



3933 WARWICK

3933 WARWICK , KANSAS CITY, MO 64111



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Clemons Real Estate is pleased to present 3933 Warwick, a fourplex ideally located in the heart of Midtown Kansas City—just one block off Main Street and walkable to the 39th Street streetcar stop. With a flexible layout including a large 3-bedroom, 2-bathroom unit, this property is perfectly positioned for an owner-occupant or hybrid investor. Currently 100% occupied, the building offers immediate cash flow with below-market rents and a clear path to upside. Tenants enjoy proximity to Hyde Park, Westport, and UMKC, along with access to transit, dining, and neighborhood charm. This is a rare opportunity to live in and grow value from one of Kansas City's most connected neighborhoods.

PROPERTY HIGHLIGHTS

- Historic 4,697 SF building built in 1890
- 4 well-maintained units with timeless architectural charm
- Blend of classic details and modern amenities
- Located in the heart of Kansas City
- Strong rental income potential in a sought-after neighborhood

Offering Summary

Sale Price:	\$525,000
Number of Units:	4
Unit Mix	(1) 3BR/2BA (3) 1BR/1BA
Lot Size:	0.29 Acres
Building Size:	4,697 SF
NOI:	\$24,312.00
Cap Rate:	4.63%

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	467	2,899	12,987
Total Population	805	5,149	22,116
Average HH Income	\$84,586	\$87,326	\$87,218



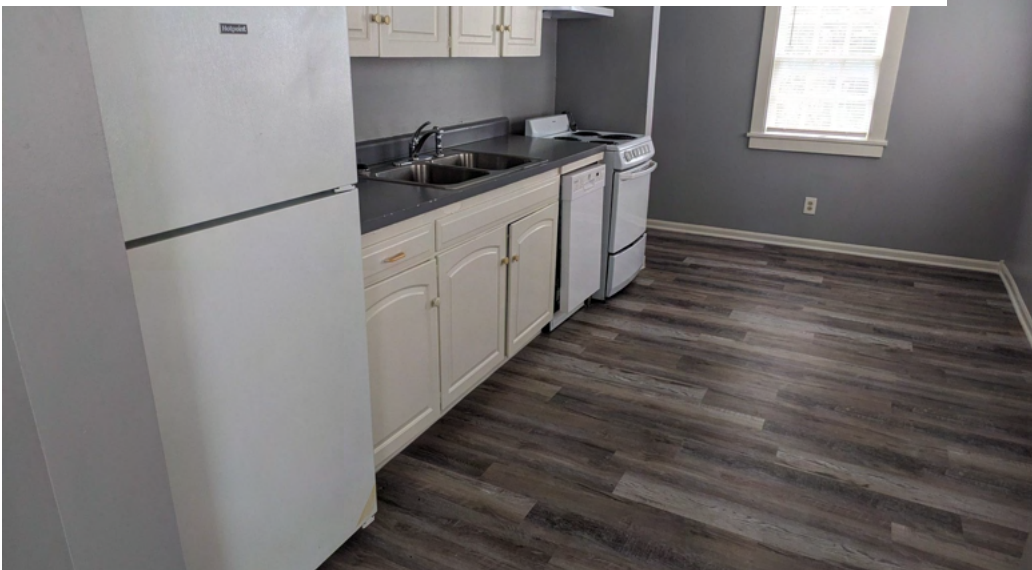
INVESTMENT HIGHLIGHTS



- Prime Midtown Location – Steps from the 39th Street streetcar stop and surrounded by amenities.
- Situated just one block east of Main Street, 3933 Warwick offers unmatched connectivity. The property is within easy walking distance of the new KC Streetcar extension, shops, restaurants, and parks, making it a highly desirable location for tenants and owner-occupants alike.
- Owner-Occupant Opportunity – Live in the 3BR unit and rent the others
- The standout 3BR/2BA unit spans over 1,200 SF and lives like a single-family home, perfect for a buyer looking to live on-site while covering expenses through rental income. The remaining 1BR units provide consistent cash flow in a strong rental market.
- Rent Upside to Market – In-place rents trail comps by \$400–\$700/month
- Current one-bedroom rents average around \$850, while comps in the immediate area show averages above \$1,250. The 3BR unit rents for \$1,300 vs. a market average over \$2,100. This delta offers clear room for income growth via cosmetic updates and new leases.
- Fully Leased and Income Producing – 100% occupancy with stable tenants
- All four units are leased, providing immediate income with no lease-up risk. Long tenant histories and staggered lease expirations support stable operations, giving a new owner flexibility to implement rent increases or value-add improvements over time.
- Walkable Urban Lifestyle – In the heart of KC's Main Street corridor
- Tenants and owners benefit from a walkable, transit-rich environment. The property is a short ride to downtown, blocks from Westport, and near institutions like UMKC and the Nelson-Atkins Museum. Urban convenience meets neighborhood charm at 3933 Warwick.

