Premier South Plaza 12-Unit Offering

Kansas City, MO 64112

Listing Presented by:
Jack McGuire
jack@tiehengroup.com
816-398-1562

Table of Contents

Executive Summary

4903-4911 Walnut offers the opportunity to acquire a **fully renovated**, 12-unit apartment community in Kansas City's highly desirable South Plaza neighborhood. Comprised entirely of **spacious two-bedroom units** with modern finishes and in-unit washers and dryers, the property provides investors with a **turnkey** asset requiring minimal near-term capital investment. Located just **steps from the KC Streetcar** extension and minutes from the Country Club Plaza, UMKC, and the University of Kansas Health System, the property is well positioned to benefit from **strong renter demand and long-term appreciation**.

Property Summary	
Address	4903-4911 Walnut Street Kansas City, MO 64112
Rentable Sqft	10,200
Year Built	1964
Site (Acres)	0.30
Parking	Off-Street (10 Spots)
Roof	EPDM
Water/Sewer	Single Meter – Owner Bill Back
Electric	Separately Metered
Gas	Separately Metered
Heating	Central Heating
Cooling	Central Cooling

Unit Mix	Units	Average Sqft
2x1	12	850

Investment Highlights

1. Premier South Plaza Location

Located in the highly sought-after South Plaza neighborhood, 4903-4911 Walnut benefits from one of Kansas City's strongest multifamily submarkets. Residents enjoy immediate access to the Country Club Plaza, UMKC, Brush Creek, and an abundance of restaurants, retail, and entertainment, all within walking distance. The property's exceptional location continues to drive strong renter demand, high occupancy, and durable long-term investment fundamentals.

2. Fully Renovated Units

4903-4911 Walnut presents investors with a turnkey, low-maintenance investment following extensive renovations across the property. The six units at 4903 Walnut were comprehensively renovated in 2026, while the six units at 4911 Walnut underwent a full renovation approximately eight years ago and have been well maintained since. Renovations include modern interiors, updated finishes, and in-unit washers and dryers, creating a highly competitive product that appeals to today's renters.

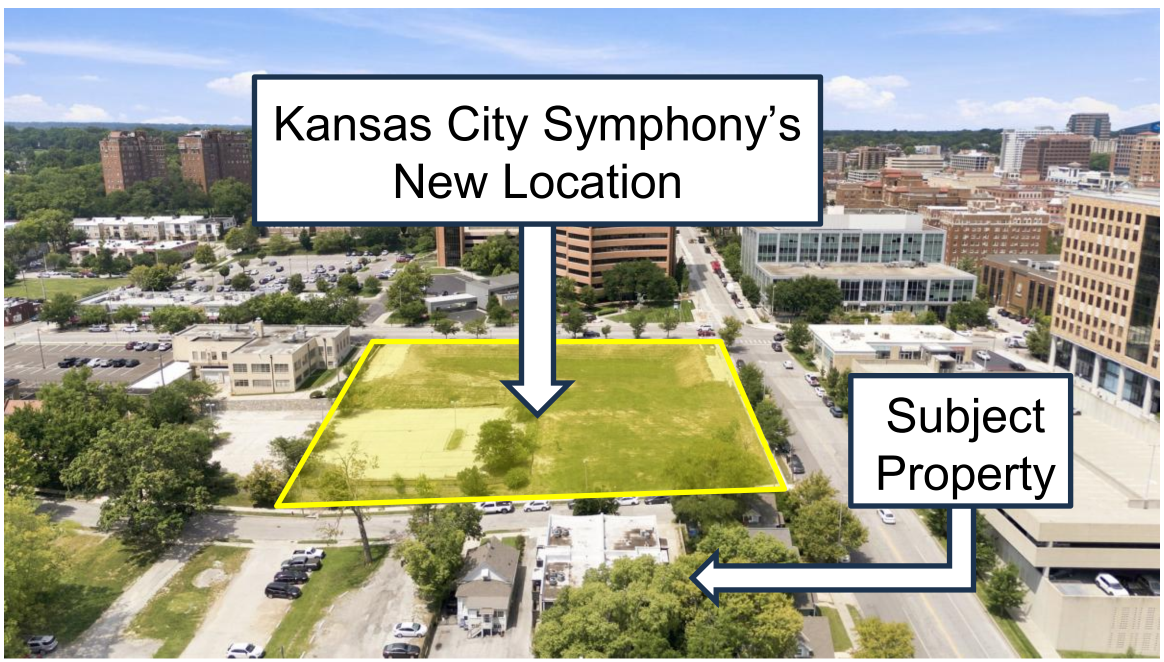
3. Walkable Access to the KC Streetcar

The property is located within walking distance of the KC Streetcar Main Street extension, offering residents convenient access to Kansas City's premier employment centers, entertainment districts, and cultural attractions without the need for a vehicle.

