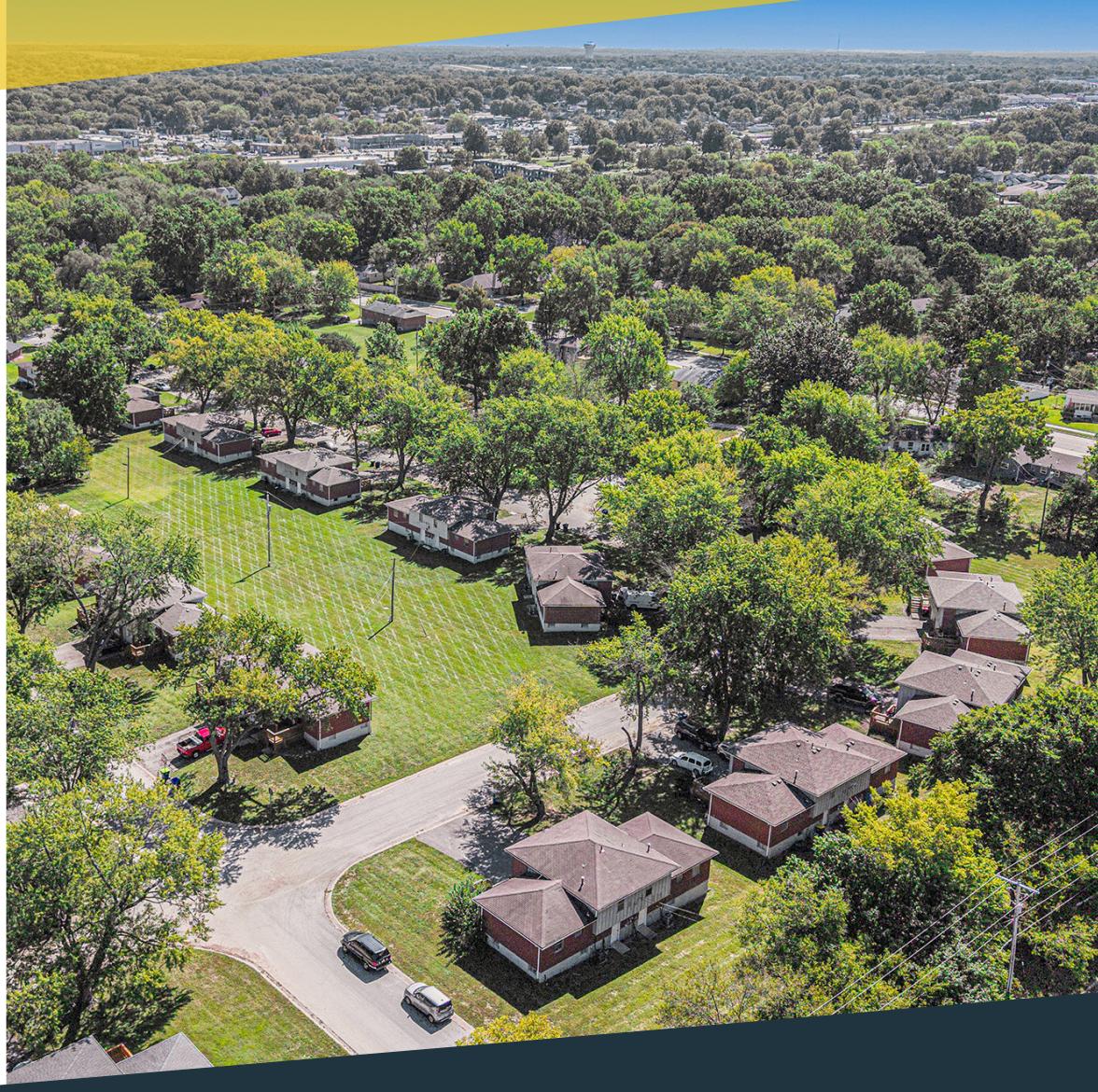


LEE'S SUMMIT 15 DUPLEX PACKAGE

15 DUPLEXES | 30 UNITS | \$4.825M



Florence Avenue
Lee's Summit, Missouri



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LEE'S SUMMIT 15 DUPLEX PACKAGE

Florence Avenue, Lee's Summit, Missouri

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PROPERTY HIGHLIGHTS

- 15-Duplex Package in Prime Lee's Summit Location
- All 3 Bedroom & 1.5 Bath Units
- Each Unit has One Car Garage, Laundry Room and Two Living Areas
- Multiple Exit Strategies
- Excellent Income Upside Potential
- Continuous Parcels Make For Easy Financing and Operational Efficiencies.

