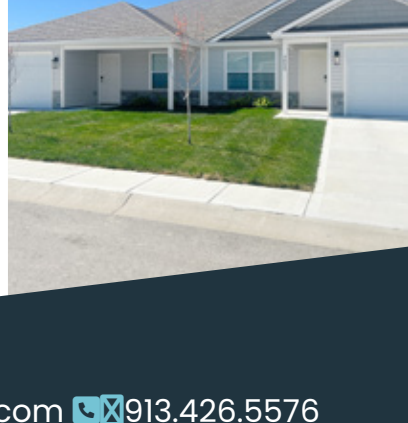
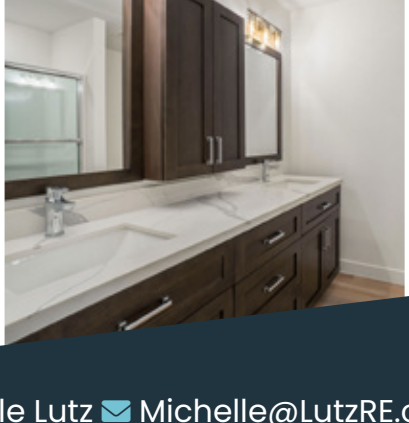


TIFFANY SPRINGS DUPLEX PACKAGE

TEN DUPLEXES – 20 UNITS | \$6.9M



3800 NW 93rd St,
Kansas City, MO 64154



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TABLE OF CONTENTS

Property Highlights	03
The Opportunity	04
Property Specifics	05
Property Photos	06
Retail Maps	09
Demographics	10
Market Overview	11
Agent Bios	12

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3800 NW 93rd St Kansas City, MO 64154



PROPERTY HIGHLIGHTS

- Brand New 2025 Construction
- All Large Three and Four Bedroom Units
- Luxury Finishes Including Quartz Countertops & Wood Floors
- Private Balcony & Patio for Each Unit
- Attached Garages & Full Basements
- All Utilities Sub-metered, No Landlord Utility Responsibility
- Prime Northland Location - Near New Airport, Commerce & Transportation Hubs

TIFFANY SPRINGS DUPLEX PACKAGE

3800 NW 93rd St Kansas City, MO 64154



THE OPPORTUNITY

Ten contiguous 2025 construction luxury duplexes in the heart of Tiffany Springs. An unparalleled opportunity to own the whole street while capitalizing on future growth and demand in an exploding submarket of Kansas City's Northland.

Featuring ten new construction buildings, thoughtfully designed with the latest design features. All 20 units features large, airy open floor plans with ten-foot ceilings, three full bathrooms, and side by side laundry. Each unit has an attached garage with extra unfinished storage space in the basement.

This package is stabilized in an A+ location yet still has tons of future growth ahead of it. The Northland is loved for its top-rated schools and easy access to Kansas City's amenities while maintaining a safe, family-friendly environment.



UNIT MIX

Type	Units	Current Rent Average	Market Rent
3 Bed/2 Bath	14	\$2,336	\$2,500
4 Bed/3 Bath	6	\$2,795	\$2,850



AMENITIES AND FEATURES

- Luxury Finishes & Latest Design Trends
- Private Balcony & Patio for Each Unit
- Three Full Bathrooms in Each Unit
- Double-Sink Vanities & Walk in Closets
- Ten Foot Ceilings Give Spacious and Airy Feel
- Extra storage in Unfinished Basement Room
- Booming Northland Location



THE VALUE ADD PLAY

Slowly raise rents on renewals and consider mid-term furnished leases.



WHAT WE LOVE ABOUT THE PROPERTY

The highest luxury living experience in an irreplaceable high growth location. Fully stabilized but with strong future growth potential. Very little capital expense for many years to come. Multifamily investments don't get safer than this!

