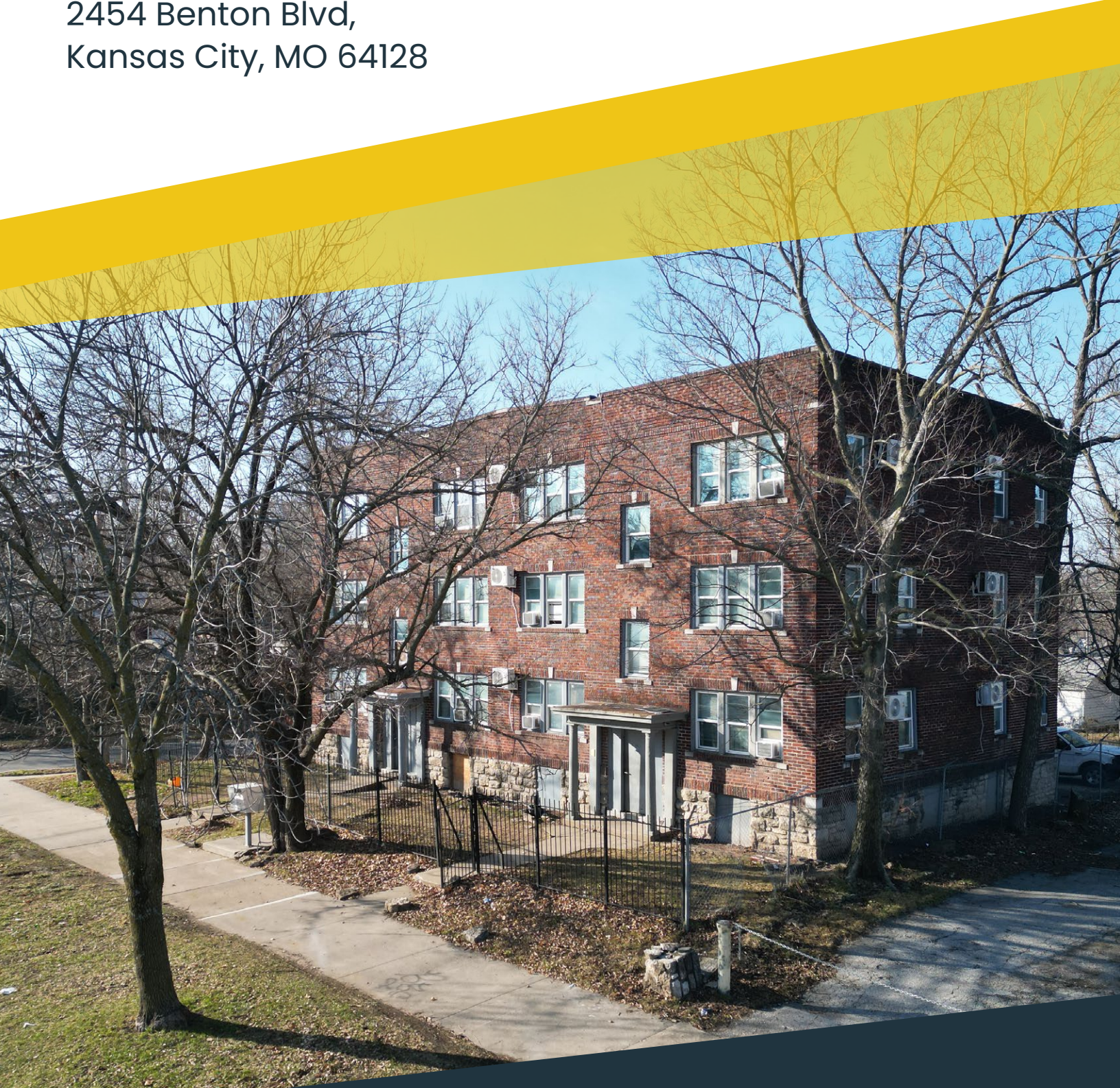


BENTON II APARTMENTS

12 UNITS + PARKING LOT

2454 Benton Blvd,
Kansas City, MO 64128



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BENTON II APARTMENTS

2454 Benton Blvd, Kansas City, MO 64128



PROPERTY HIGHLIGHTS

- Stabilized Building with High Rents
- 100% Renovated One Bedroom Units
- Brand new Mini Split Systems for Heating and Cooling in All Units
- Dedicated Parking Lot
- Charming Brick Building
- Up and Coming Area

BENTON II APARTMENTS

2454 Benton Blvd, Kansas City, MO 64128

THE OPPORTUNITY

Discover an unparalleled investment opportunity at Benton II Apartments in Kansas City! Own 12 renovated units under one roof with everything new. Units feature updated flooring, new appliances, and fully updated bathroom. Separately metered utilities and large off-street paved parking lot. This setup ensures cash flow now while you take advantage of significant population growth and interest in this historic neighborhood.



