



PLAZA HILL MANOR

3712 E 47th Ter, Kansas City, MO 64130



Quinn Hahs

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Plaza Hill Manor presents a rare opportunity to acquire a stabilized 162-unit workforce housing community in Kansas City's Oak Park Southeast neighborhood with attractive assumable financing in place. The property carries approximately \$4.8 million of existing debt at a 3.7% interest rate, fixed through 2030, providing a significant cost-of-capital advantage in today's lending environment. Long-term ownership has maintained consistent occupancy and operations, while rents remain materially below market benchmarks. With meaningful rent upside and direct exposure to ongoing corridor redevelopment, the asset offers both immediate yield support and long-term appreciation potential.

PROPERTY HIGHLIGHTS

- 162 units with 93% one-bedroom mix averaging 490 SF
- In-place rents ~\$660-\$700 with ~\$250/unit monthly upside supported by comps
- Assumable ~\$4.8M loan at 3.7% interest, maturing 2030
- Long-term ownership with strong maintenance history and stable operations

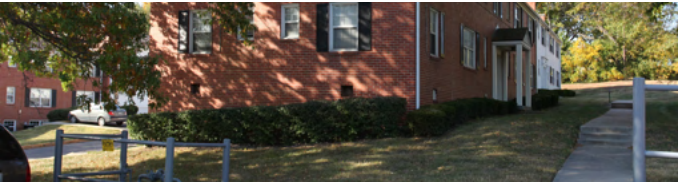
Offering Summary

Sale Price:	\$9,250,000
Number of Units:	162
Lot Size:	5.324 Acres
Building Size:	79,956 SF
NOI:	\$582,554.14
Cap Rate:	6.3%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	251	1,038	4,122
Total Population	497	2,198	9,296
Average HH Income	\$54,949	\$49,137	\$52,029