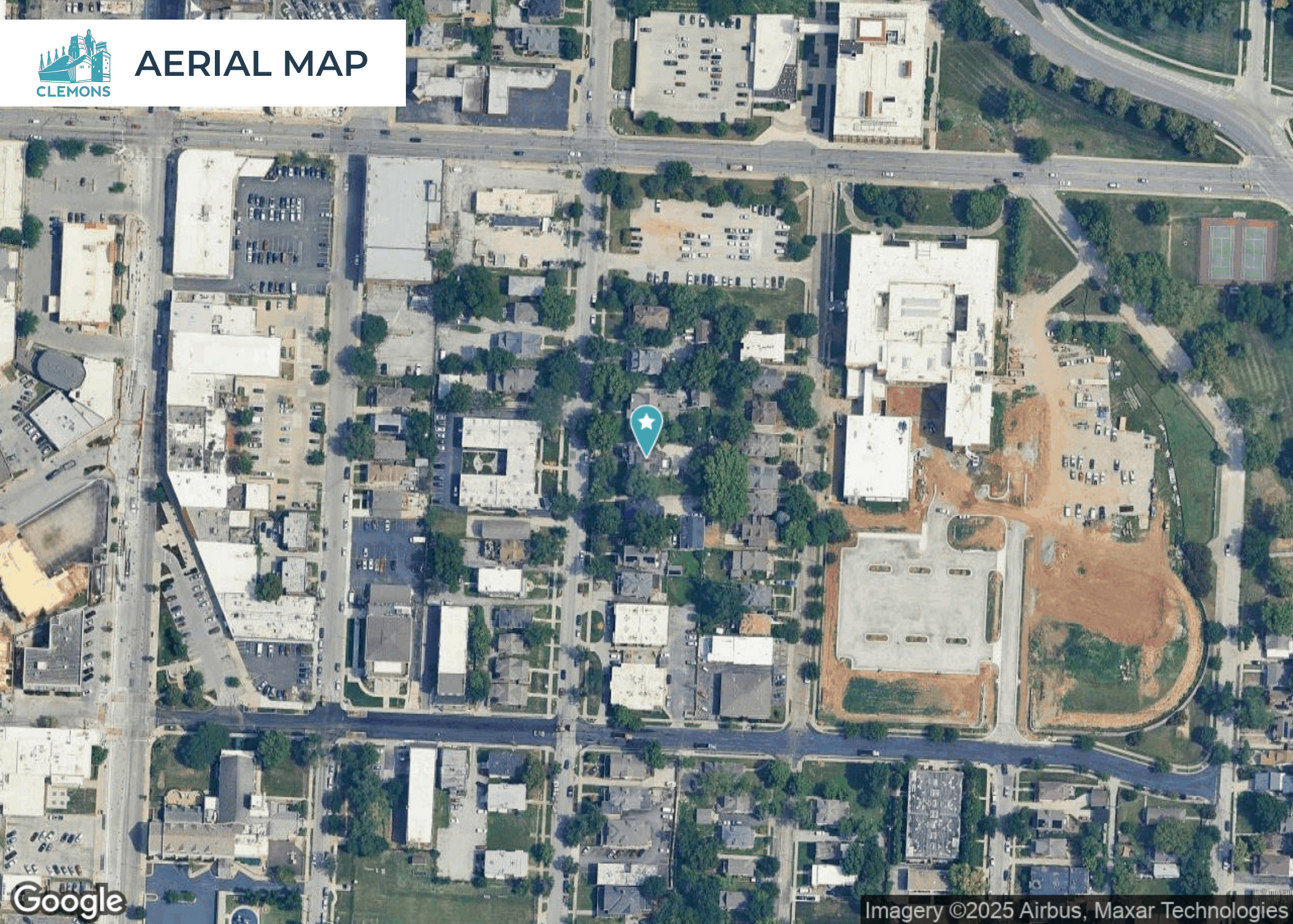


ADDITIONAL PHOTOS





AERIAL MAP



Imagery ©2025 Airbus, Maxar Technologies



RENT ROLL

Suite	Bedrooms	Bathrooms	Rent	Market Rent	Lease Start	Lease End
1 & 2	3	2	\$1,300	\$1,495	3/1/2024	3/31/2026
3	1	1	\$700	\$995	6/1/2025	5/31/2026
4	1	1	\$870	\$995	7/1/2025	6/30/2026
5	1	1	\$825	\$995	7/7/2025	7/31/2026
Totals			\$3,695	\$4,480		
Averages			\$924	\$1,120		





