



39TH STREET DUPLEX

901-903 E. 39TH ST | KANSAS CITY, MO

DUPLEX | \$595,000 | TURNKEY STR - FURNISHED



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OFFERING MEMORANDUM

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39TH STREET DUPLEX

901-903 E. 39TH ST | KANSAS CITY, MO 64110 | JACKSON COUNTY

\$595,000 | DUPLEX - 2BED UNITS | SOUTH HYDE PARK | TURNKEY SHORT-TERM RENTAL ASSET

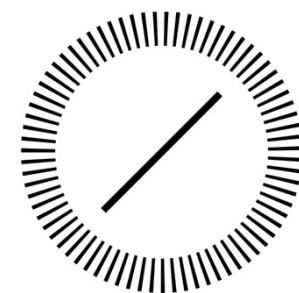


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KC OVERVIEW


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COMPASS REALTY GROUP

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OFFERING SUMMARY

The property at 901 E. 39th is a meticulously restored, two-story brick complex located in the highly sought-after historic South Hyde Park neighborhood of Kansas City, Missouri. Constructed in 1920, this classic-style building exudes timeless charm while offering modern conveniences, making it an exceptional investment opportunity. The complex comprises two fully renovated 2-bedroom units, each with a thoughtfully designed footprint of approximately 1,300 square feet. Residents enjoy private patios or balconies with picturesque neighborhood views, as well as five off-street parking spaces. Following an extensive to-the-studs rehabilitation project completed in 2021, the property has been fully stabilized and now operates as a furnished short-term rental property with average rents of \$2,500/month. The property is owner-operated and leased through Airbnb & Furnished Finder to traveling nurse and electrician programs.

Each unit has been upgraded to Class A standards, featuring high-end finishes including stainless steel appliances, quartz countertops, new windows, in-unit washers and dryers, fully updated bathrooms & kitchens, new fixtures, new paint, and refinished flooring. Additionally, significant infrastructure improvements include the installation of new electrical and plumbing service as well as a new sewer. Modern amenities include central air conditioning, individual hot water heaters, and separate utility metering for gas, electric, and water, ensuring optimized operational efficiency. The building's exterior has also been refreshed with newer paint further enhancing its curb appeal. This turn-key asset offers investors a rare opportunity to acquire a fully modernized property in a vibrant, historically rich neighborhood with strong tenant demand. Additionally, the neighboring duplex, also under the same ownership, is available for purchase—an excellent opportunity to maximize operational efficiencies and enhance value by owning adjacent properties.



HIGHLIGHTS

PREMIER LOCATION

- 71 WALK SCORE – CLOSE PROXIMITY TO KC STREETCAR LINE, ARTS DISTRICT & WESTPORT
- HISTORIC SOUTH HYDE PARK NEIGHBORHOOD – OPTIONS TO ACQUIRE NEIGHBORING DUPLEX

TURNKEY ASSET

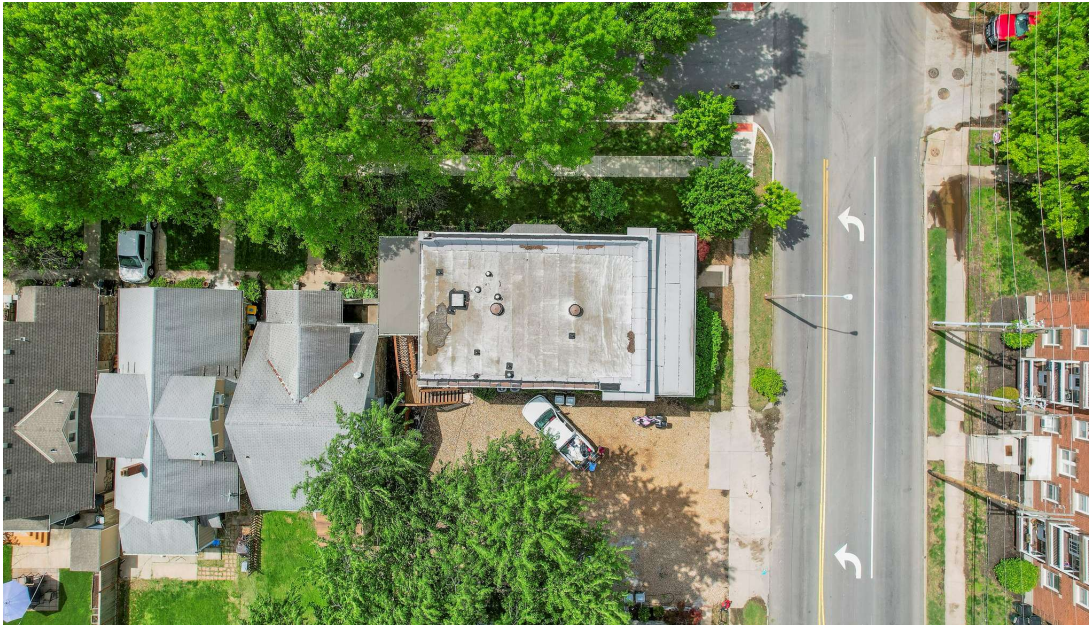
- TO-THE-STUDS RENOVATION COMPLETE IN 2021 – CLASS A FINISHES
- ESTABLISHED FULLY FURNISHED SHORT-TERM RENTAL – AVERAGE RENTS OF \$2,500