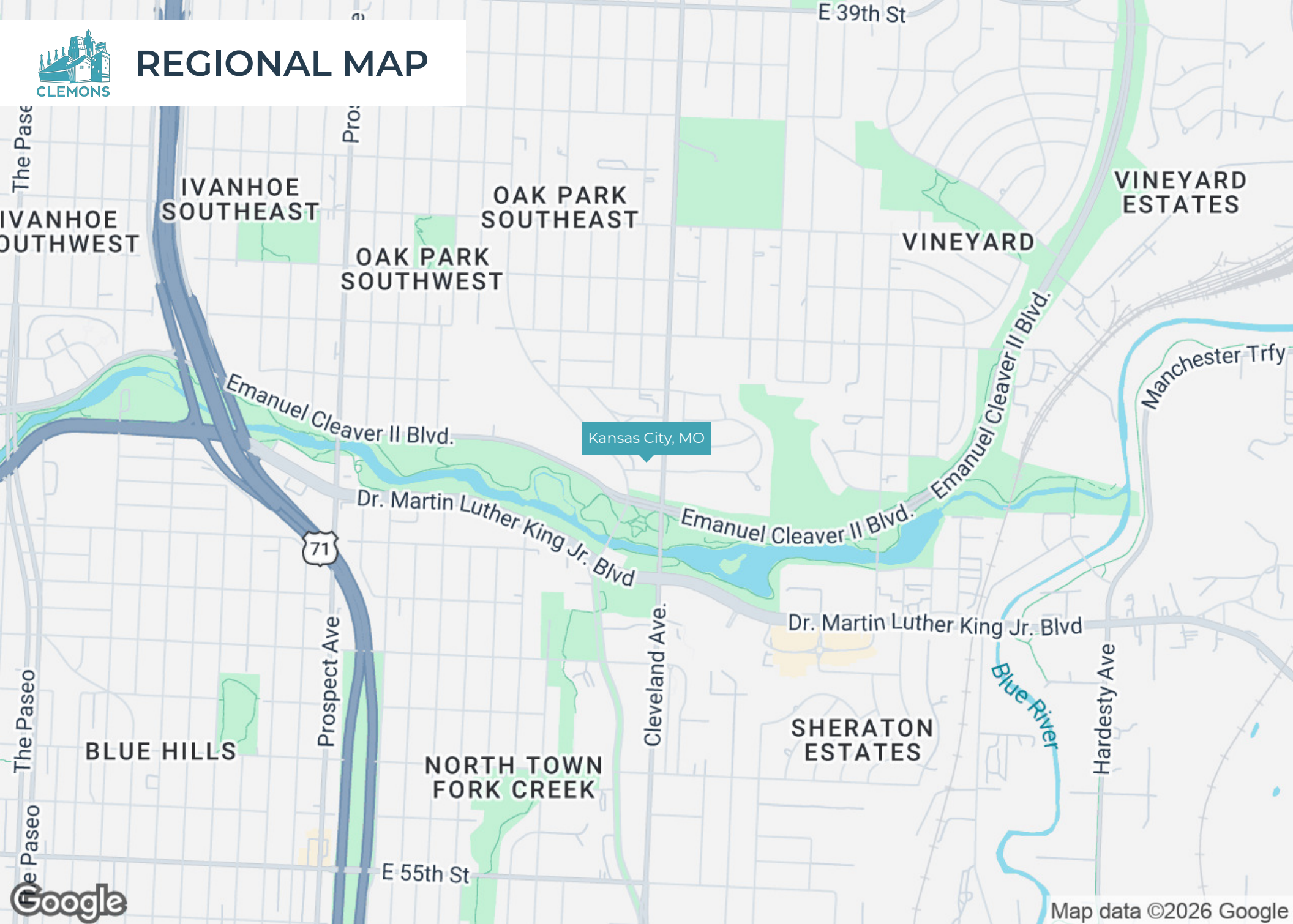


ADDITIONAL PHOTOS





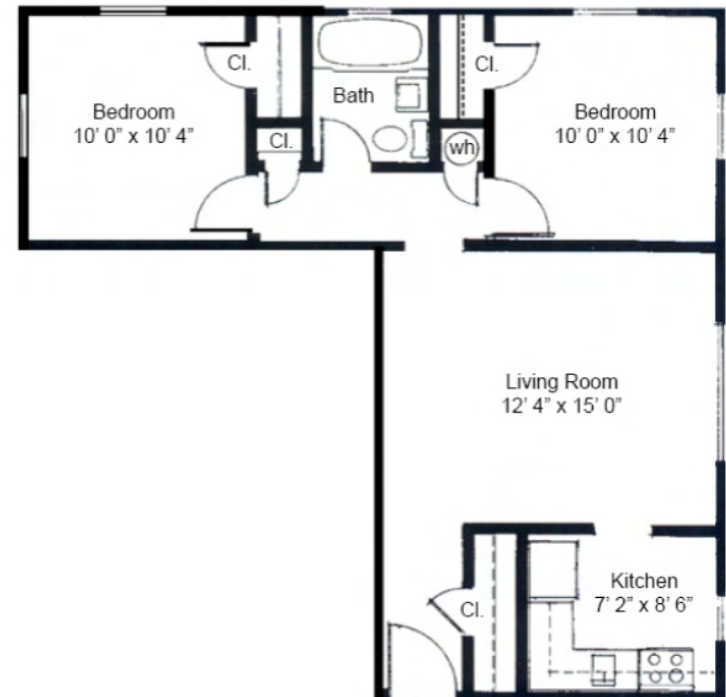