Premier Location: South Plaza

Kansas City Symphony Coming to South Plaza

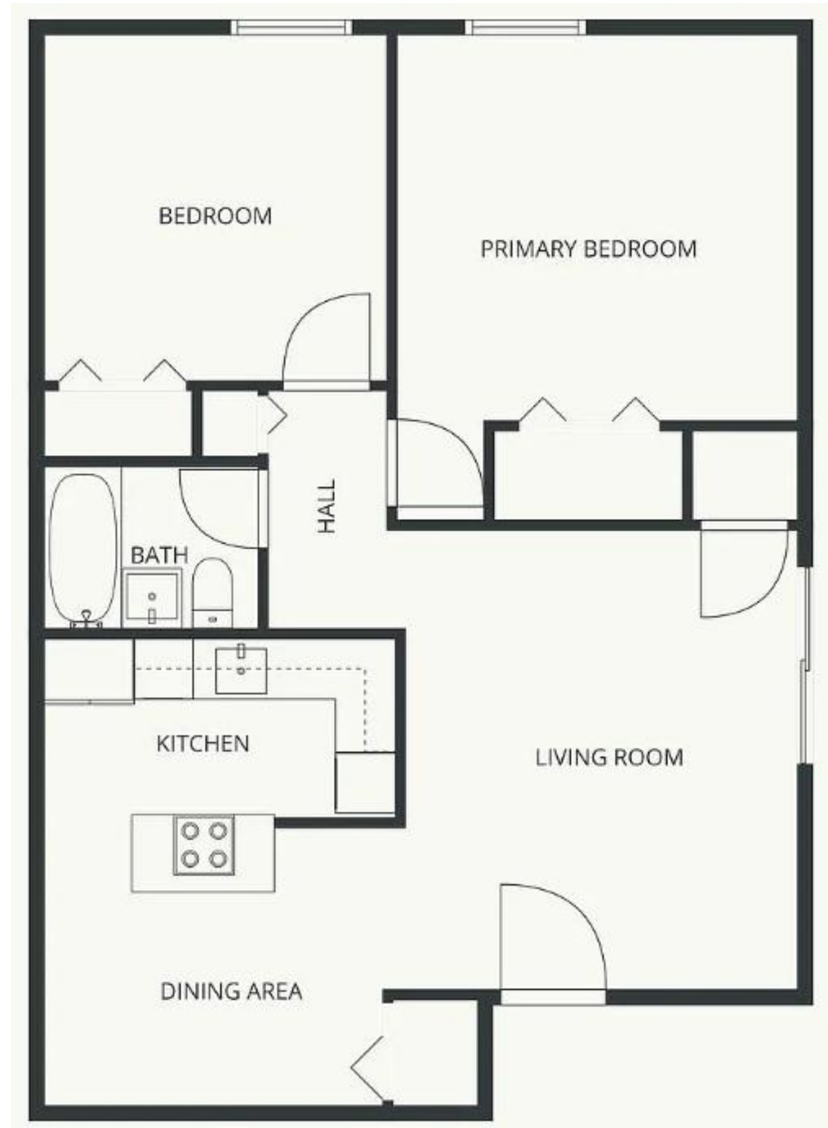
The venue will be located at **4901 Main Street** in South Plaza. With more than **300,000 expected annual visitors**, the new venue will bring a major anchor destination to an area rich in restaurants, shops and nightlife. The indoor venue, designed for **audiences of up to 4,600 guests** and targeted to open in 2028, will host touring artists across genres.



"The South Plaza neighborhood is an historic and walkable community, and a vital cornerstone of the Plaza District," said **Kate Marshall,** President and CEO of the Plaza District Council. "What's proposed here brings **new energy and opportunity** to one of Kansas City's most beloved neighborhoods."

Current Rent Roll & Floor Plan

Rent Roll as of 7/31/26					
Unit	**BD/BA**	**Sqft**	**Market Rent**	**Rent**	**Charges**
4903 #1	2/1.00	850	$ 1,500.00	$ 1,475.00	$ 40.00
4903 #2	2/1.00	850	$ 1,500.00	$ 1,450.00	$ 120.00
4903 #3	2/1.00	850	$ 1,500.00	$ 1,500.00	$ 145.00
4903 #4	2/1.00	850	$ 1,500.00	$ 1,500.00	$ 145.00
4903 #5	2/1.00	850	$ 1,500.00	$ 1,500.00	$ 120.00
4903 #6	2/1.00	850	$ 1,500.00	$ 1,500.00	$ 90.00
4911 #1	2/1.00	850	$ 1,450.00	$ 1,390.00	$ 160.00
4911 #2	2/1.00	850	$ 1,450.00	$ 1,150.00	$ 200.00
4911 #3	2/1.00	850	$ 1,450.00	$ 1,450.00	$ 170.00
4911 #4	2/1.00	850	$ 1,450.00	$ 1,350.00	$ 165.00
4911 #5	2/1.00	850	$ 1,450.00		
4911 #6	2/1.00	850	$ 1,450.00	$ 1,415.00	$ 125.00
Total 12 Units		**10,200**	**$ 17,700.00**	**$15,680.00**	**$1,480.00**



Pro Forma

- **Pro Forma rental income** based on $1,500/mo for the six units on the 4903 side and $1,450/mo for the six units on the 4911 side.