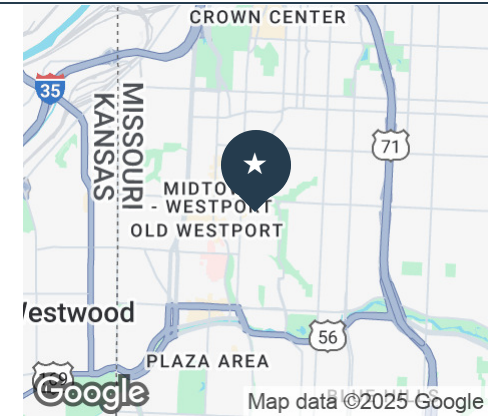
SALE COMPARABLES



3933 WARWICK

3933 Warwick , Kansas City, MO 64111

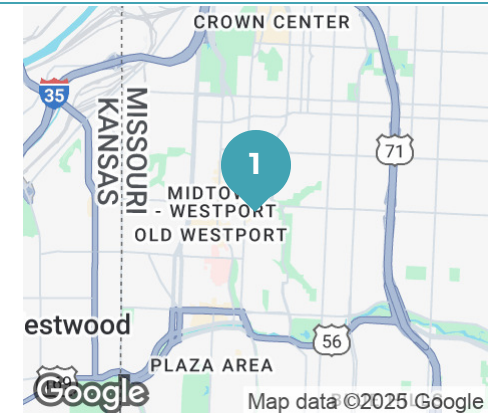
Price:	\$525,000	Bldg Size:	4,697 SF
No. Units:	4	Year Built:	1890
Price/Unit:	\$131,250		



3924 WARWICK BLVD

Kansas City, MO 64111

Price:	\$550,000	Bldg Size:	2,680 SF
No. Units:	2	Year Built:	1909
Price/Unit:	\$275,000		



4147 MCGEE

4147 McGee , Kansas City, MO 64111

Price:	\$447,000	Bldg Size:	2,010 SF
No. Units:	2	Year Built:	1900
Price/Unit:	\$223,500		





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4124 WARWICK

4124 Warwick, Kansas City, MO 64111

Price:	\$360,000	Bldg Size:	4,792 SF
No. Units:	3	Year Built:	1915
Price/Unit:	\$120,000		

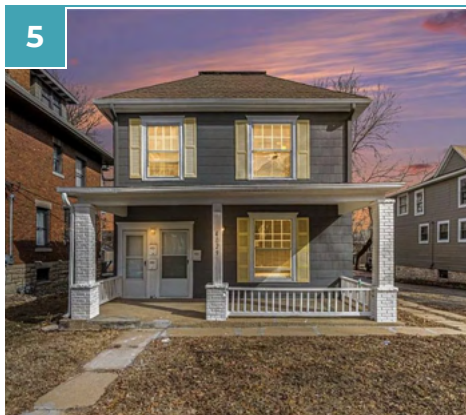
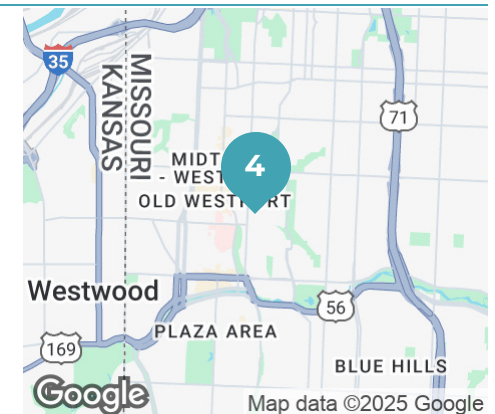


4

4125 WALNUT

4125 Walnut, Kansas City, MO 64111

Price:	\$320,000	Bldg Size:	3,840 SF
No. Units:	3	Year Built:	1915
Price/Unit:	\$106,667		

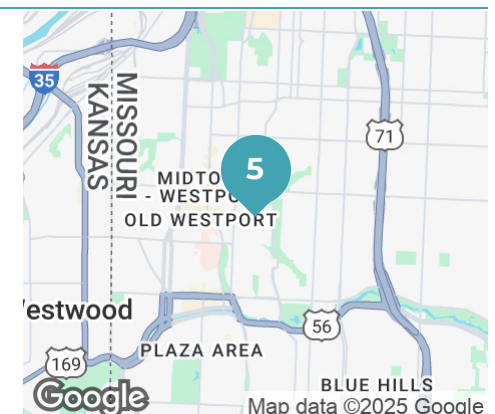


5

4029 MCGEE

4029 McGee, Kansas City, MO 64111

Price:	\$350,000	Bldg Size:	3,208 SF
No. Units:	3	Year Built:	1900
Price/Unit:	\$116,667		



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3918-3920 WARWICK BLVD

3918-3920 Warwick Blvd , Kansas City, MO 64111

Price:	\$360,000	Bldg Size:	4,083 SF
No. Units:	2	Year Built:	1895
Price/Unit:	\$180,000		



