

The Linden Townhome Package



- 28 Townhomes in Kansas City -
Offered at \$4,200,000

FOR SALE



Jesse Taitt 913.444.0778





The Linden Townhome Package



PROPERTY POINTS

- 28 Units (3 bed / 2 bath)
- High Occupancy
- Great Location
- Longterm Tenants in Place
- Rent Hikes Possible

VIRTUAL TOUR AVAILABLE ON LOOPNET



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THE INVESTMENT

Exceptional opportunity to acquire a package of 28 townhomes located in South Kansas City, offering stable in-place cash flow with clear upside potential. Each unit features a 3 bedroom, 2 bathroom layout, a highly desirable unit mix that continues to attract long-term tenants.

The portfolio is well occupied with stable tenancy, providing immediate income, while below market rents present a compelling value add opportunity through rent increases as leases turn. The consistent floor plans allow for efficient management and streamlined maintenance.

Situated in an established South Kansas City submarket, the property benefits from proximity to employment centers, retail, schools, and major transportation corridors. The townhome configuration appeals to renters seeking the feel of single-family living without the price point, supporting strong demand and retention.

This offering is ideal for investors seeking scale, stability, and upside in a growing Kansas City rental market.



UNIT MIX

Type	Units	Current Average Rent	Market Rent
3 Bed/2 Bath	28	\$1475	\$1650

FEATURES

- 3 bedroom 2 bathroom Units
- Updated Units
- Low Maintenance Vinyl Siding
- Large Rooms with Vaulted Ceilings
- Desirable Floorplan/Layout

VALUE ADD OPPORTUNITY

With high occupancy savvy investors will receive an asset generating immediate revenue, while also having the opportunity to add value by increasing rent to market rates.





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PROPERTY DETAILS

Unit Count.	28
Building Count	14
Stories	2
Age	59 years (built in 1967)
Electric	Separately Metered
Gas	Separately Metered
Water	Separately Metered
A/C	Central
Heating	Central
Parking.	Driveway and Garage
Laundry	In Unit
Lot Size	.02 Acres Per Unit
Building SqFt	Variation (1,070 - 1,512 per tax record)
Foundation	Concrete
Basement.	Unfinished
Windows	Efficient
Roof	Composite Shingle (recent repairs completed)



All information deemed reliable. Buyer and/or Buyer's Agent to verify all information during their due diligence period.





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WELCOME TO KANSAS CITY - THE HEARTLAND OF AMERICA!



Kansas City and its greater metropolitan area offer a rare combination of cultural authenticity, economic resilience, and long-term growth potential that sets the region apart from many U.S. cities. Located at the geographic center of the country and spanning both Missouri and Kansas, the metro brings together a diverse mix of urban neighborhoods, historic districts, and fast-growing suburbs such as Overland Park, Olathe, and Lee's Summit. With more than two million residents, Kansas City feels substantial without being overwhelming, delivering big-city amenities alongside a livable, approachable scale. Culturally, the city is deeply rooted in American history, particularly as a birthplace of jazz, a legacy that continues to shape its creative identity through music venues, festivals, and institutions like the 18th & Vine Jazz District. That artistic spirit is reinforced by nationally respected assets such as the Nelson-Atkins Museum of Art and a thriving local food scene that extends well beyond its world-famous barbecue to include innovative chefs, international cuisine, and a growing craft beer and distilling culture. Sports play a major role in civic life, with the Kansas City Chiefs providing national visibility and unifying the region, while major international events further elevate the city's profile. From a lifestyle standpoint, Kansas City stands out for its affordability and quality of life. Housing costs and overall living expenses remain well below those of comparable metros, commutes are manageable, and residents enjoy access to parks, boulevards, and distinct neighborhoods that support a wide range of lifestyles. For investors, the region's fundamentals are compelling. Kansas City's central location makes it a critical logistics and distribution hub, supported by extensive rail and highway infrastructure. Its economy is diversified across healthcare, manufacturing, finance, technology, and professional services, providing stability and reducing exposure to single-industry risk. Combined with steady population growth and relatively low barriers to entry, these factors position Kansas City as a market offering both durability and opportunity, making it an attractive place to live, build, and invest.



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BIO

Jesse takes a hands-on, full-cycle approach to real estate, working closely with clients through both the acquisition and liquidation phases of their investments. Having grown up in a family deeply involved in the real estate industry, and being a local KC RE Investor himself, he has developed an understanding of property ownership, market cycles, and the importance of disciplined decision-making. He has extensive experience working with real estate investors throughout the Kansas City market, helping them source opportunities, underwrite deals, navigate due diligence, and execute acquisitions with confidence. Equally important, he assists clients in positioning, marketing, and exiting assets strategically, whether through disposition, portfolio rebalancing, or timing sales to align with broader market conditions. The focus is on providing practical, local insight, clear communication, and hands-on support that extends beyond a single transaction, ensuring clients are prepared not only to buy well, but to exit effectively and maximize long-term value.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes in connection with a proposed investment in real property and does not constitute an offer to sell or a solicitation of an offer to buy any securities or interests, except as may be expressly set forth in definitive purchase, subscription, or operating agreements. The information contained herein, including property descriptions, financial information, market data, assumptions, estimates, and projections, has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or fairness of such information. All information provided is subject to change without notice, and no obligation is undertaken to update or revise any information contained herein. Any financial projections, operating assumptions, rent estimates, expense assumptions, or forward-looking statements are based on assumptions that may prove to be incorrect, and actual results may differ materially. Past performance of this or any similar real estate investment is not indicative of future results. Neither the Sponsor, the Company, the property owner, nor any of their respective affiliates, members, managers, officers, employees, or advisors shall have any liability whatsoever for any loss or damage arising from the use of this Offering Memorandum or reliance on the information contained herein. No party makes any guarantee or assurance regarding the future performance, cash flow, appreciation, occupancy, tax treatment, or profitability of the real property. Prospective investors are strongly encouraged to conduct their own independent investigation, analysis, and due diligence regarding the real property and the proposed investment, including, without limitation, inspections of the property, review of leases and contracts, analysis of financial statements, zoning and land use matters, environmental conditions, and consultation with their own legal, tax, accounting, and real estate advisors. Each investor must rely solely upon their own examination and judgment in deciding whether to invest and should carefully consider the risks described in the offering materials. No person has been authorized to provide any information or make any representations other than those expressly set forth in the definitive transaction documents, and any such information or representations should not be relied upon.