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901 E. 39TH STREET BY THE NUMBERS

1ST LEVEL UNIT - 903

CURRENT RENT	\$2,500
UNIT TYPE	2-Bed 1-Bath
SQUARE FOOTAGE	1,296 SF
UNIT STATUS	Rented thru May 2026

2ND LEVEL UNIT - 901

PREVIOUS RENT	\$2,600
SUNIT TYPE	2-Bed 2-Bath
SQUARE FOOTAGE	1,296 SF
UNIT STATUS	Vacant for showing

PRICE	\$595,000 - (\$297,500/unit)
UNITS	2
BUILDINGS	1
PARCEL ID(s)	30-240-02-03-00-0-00-000
COUNTY	Jackson County
NEIGHBORHOOD	South Hyde Park
STORIES	2-Stories
YEAR(S) BUILT	1920
NET RENTABLE AREA	2,592 sf +/-
SITE SIZE	0.129 acres or 5,623 SF (Jackson County)
ZONING	R-5
PARKING	5 off-street spaces
ENTRY	Secured Front/Rear
LAUNDRY	Washer/Dryer in units
COOLING	Central Air
HEATING	Forced Air Gas Furnaces
WATER	Common
METERING	Separate Gas/Electric
2025 PROPERTY TAX	\$5,184.99
2025 INSURANCE	\$3,265.80
TENANT UTILITIES	Electricity and Gas
LANDLORD UTILITIES	Water/Hot Water & Trash

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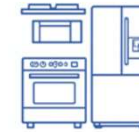
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UNIT HIGHLIGHTS, FEATURES & AMENITIES



REFINISHED
HARDWOODS



STAINLESS STEEL
APPLIANCES



WASHER/DRYER +
SHARED WATER



NEW/UPDATED
BATHROOMS



FULLY FURNISHED -
CLASS A FINISHES



QUARTZ
COUNTERTOPS



PRIVATE
BALCONIES



NEW/UPDATED
KITCHENS

HIGHLIGHTS, FEATURES & AMENITIES



HIGH CEILINGS
10 FT



OFF-STREET
PARKING



AVERAGE RENT:
\$2,500



SHORT-TERM RENTAL
PROGRAMS



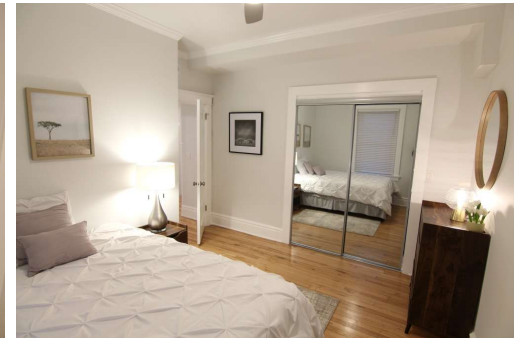
TO-THE-STUDS RENOVATION COMPLETED IN 2021. CAPITAL EXPENDITURES INCLUDE NEW EXTERIOR PAINT & DECKING, UPDATES TO LANDSCAPING, NEW BALCONIES/PATIOS, NEW WINDOWS, NEW ROOF, NEW ELECTRICAL/PLUMBING, AND FURNISHED NEW UNITS WITH CLASS A FINISHES/FIXTURES. OPPORTUNITY FOR OWNER-OCCUPANTS, INVESTORS OR 1ST TIME HOME BUYERS LOOKING TO BE CREATIVE.

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RideKC STREETCAR



SOUTH HYDE PARK

The apartments at 4226 Locust are situated just north of of Kansas City's dynamic Arts District, in the historic South Hyde Park neighborhood—one of the city's oldest and most vibrant communities. This area is a unique blend of residential charm and commercial vitality, where businesses, institutions, and neighborhoods create a thriving, interconnected environment. Southmoreland and surrounding neighborhoods are renowned for their rich cultural scene, hosting numerous annual events and offering an array of coffee shops, restaurants, hotels, and business hubs. Bordering Hyde Park are world-class art institutions, including the Kemper Museum of Contemporary Art, the Kansas City Art Institute, the Donald J. Hall Sculpture Park, and the iconic Nelson-Atkins Museum of Art.