LEE'S SUMMIT 15 DUPLEX PACKAGE

Florence Avenue, Lee's Summit, Missouri

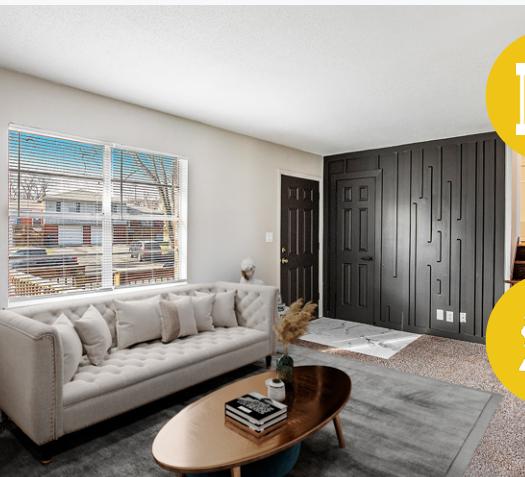
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THE OPPORTUNITY

Lutz Sales + Investments is pleased to present this exclusive Lee's Summit multifamily package, on the market for the first time in over 25 years. Priced at \$4.85M, this rare opportunity consists of 15 contiguous duplexes (30 units total) in one of Kansas City's strongest suburban markets.

This offering has tremendous upside potential. Investors can pursue multiple exit strategies including holding long term to capture steady cash flow and natural appreciation, renovating slowly over time to push rents to their highest levels, or repositioning and exiting as either a full package or by selling off individual duplexes to owner-occupants or single-investor buyers. The potential here is truly unlimited with many strategic options. All 15 duplexes are contiguous, identical, and feature spacious three-bedroom, 1.5-bathroom floor plans, maximizing economies of scale on insurance and operating expenses. Ownership also allows investors to capitalize on 100% bonus depreciation in 2025 and the significant tax advantages that come with real estate investing. This package qualifies for 1031 exchanges and is eligible for both local and agency debt, offering flexibility in financing.

Lee's Summit itself is one of the most desirable submarkets in the Kansas City metro. Known for its high household incomes, top-rated schools, and family-friendly reputation, the city consistently draws strong tenant demand. The property sits just minutes from Downtown Lee's Summit, as well as premier shopping districts like Summit Fair and Summit Woods Crossing, home to nationally recognized retailers and dining. This rare package combines prime location, proven demand, and multiple investment paths—an exceptional offering in a top-performing market.



UNIT MIX

Type	Units	Current Rent Avg	Market Rent
3 Bed/1.5 Bath	30	\$1,317	\$1,710

AMENITIES AND FEATURES

- Large Duplex Units Offering Tenants a Spacious Single Family Home Feel
- One-Car Garages and Two Spacious Living Areas per Unit
- Dedicated Laundry Areas and Separately Metered Utilities

THE VALUE ADD PLAY

Renovating remaining units to achieve market rents of \$1695 per unit.

WHAT WE LOVE ABOUT THE PROPERTY

Strong tenant demand and A-class location ensures steady income and appreciation.



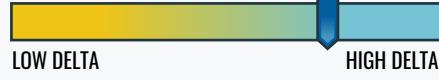
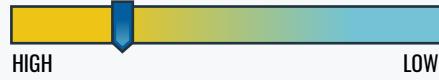
PROPERTY CHALLENGES

Some units remain un-remodeled, offering potential but requiring investment.

LEE'S SUMMIT 15 DUPLEX PACKAGE

Florence Avenue, Lee's Summit, Missouri

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UNITS	30
BUILDINGS	15
LEGAL PARCELS	15
STORIES	2
YEAR BUILT/RENOVATED	1965/2025
ELECTRIC METER	Separate
GAS METER	Separate
WATER METER	Separate
TRASH	Tenants Pays & Setup
HOT WATER	Individual Hot Water Heaters, One Per Unit
HEAT	Gas Central
COOLING	Electric Central
LAUNDRY	Side by side Hookups
PARKING	Single-car Garage per Unit
TENANT PAID UTILITIES	Electric, Gas, Water & Trash
LANDLORD PAID UTILITIES	None
TOTAL LOT SIZE (PUBLIC RECORD)	205,668 SF or 4.72 acres
TOTAL SQUARE FEET (PUBLIC RECORD)	36,746 SF
WINDOWS	Original
ROOF	Composition
BASEMENT	Full Basement
FOUNDATION	Concrete