UNIT MIX

Type	Units	Current Rent Avg.	Market Rent
1 Bed/1Bath	12	\$1,111	\$1,205



AMENITIES AND FEATURES

- Spacious Light Filled Units with Fresh Renovations
- Separately Metered Utilities
- On-Site Parking Lot



THE VALUE ADD PLAY

Manage well to ensure cash flow while you wait for market appreciation.



WHAT WE LOVE ABOUT THE PROPERTY

Close to downtown and easy freeway access to anywhere in the Kansas City Metro. On site parking and fully renovated units ensure cash flow from day one.

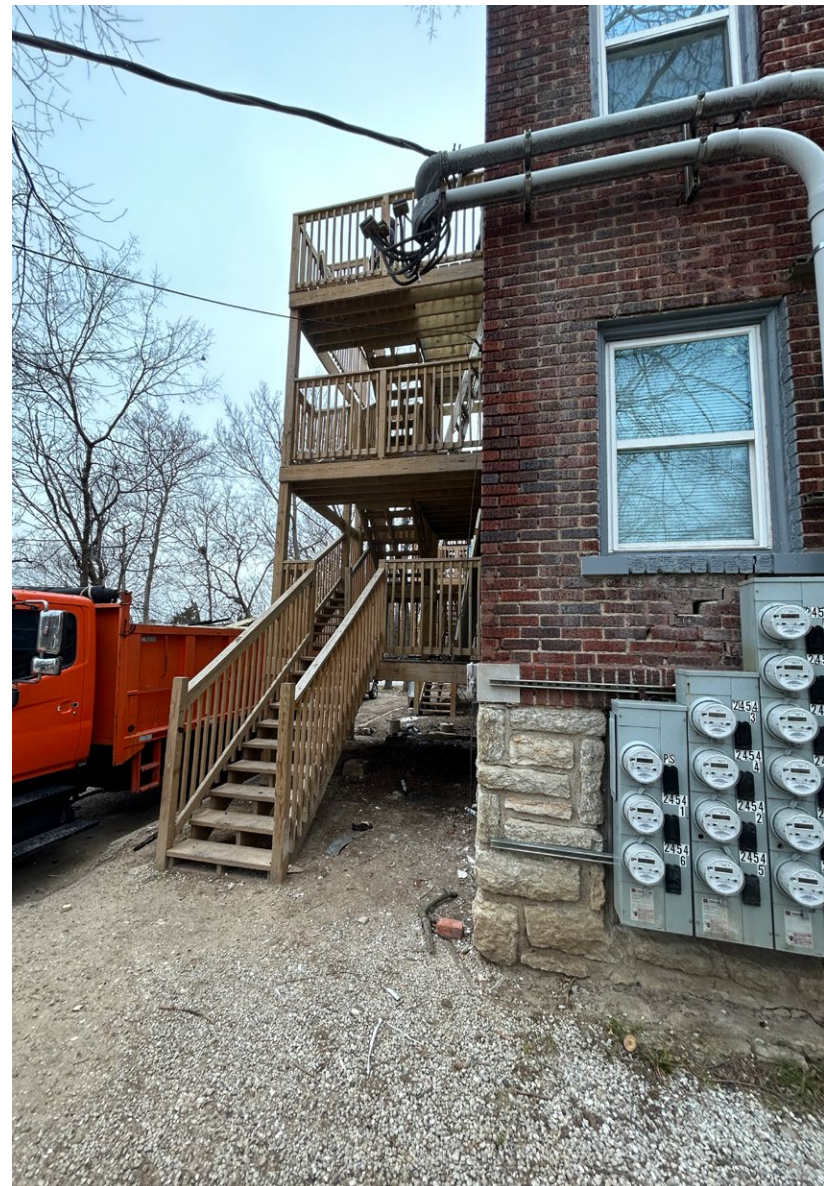


PROPERTY CHALLENGES

Old buildings come with challenges but also with charm in irreplaceable locations. The interiors of these units is rehabed but the exterior could use some love.