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3916 WARWICK

3916 Warwick , Kansas City, MO 64111

Price:	\$285,000	Bldg Size:	3,336 SF
No. Units:	2	Year Built:	1900
Price/Unit:	\$142,500		



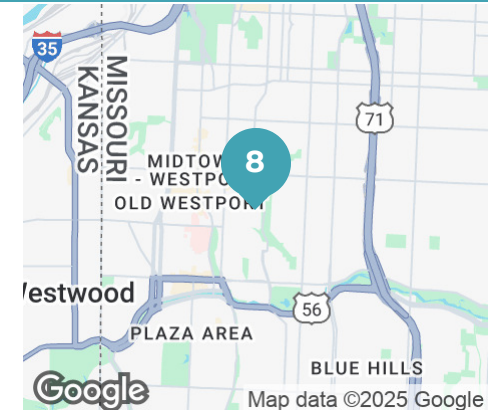
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4128 LOCUST

4128 Locust , Kansas City, MO 64110

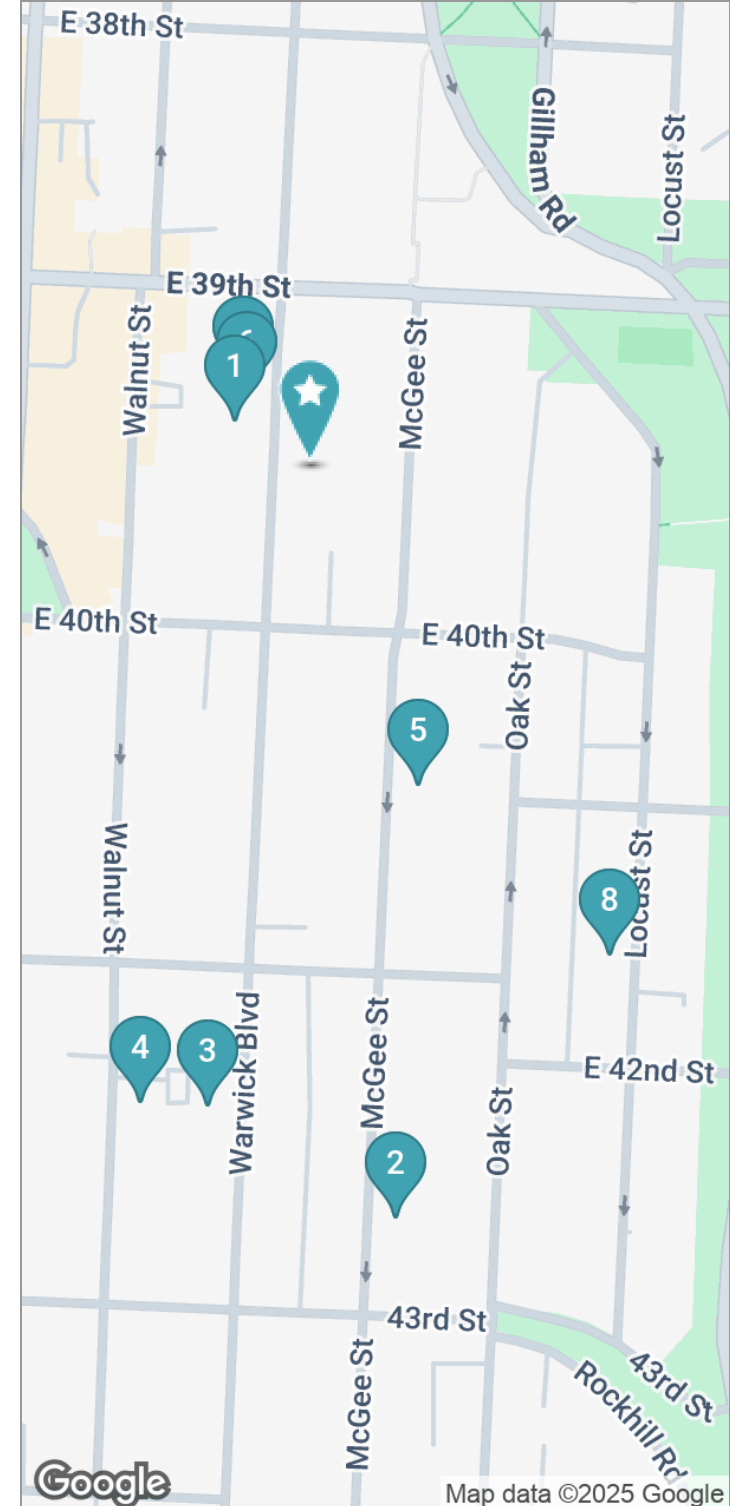
Price:	\$550,000	Bldg Size:	2,227 SF
No. Units:	2	Year Built:	1910
Price/Unit:	\$275,000		