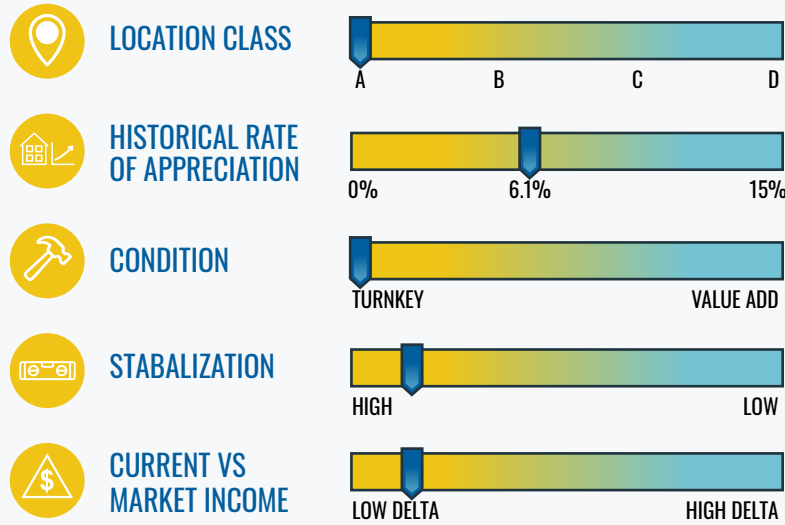


PROPERTY CHALLENGES

New construction never comes cheap. This submarket of Kansas City trades at a lower cap but enjoys a high historical rate of appreciation and is well poised for strong future rental demand. Might require more than 25% down for agency or local debt financing DSCR requirements.

TIFFANY SPRINGS DUPLEX PACKAGE

3800 NW 93rd St Kansas City, MO 64154



UNITS	20
BUILDINGS	10
LEGAL PARCELS	10
STORIES	1
YEAR BUILT/RENOVATED	2025
ELECTRIC METER	Separate
GAS METER	All Electric
WATER METER	Separate
TRASH	KCMO Free Bins
HOT WATER	Individual Hot Water Heaters, One Per Unit
HEAT	Central
COOLING	Central
LAUNDRY	Washer/Dryer Hookups
PARKING	Attached 1 Car Garage
TENANT PAID UTILITIES	Electric & Water
LANDLORD PAID UTILITIES	None
HOA FEE	\$100/mo/unit - Covers Lawn & Landscaping, Sprinkler System Water & Snow Removal (Roads Only)
TOTAL LOT SIZE (PUBLIC RECORD)	92,450 SF or 2.12 acres
TOTAL SQUARE FEET (PUBLIC RECORD)	29,820 SF
WINDOWS	Vinyl Windows
ROOF	Composition
BASEMENT	Full Basements, 3 with Walkout
FOUNDATION	Concrete

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RETAIL MAP

3800 NW 93rd St Kansas City, MO 64154

Top Employers

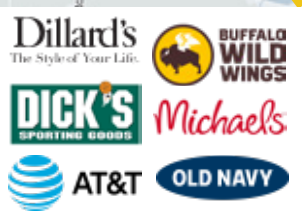
Top Employers	# of Employees
Hallmark Card	30,000
Cerner	24,400
Saint Luke's Health System	12,000
Lockton Companies	8,300
Mac Equipment, Inc.	7,500
Kansas City Southern	6,655
Mix Holdings Inc.	6,650
Mercy Children's Hospital	6,551
Reorganized FLI Inc.	5,000
Commerce Bank	4,567



