

Roe 107 Apartments

70 Unit Suburban Apartment Complex

FOR SALE

\$10,000,000

Property Information

Bldg. Type	Suburban Apartment Complex (3 Stories)
Location	4401 W 107th St Overland Park, KS 66207
Total Bldg. Area	41,777 SF
Land Area	2.35 AC
Year Renovated	2018 (Built in 1989)
Parking	133 Spaces, 4 Handicap Spaces

Asset Information

NOI	\$576,061
Occupancy	96.31% (2023 Avg. - 96.10% since 1/1/2020)
Rent Increases	15% in the last 30 months. RUBS increased by 33% in same period.
Trends	NOI increased for 2 consecutive years, on track for 2024. T12 NOI is \$96K over 2022.
Loan	Assumable, Freddie, 3.96% Fixed Rate, Maturity Date: 10/1/2029, Balance: \$6,548,062

Unit Mix

Type	Count	SF	Avg Actual Rent	Avg Actual PSF
2 Bedroom	2	796	\$1,300	1.63
XXL Studio	1	660	\$1,129	1.71
XL Studio	11	603	\$1,052	1.74
L Studio	22	547	\$1,055	1.93
M Studio	10	524	\$930	1.77
S Studio	23	479	\$932	1.95
XS Studio	1	400	\$855	2.14
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For more information, please contact:

Christopher Binkley | Director of Strategic Capital | AMG | Cell: 816.651.7150 | cbinkley@assetmgmtgrp.com