This highly desirable location also benefits from proximity to key institutions such as UMKC, Rockhurst University, and Saint Luke's Medical Plaza, making it a magnet for professionals and students alike. Residents here enjoy seamless access to some of Kansas City's most popular destinations, including Old Westport, the Country Club Plaza, Martini Corner, and South Plaza. The neighborhood offers a harmonious mix of historic and modern living options, ranging from luxury condos and classic brick high-rises to charming 20th-century single-family homes. Boasting an impressive Walk Score® of 71, the property provides unmatched accessibility to Kansas City's premier attractions. Within a short 15-minute stroll, residents can explore the upscale shopping and dining of the Country Club Plaza, immerse themselves in the cultural landmarks of the Nelson-Atkins and Kemper museums, or experience the lively nightlife of Old Westport. Professionals will appreciate being blocks from Westport's Plexpod, while students and art lovers will value the close proximity to the Kansas City Art Institute.

South Hyde Park's prime location within Kansas City's central commerce corridor - stretching from Midtown to Downtown- offers unparalleled convenience. Adding to the neighborhood's appeal, the newly extended KC Streetcar offers convenient transit with a stop at 39th and Main, connecting residents directly to key areas like the Plaza, Midtown, Downtown, and the Riverfront. This enhanced connectivity, paired with the area's strong economic and demographic trends, makes South Hyde Park an exceptional place to live.

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SOUTHMORELAND POINTS OF INTEREST



Located within the neighborhood, KC's "Art's District" is home to the Kansas City Art Institute, the Kemper Museum of Contemporary Art and the Nelson-Atkins Museum of Art. The Nelson is one of the nation's pre-eminent fine art museums with a 35,000-piece collection spanning over 5,000 years of humanity. The Kemper Museum is Missouri's first and largest contemporary museum. Kansas City is a "Top 25 Travel Destination in the World" according to BBC due to its vibrant art culture, booming infrastructure & attractive amenities.

COUNTRY CLUB PLAZA & WESTPORT ENTERTAINMENT DISTRICT

#3

RENT CAFE
"TOP LIVABLE METRO
IN 2026"



The **Country Club Plaza**, inspired by Spanish architecture, was first established in 1922 spanning 55-acres with over 150 shops and restaurants. The Plaza is named as one of "60 of the World's Greatest Places" by the Project for Public Spaces and is under new ownership as of Q3 of 2024 (HP Village Management).

Westport Entertainment District is Kansas City's original entertainment district offering a rich blend of history, dining and nightlife. To protect its historic character, the Westport Overlay District was established in 2023, setting development standards to maintain its unique streetscape and pedestrian scale.

SAINT LUKE'S HOSPITAL OF KC



Saint Luke's Hospital of Kansas City is a top-performing healthcare institution, consistently ranked among the best in the Kansas City metro area and Missouri. It excels in clinical specialties like cardiology and neurology, offers an outstanding patient experience, and is recognized for its commitment to best practices and value.

KANSAS CITY'S STREETCAR LINE



Completed late 2025, the \$352-million, 3.5-mile extension connects Union Station to UMKC Campus. The project added 8 new streetcars, 15 new stops and improved multimodal transit options. The Main Street Extension has revitalized transit in Midtown, while the Riverfront Extension will further link the city to key destinations like the stadium and riverfront. Logged 116,899 passenger trips in its first 10 days and is driving economic development in Midtown.

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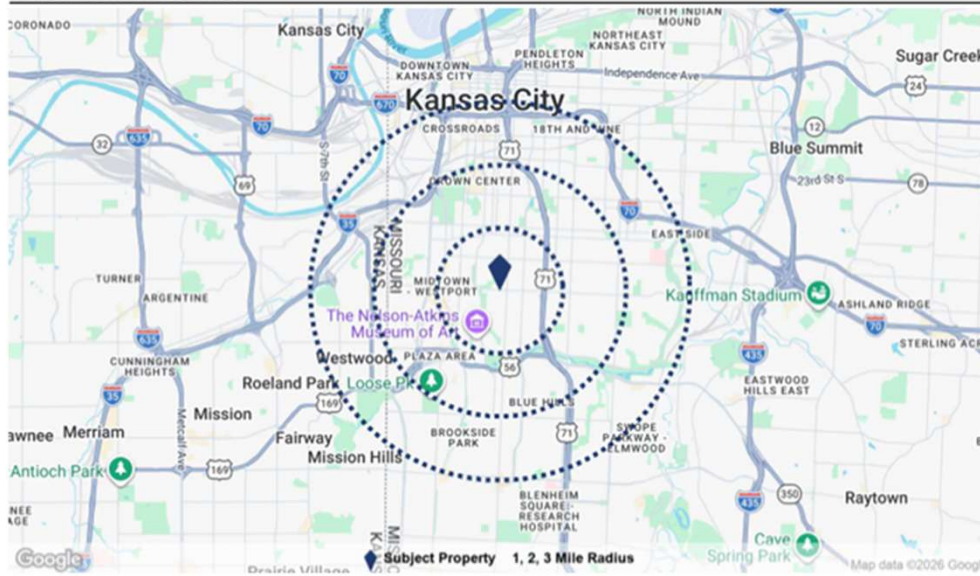
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Demographic Overview