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RETAIL MAP

Florence Avenue, Lee's Summit, Missouri

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Top Employers	# of Employees
Lee's Summit R-VII School District	2,886
U.S. Citizenship & Immigration Services	2,200
National Benefits Center	1,500
Government Employees Health Association	1,313
University Health Lakewood Medical Center	1,206
John Knox Village	1,000
Saint Luke's Health System	780
ReDiscover	708
City of Lee's Summit	660
CVS Caremark Call Center	400



SALE COMPARABLES

Florence Avenue, Lee's Summit, Missouri

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Label	Distance	Property Address	Property City	Property State	Property Zip Code	Sold Price	Close Dt	Type	Yr Blt	MLS #
A	0.1 mi	608 NE Florence Avenue	Lee's Summit	MO	64063	\$385,000	1/31/25	Duplex	1966	2519825
B	0.1 mi	607 NE Chipman Road	Lee's Summit	MO	64063	\$357,000	5/23/25	Duplex	1966	2544576
C	0.8 mi	322 SE Melody A & B Lane	Lee's Summit	MO	64063	\$425,000	4/22/25	Duplex	1968	2538104
D	1.0 mi	522 SE Hampton Street	Lee's Summit	MO	64063	\$365,000	5/2/25	Duplex	1980	2539105
E	1.5 mi	1029 SE 7th Terrace	Lee's Summit	MO	64063	\$365,000	1/13/25	Duplex	1979	2509755
Subject	15 Duplex Package	Lee's Summit	MO		64063	\$321,667				