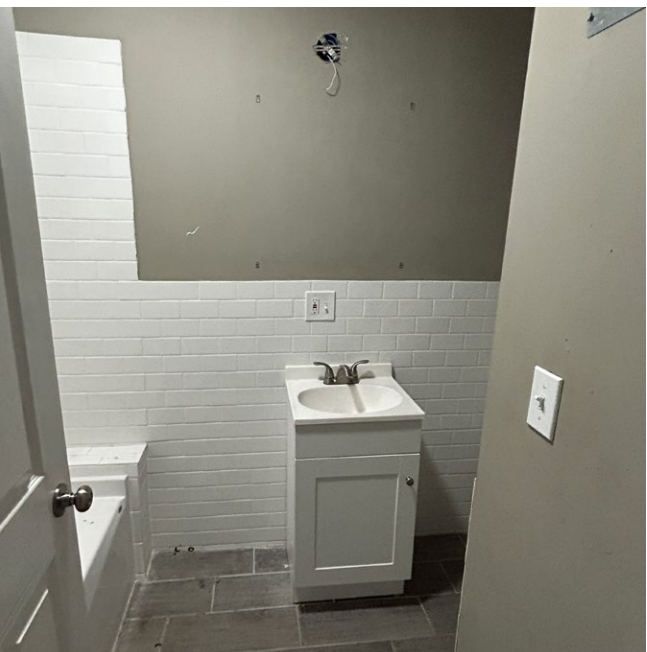
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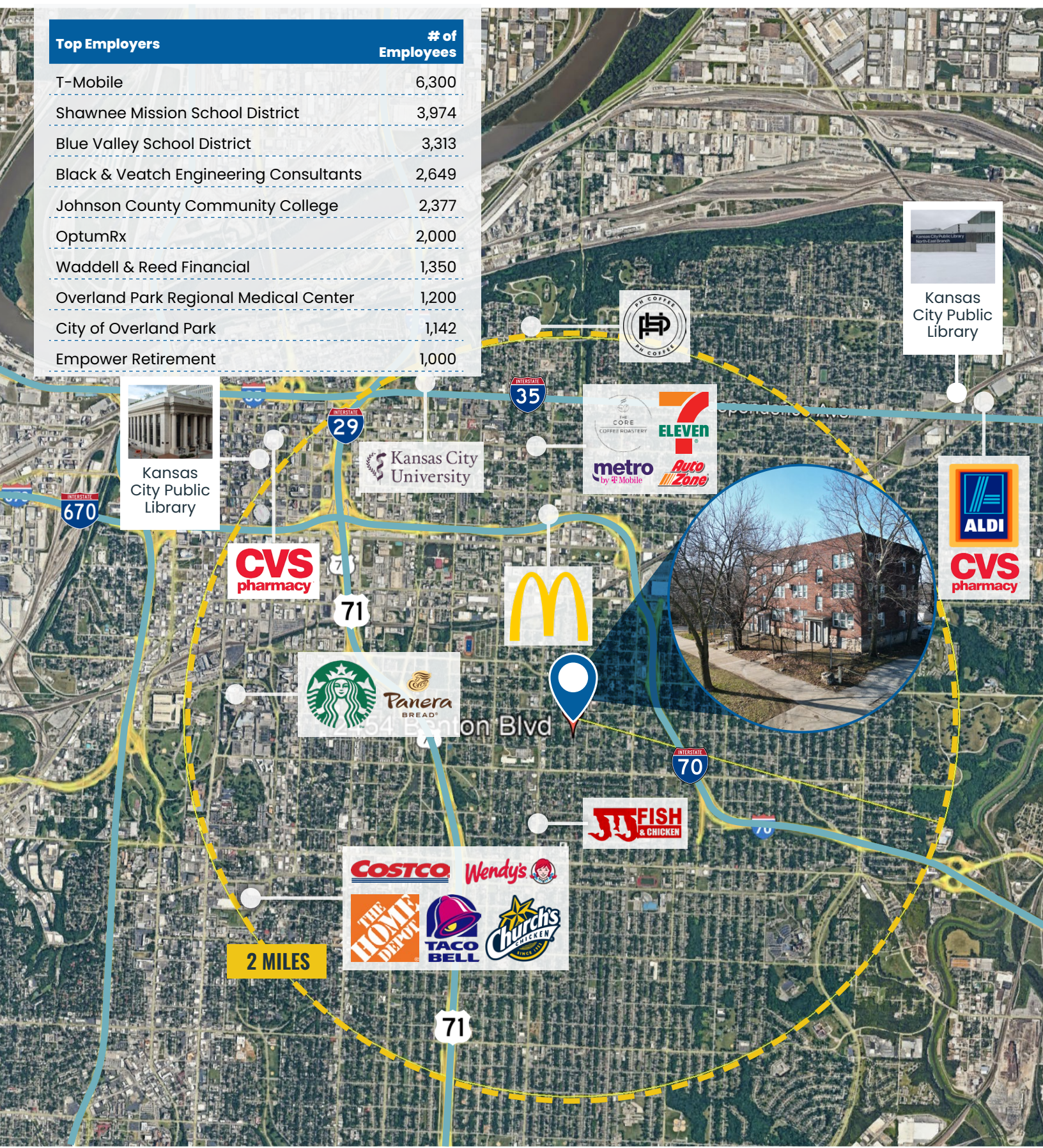
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RETAIL MAP