901-909 E 39th St

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
21,950	1.8	37	\$52,681

DEMOGRAPHIC RADIUS RINGS



	1 MILE	2 MILE	3 MILE
POPULATION			
2025 Population	21,950	76,071	128,331
2030 Population	22,888	79,217	132,841
Pop Growth 2025-2030	4.3%	4.1%	3.5%
2025 Average Age	37	38	38
HOUSEHOLDS			
2025 Households	11,612	37,892	61,793
2030 Households	12,105	39,462	63,993
Household Growth 2025-2030	4.3%	4.1%	3.6%
Median Household Income	\$52,681	\$58,476	\$58,248
Average Household Size	1.8	1.9	2.0
Average HH Vehicles	1	1	1
HOUSING			
Median Home Value	\$273,991	\$253,762	\$246,741
Median Year Built	1948	1950	1951

MAJOR NEARBY EMPLOYERS

COMPANY	DESCRIPTION
University of Kansas Health Systems	Higher Education; Health Services
Saint Luke's Health System	Health Services
Children's Mercy Hospitals & Clinics	Health Services
Cerner Corporation	Health Care Information Systems
Hallmark Cards, Inc.	Greeting Card Mfg. (HQ)
Internal Revenue Service	Government
University Health Truman Medical Center	Health Services
Burns & McDonnell	Architectural Engineering (HQ)
DST Systems, Inc.	Data Processing Systems (HQ)
H&R Block, Inc.	Financial Services (HQ)
University of Missouri-Kansas City	Higher Education
Commerce Bank	Banking (HQ)
UMB Financial	Banking (HQ)
Federal Reserve Bank of Kansas City	Banking (Regional HQ)
Blue Cross Blue Shield of Kansas	Insurance (HQ)
Research Medical Center (HCA)	Health Services
Lockton Companies	Insurance Brokerage (HQ)
Creative Planning	Wealth Advisory Firm (HQ)
American Century Investments, Inc.	Mutual Funds (HQ)
State Street	Mutual Fund Services
JE Dunn Construction	Construction (HQ)
Assurant Employee Benefits	Insurance
VMLY&R	Web Design (HQ)
Dickinson Financial Corporation	Financial Services (HQ)
Shook, Hardy & Bacon	Law Firm (HQ)
Stowers Institute for Medical Research	Biomedical Research Center
Americo Financial	Insurance (HQ)
Sun Life Financial	Insurance Brokerage (HQ)
HNTB Corp	Architecture & Engineering (HQ)
CBIZ	Management Consulting
Polsinelli PC	Law Firm (HQ)

Source: Kansas City Area Development Council (KCADC)

EMPLOYERS/LOCATIONS

- 1 Kansas City Life (HQ)
- 2 American Century Investments (HQ)
- 3 Husch Blackwell (HQ)
- 4 Kansas City Art Institute
- 5 Nelson-Atkins Museum of Art
- 6 Kansas City Public Library
- 7 Kauffman Foundation
- 8 MRI Global (HQ)
- 9 Stower's Institute for Medical Research
- 10 Westport Plexpod Coworking Space
- 11 Kemper Museum of Contemporary Art
- 12 St. Luke's Hospital of Kansas City
- 13 Metropolitan Community College

**KC STREETCAR
EXTENSION LINE**

WESTPORT DISTRICT

Kansas City's original entertainment district offering a rich blend of history, dining and nightlife.

KU MEDICAL CENTER

The University of Kansas Medical Center (KU MED) is the primary medical campus for the University of Kansas and houses the university's schools of medicine, nursing, and health professions.

COUNTRY CLUB PLAZA

Sometimes called "Rodeo Drive of the Midwest," the 15-block, 55-acre Spanish-inspired district is comprised of high-end retail establishments, top restaurants, popular nightlife spots, and Class A office space. The Plaza is named as one of "60 of the World's Greatest Places" by the Project for Public Spaces and is under new ownership as of Q3 of 2024 (HP Village Management).

EMPLOYERS

- American Century
- Cardioscan
- CBIZ
- Lockton (HQ)
- Kauffman Center
- MRI Global (HQ)
- Polsinelli PC (HQ)
- St. Luke's Hospital
- Stower's Institute

SHOPPING

- Apple Store
- Baldwin
- Banana Republic
- Lulu Lemon
- Micael Kors
- Moosejaw
- Tiffany & Co
- Vineyard Vines
- West Elm

DINING

- Capital Grille
- Fogo de Chao
- Kona Grill
- McCormick & Schmick's
- Seasons 52
- Eddie V's
- True Food Kitchen
- Shake Shack
- P.F. Changs