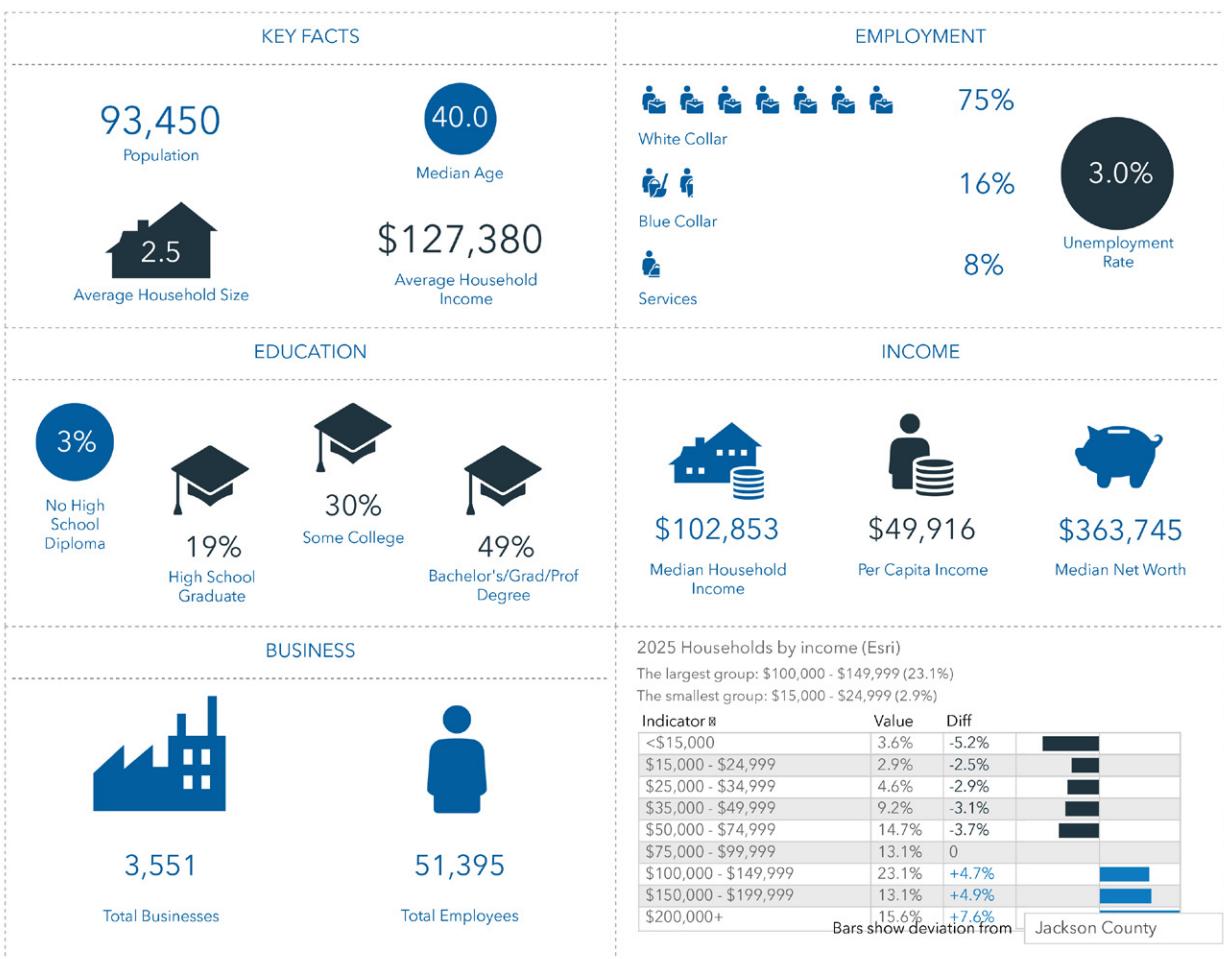
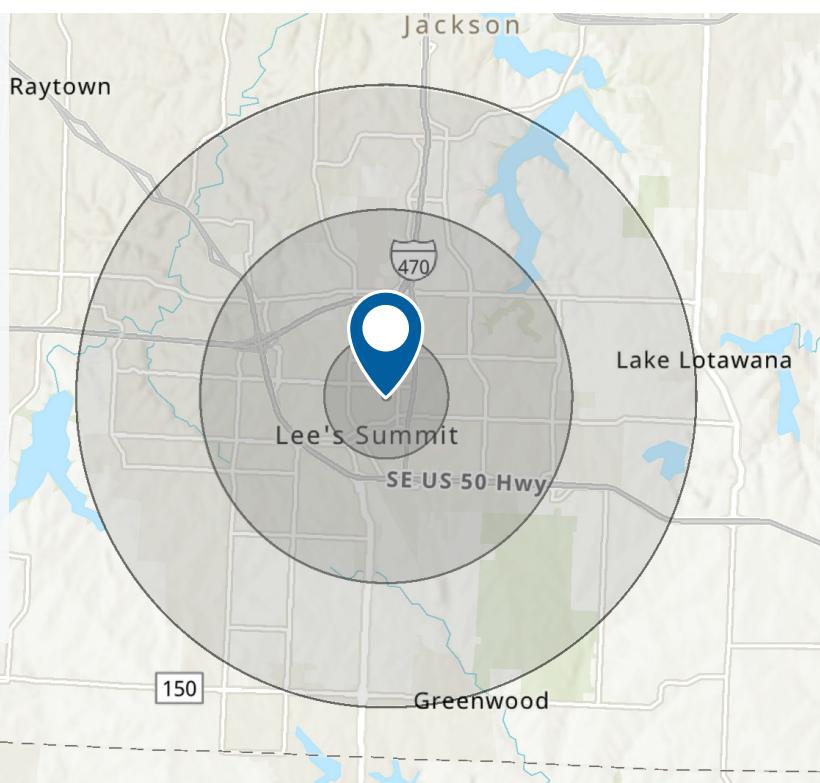


DEMOGRAPHICS

Florence Avenue, Lee's Summit, Missouri

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2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	12,243	55,831	93,450
Households	5,711	22,838	36,482
Families	3,179	14,697	25,350
Avg Household Size	2.14	2.43	2.54
Owner Occupied Housing Units	2,501	14,995	25,213
Renter Occupied Housing Units	3,210	7,843	11,269
Median Age	36.6	39.3	40.0
Median Household Income	\$65,685	\$91,767	\$102,853
Average Household Income	\$86,390	\$112,716	\$127,380



SUBMARKET OVERVIEW



LEE'S SUMMIT



104,352

Population



\$365,000

Median Home Value



\$104,989

Median Household Income

Lee's Summit, Missouri, is a thriving suburban city in Jackson and Cass Counties, just 16 miles southeast of downtown Kansas City along I-470 and US 50. As Missouri's sixth-largest city with a 2024 population of approximately 104,352, it combines upscale residential appeal, top-tier amenities, and strong economic growth, making it a premier destination in the Kansas City metro. The real estate market offers diverse options, including single-family homes, townhouses, and apartments, with a median value of \$365,000 reflecting a robust 12.1% appreciation over the past year. Homeownership stands at 74.3%, with values up 4.7% annually, attracting buyers and investors seeking stability and growth.

