



The Simmons Sales Team

REAL ESTATE

DIVINE

PROPERTY MANAGEMENT, LLC

Jake Simmons

THE SIMMONS SALES TEAM

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RE/MAX Area Real Estate • 1350 N. Jesse James Rd., Excelsior Springs, MO • 816.630.4000

DIVINE

PROPERTY MANAGEMENT, LLC

RESIDENTIAL INVESTMENT PORTFOLIO

Excelsior Springs & Clay County, Missouri

Offering Price: \$1,150,000.00

Presented by The Simmons Sales Team

RE/MAX Area Real Estate

INVESTMENT OVERVIEW

The Divine Property Management portfolio presents an opportunity to acquire seven income-producing residential properties totaling nine rental units located in Excelsior Springs and Clay County, Missouri.

The portfolio consists of: • Six single-family rental homes • One triplex multifamily property

Currently the portfolio includes eight occupied units with one vacancy, creating immediate income with additional upside through lease stabilization. The offering allows investors to acquire an existing rental platform through one transaction, eliminating the time, acquisition costs, and uncertainty associated with assembling properties individually.

Portfolio Snapshot

Total Properties	7
Total Units	9
Occupied Units	8
Vacant Units	1
Current Monthly Revenue	\$8,575.00
Current Annual Revenue	\$102,900.00
Stabilized Monthly Base Rent	\$9,300.00
Stabilized Annual Base Rent	\$111,600.00
Annual Taxes	\$6,816.19
Annual Insurance	\$7,697.00
Total Annual Operating Expense	\$14,513.19

Rent Schedule

Property	Type	Base Rent	Pet Fee	Monthly Revenue	Monthly Revenue
51 N. Emerson St.	SF	\$1,300.00	\$25.00	\$1,325.00	\$15,900.00
404 Salem Rd.	SF	\$975.00	\$25.00	\$1,000.00	\$12,000.00
236 Valley St.	SF	\$950.00	\$25.00	\$975.00	\$11,700.00
1125 St. Louis Ave.	SF	\$1,100.00	\$25.00	\$1,125.00	\$13,500.00
1123 St. Louis Ave.	SF	\$750.00	\$25.00	\$775.00	\$9,300.00
1249 St. Louis Ave.	SF	\$1,275.00	\$25.00	\$1,300.00	\$15,600.00
106 Saratoga Ave Unit 1	MF	\$1,100.00	\$25.00	\$1,125.00	\$13,500.00
106 Saratoga Ave Unit 2	MF	\$925.00	\$25.00	\$950.00	\$11,400.00
106 Saratoga Ave Unit 3	MF	\$925.00	-	-	-

(Pro Forma)

Investment Metrics

Offering Price	\$1,150,000.00
Current NOI	\$88,386.81
Stabilized NOI	\$97,086.81
Current Cap Rate	7.69%
Stabilized Cap Rate	8.44%

Current Totals

Current Base Monthly Rent	\$8,375.00
Current Recurring Monthly Pet Fees	\$200.00
Current Scheduled Monthly Revenue	\$8,575.00
Current Scheduled Annual Revenue	\$102,900.00
Confirmed Security Deposits Held	\$6,100.00

Portfolio NOI Summary

Current Annual Revenue	\$102,900.00
Annual Operating Expenses	\$14,513.19
Current NOI	\$88,386.81
Stabilized NOI	\$97,086.81

Stabilized Totals

After lease-up of 106 Saratoga Unit 3

Projected Stabilized Base Monthly Rent	\$9,300.00
Projected Stabilized Base Annual Rent	\$111,600.00
Projected Total Deposit Position	\$7,025.00



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51 N. EMERSON ST., KANSAS CITY, MO




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3 Bedrooms / 2 Bathrooms / 912 SF / Built 1929 / 1 Car Garage / Unfinished Bsmt

Lease Summary

Base Rent	\$1,300.00
Pet Fee	\$25.00/Month
Monthly Revenue	\$1,325.00
Security Deposit	\$1,000.00
Lease Status	Month-to-Month
Original Lease	11/25/-24-11/25/25

Operating Expenses

Property Taxes	\$1,770.78
Insurance	\$1,002.00
Total Expenses	\$2,772.78

Income Summary

Annual Revenue	\$15,900.00
Annual NOI	\$13,127.22
Monthly NOI	\$1,093.94

Property Notes

Only month-to-month lease in portfolio
 Garage and wooded rear setting
 Flexibility for investor repositioning

404 SALEM RD., EXCELSIOR SPRINGS, MO




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1 Bedroom / 1 Bathroom / 528 SF / Built 1920 / Off-Street Parking

Lease Summary

Base Rent	\$975.00
Pet Fee	\$25.00
Monthly Revenue	\$1,000.00
Security Deposit	\$750.00
Lease Term	6/1/25 - 5/31/26

