

**ALL REALTY LLC**

COMMERCIAL & RESIDENTIAL REAL ESTATE

# Kansas City Multi-Family & Single-Family Portfolio

Benton Blvd • Brooklyn Ave • Monroe Ave

*5-Property, 7-Door Value-Add Portfolio — Kansas City, MO*

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**OFFERING PRICE**

**\$750,000**

Presented by

**Stephen Douglas Fennell**

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*"Commercial Questions? Call Me First."*

## Confidentiality & Disclaimer

This Offering Memorandum has been prepared by All Realty LLC for informational purposes only, using information furnished by the seller and other sources believed to be reliable. All Realty LLC and its agents make no representation or warranty, express or implied, as to the accuracy or completeness of this information. Prospective purchasers should conduct their own independent investigation and due diligence, including verification of rent rolls, square footage, occupancy, condition, and title. This offering is subject to prior sale, price change, or withdrawal without notice.

## Investment Overview

All Realty LLC is pleased to present an off-market opportunity to acquire a five-property, seven-door residential portfolio located across three established Kansas City, Missouri submarkets. The portfolio combines in-place cash flow from a triplex and duplex under active lease, a fully occupied single-family rental, a single-family value-add rehab opportunity, and an adjacent vacant lot for future use or assemblage.

- Asking Price: \$750,000 (\$107,142.86 per door)
- 7 total doors across a triplex, duplex, and two single-family homes
- Current in-place rent of \$69,864/year with upside to \$89,064/year at full occupancy
- Immediate upside: one triplex unit currently vacant, previously renting for \$1,600/month
- Value-add component: 3632 Monroe Ave is vacant and needs to be finished/rehabbed
- Bonus vacant lot at 3634 Monroe Ave included in the sale for future development or assemblage
- Diversified rent roll reduces vacancy risk relative to a single large asset

## Portfolio Summary

| Address                                 | Property Type          | Description                                                        | Rent Roll                                                                                                          |
|-----------------------------------------|------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1212 Benton Blvd Kansas City, MO 64127  | Triplex / Multi-family | Unit A: Studio Unit B: 2BD/1BA, 1,000 SF Unit 1: 3BD/2BA, 1,200 SF | Unit A: \$980 Unit B: \$1,100 Unit 1: Vacant (\$1,600 prior) Current: \$2,080   Full: \$3,680 1-yr leases in place |
| 1214 Benton Blvd Kansas City, MO 64127  | Duplex / Multi-family  | Unit Down: 1BD/1BA Unit Up: 3BD/1BA                                | Unit Down: \$1,100 Unit Up: \$1,342 Total: \$2,442 1-yr leases in place                                            |
| 8026 Brooklyn Ave Kansas City, MO 64132 | Single Family          | 2 Bedroom / 1 Bath                                                 | \$1,300/mo Occupied, month-to-month                                                                                |
| 3632 Monroe Ave Kansas City, MO 64128   | Single Family          | 3 Bedroom / 1 Bath                                                 | Vacant — value-add rehab (needs completion)                                                                        |
| 3634 Monroe Ave Kansas City, MO 64128   | Vacant Lot             | N/A — adjacent parcel                                              | N/A                                                                                                                |

## Financial Snapshot

| Financial Summary               |           |
|---------------------------------|-----------|
| Portfolio Asking Price          | \$750,000 |
| Total Doors (occupied/rentable) | 7         |

| Financial Summary                              |              |
|------------------------------------------------|--------------|
| Price Per Door                                 | \$107,142.86 |
| Current Gross Monthly Rent                     | \$5,822      |
| Current Gross Annual Rent                      | \$69,864     |
| Stabilized Gross Monthly Rent (full occupancy) | \$7,422      |
| Stabilized Gross Annual Rent                   | \$89,064     |
| Current Gross Rent Multiplier (GRM)            | ~10.7x       |
| Stabilized Gross Rent Multiplier (GRM)         | ~8.4x        |

*Note: Figures above reflect gross rents as reported by ownership. Operating expenses, taxes, and insurance have not been included; a detailed expense pro forma is available upon request and execution of a confidentiality agreement.*

## Property Details

### 1212 Benton Blvd, Kansas City, MO 64127

Triplex / Multi-family — Unit A (Studio), Unit B (2BD/1BA, 1,000 SF), Unit 1 (3BD/2BA, 1,200 SF).

- Unit A: \$980/month
- Unit B: \$1,100/month
- Unit 1: Currently vacant; previously leased at \$1,600/month
- Both occupied tenants are under 1-year leases
- Total current rent: \$2,080/month | Full occupancy potential: \$3,680/month

### 1214 Benton Blvd, Kansas City, MO 64127

Duplex / Multi-family — Unit Down (1BD/1BA), Unit Up (3BD/1BA).

- Unit Down: \$1,100/month
- Unit Up: \$1,342/month
- Both tenants are under 1-year leases
- Total rent: \$2,442/month, fully occupied

### 8026 Brooklyn Ave, Kansas City, MO 64132

Single-family, 2 Bedroom / 1 Bath. Currently occupied at \$1,300/month on a month-to-month lease.

### 3632 Monroe Ave, Kansas City, MO 64128

Single-family, 3 Bedroom / 1 Bath. Currently vacant and needs to be finished — an ideal value-add / rehab-to-rent or rehab-to-flip opportunity for an investor-buyer.

### 3634 Monroe Ave, Kansas City, MO 64128

Vacant lot adjacent to 3632 Monroe Ave. Included in the sale, offering flexibility for parking, expansion, or future development.

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## Contact

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