ECONOMY

Lee's Summit's economy is driven by healthcare, education, retail, and professional services, employing over 40,000 residents. Major employers include Lee's Summit R-7 School District (2,886 employees), Homeland Security - USCIS National Benefits Center (2,200), Government Employees Health Association (GEHA, 1,313), University Health Lakewood Medical Center (1,206), and John Knox Village (1,000). Proximity to Kansas City enhances opportunities in logistics and tech, with low unemployment and a skilled workforce fostering business expansion.

COMMUNITY

Lee's Summit excels with family-focused attractions like the award-winning Longview Lake for boating and fishing, the Summit Trails system for hiking, and the historic Downtown Lee's Summit district for shopping and events such as Oktoberfest. The Lee's Summit R-7 School District ranks among Missouri's best, with high graduation rates and advanced programs. Low crime rates, vibrant parks, and cultural venues like the Harris Park Amphitheater create a safe, engaging environment. Ideal for families, professionals, and retirees, Lee's Summit delivers exceptional quality of life with seamless access to Kansas City's urban energy.

MARKET OVERVIEW

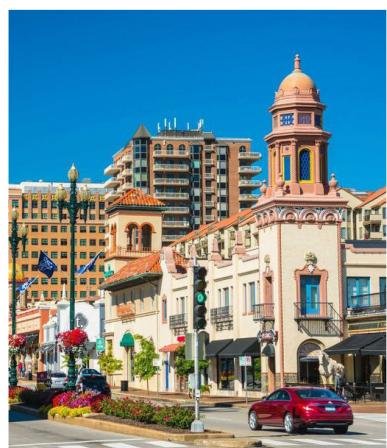


KANSAS CITY MSA - MISSOURI/KANSAS

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 hub. 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-known 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.





estate investor. The Lutz Team maintains an expansive network within the commercial real estate community, which ensures that Lutz Sales + Investments clients receive comprehensive representation and sound advice on matters related to owning investment property in Kansas City.

AGENT BIOS



MICHELLE LUTZ

Michelle Lutz, is the founder and managing partner of Lutz Sales and Investments earned recognition as a **Top 20 Commercial Real Estate Brokerage** in Kansas City, ranking high in total transaction volume across all asset classes in commercial real estate. In 2021, Michelle was honored as a **Heavy Hitter by the Kansas City Business Journal**, and in 2022, she was listed among the **Top 20 to Know**. Additionally, she secured a spot among the Top 5 Multifamily brokers in Kansas City the previous year.

Michelle has cultivated strong personal and professional ties with the region's leading lenders, property managers, appraisers, and fellow brokers. Leveraging her extensive experience and firsthand knowledge, she adeptly guides clients through complex transactions, demonstrating diligence in aligning investors with their desired acquisitions.

As a local market expert, Michelle provides her clients with a competitive advantage, ensuring that their real estate goals are not only met but exceeded in the **Kansas City market**. Specializing exclusively in small to medium multifamily and retail properties, Michelle is a licensed broker in Kansas, Missouri, and Nebraska. Her reputation extends beyond local boundaries, making her the preferred broker for out-of-state investors seeking higher returns in the Midwest.



LEE RIPMA

Lee Ripma is a experienced real estate agent specializing in multifamily investment property. Lee's strong analytical skills enable her to thoroughly evaluate potential investment opportunities and her unique approach involves combining data with her hands-on experience in real estate investing. Through her guidance and advice, Lee has played a pivotal role in helping hundreds of investors understand the essential elements of building generational wealth through real estate.

Lee holds a master's degree in Biology from San Diego State University and a bachelor's degree in Ecology from Prescott College. Her journey into real estate began in 2017 when she started investing from out of state in the Kansas City market while residing in California. Her passion for **multifamily real estate** eventually led her to trade in her career in biology in California to fully pursue her true calling in Kansas City.

A notable figure in the real estate community, Lee has been featured on platforms such as **Bigger Pockets**, **Joe Fairless**, and numerous other real estate podcasts. She is committed to sharing her extensive knowledge and expertise with both new and seasoned investors.



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This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination of investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Lutz Sales + Investments and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein. Lutz Sales + Investments and/or its agents do not guarantee the accuracy of any stated age or condition, room measurements, square footage, applicable zoning, land use restrictions, legal unit count, and current and future property tax assessments.

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