Tiffany Greens Golf Club



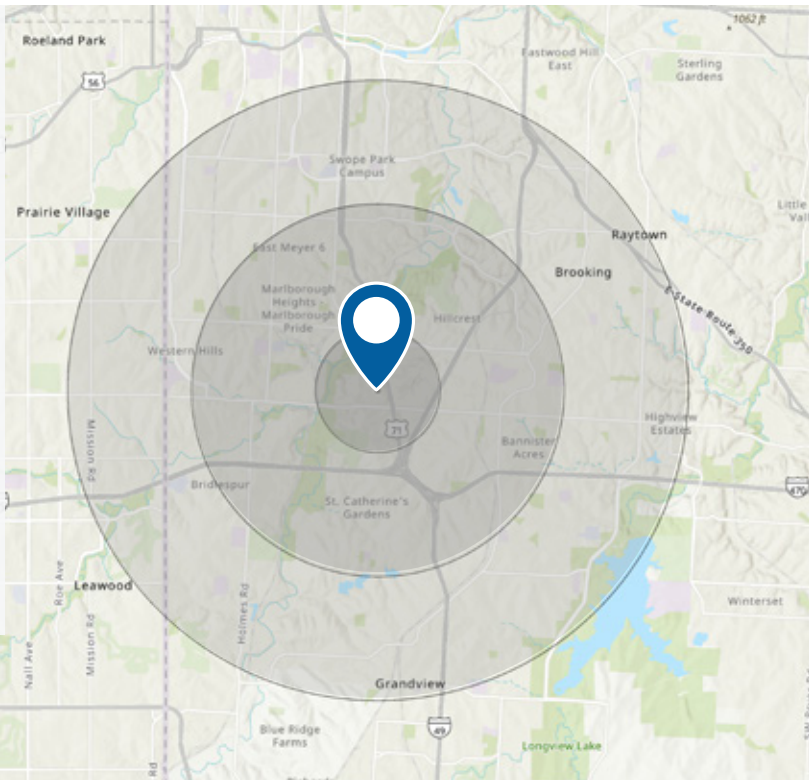
Staley Farms Golf Club



DEMOGRAPHICS

3800 NW 93rd St Kansas City, MO 64154

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,567	57,079	176,099
Households	773	25,591	76,619
Families	346	13,388	43,185
Avg Household Size	1.94	2.21	2.27
Owner Occupied Housing Units	181	11,690	43,808
Renter Occupied Housing Units	592	13,901	32,811
Median Age	30.8	35.6	38.3
Median Household Income	\$32,610	\$55,170	\$63,759
Average Household Income	\$44,306	\$71,301	\$99,210



KEY FACTS

- 176,099** Population
- 38.3** Median Age
- 2.3** Average Household Size
- US\$99,210** Average Household Income

EMPLOYMENT

- 71%** White Collar
- 17%** Blue Collar
- 12%** Services
- 3.6%** Unemployment Rate

EDUCATION

- 6%** No High School Diploma
- 24%** High School Graduate
- 28%** Some College
- 42%** Bachelor's/Grad/Prof Degree

INCOME

- US\$63,759** Median Household Income
- US\$42,993** Per Capita Income
- US\$126,961** Median Net Worth

BUSINESS

- 5,590** Total Businesses
- 82,596** Total Employees

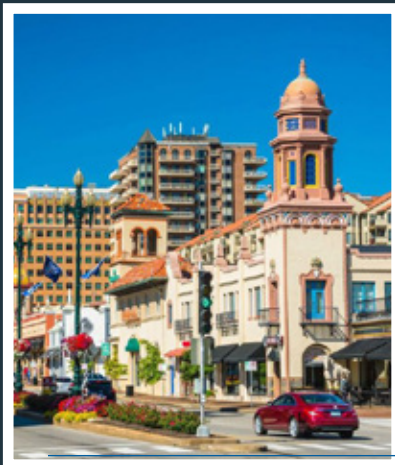
2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.9%)
The smallest group: \$15,000 - \$24,999 (6.4%)

Indicator #	Value	Diff
<\$15,000	11.1%	-0.3%
\$15,000 - \$24,999	6.4%	+0.1%
\$25,000 - \$34,999	8.2%	+0.8%
\$35,000 - \$49,999	12.9%	+0.7%
\$50,000 - \$74,999	17.9%	-0.8%
\$75,000 - \$99,999	12.2%	-0.3%
\$100,000 - \$149,999	14.4%	-1.8%
\$150,000 - \$199,999	7.3%	-0.2%
\$200,000+	9.7%	+1.8%