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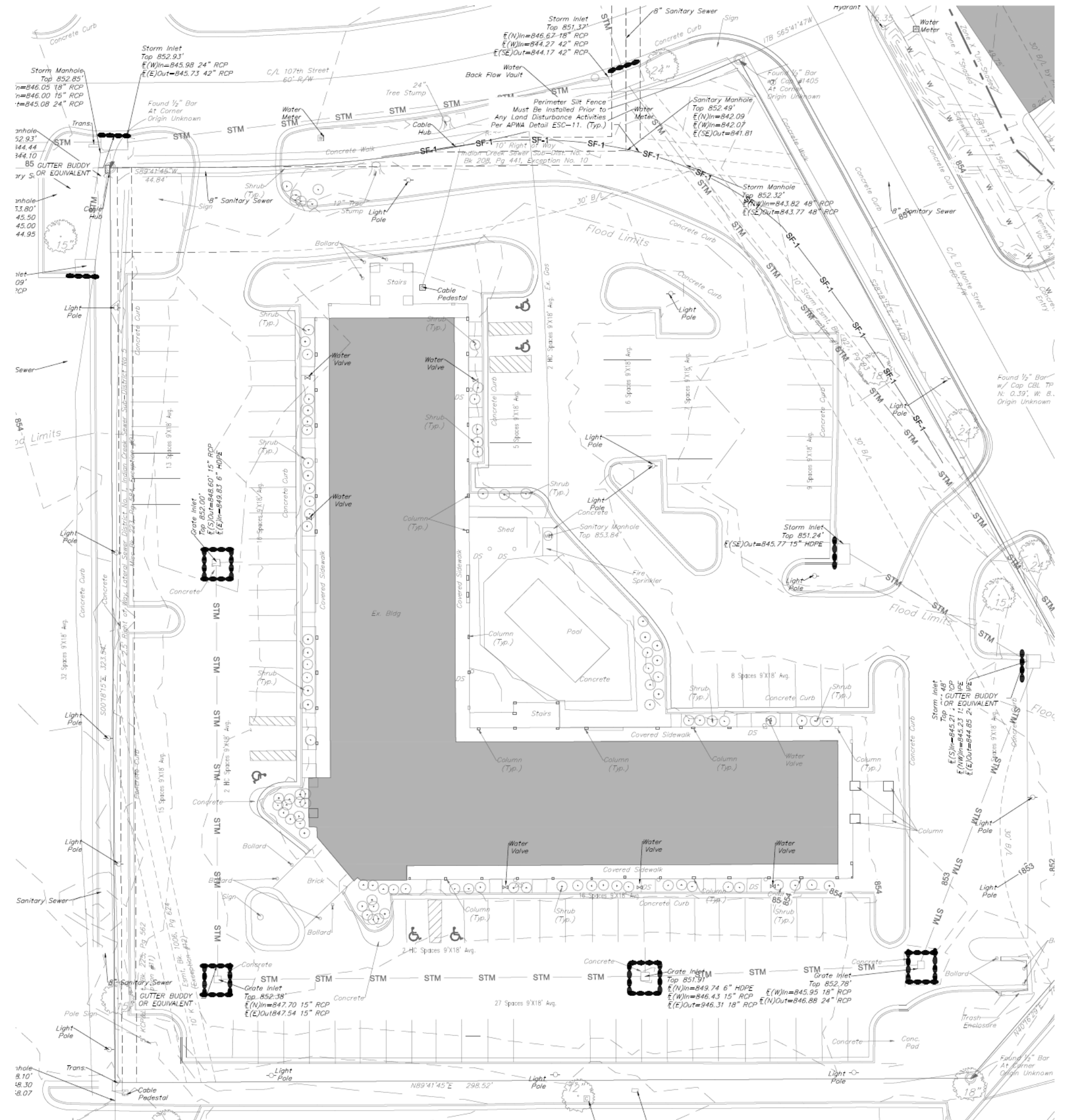
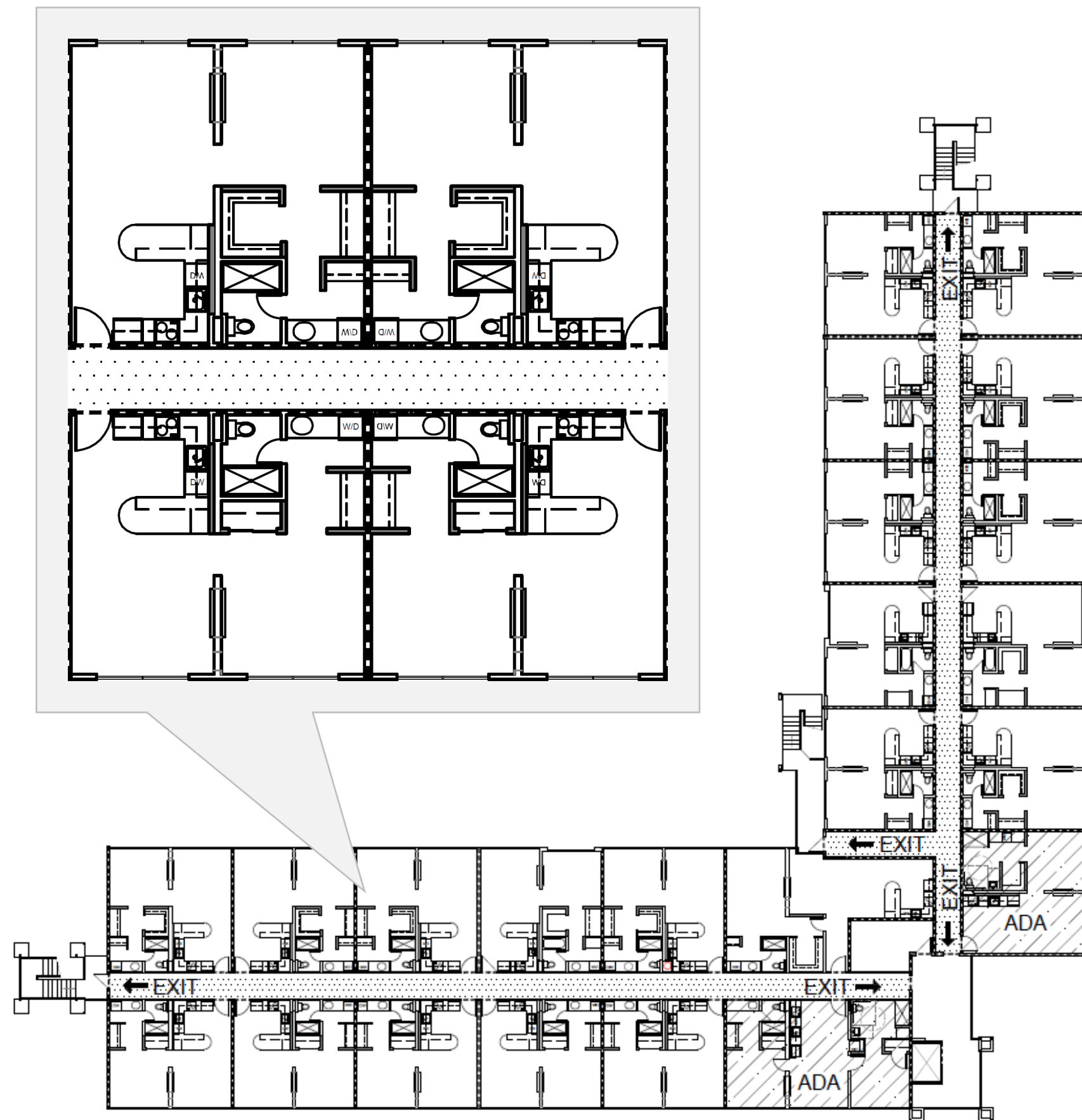