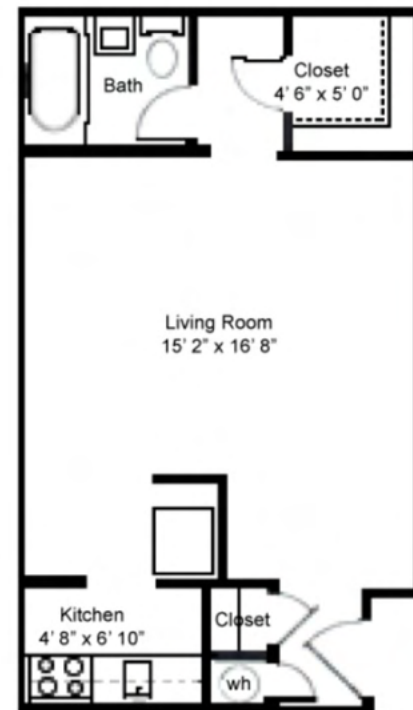
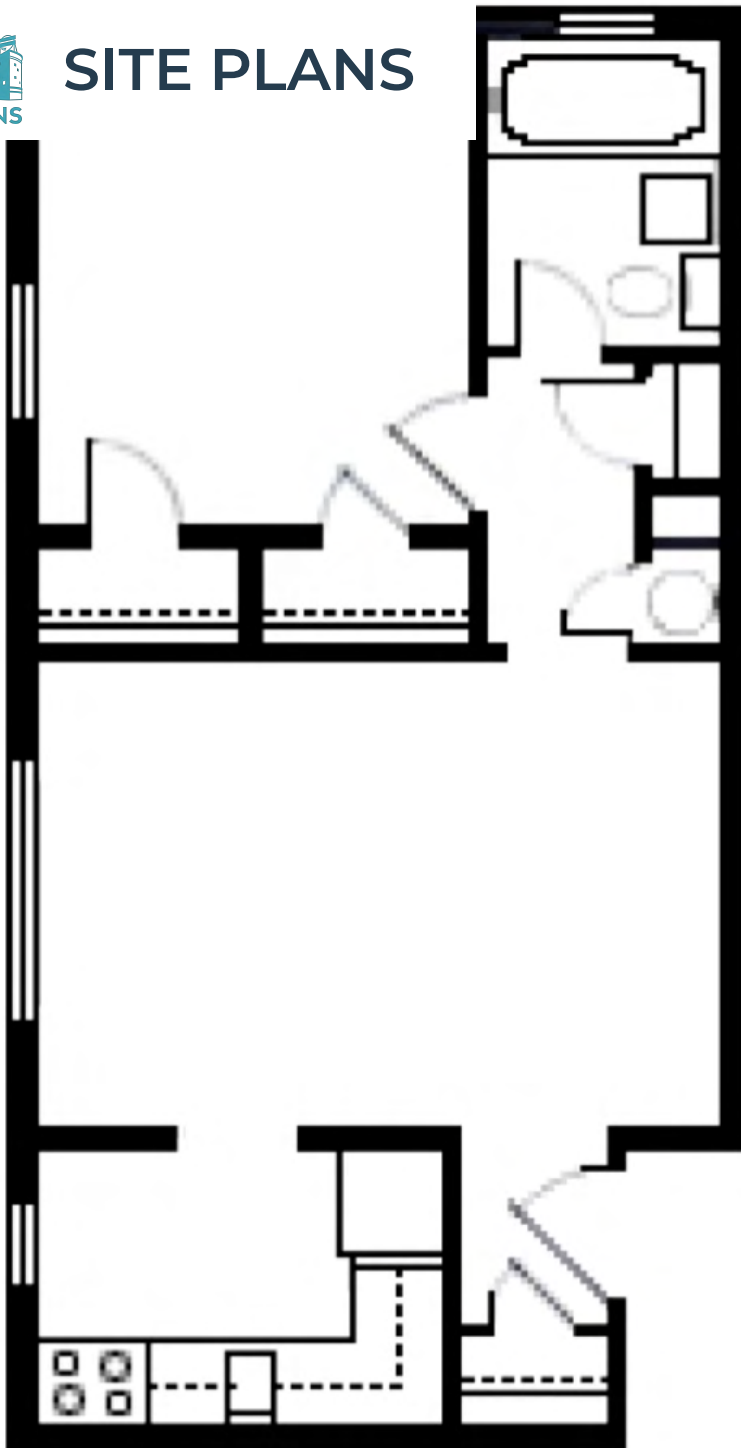
REGIONAL MAP