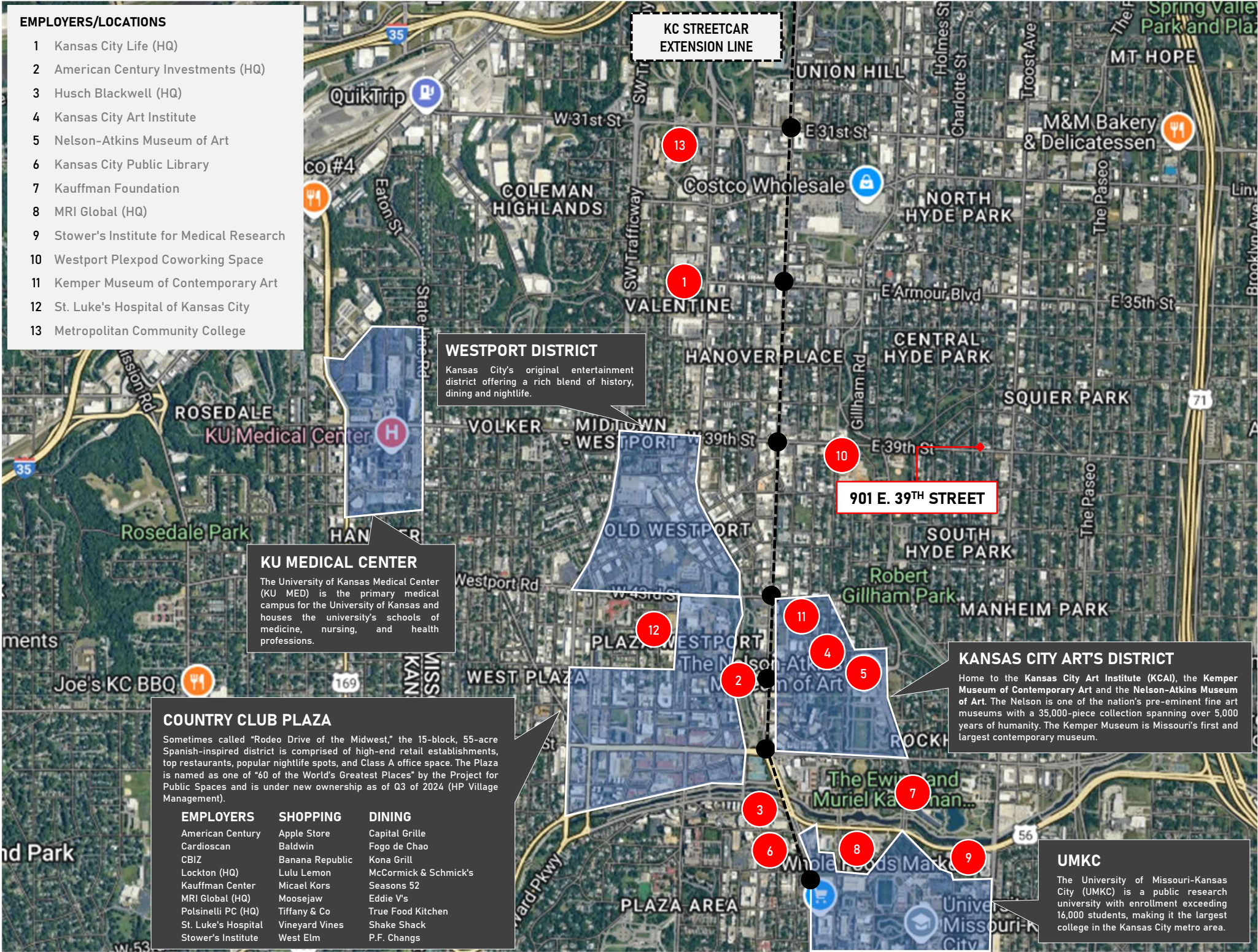
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KANSAS CITY ART'S DISTRICT

Home to the Kansas City Art Institute (KCAI), the Kemper Museum of Contemporary Art and the Nelson-Atkins Museum of Art. The Nelson is one of the nation's pre-eminent fine art museums with a 35,000-piece collection spanning over 5,000 years of humanity. The Kemper Museum is Missouri's first and largest contemporary museum.

UMKC

The University of Missouri-Kansas City (UMKC) is a public research university with enrollment exceeding 16,000 students, making it the largest college in the Kansas City metro area.





KANSAS CITY IS A LEADING ECONOMY IN THE MIDWEST

The Kansas City metro has a population of 2.25 million people, an increase of over 25% since 2000, among the highest growth rates in the Midwest over this period. The region has experienced phenomenal corporate attraction and business growth, with companies across a range of economic sectors selecting Kansas City for the location of headquarters, manufacturing and logistics facilities, research and development operations, and shared service centers. The common thread connecting each of these successes has been the excellent value each company derived from the metro's talented and deep workforce, diverse operating environments, low cost of living, and amazing work-life balance. The Kansas City area is home to major companies like Hallmark Cards, H&R Block, Black & Veatch, Garmin, Seaboard, DST Systems and Russell Stovers. It is ranked among the Top 20 Cities hiring the most workers and has seen extensive growth/development since the turn of the century. The new \$1.5 billion single-terminal was just completed and over \$9+ billion has been invested into Downtown KC since 2001

