

SIGNAL HILL STUDIOS

2950 SUMMIT ST, KANSAS CITY, MO 64108



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Clemons Real Estate is pleased to present Signal Hill Studios, a 48-unit all-studio community at 2950 Summit St in Kansas City's Midtown corridor — delivered in 2023 and the first shipping container multifamily development of its kind in Kansas City. Built to a modern micro-living concept with 360 SF floor plans, floor-to-ceiling windows, in-unit laundry, and individually metered electric, the property carries a lean, low-maintenance operating profile. In-place rents average \$902/month against a market of \$995, representing nearly \$100/unit in monthly upside. Current NOI of \$265,125 grows to a proforma of \$350,712 as rents stabilize toward market. This is a rare opportunity to acquire a newly built, one-of-a-kind asset at a below-replacement basis with meaningful, renovation-free upside ahead.

PROPERTY HIGHLIGHTS

- First-of-Its-Kind Construction — Durable, Sustainable, Low Maintenance – Kansas City's first shipping container multifamily project, proven and operating successfully since 2023.
- Individually Metered Electric — Lean Expense Structure – Tenant-paid electric and instant hot water minimize ownership's utility exposure.
- Rent Upside to Market – In-place rents average \$902/month, with the property already having proven rents above \$1,000.
- Midtown Location with Resident Amenities and Strong Access – Dog park, private patios/decks, Penn Valley Park across the street, and KC Streetcar access.

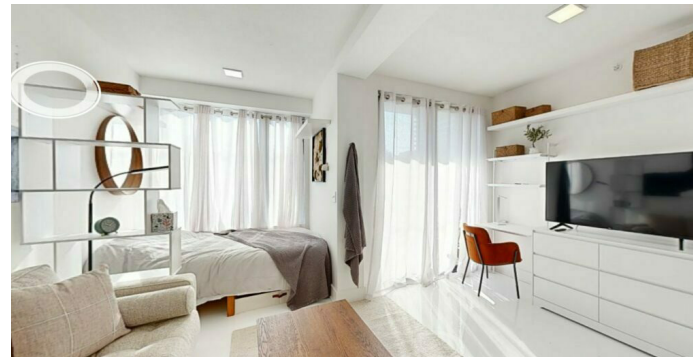
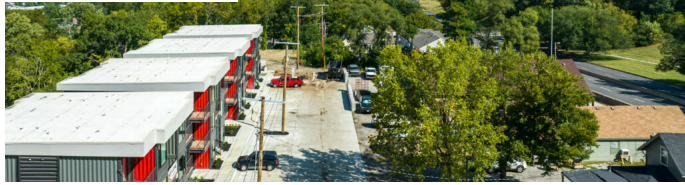
Offering Summary

Sale Price:	Call for Pricing
Number of Units:	48
Lot Size:	1.75 Acres
Building Size:	17,280 SF
NOI:	\$265,124.99

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	301	878	6,042
Total Population	517	1,530	10,290
Average HH Income	\$98,588	\$96,923	\$84,437