Top Employers	# of Employees
T-Mobile	6,300
Shawnee Mission School District	3,974
Blue Valley School District	3,313
Black & Veatch Engineering Consultants	2,649
Johnson County Community College	2,377
OptumRx	2,000
Waddell & Reed Financial	1,350
Overland Park Regional Medical Center	1,200
City of Overland Park	1,142
Empower Retirement	1,000



Kansas City Public Library



Kansas City Public Library

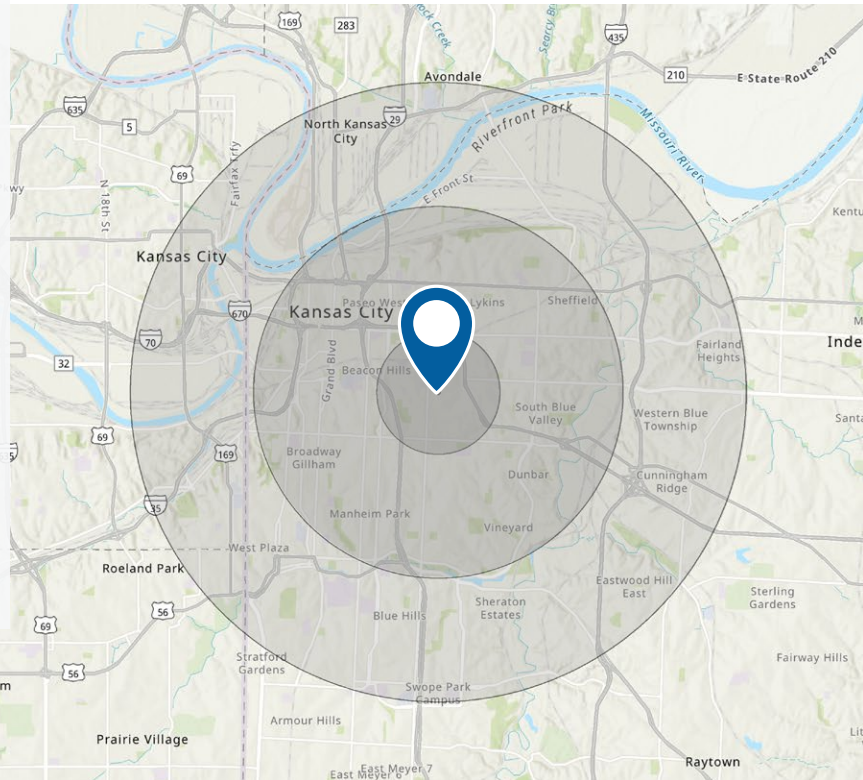


ALDI
CVS pharmacy

2 MILES

DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,154	124,452	221,059
Households	4,719	56,275	99,446
Families	2,378	23,521	43,181
Avg Household Size	2.30	2.15	2.15
Owner Occupied Housing Units	1,732	17,456	36,769
Renter Occupied Housing Units	2,987	38,819	62,677
Median Age	38.2	33.4	34.1
Median Household Income	\$37,725	\$47,664	\$51,347
Average Household Income	\$54,274	\$70,988	\$78,592



KEY FACTS

- 221,059** Population
- 34.1** Median Age
- 2.1** Average Household Size
- \$78,592** Average Household Income