Kansas City's economy is recognized as one of the nation's most diverse with no economic sector comprising more than 15% of overall employment and is a national leader of several durable industries which are integral to regional economic growth. Furthermore, Kansas City has increasingly become a hub for startups and entrepreneurs that are attracted to the metro's abundant talent pool and low office space costs. Kansas City's February 2025 unemployment rate of 4.3% was below the national average of 4.5% for the same period. The metropolitan area's housing market continues to thrive as both Zillow and the National Association of Realtors have highlighted Kansas City as one of the "Top 10 Hottest Housing Markets". Factors such as average mortgage rate, city construction, job/population growth and net migration influenced rankings. These trends can also be seen in the rental markets within the metro as RentCafe had Kansas City, Missouri inside its Top 10 Cities for Renters to Watch in 2024 based on the region's affordable cost of living and job opportunities.

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KANSAS CITY'S 1ST WORLD CUP | JUNE 2026



Kansas City has been selected as one of the 16 host cities for the 2026 FIFA World Cup, which will be jointly held across the United States, Canada, and Mexico – hosting at GEHA Field at Arrowhead Stadium. The World Cup is expected to bring significant economic benefits to the region, with projections of over \$650 million in direct economic impact and hundreds of thousands of visitors. Kansas City is branding itself as the “Soccer Capital of America®,” leveraging its rich soccer heritage and strong local support for the sport.



META, GOOGLE & PANASONIC EXPAND IN KANSAS CITY

- **Meta's** data center at Golden Plains Technology Park is a state-of-the-art hyperscale facility located in Kansas City's Northland. The project represents a \$1 billion investment and became fully operational in August 2025. The project created significant economic benefits, employing 1,500 construction workers and supporting over 100 full-time operational jobs. Meta has also contributed over \$1 million to local schools and nonprofits, funding initiatives such as teacher pay raises and a community career center.
- **Panasonic Energy** has invested \$4 billion to establish a cutting-edge electric vehicle (EV) battery manufacturing facility in De Soto, Kansas. Located on a 300-acre site in Astra Enterprise Park, it is the largest economic development project in KS history. The project is expected to create up to 4,000 direct jobs, an additional 4,000 indirect jobs, and generate \$2.5 billion in annual economic activity for Kansas.
- **Google** announced a \$1 billion investment to build a new data center in Kansas City's Northland. The project includes a partnership with Evergy to carbon-free energy to the grid. The data center is expected to create approximately 1,300 jobs, including construction and operational roles.

KANSAS CITY'S NEW AIRPORT TERMINAL

#4

J.D. POWER
“BEST AIRPORTS 2025”



At over 1 million square feet and with a \$1.5 billion budget, it is the largest infrastructure project in Kansas City's history. The project created over 6,000 construction jobs and involved more than 240 local firms. In 2024, KCI generated \$6.3 billion in economic output, supporting nearly 40,000 jobs. The terminal includes 40 gates (expandable to 50), a 6,200-space covered parking garage, and a consolidated security checkpoint with 16 lanes.

#1

CUSHMAN WAKEFIELD'S
“EMERGING DATA CENTER
MARKETS IN THE WORLD”

#2

CBRE
“COST-EFFECTIVE TECH
MARKET IN THE U.S.”

KANSAS CITY'S KEY ECONOMIC DRIVERS

The Kansas City area economy is supported by a wide variety of business and is a national leader of several key industries which are integral to regional economic growth:

MAJOR FINANCIAL/BANKING CENTER IN THE MIDWEST

- Global headquarters for American Century Investments, BATS Trading, Commerce Bank, H&R Block, State Street, and UMB Financial
- One of the Midwest's finance hubs, boasting the second highest concentration of financial service jobs in the region
- Low cost of living and above average educational attainment will continue to bode well for financial services
- IRS Processing Center – one of two in the nation

LEADING HUB FOR TRANSPORTATION & LOGISTICS OPERATIONS

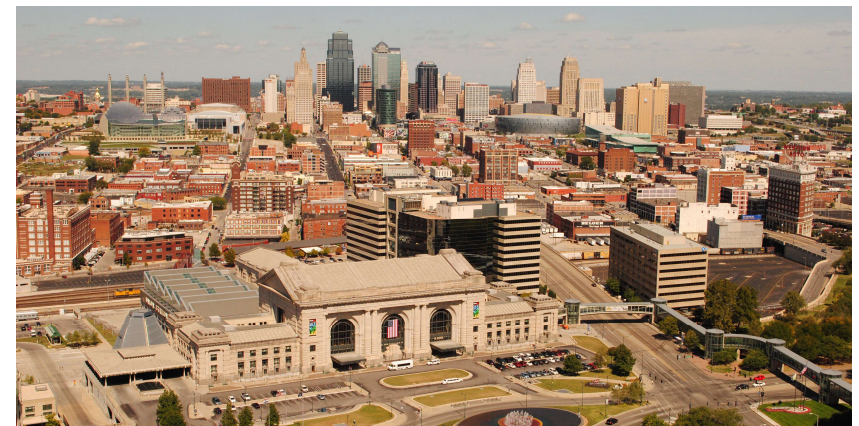
- Largest rail center in the United States by freight volume
- Located at the intersection of four of the nation's major interstate highways
- KC is the most centrally located major US market — making it the focal point of movement + distribution of goods
- Business-friendly Foreign Trade Zone
- Cost efficient product distribution – 85% of the U.S. population can be reached in two days or less
- KC rated as the second least-congested metropolitan areas overall in the U.S. – Tom Tom Traffic Index
- The new KCI Airport was recognized as one of the top airports in the country (#3 J.D. Power) and one of the world's most beautiful airports (Prix Versailles)
- Kansas City's location has attracted eCommerce & distribution companies to create more than 6,000 jobs, invest \$2.2 billion and occupy 13 million square feet