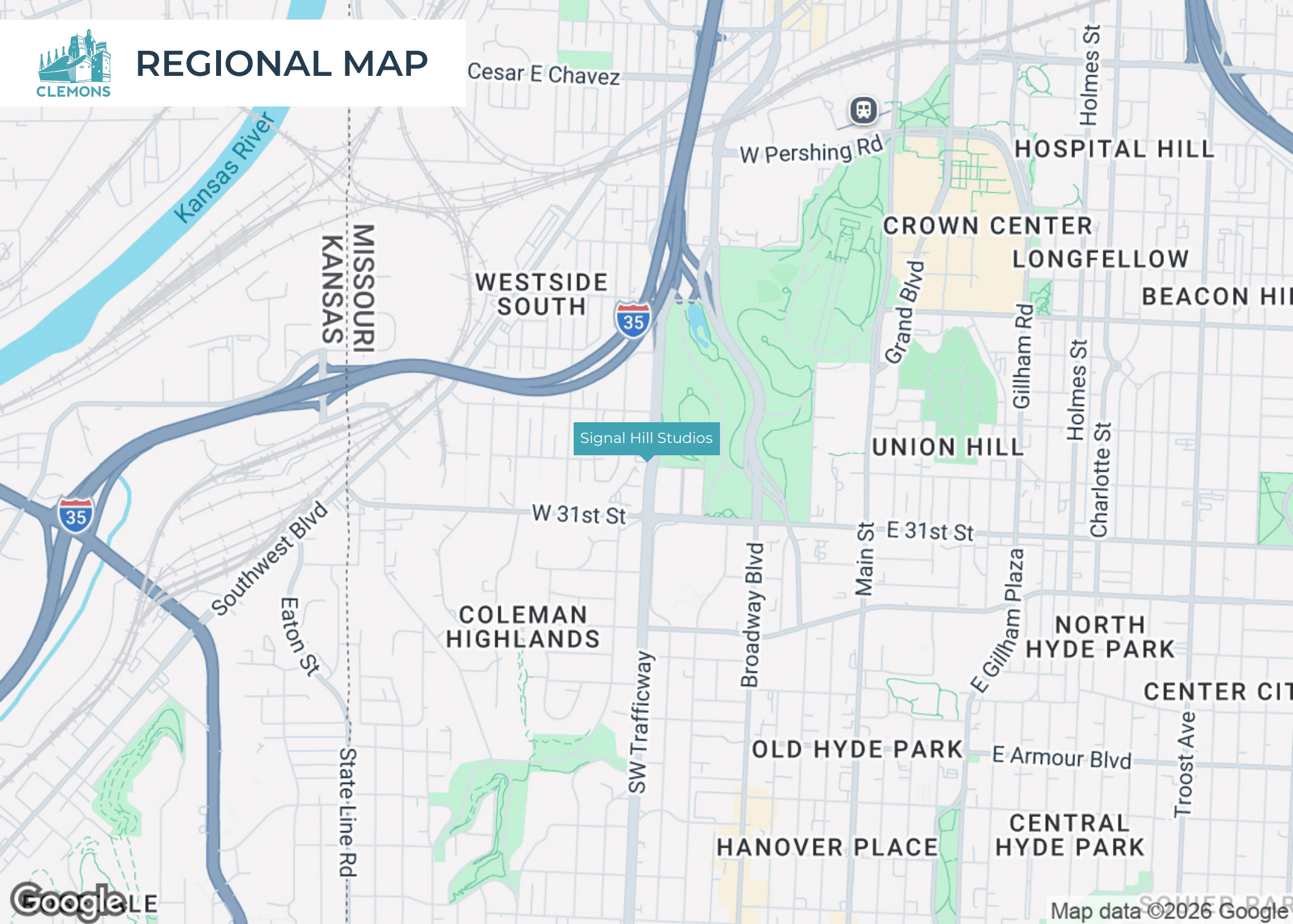


ADDITIONAL PHOTOS





REGIONAL MAP



Signal Hill Studios



Map data ©2026 Google

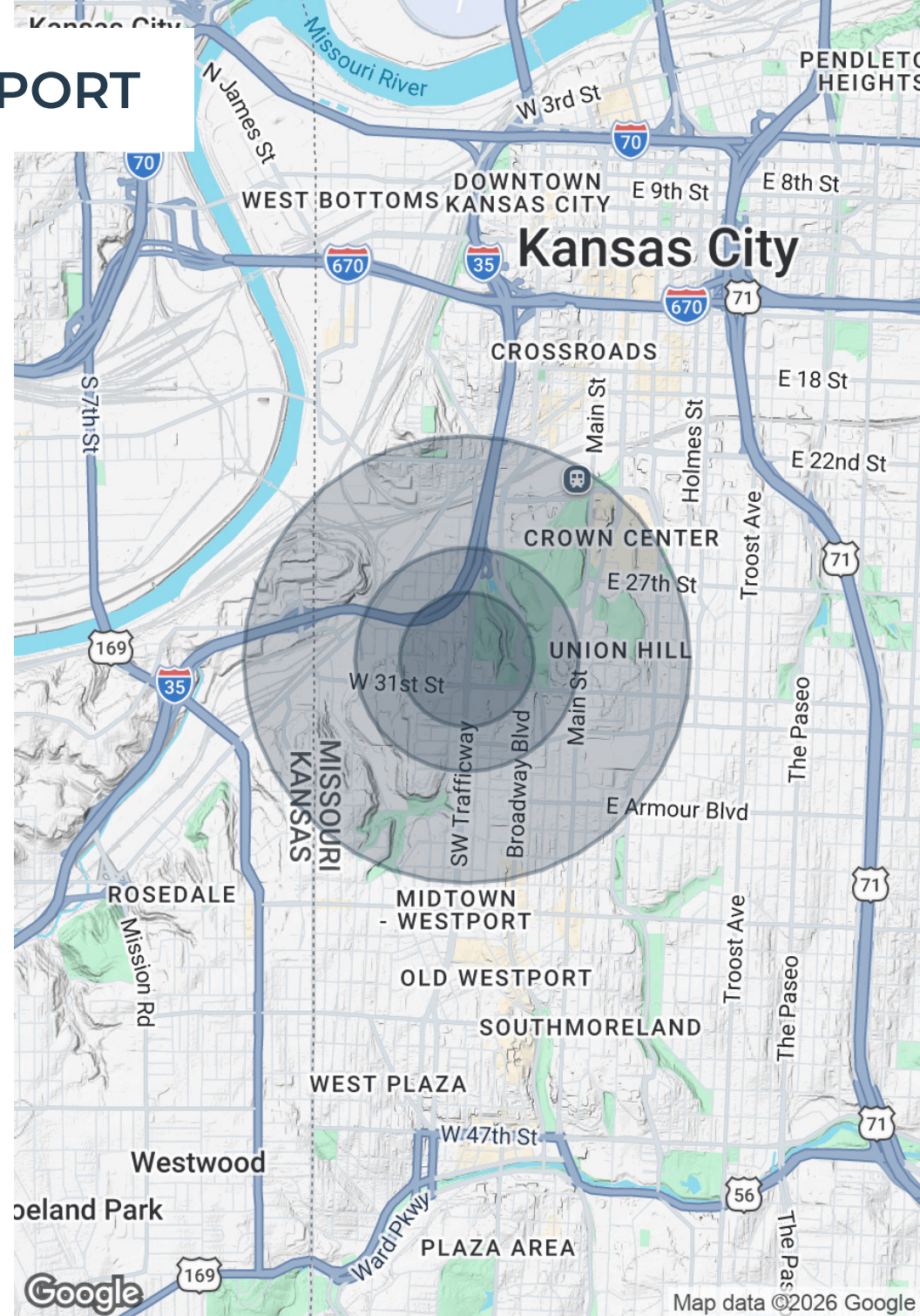


DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	517	1,530	10,290
Average Age	38.2	37.6	32.4
Average Age (Male)	36.1	35.8	31.8
Average Age (Female)	39.2	38.2	33.1

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	301	878	6,042
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$98,588	\$96,923	\$84,437
Average House Value	\$299,366	\$307,359	\$314,176

2023 American Community Survey (ACS)





ADVISOR BIO 1



QUINN HAHS

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PROFESSIONAL BACKGROUND

Quinn Haahs specializes in multifamily investment sales across the Kansas City metro, with a focus on helping clients evaluate, position, and execute real estate transactions that align with their long-term investment goals. Since joining Clemons Real Estate in 2022, he has developed a strong track record representing both buyers and sellers in the disposition and acquisition of stabilized, value-add, and redevelopment multifamily assets.

In addition to his multifamily focus, Quinn's transactional experience includes select retail, industrial, and development projects—equipping him with a well-rounded perspective on urban investment strategy and underwriting. He brings a proactive, solutions-oriented approach to every assignment, combining financial analysis, market insight, and strategic positioning to drive successful outcomes.

Quinn earned his Bachelor's Degree in Architectural Engineering from the University of Kansas. He is a licensed Engineer in the State of Kansas, and Licensed Real Estate Agent in both Missouri and Kansas. Born and raised in the Kansas City metro, he feels honored to work within his city with individuals and companies focused on improving the infrastructure and quality of life here.

EDUCATION

Bachelors of Science in Architectural Engineering from the University of Kansas

Licensed Professional Engineer in Kansas

Licensed Real Estate Agent in Kansas and Missouri

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