EMPLOYMENT

- 63%** White Collar
- 22%** Blue Collar
- 15%** Services
- 3.8%** Unemployment Rate

EDUCATION

- 12%** No High School Diploma
- 27%** High School Graduate
- 24%** Some College
- 36%** Bachelor's/Grad/Prof Degree

INCOME

- \$51,347** Median Household Income
- \$35,590** Per Capita Income
- \$25,219** Median Net Worth

BUSINESS

- 13,350** Total Businesses
- 261,164** Total Employees

2024 Households by income (Esri)

The largest group: <\$15,000 (18.5%)
The smallest group: \$150,000 - \$199,999 (4.8%)

Indicator ^a	Value	Diff
<\$15,000	18.5%	+7.1%
\$15,000 - \$24,999	8.5%	+2.2%
\$25,000 - \$34,999	8.7%	+1.3%
\$35,000 - \$49,999	12.9%	+0.7%
\$50,000 - \$74,999	17.4%	-1.3%
\$75,000 - \$99,999	10.3%	-2.2%
\$100,000 - \$149,999	12.4%	-3.8%
\$150,000 - \$199,999	4.8%	-2.7%
\$200,000+	6.4%	-1.5%

Bars show deviation from Jackson County

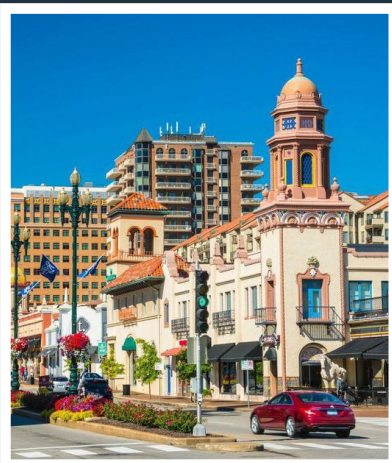
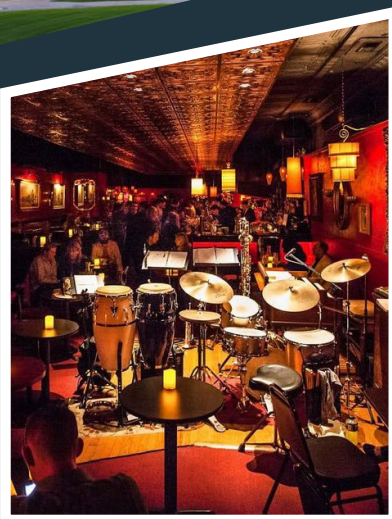


KANSAS CITY MSA - MISSOURI/KANSAS

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.



AGENT BIOS

The Lutz Sales + Investment Team is synonymous with multifamily deals in the Kansas City market. Lutz Sales + Investments is one of Kansas City's top performing teams, closing over \$96M in multifamily transactions in 2021. Focused on properties of 2-72 units, Lutz Sales + Investments understands the nuances of the KC market and the vast potential available to the savvy real estate investor.



MICHELLE LUTZ

As an investor herself, Michelle Lutz is extremely knowledgeable about all aspects of acquiring and managing commercial real estate. She is diligent about matching investors to their desired acquisitions. Michelle is a local market expert who gives her clients a leading edge when it comes to ensuring their goals are exceeded when buying and selling real estate.

Michelle works exclusively with buyers and sellers of small to medium multifamily and retail properties. Michelle has a wide range of real estate experience and is a licensed Broker in KS, MO and NE. She has become the go-to broker for out of state investors who seek the higher returns found in the Midwest.

Michelle Lutz lives in Overland Park, KS and holds multifamily and commercial real estate in Kansas City, MO, Omaha Nebraska, and Las Vegas, Nevada.



LEE RIPMA

Lee Ripma has a wide range of real estate experience including stabilized and value-add multifamily in addition to ground-up development. A California native, Lee was an out of state investor in the Kansas City market for years, prior to making a permanent move to the Heartland. Lee's first-hand knowledge regarding the challenges out of state investors face along with a strong analytical skillset, allow her to comprehensively analyze each potential investment.

She holds an M.S. in Biology from San Diego State University and B.A. in Ecology from Prescott College. Lee is a licensed agent in Kansas, Missouri, and California. Lee lives in Mission Hills, Kansas and holds multifamily real estate in Los Angeles and Kansas City.



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