RAPIDLY GROWING TECH INDUSTRY

- Global headquarters for Garmin
- First metro in the nation to receive Google's state-of-the-art fiber network
- One in every 10 workers in KC is employed by the tech industry – with 3,900+ tech companies in the metro ranging from startups to global enterprises
- Increasingly recognized as the most connected city in the United States - #2 Most Cost-Effective Tech Market (CBRE, Scoring Tech Talent)

EXPANDING BIOSCIENCE AND HEALTHCARE SECTOR

- Proven global leader in animal health, drug development, diagnostics, and clinical research
- Strong network of expertise and knowledge for human and animal health companies
- Over 250 biotech companies in the metro employing more than 30,000 people



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OPERATING SUMMARY & PROPERTY PROFORMA

UNIT TYPE	UNIT SF	RENT	ANNUAL	RENT PER SF	MKT RENT
2-Bed 2-Bath	1,296	\$2,600	\$31,200	\$2.01	\$2,800
2-Bed 1-Bath	1,296	\$2,500	\$30,000	\$1.93	\$2,600
2	2,592	\$5,100	\$61,200	\$1.97	\$5,400

RENTAL INCOME	PROFORMA	%	PER UNIT
GROSS POTENTIAL RENT (Current)	\$61,200	100.00%	\$30,600
VACANCY/DELINQUENCY	-\$3,060	-5.00%	-\$1,530
LOSS/GAIN TO LEASE	-\$612	-1.00%	-\$306
CONCESSION/DISCOUNTS	-\$612	-1.00%	-\$306
GROSS RENTAL INCOME	\$56,916	93.00%	\$28,458
TOTAL OTHER INCOME	\$600	1.05%	\$300
TOTAL GROSS INCOME	\$57,516	93.98%	\$28,758

EXPENSE			
REAL ESTATE TAXES	\$5,185	9.01%	\$2,592
INSURANCE	\$3,266	5.68%	\$1,633
UTILITIES	\$1,500	2.61%	\$750
MAINTENANCE/REPAIRS	\$1,200	2.09%	\$600
CONTRACT SERVICES	\$1,000	1.74%	\$500
GENERAL/ADMINISTRATIVE	\$250	0.43%	\$125
MANAGEMENT FEE	\$4,601	8.00%	\$2,301
REPLACEMENT RESERVES	\$500	0.87%	\$250
TOTAL EXPENSES	\$17,502	30.43%	\$8,751
NET OPERATING INCOME	\$40,014	69.57%	\$20,007

OPERATING NOTES

REPRESENTS PROPERTY PROFORMA BASED ON CURRENT CONDITION/METRICS

- **GROSS POTENTIAL RENT**
 - Average Rents of \$2,500
 - Assumes 100% occupancy – currently 1 vacant unit for showing purposes
- **VACANCY & CREDIT LOSSES**
 - Adjusted to Market Average – 5%
 - Historically strong occupancy – owner-operator
- **REAL ESTATE TAXES**
 - Used 2025 Tax Number
- **INSURANCE**
 - Based on 2025 Policy
- **CONTRACT SERVICES**
 - Includes cleaning, lawn care, snow removal and pest control
- **MANAGEMENT**
 - Adjusted to Market Average – 8.00%
- **REPLACEMENT RESERVES**
 - Added \$250/unit to account for capital expenditures



SALES COMPARABLES



A

CHERRY ST DUPLEX
3538 Cherry St, KCMO 64109

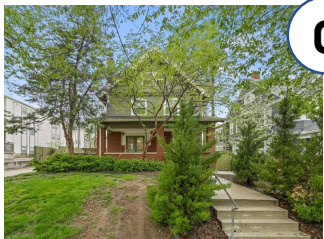
# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
2	\$775,000	\$387,500	Sept-24



B

ROCKHILL RD DUPLEX
4322 Rockhill Rd, KCMO 64110

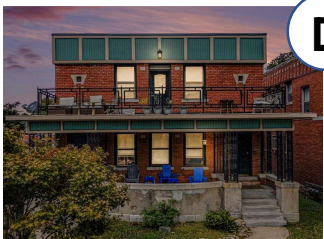
# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
2	\$575,000	\$287,500	June-25



