EVERTON QUADPLEXES

8 UNITS (2 QUADPLEXES) | $849K

8213 & 8215 N Everton Ave
Kansas City, Missouri

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LUTZ
SALES + INVESTMENTS

PROPERTY HIGHLIGHTS

- 1986 Construction in desirable Northland location
- Top-rated Park Hill School District
- In-unit Washer/Dryer in Every Unit
- Fully Sub-metered Utilities Including Water
- 100% Occupied with Strong Renter Demand

EVERTON FOURPLEXES

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THE OPPORTUNITY

Everton Fourplexes is a clean, well-maintained package of two side-by-side fourplexes totaling 8 spacious 1-bedroom/1-bath units in the desirable Park Hill School District north of the river. Built in the 1980s, the buildings have been thoughtfully kept up, with all units recently made-ready for new tenants. Each apartment offers generous living space, its own private outdoor area, and modern functionality including in-unit washer/dryer.

The properties feature fully sub-metered utilities, brand new staircases and landings, and two attached garages that can be leased to tenants for additional income. This setup provides excellent operational efficiency and strong tenant appeal in a stable, family-oriented Northland neighborhood.

With solid in-place performance, low-maintenance 80s construction, and clear rent growth potential through higher-end finishes, Everton Fourplexes delivers reliable cash flow today and meaningful upside for an investor looking for a manageable, turnkey package with great financing options (two 30-year fixed residential loans).

UNIT MIX

Type	Units	Current Rent Avg	Market Rent
1 Bed/1 Bath	8	$878	$995

AMENITIES AND FEATURES

- In-unit Washer/Dryer in Every Unit
- Private Outdoor Space
- Attached Garages (2 Total – Can be Leased)
- On-site Parking
- Brand New Staircases and Landings

WHAT WE LOVE ABOUT THE PROPERTY

80s construction, in-unit washer-dryer in all units, and great financing with two 30-year fixed residential loans. Two garages on site can be leased up to any of the four units since they are not attached to either one. Brand new staircases and landings in a great location.

CHALLENGES

All units are 1 bedrooms, there is garage parking for 2/4 units but not a garage spot for each tenant. The exteriors could use a little TLC to the siding in the coming years.

THE VALUE-ADD PLAY

Get units up to market rents and manage for operational efficiency. Rents can be pushed with a higher-end finish.

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LUTZ SALES + INVESTMENTS

LOCATION CLASS	A – B – C – D	B
HISTORICAL RATE OF APPRECIATION	0% – 15%	5.9%
CONDITION	TURNKEY – VALUE ADD	
STABILIZATION	HIGH – LOW	
CURRENT VS MARKET INCOME	LOW DELTA – HIGH DELTA	

EXPENSE SUMMARY

ELECTRIC
SUB METERED, TENANTS PAY

GAS
SUB METERED, TENANTS PAY

WATER
SUB METERED, TENANTS PAY

TRASH
FREE BINS IN KCMO

HOT WATER
INDIVIDUAL GAS WATER HEATERS, TENANTS PAY

UNITS	8
BUILDINGS	2
LEGAL PARCELS	2
STORIES	2
YEAR BUILT	1986
TOTAL LOT SIZE (PUBLIC RECORD)	17,450 SF or 0.4 acre
TOTAL SQUARE FEET (PUBLIC RECORD)	4,128 SF

HEATING	Central Gas Heat
COOLING	Central Electric Air
LAUNDRY	Stackable Hookups + Landlord Owned Machines
PARKING	2 Single-car Garages per Building + Large Driveway

ROOF	Composition
ELECTRICAL	1986 Panels
PLUMBING	1986 ABS
WINDOWS	Orginal Windows
BASEMENT	None, On Slab
FOUNDATION	Slab

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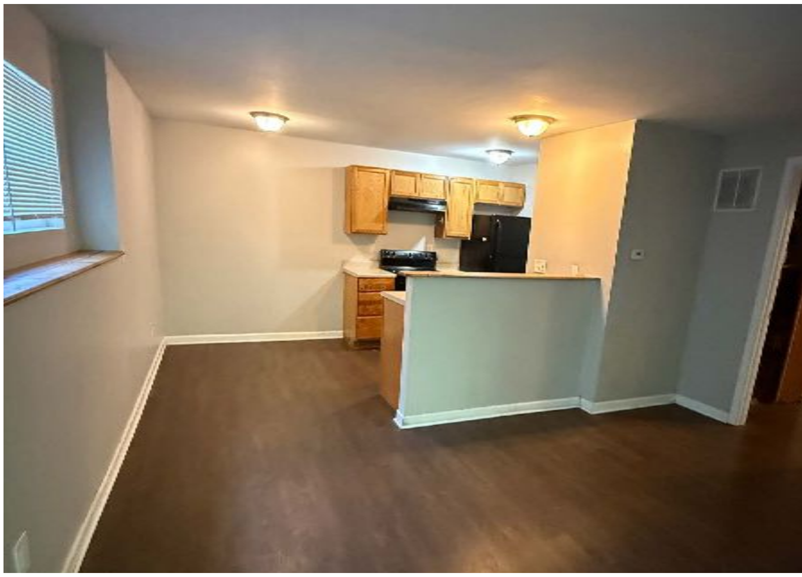
LUTZ
SALES + INVESTMENTS