Bars show deviation from Jackson County

MARKET OVERVIEW



KANSAS CITY MSA - MISSOURI/KANSAS

Kansas City is the “Heart of America” a transportation hub in the center of the country with a small city feel and the big city attractions of art, culture, restaurants, and professional sports teams. The Kansas City metropolitan area is a bi-state metropolitan area anchored by Kansas City, Missouri. The metro area’s 14 counties straddle the border between the states of Missouri (9 counties) and Kansas (5 counties). With 8,472 square miles and a population of more than 2.3 million people, it is the second-largest metropolitan area centered in Missouri (after Greater St. Louis) and is the largest metropolitan area in Kansas. There are several suburbs with populations over 100,000 including Overland Park, Kansas City, Kansas, and Olathe on the Kansas side and Kansas City, Missouri, Independence, and Lee’s Summit on the Missouri side.

Downtown Kansas City, Missouri has experienced \$9+ billion in investment since 2001, including a new convention hotel, a state-of-the-art sports arena, a performing arts center, a new streetcar, and an eight-block restaurant and entertainment district. Unprecedented levels of investment in private and public projects have made Kansas City a major entertainment hub and employment hub.

The Kansas City economy is diverse with numerous employment opportunities and a growing population. The city serves as the headquarters location of several well-know American companies: Cerner Corporation, T-mobile (Sprint), AT&T, BNSF Railway, GEICO, Garmin, Honeywell and Hallmark. There are several large hospitals, universities, tech startups, and a diversity of small businesses. Kansas City also boasts the most BBQ restaurants per capita and has a thriving jazz scene.



Lutz Sales + Investments is synonymous with multifamily deals in the Kansas City market. The Lutz Team is one of Kansas City's top performing multifamily brokers, closing over \$350M in local sales and ranking #4 for multifamily sales volume in 2024. Focused on properties of 2-75 units, Lutz Sales + Investments understands the nuances of the KC market and the vast potential available to the savvy real

estate investor. The Lutz Team maintains an expansive network within the commercial real estate community, which ensures that Lutz Sales + Investments clients receive comprehensive representation and sound advice on matters related to owning investment property in Kansas City.

AGENT BIOS



MICHELLE LUTZ

Michelle Lutz, is the founder and managing partner of Lutz Sales and Investments earned recognition as a **Top 20 Commercial Real Estate Brokerage** in Kansas City, ranking high in total transaction volume across all asset classes in commercial real estate. In 2021, Michelle was honored as a **Heavy Hitter by the Kansas City Business Journal**, and in 2022, she was listed among the **Top 20 to Know**. Additionally, she secured a spot among the Top 5 Multifamily brokers in Kansas City the previous year.

Michelle has cultivated strong personal and professional ties with the region's leading lenders, property managers, appraisers, and fellow brokers. Leveraging her extensive experience and firsthand knowledge, she adeptly guides clients through complex transactions, demonstrating diligence in aligning investors with their desired acquisitions.

As a local market expert, Michelle provides her clients with a competitive advantage, ensuring that their real estate goals are not only met but exceeded in the **Kansas City market**. Specializing exclusively in small to medium multifamily and retail properties, Michelle is a licensed broker in Kansas, Missouri, and Nebraska. Her reputation extends beyond local boundaries, making her the preferred broker for out-of-state investors seeking higher returns in the Midwest.



LEE RIPMA

Lee Ripma is a experienced real estate agent specializing in multifamily investment property. Lee's strong analytical skills enable her to thoroughly evaluate potential investment opportunities and her unique approach involves combining data with her hands-on experience in real estate investing. Through her guidance and advice, Lee has played a pivotal role in helping hundreds of investors understand the essential elements of building generational wealth through real estate.

Lee holds a master's degree in Biology from San Diego State University and a bachelor's degree in Ecology from Prescott College. Her journey into real estate began in 2017 when she started investing from out of state in the Kansas City market while residing in California. Her passion for **multifamily real estate** eventually led her to trade in her career in biology in California to fully pursue her true calling in Kansas City.

A notable figure in the real estate community, Lee has been featured on platforms such as **Bigger Pockets**, **Joe Fairless**, and numerous other real estate podcasts. She is committed to sharing her extensive knowledge and expertise with both new and seasoned investors.



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