C

WARWICK BLVD DUPLEX
3924 Warwick Blvd, KCMO 64111

# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
2	\$550,000	\$275,000	Oct-24



D

ARMOUR BLVD DUPLEX
220 W. Armour Blvd, KCMO 64111

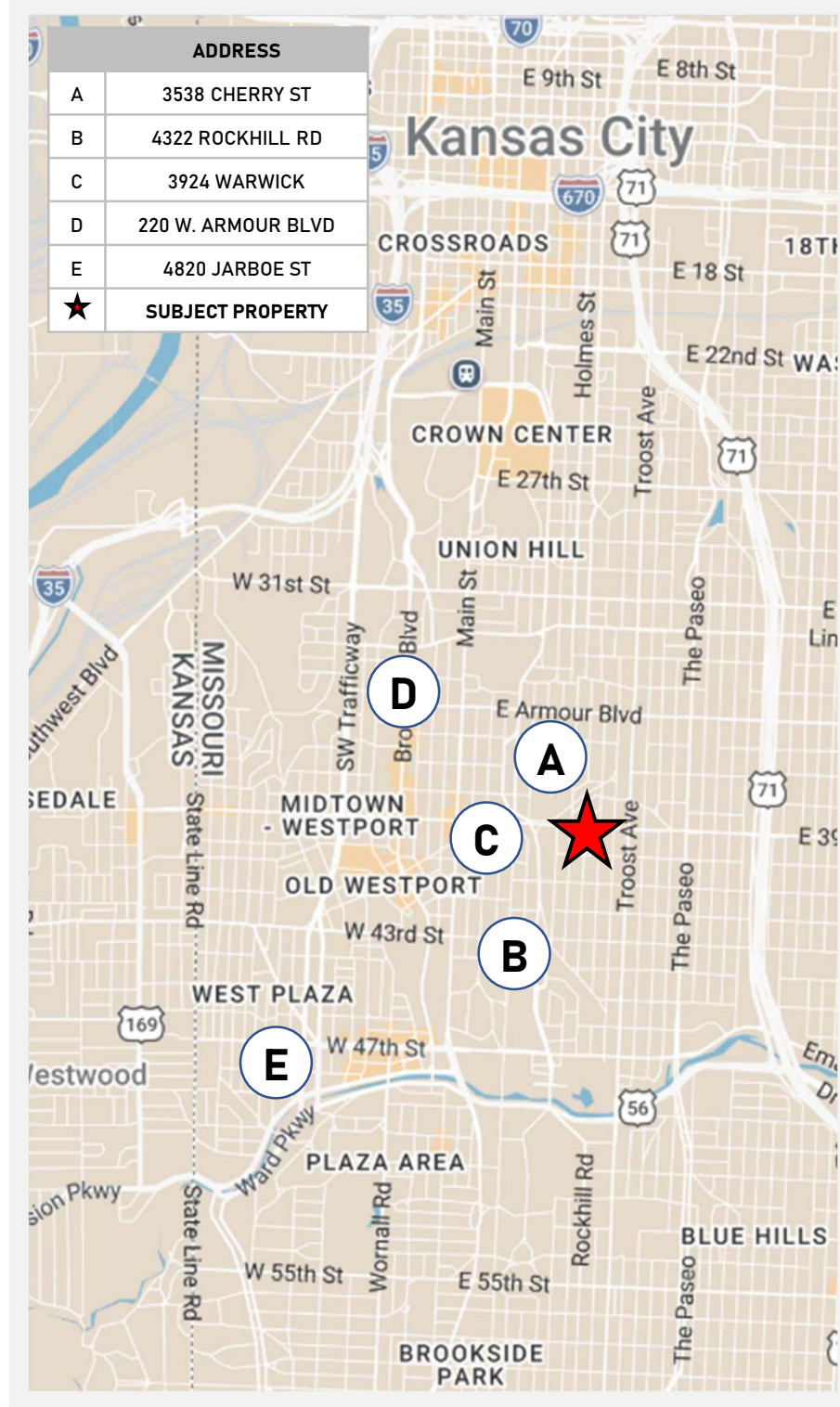
# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
2	\$545,000	\$272,500	Jan-26



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JARBOE ST DUPLEX
4820 Jarboe St, KCMO 64112

# OF UNITS	SALE PRICE	PRICE PER UNIT	SALE DATE
2	\$542,500	\$271,250	Jan-25



SOURCES OF INFORMATION

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- The Jackson County Assessor's Office and online databases
- The City of Kansas City, Missouri & Chamber of Commerce
- Loopnet, CoStar, Crexi and Multiple Listing Services (MLS)
- Market participants and property managers familiar with the area
- Public records, surveys and appraisals
- Kansas City Area Development Council

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