SALE COMPS MAP & SUMMARY

	Name/Address	Price	Bldg Size	No. Units	Price/Unit	Deal Status
★	3933 Warwick 3933 Warwick Kansas City, MO	\$525,000	4,697 SF	4	\$131,250	Subject Property
1	3924 Warwick Blvd Kansas City, MO	\$550,000	2,680 SF	2	\$275,000	Sold 10/18/2024
2	4147 McGee 4147 McGee Kansas City, MO	\$447,000	2,010 SF	2	\$223,500	Sold 11/22/2024
3	4124 Warwick 4124 Warwick Kansas City, MO	\$360,000	4,792 SF	3	\$120,000	Sold 4/1/2025
4	4125 Walnut 4125 Walnut Kansas City, MO	\$320,000	3,840 SF	3	\$106,667	Sold 4/7/2025
5	4029 McGee 4029 McGee Kansas City, MO	\$350,000	3,208 SF	3	\$116,667	Sold 4/17/2025
6	3918-3920 Warwick Blvd 3918-3920 Warwick Blvd Kansas City, MO	\$360,000	4,083 SF	2	\$180,000	Sold 5/8/2025
7	3916 Warwick 3916 Warwick Kansas City, MO	\$285,000	3,336 SF	2	\$142,500	On Market
8	4128 Locust 4128 Locust Kansas City, MO	\$550,000	2,227 SF	2	\$275,000	On Market
Averages		\$402,750	3,272 SF	2	\$179,917	





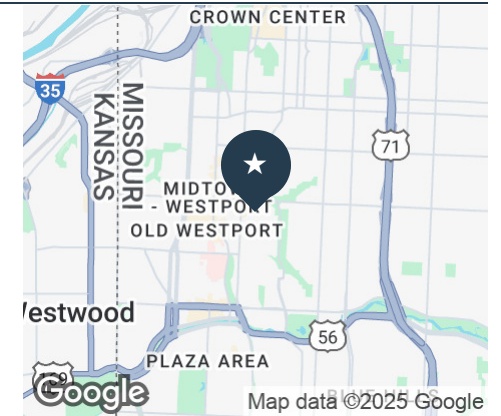
LEASE COMPARABLES



3933 WARWICK

3933 Warwick, Kansas City, MO 64111

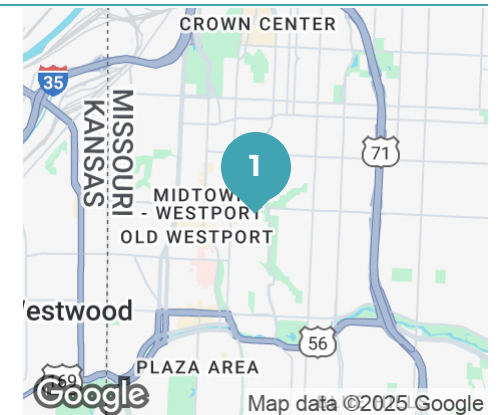
No. Units: 4 Avg Mkt Rent: \$1,120



THE RESIDENCES AT PARK 39

315 E 39th St, Kansas City, MO 64111

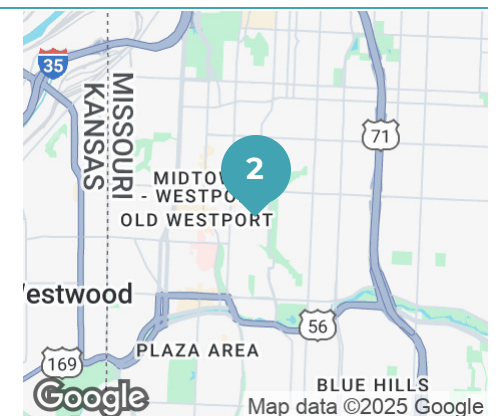
No. Units: 138 Avg Rent/SF: \$2.13
Avg Mkt Rent: \$1,199



4012 OAK ST

4012 Oak St, Kansas City, MO 64111

No. Units: 15 Avg Rent/SF: \$1.53
Avg Mkt Rent: \$995



LEASE COMPS

3



AFTON APARTMENTS

112 E 43rd St , Kansas City, MO 64111

No. Units: 24 Avg Rent/SF:

Avg Mkt Rent: \$995

\$1.11



4



WARWICK GARDENS

3926 Warwick Blvd , Kansas City, MO 64111

No. Units: 28 Avg Rent/SF:

Avg Mkt Rent: \$1,195

\$1.22



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WEST 38

100 W 38th St , Kansas City, MO 64111

No. Units: 15 Avg Rent/SF:

Avg Mkt Rent: \$1,095

\$1.37



LEASE COMPS

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3716 WARWICK

3716 Warwick , Kansas City, MO 64111

No. Units: 6 Avg Rent/SF:

Avg Mkt Rent: \$1,095

\$1.37



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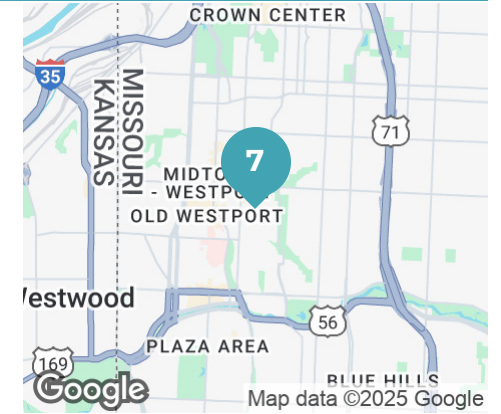
4019

4019 Warwick , Kansas City, MO 64111

No. Units: 3 Avg Rent/SF:

Avg Mkt Rent: \$1,305

\$0.80



8



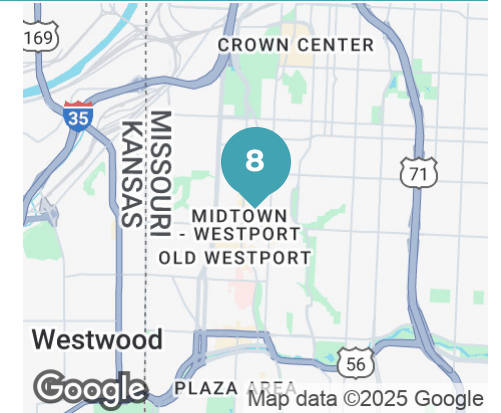
3734 WYANDOTTE STREET

3734 Wyandotte St , Kansas City , MO 64110

No. Units: 3 Avg Rent/SF:

Avg Mkt Rent: \$1,395

\$1.08



LEASE COMPS

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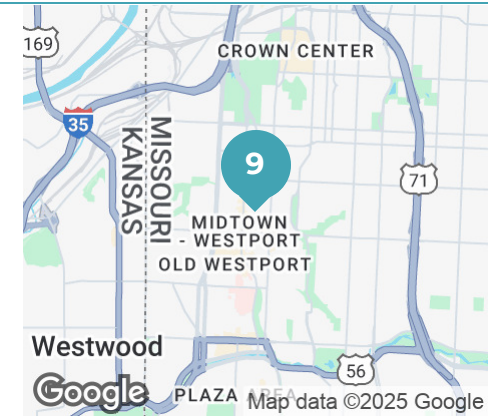
3716 WYANDOTTE

3716 Wyandotte , Kansas City, MO 64111

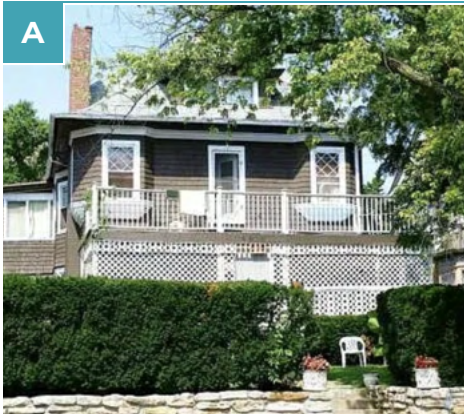
No. Units: 3 Avg Rent/SF:

Avg Mkt Rent: \$1,425

\$0.95



A



3828 WARWICK

3828 Warwick , Kansas City, MO 64111

No. Units: 3 Avg Rent/SF:

