



3102 Eaton Street — Kansas City, KS

A rare 4-unit townhome-style fourplex offered at **\$625,000** in one of Kansas City's most strategically located residential neighborhoods. Ideal for investors seeking stable long-term income or flexible mid-term rental upside near a major medical employment hub.

NEW LISTING

4-UNIT MULTIFAMILY

KANSAS CITY, KS

Investment Snapshot

The Numbers at a Glance

\$625K

Asking Price

Competitively priced for a 4-unit townhome asset with attached garages

\$72K+

Gross Revenue Potential

Based on market rents for all four stabilized units

4

Units

2 three-bedroom and 2 two-bedroom townhome-style units

\$20K

Airbnb Income

One unit historically generating \$20K+ annually as a furnished short-term rental

Property Overview

4-Unit Townhome-Style Fourplex

Built in 1979, this well-established fourplex offers a desirable townhome configuration — a format that attracts quality, longer-term tenants. Each unit features private attached garages and in-unit washer/dryer hookups, amenities that meaningfully differentiate this property in the KCK rental market.

Unit Mix

(2) 3BR/2BA units
(2) 2BR/1.5BA units

In-Unit Amenities

Attached garage per unit
Washer/dryer hookups

Year Built

1979 — 46 years old
Established construction

Current Occupancy

In-Place Income & Upside

Two of four units are currently occupied, providing immediate cash flow with significant room to grow rents to market rate. The remaining two units — one vacant and one operated as a furnished mid-term rental — offer immediate value-add and repositioning opportunity.

Unit	Beds/Baths	Status	Current Rent	Market Rent
3104	2BR/1.5BA	Occupied	\$1,390/mo	\$1,400/mo
3106	2BR/1.5BA	Occupied	\$1,290/mo	\$1,400/mo
3108	3BR/2BA	Furnished / MTR	~\$1,667/mo avg	\$1,600/mo+
3102	3BR/2BA	Vacant	—	\$1,600/mo

□ Current in-place rents are at or near market. Stabilizing all four units at market rate yields approximately **\$72,000+ in gross annual revenue.**

Rental Strategy

Two Paths to Strong Returns

Traditional Long-Term Rental

At market rents — \$1,600/mo for 3BR units and \$1,400/mo for 2BR units — all four units stabilized yield approximately **\$72,000 in gross annual revenue**. This is a straightforward, low-management strategy well-suited to a buy-and-hold investor seeking predictable income and appreciation in a supply-constrained submarket.

Mid-Term Rental Strategy

One unit has already demonstrated strong performance as a furnished Airbnb, generating approximately **\$20,000 annually** — equivalent to over \$1,660/month. The KU Medical Center's concentration of traveling nurses and medical professionals makes this a durable, high-demand rental niche. Maintaining one or more units as furnished mid-term rentals can push total gross revenue meaningfully above the \$72K baseline.



Location

University/Rosedale — A Demand-Driven Submarket

Situated in the University/Rosedale neighborhood of Kansas City, Kansas, 3102 Eaton Street benefits from one of the metro's most powerful demand drivers: immediate proximity to the **University of Kansas Medical Center (KUMC)**, one of the region's largest employers and a consistent source of tenant demand from medical professionals, students, and healthcare staff.

Why This Location Works

Proximity to Everything That Matters



KU Medical Center

Located immediately adjacent to KUMC — the anchor employer driving consistent rental demand from nurses, residents, and medical staff year-round.



Established Residential Area

University/Rosedale is a stable, mature neighborhood with long-term residents and a strong sense of community — qualities that support tenant retention.



39th Street Corridor

Just north of the vibrant 39th Street entertainment district in Missouri, offering tenants walkable access to dining, nightlife, and retail amenities.



Major Employment Access

Convenient access to multiple major employment centers across the Kansas City metro, broadening the pool of prospective tenants beyond the medical sector.

Ideal For

Who Should Consider This Property?

Buy-and-Hold Investors

Seeking stable, diversified income from a multi-unit asset in a supply-constrained, employment-anchored neighborhood with long-term appreciation potential.

Value-Add Investors

Two units are below market or vacant today — presenting an immediate opportunity to push rents to market and boost NOI with minimal capital investment.

Mid-Term / Furnished Rental Operators

The proven Airbnb track record and proximity to KUMC make this an exceptional platform for a traveling nurse or corporate housing strategy, with one or more furnished units commanding premium rents.

Syndication Groups

A clean, manageable 4-unit acquisition with a clear upside story — a compelling fit for a small syndication seeking a tangible Kansas City asset with multiple exit strategies.

Next Steps

Ready to Learn More?

3102 Eaton Street represents a well-located, income-producing asset with a clear path to stabilization and meaningful upside through mid-term rental strategy. With a proven furnished rental track record and proximity to one of KC's largest employment anchors, this is a compelling opportunity at an attractive price point.

01

Review the Listing

Get a firsthand look at unit finishes, layouts, and the current for-lease presentation.

02

Submit an Offer

Priced at \$625,000 with motivated sellers and immediate upside available — move quickly on this well-positioned asset.

03

Schedule a Property Tour

Walk the units — occupied and vacant — to evaluate condition, finishes, and the overall investment thesis in person.