Operating Expenses

Property Taxes	\$497.79
Insurance	\$600.00
Total Expenses	\$1097.79

Income Summary

Annual Revenue	\$12,000.00
Annual NOI	\$10,902.21
Monthly NOI	\$908.52

Property Notes

Walkable proximity to downtown Ex. Spgs.
 Efficient low-maintenance bungalow

236 VALLEY ST., EXCELSIOR SPRINGS, MO




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2 Bedrooms / 1 Bathroom / 684 SF / Built 1935 / Crawl Space Basement

Lease Summary

Base Rent	\$950.00
Pet Fee	\$25.00
Monthly Revenue	\$975.00
Security Deposit	\$0
Lease Status	Fixed Term
Original Lease	9/1/23 - 8/31/27

Operating Expenses

Property Taxes	\$834.05
Insurance	\$723.00
Total Expenses	\$1,557.05

Income Summary

Annual Revenue	\$11,700.00
Annual NOI	\$10,142.95
Monthly NOI	\$845.25

Property Notes

Historic Excelsior Springs rental
Consistent long-term tenancy

1125 ST. LOUIS AVE., EXCELSIOR SPRINGS, MO



3 Bedrooms / 1 Bathroom / 1,140 SF / Built 1939 / Detached Garage / Foundation Crawl Space

Lease Summary

Base Rent	\$1,100.00
Pet Fee	\$25.00
Monthly Revenue	\$1,125.00
Security Deposit	\$850.00
Original Lease	9/9/22 - 3/8/26
Renewal Term	3/9/26 - 3/8/27
Lease Type	Fixed-Term Residential w/ Renewal Addendum

Operating Expenses

Property Taxes	\$1,313.13.00
Insurance	\$884.00
Total Expenses	\$2,197.13

Income Summary

Annual Revenue	\$13,500.00
Annual NOI	\$11,302.87
Monthly NOI	\$941.91

Property Notes

Renewal already in place through 3/27
Larger single-family layout
Detached garage & private yard appeal

1123 ST. LOUIS AVE., EXCELSIOR SPRINGS, MO



2 Bedrooms / 1 Bathroom / 774 SF / Built 1945 / 2 Car Detached Garage / No Basement

Lease Summary

Base Rent	\$750.00
Pet Fee	\$25.00
Monthly Revenue	\$775.00
Security Deposit	\$500.00
Lease Status	Current through 3/27
Lease Type	Fixed Term Residential w/ Renewal Addendums
Special Stipulation	Early termination language documented in lease file

Operating Expenses

Property Taxes	\$852.08
Insurance	\$649.00
Total Expenses	\$1,501.08

Income Summary

Annual Revenue	\$9,300.00
Annual NOI	\$7,798.92
Monthly NOI	\$649.91

Property Notes

- Renewal Documentation extends tenancy through 2027
- Detached two-car garage adds functional value
- Lower rent point in the portfolio

1249 ST. LOUIS AVE., EXCELSIOR SPRINGS, MO



3 Bedrooms / 2 Bathrooms / 1,184 SF / Built 1940 / Ranch Style / Large Lot & Deck Area

Lease Summary

Base Rent	\$1,275.00
Pet Fee	\$25.00
Monthly Revenue	\$1,300.00
Security Deposit	\$1,175.00
Lease Term	6/7/25 - 6/6/26
Lease Type	Fixed-Term Residential

Operating Expenses

Property Taxes	\$1,409.00
Insurance	\$1,012.00
Total Expenses	\$2,421.00

Income Summary

Annual Revenue	\$15,600.00
Annual NOI	\$13,179.00
Monthly NOI	\$1,098.25

Property Notes

Strong rent contributor
Larger floor plan & two-bath layout
Higher tax line relative to other single-family assets

106 SARATOGA AVE., EXCELSIOR SPRINGS, MO



3 Units / Unit Mix: (2) 2BR, (1) 1BR / Building Size 4,080 SF / Built 1900 / Basement

Unit Income Summary

UNIT ONE

Base Rent	\$1,100.00
Pet Fee	\$25.00
Revenue	\$1,125.00
Lease Term	1/2/26 - 1/1/27

UNIT TWO

Base Rent	\$925.00
Pet Fee	\$25.00
Revenue	\$950.00
Lease Term	3/1/26 - 2/28/27

UNIT THREE

Base Rent	VACANT
Revenue	\$925.00

PRO FORMA MARKETING

Operating Expenses

Property Taxes	\$139.36
Insurance	\$2,827.00
Total Expenses	\$2,966.36

CURRENT NOI

Annual Revenue	\$24,900.00
Annual NOI	\$21,933.64
Monthly NOI	\$1,827.80

STABILIZED NOI

Stabilized Rent	\$35,400.00
Stabilized NOI	\$32,433.64
Monthly NOI	\$2,702.80

Property Notes

Only multifamily asset in portfolio

Only property w/in Excelsior Springs Chapter 352 Tax Abatement District

Basement includes seller-owned coin-operated laundry

Strongest value-add story through Unit 3 lease-up and continued abatement benefit



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