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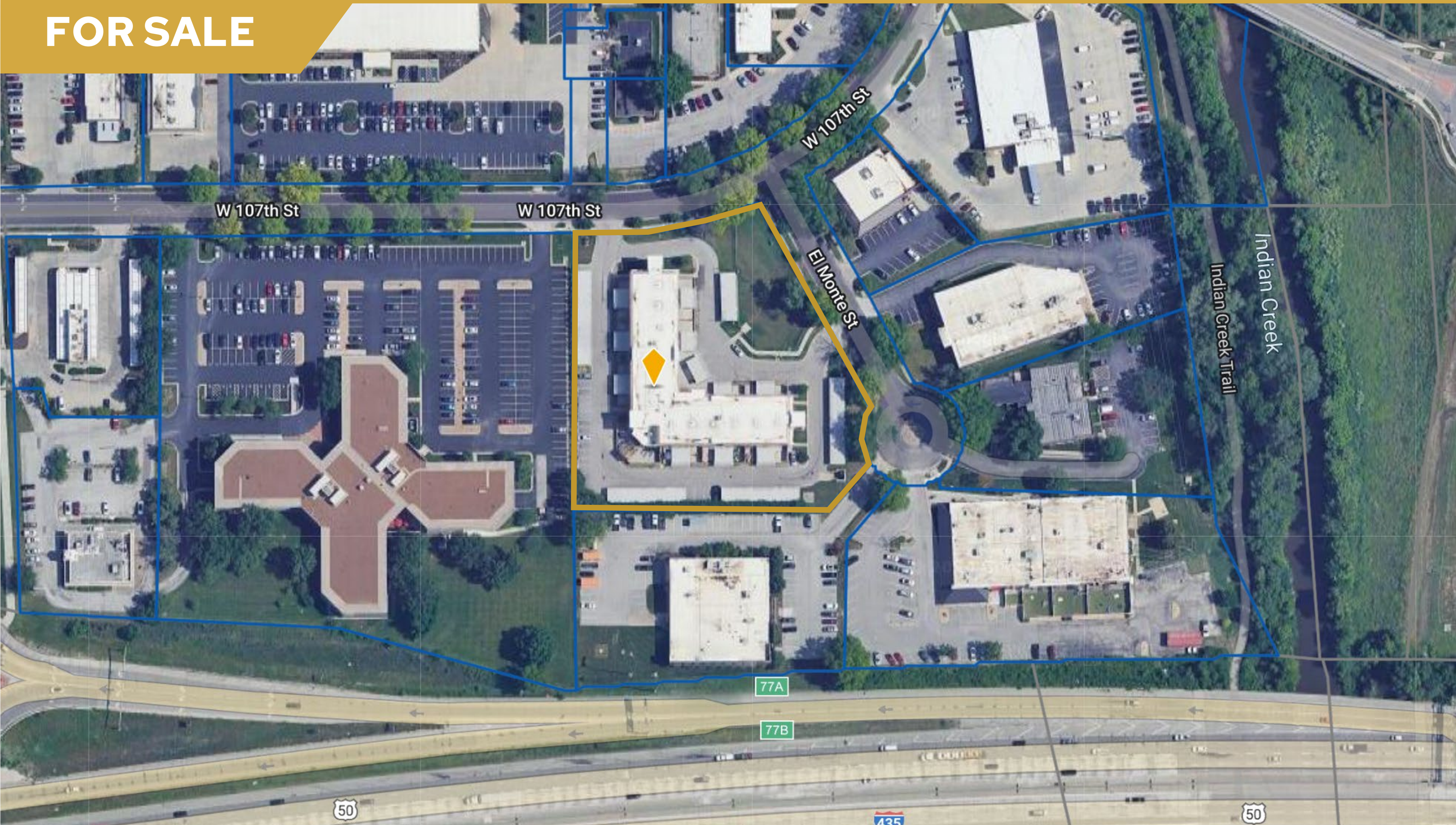


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