LUTZ SALES + INVESTMENTS

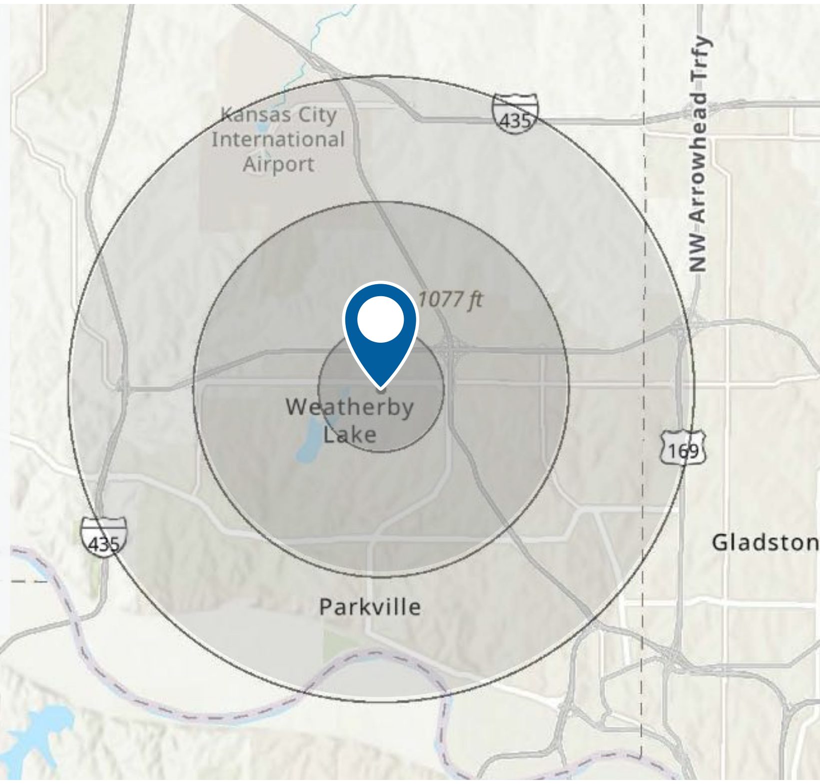
Top Employers	# of Employees
Federal Government	30,000
Hallmark Cards	20,000
The University of Kansas Health System	14,000
Saint Luke's Health System	12,000
Oracle Health (Cerner)	9,000
Children's Mercy Kansas City	8,000
Burns & McDonnell	7,500
Ford Kansas City Assembly Plant	7,000
HCA Midwest Health	6,500
Lockton Companies	6,000

DEMOGRAPHICS

8213 & 8215 N Everton Ave, Kansas City, Missouri

LUTZ SALES + INVESTMENTS

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,069	47,800	90,463
Households	3,427	20,156	36,978
Families	2,409	12,529	23,571
Avg Household Size	2.62	2.34	2.42
Owner Occupied Housing Units	2,553	12,307	23,125
Renter Occupied Housing Units	874	7,849	13,853
Median Age	39.2	38.5	38.2
Median Household Income	$90,812	$90,661	$98,083
Average Household Income	$115,625	$124,551	$128,643



KEY FACTS

90,463
Population

38.2
Median Age

2.4
Average Household Size

$128,643
Average Household Income

EMPLOYMENT

White Collar 73%

Blue Collar 17%

Services 10%

2.8%
Unemployment Rate

EDUCATION

3%
No High School Diploma

18%
High School Graduate

29%
Some College

50%
Bachelor's/Grad/Prof Degree

INCOME

$98,083
Median Household Income

$52,643
Per Capita Income

$271,764
Median Net Worth

BUSINESS

2,443
Total Businesses

30,988
Total Employees

2025 Households by income (Esri)

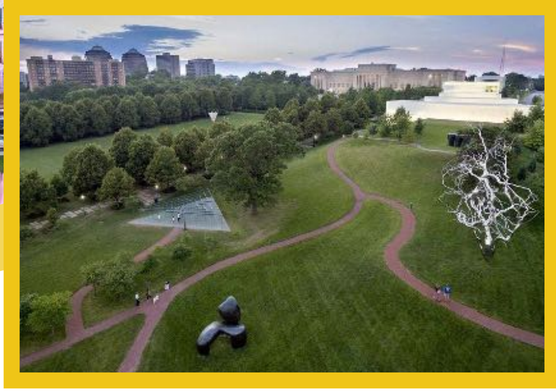
The largest group: $100,000 - $149,999 (18.6%)