Avg Mkt Rent: \$2,445

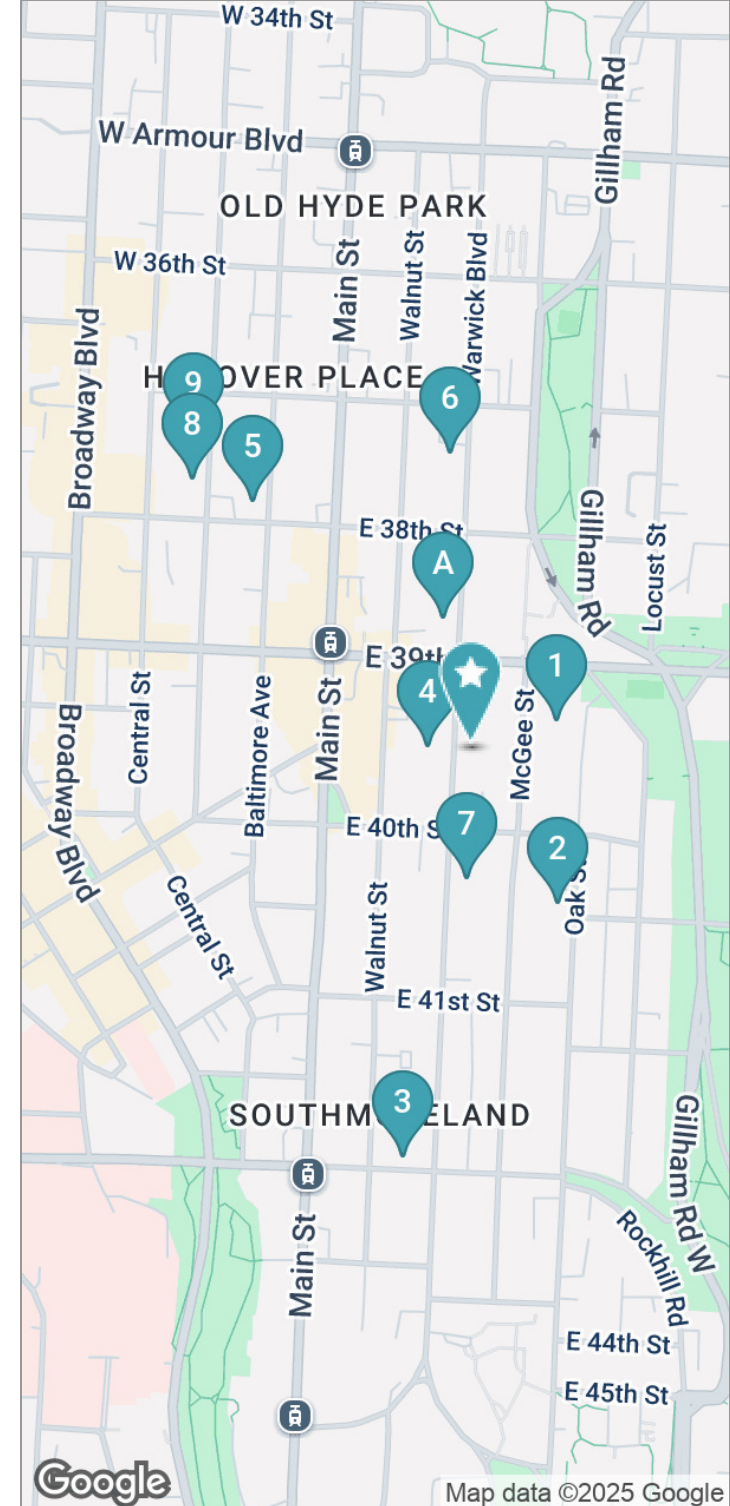
\$1.31





LEASE COMPS MAP & SUMMARY

	Name/Address	No. Units	Avg Rent	Avg Rent/SF
★	3933 Warwick 3933 Warwick Kansas City, MO	4	\$924	-
1	The Residences at Park 39 315 E 39th St Kansas City, MO	138	\$1,199	\$2.13
2	4012 Oak St 4012 Oak St Kansas City, MO	15	\$995	\$1.53
3	Afton Apartments 112 E 43rd St Kansas City, MO	24	\$995	\$1.11
4	Warwick Gardens 3926 Warwick Blvd Kansas City, MO	28	\$1,195	\$1.22
5	West 38 100 W 38th St Kansas City, MO	15	\$1,095	\$1.37
6	3716 Warwick 3716 Warwick Kansas City, MO	6	\$1,095	\$1.37
7	4019 4019 Warwick Kansas City, MO	3	\$1,305	\$0.80
8	3734 Wyandotte Street 3734 Wyandotte St Kansas City, MO	3	\$1,395	\$1.08
9	3716 Wyandotte 3716 Wyandotte Kansas City, MO	3	\$1,425	\$0.95
A	3828 Warwick 3828 Warwick Kansas City, MO	3	\$1,445	\$1.31
	Averages	23	\$1,214	\$1.29