Map data ©2026 Google



SITE PLANS



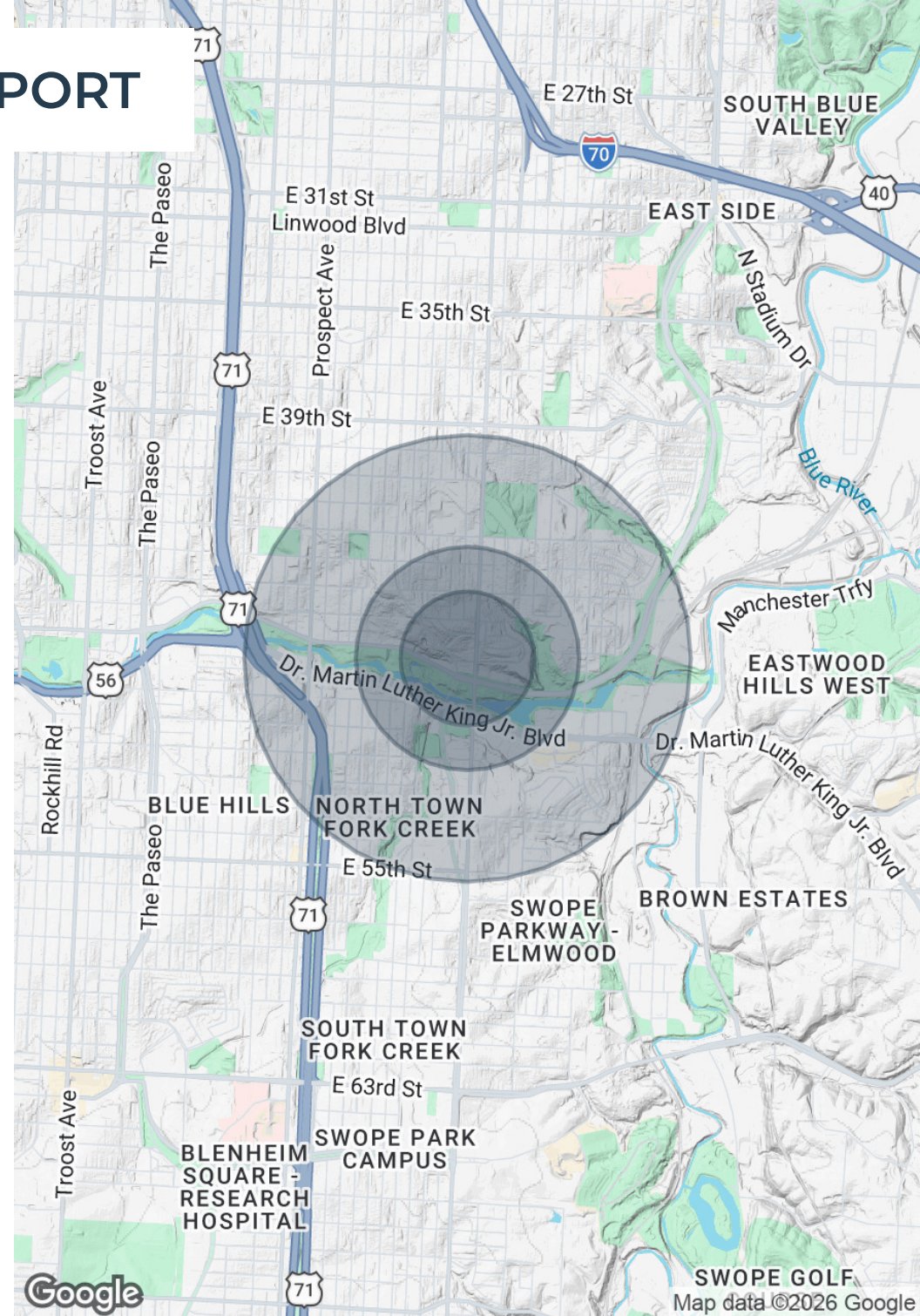


DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	497	2,198	9,296
Average Age	44	43	41
Average Age (Male)	43	41	39
Average Age (Female)	44	44	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	251	1,038	4,122
# of Persons per HH	2	2.1	2.3
Average HH Income	\$54,949	\$49,137	\$52,029
Average House Value	\$163,141	\$184,955	\$150,638

Demographics data derived from AlphaMap





ADVISOR BIO 1



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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

Clemons Real Estate

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