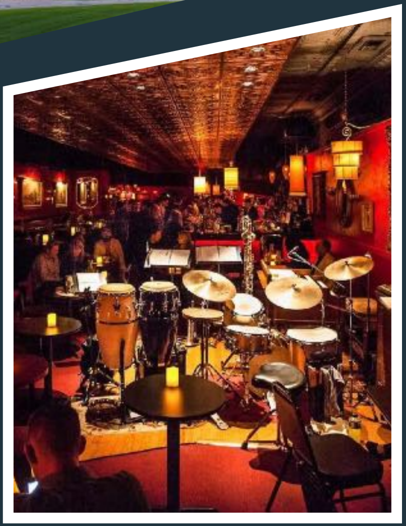
The smallest group: $15,000 - $24,999 (4.6%)

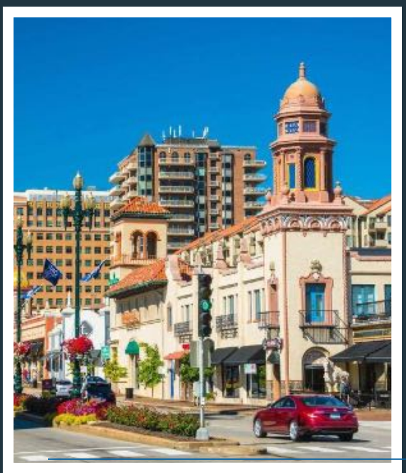
Indicator	Value	Diff
<$15,000	5.2%	0
$15,000 - $24,999	4.6%	-0.5%
$25,000 - $34,999	5.3%	-0.5%
$35,000 - $49,999	8.2%	0
$50,000 - $74,999	16.5%	+1.8%
$75,000 - $99,999	10.9%	+0.5%
$100,000 - $149,999	18.6%	-0.7%
$150,000 - $199,999	13.0%	-0.4%
$200,000+	17.7%	-0.1%

Bars show deviation from Platte County

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 a boutique commercial real estate brokerage specializing in **multifamily and small investment property sales throughout the Kansas City region**. The firm has become synonymous with multifamily transactions in the local market, representing investors across a wide range of acquisition and disposition strategies.

The Lutz team has successfully brokered **more than half a billion in real estate transactions across more than 500 investment property sales**, with a primary focus on multifamily assets ranging from **2–75 units**. The firm has consistently ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume**, while also achieving a **Top 5 ranking in multifamily transaction volume**, including a **#4 position in the market for multifamily sales.**

Through its deep understanding of Kansas City's investment landscape and an extensive network of owners, investors, lenders, and industry professionals, Lutz Sales + Investments provides clients with **strategic guidance, access to off-market opportunities, and comprehensive representation throughout the investment process.**

AGENT BIOS

MICHELLE LUTZ

FOUNDER
& MANAGING PARTNER

Michelle Lutz is the founder and managing partner of Lutz Sales + Investments and one of the **most active multifamily investment brokers in the Kansas City market**. Over the course of her career, she has completed **more than 500 real estate transactions totaling over half a billion dollars in closed sales**, advising investors on acquisitions, dispositions, and long-term portfolio strategies.

Michelle has been recognized by the **Kansas City Business Journal as a "Heavy Hitter" commercial real estate broker for five consecutive years** and has consistently ranked among the Top **5 multifamily brokers in Kansas City**, most recently achieving the **#4 position for overall multifamily transaction volume in the market**. Under her leadership, Lutz Sales + Investments has also ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume.**

Widely regarded as a **leading specialist in small- to mid-sized multifamily properties**, Michelle works closely with high-net-worth individuals, private investors, and boutique investment funds seeking opportunities in the Kansas City market. Through her extensive network of private owners and industry relationships, she frequently provides clients access to **exclusive off-market opportunities**.

As a **long-time multifamily investor herself**, Michelle brings an owner's perspective to every transaction and regularly advises clients on **1031 exchanges, value-add acquisitions, portfolio dispositions, and long-term wealth building through multifamily real estate**.

Michelle's disciplined focus on the small- to mid-market multifamily sector has positioned her as one of the **most active and trusted investment property advisors in the Kansas City market**.

LEE RIPMA

MULTIFAMILY
INVESTMENT ADVISOR

Lee Ripma is a real estate advisor specializing in **multifamily investment properties throughout the Kansas City market**. Known for her analytical approach and investor-focused perspective, Lee helps clients identify and evaluate high-quality investment opportunities while building long-term wealth through real estate.

Combining data-driven analysis with her own experience as a **multifamily investor,** Lee assists clients with underwriting opportunities, acquisition strategies, and portfolio growth. She has helped numerous investors better understand the fundamentals of successful multifamily investing in the Kansas City market.

Originally from California, Lee began investing in Kansas City real estate in **2017 while living out of state**, eventually relocating to pursue multifamily investing and brokerage full-time.

Lee holds a **Master's degree in Biology from San Diego State University** and **a Bachelor's degree in Ecology from Prescott College**. She has been featured on several real estate platforms and podcasts, including **BiggerPockets and the Joe Fairless Real Estate Podcast**, where she shares insights on multifamily investing and market opportunities.

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