- **Pro Forma RUBS** based on $50/mo for all units

Pro Forma

Income		**Pro Forma**
	Rental Income	$ 212,400
	Utility Reimbursements	$ 7,200
	Less 5% Vacancy	$ (10,980)
	Total Operating Income	**$ 208,620**
Operating Expense		
	Administrative	$ 2,000
	Management Fee	$ 12,517
	Leasing & Advertising	$ 2,500
	Service Contracts	$ 6,500
	Repairs & Maintenance	$ 9,000
	Utilities	$ 7,000
	Taxes	$ 20,000
	Insurance	$ 15,000
	Total Operating Expense	**$ 74,517**
	Per Unit	$ 6,210
Net Operating Income		**$ 134,103**

Kansas City Market

Kansas City is one of the Midwest's fastest-growing and most stable multifamily markets, supported by a diverse economy, steady population growth, and a low cost of living. The city benefits from major employment hubs in healthcare, education, technology, and logistics, including anchors like KU Medical Center, Cerner, and a robust industrial/distribution sector. Multifamily fundamentals remain strong, with occupancy levels consistently above national averages and new supply limited in core neighborhoods. This combination of affordability, economic resilience, and high renter demand positions Kansas City as a market where investors can achieve both dependable cash flow and long-term value appreciation.

Interior Photos

Interior Photos

Exterior Photos

Exterior Photos

The Tiehen Group Team

Jack McGuire
Multifamily Advisor

Jack McGuire grew up in Kansas City and earned bachelor's degrees in Professional Strategic Selling and Business Economics from Kansas State University. He joined The Tiehen Group in 2024 as an Investment Sales Associate. Jack brings a strong understanding of local submarkets, rent trends, and operating fundamentals, allowing him to analyze opportunities, underwrite deals, and identify value-add potential. He works closely with property owners and investors on both acquisitions and dispositions, providing market guidance, buyer and seller outreach, and transaction support from initial strategy through closing.

jack@tiehengroup.com | 816-398-1562

Mike Tiehen
CEO

Mike Tiehen has a diverse real estate background with roles as a general contractor, real estate broker, and property manager since joining The Tiehen Group in 2005. Today Mike is CEO of The Tiehen Group and offers a unique combination of capabilities to his clients, including assisting with identifying assets to acquire, performing due diligence, completing acquisition, overseeing take-over and renovation, and leasing/managing assets to stabilization.

As a General Contractor, Mike has acted as lead project manager overseeing $25M in major construction and renovation projects since 2018. When these projects were complete, Mike organized the marketing and leasing efforts with his company, LeasingKC and put property management in place, hiring the onsite teams to lease and operate the properties.

Jim Tiehen
President

Jim Tiehen is a commercial real estate professional and the founder of The Tiehen Group, Inc. Jim has more than 45 years of experience in the real estate profession and one of only a few people to hold both the Certified Property Manager (CPM) and Certified Commercial Investment Member (CCIM) designations.

As Founder & President of The Tiehen Group, Inc., Jim is responsible for overseeing the execution of the company's strategic plan while advising on all operational aspects of the company to assist investors and stakeholders in the acquisition, renovation, and management of residential and commercial real estate.

Community service involvement is a must for Jim. He served on the executive committee for the Kansas City Chapter of Institute of Real Estate Management (IREM). Jim is past President of Johnson County Commercial Investment Division of the Johnson County Board of Realtors. He is past president of the Kansas City CCIM Chapter. Jim served as a consultant for the Kansas City Housing Authority. He is actively involved in Community Linc, and volunteering at the Kansas City Food Pantry.

Confidentiality & Disclaimer

The enclosed property summary includes assumptions and projections, which represent a prediction of future events and assumptions which may or may not occur. Absolutely no tax or legal advice is being implied or given. These projections may not and should not be relied upon to indicate results, which might be obtained. Income collected and expenses incurred will vary depending upon the type of management employed. Therefore, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as might interest them in this purchase, and THE TIEHEN GROUP, INC., makes no warranty as to the accuracy of such information. Those interested are expected to acquaint themselves with the property, and to arrive at their own conclusions as to physical condition, number and occupancy of revenue producing units, estimates of operating costs, tax matters, and any factors bearing upon valuation of the property.

Please, do not visit the property without an appointment.

Contact Jack McGuire for a CA - jack@tiehengroup.com / 816-398-1562. We appreciate your compliance and look forward to hearing from you.

THE Tiehen Group INC.

1111 W. 39th Street, Suite 100,
Kansas City, MO 64111
913-648-1188
www.tiehengroup.com