.80 Monthly
NOI Before Debt: \$949.73 Property Notes
Strong rent contributor Larger floor plan and
two-bath layout Higher tax line relative to other
single-family assets



1249 ST LOUIS AVE, Excelsior Springs MO 64024



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1249 ST LOUIS AVE, Excelsior Springs MO 64024



51 N EMERSON ST, Kansas City MO 64119
Claycomo, Missouri Single-Family Rental
Property Profile 2 Bedrooms 2 Bathrooms 912
Finished Sq Ft Built in 1929 Raised Ranch 1-Car
Attached Garage Unfinished Basement Lease &
Income Summary Lease Type: Month-to-Month
Base Monthly Rent: \$1,300 Recurring Pet Fee:
\$25/month Current Monthly Revenue: \$1,325
Security Deposit: \$1,000 Original Lease Term:
11/26/2024 – 11/25/2025 Current Status:
Month-to-month after expiration Late Fee:
\$20/day Operating Expenses Annual Property
Taxes: \$4,054.31 Annual Insurance: \$1,002
Total Annual Taxes + Insurance: \$5,056.31 Net
Income Snapshot Annual Revenue: \$15,900
Annual NOI Before Debt: \$10,843.69 Monthly
NOI Before Debt: \$903.64 Property Notes Only
month-to-month lease in the portfolio Attached
garage and screened outdoor area Creek and
timber setting behind property Strong flexibility
factor for future ownership strategy



51 N EMERSON ST, Kansas City MO 64119



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