DEMOGRAPHICS

Offering Memorandum

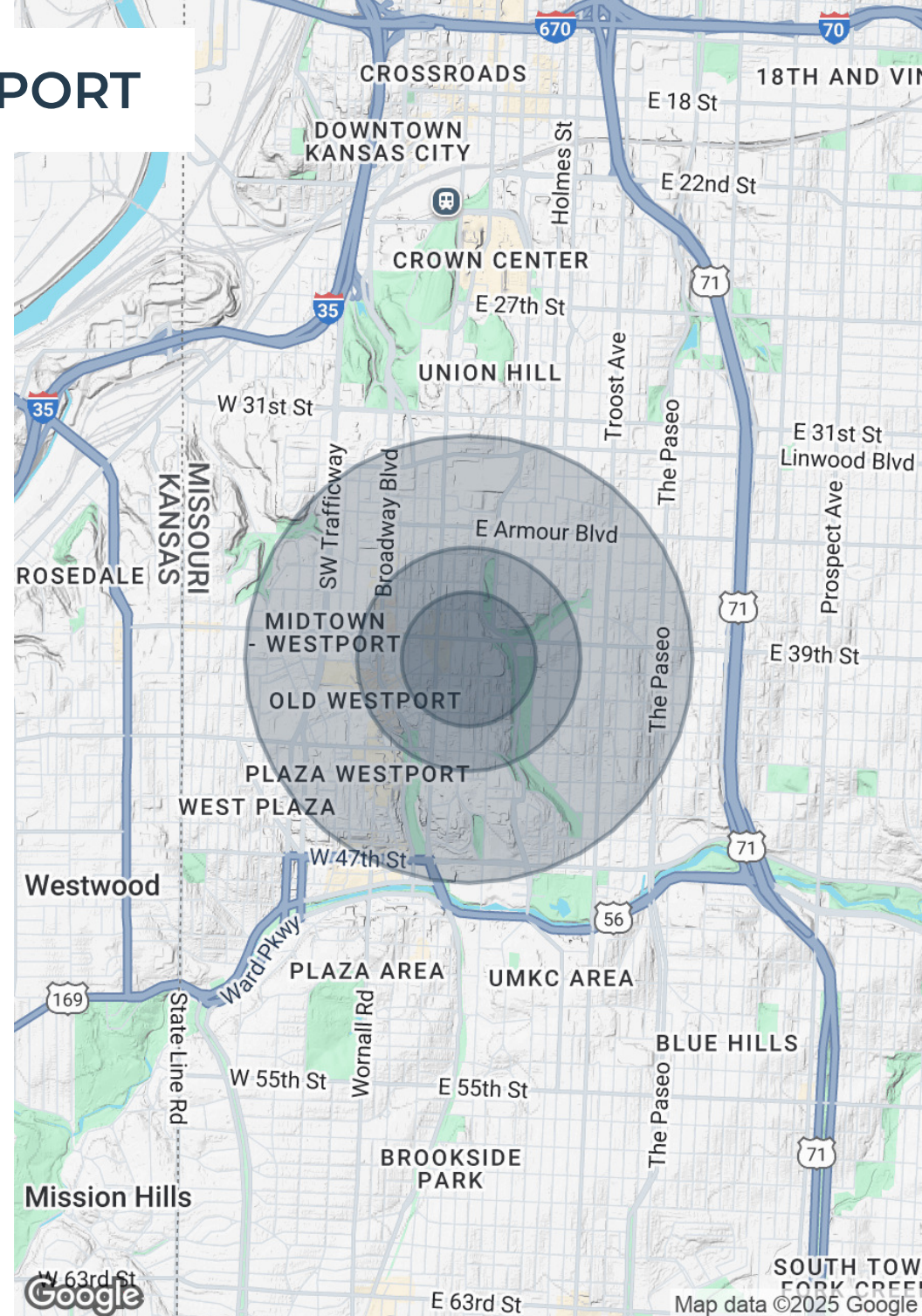


DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	805	5,149	22,116
Average Age	36	38	38
Average Age (Male)	37	39	39
Average Age (Female)	34	36	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	467	2,899	12,987
# of Persons per HH	1.7	1.8	1.7
Average HH Income	\$84,586	\$87,326	\$87,218
Average House Value	\$364,097	\$357,290	\$381,425

Demographics data derived from AlphaMap





ADVISOR BIO 1



QUINN HAHS

Associate

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MO #2022040834 // KS #00249130

PROFESSIONAL BACKGROUND

Quinn Haahs specializes in multifamily investment sales across the Kansas City metro, with a focus on helping clients evaluate, position, and execute real estate transactions that align with their long-term investment goals. Since joining Clemons Real Estate in 2022, he has developed a strong track record representing both buyers and sellers in the disposition and acquisition of stabilized, value-add, and redevelopment multifamily assets.

In addition to his multifamily focus, Quinn's transactional experience includes select retail, industrial, and development projects—equipping him with a well-rounded perspective on urban investment strategy and underwriting. He brings a proactive, solutions-oriented approach to every assignment, combining financial analysis, market insight, and strategic positioning to drive successful outcomes.

Quinn earned his Bachelor's Degree in Architectural Engineering from the University of Kansas. He is a licensed Engineer in the State of Kansas, and Licensed Real Estate Agent in both Missouri and Kansas. Born and raised in the Kansas City metro, he feels honored to work within his city with individuals and companies focused on improving the infrastructure and quality of life here.

EDUCATION

Bachelors of Science in Architectural Engineering from the University of Kansas

Licensed Professional Engineer in Kansas

Licensed Real Estate Agent in Kansas and Missouri

Clemons Real Estate

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