

LANE AVENUE FOURPLEXES

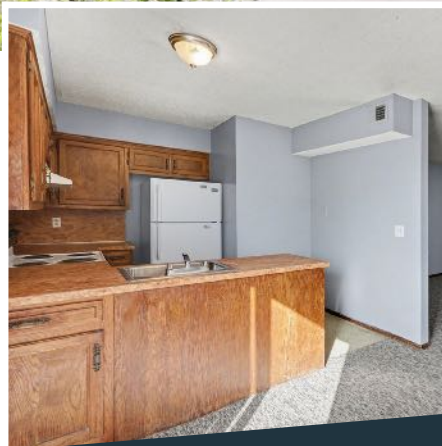
8 UNITS | \$835K

8626 & 8630 Lane Ave,
Raytown, Missouri 64138



PROPERTY HIGHLIGHTS

- 100% 2 Bedroom Units
- 1980s Construction
- Sub-metered for Gas & Electric
- In-unit Laundry & On-site Parking



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THE OPPORTUNITY

Pair of 1980s fourplex buildings (8 units total) next door to each other desirable Raytown, Missouri. 100% two-bedroom, one-bath units with in-unit laundry. Sub-metered for gas and electric and surface on-site parking in front of the buildings. Central heat & air along with a deck or patio for each unit check all the boxes for tenants. Both buildings have brand new roofs!

Great price to rent ratio for this era of construction and existing rents. \$1,000/mo being achieved with current finishes and clear rental upside through time. This is a textbook income-producing multifamily investment with strong tenant appeal and future value-add.



UNIT MIX

Type	Unit	Current Rent Avg	Market Rent
2 Bed/1 Bath	8	\$929	\$1,000



AMENITIES AND FEATURES

- Central Heat & Air
- In-unit Laundry
- Off-street Parking
- Decks for Upper Units and Patios for Lower Units
- Spacious Units



THE VALUE ADD PLAY

Get units up to market rent as leases turn over. Consider some exterior curb appeal investment and unit updates to push rents.



WHAT WE LOVE ABOUT THE PROPERTY

Great price per door for 1980s construction, 100% two bedroom units with in unit laundry and parking. Everything tenants look for in a rental. Both buildings have new roofs and exteriors are low maintenance stucco.

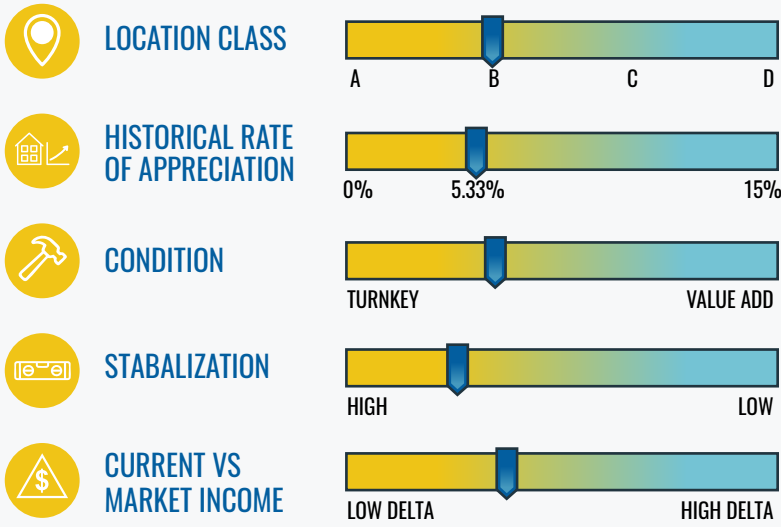


PROPERTY CHALLENGES

Select capital needs on the buildings are figured into pricing — primarily aging HVAC units and concrete apron repairs on parking lots.

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EXPENSE SUMMARY



ELECTRIC
SUB METERED, TENANTS PAY



GAS
SUB METERED, TENANTS PAY



WATER
MASTER METER, LANDLORD PAYS



TRASH
DUMPSTER, LANDLORD PAID



HOT WATER
INDIVIDUAL GAS WATER HEATERS, TENANTS PAY





Lutz Sales + Investments is a boutique commercial real estate brokerage specializing in **multifamily and small investment property sales throughout the Kansas City region.** The firm has become synonymous with multifamily transactions in the local market, representing investors across a wide range of acquisition and disposition strategies.

The Lutz team has successfully brokered **more than half a billion in real estate transactions across more than 500 investment property sales,** with a primary focus on multifamily assets ranging from **2–75 units.** The firm has consistently ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume,** while also achieving a **Top 5 ranking in multifamily transaction volume,** including a **#4 position in the market for multifamily sales.**

Through its deep understanding of Kansas City's investment landscape and an extensive network of owners, investors, lenders, and industry professionals, Lutz Sales + Investments provides clients with **strategic guidance, access to off-market opportunities, and comprehensive representation throughout the investment process.**

AGENT BIOS



MICHELLE LUTZ

FOUNDER
& MANAGING PARTNER

Michelle Lutz is the founder and managing partner of Lutz Sales + Investments and one of the **most active multifamily investment brokers in the Kansas City market.** Over the course of her career, she has completed **more than 500 real estate transactions totaling over half a billion dollars in closed sales,** advising investors on acquisitions, dispositions, and long-term portfolio strategies.

Michelle has been recognized by the **Kansas City Business Journal** as a **“Heavy Hitter” commercial real estate broker for five consecutive years** and has consistently ranked among the **Top 5 multifamily brokers in Kansas City,** most recently achieving the **#4 position for overall multifamily transaction volume in the market.** Under her leadership, Lutz Sales + Investments has also ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume.**

Widely regarded as a **leading specialist in small- to mid-sized multifamily properties,** Michelle works closely with high-net-worth individuals, private investors, and boutique investment funds seeking opportunities in the Kansas City market. Through her extensive network of private owners and industry relationships, she frequently provides clients access to **exclusive off-market opportunities.**

As a **long-time multifamily investor herself,** Michelle brings an owner's perspective to every transaction and regularly advises clients on **1031 exchanges, value-add acquisitions, portfolio dispositions, and long-term wealth building through multifamily real estate.**

Michelle's disciplined focus on the small- to mid-market multifamily sector has positioned her as one of the **most active and trusted investment property advisors in the Kansas City market.**



LEE RIPMA

MULTIFAMILY
INVESTMENT ADVISOR

Lee Ripma is a real estate advisor specializing in **multifamily investment properties throughout the Kansas City market.** Known for her analytical approach and investor-focused perspective, Lee helps clients identify and evaluate high-quality investment opportunities while building long-term wealth through real estate.

Combining data-driven analysis with her own experience as a **multifamily investor,** Lee assists clients with underwriting opportunities, acquisition strategies, and portfolio growth. She has helped numerous investors better understand the fundamentals of successful multifamily investing in the Kansas City market.

Originally from California, Lee began investing in Kansas City real estate in **2017 while living out of state,** eventually relocating to pursue multifamily investing and brokerage full-time.

Lee holds a **Master's degree in Biology from San Diego State University** and a **Bachelor's degree in Ecology from Prescott College.** She has been featured on several real estate platforms and podcasts, including **BiggerPockets** and the **Joe Fairless Real Estate Podcast,** where she shares insights on multifamily investing and market opportunities.



DISCLAIMER:

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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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to subject matter experts licensed and/or qualified to render such advice.

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