



3820 WALNUT ST

3820 WALNUT ST, KANSAS CITY, MO 64111

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

3820 Walnut Street is a 13-unit brick apartment building in the historic Old Hyde Park neighborhood of Midtown Kansas City. The three-story building totals 7,866 SF and consists of twelve 1-bedroom, 1-bath units and one studio, averaging 550–600 SF each. Units feature private balconies and updated vinyl windows. The building includes basement coin laundry serviced by Jetz under a freshly renewed 5-year contract. Electric is individually metered and tenant-paid; gas, water, and trash are common and owner-paid. The property is steps from the KC Streetcar extension, Westport, and the Main Street corridor.

PROPERTY HIGHLIGHTS

- 13 units | One Beds + Studio
- Current rents average \$817/month vs. \$1,000+ market
- Private balconies on each unit; updated vinyl windows
- Jetz laundry contract just renewed for 5 years
- Steps from KC Streetcar, Westport, and Gillham Park

Offering Summary

Sale Price:	\$1,175,000
Number of Units:	13
Lot Size:	0.154 Acres
Building Size:	7,866 SF
NOI:	\$90,858.98
Cap Rate:	7.73%

Demographics (1 Mile Radius)

Total Households	12,260
Total Population	20,722
Average HH Income	\$87,208



PROPERTY DESCRIPTION



Total Number of Units:	13
Year Built:	1923
Average Unit Size (SF):	550-600 SF
# of Buildings:	1
# of Stories:	3
Construction:	Brick Masonry
Electrical:	Modern Breakers / Copper Wiring
Plumbing:	Mixed - Galvanized/Copper/PEX
Windows:	Dual Pane Vinyl
Roofs:	Coated modified bitumen roof
Parking Spaces / Ratio:	Street Parking

Systems Summary

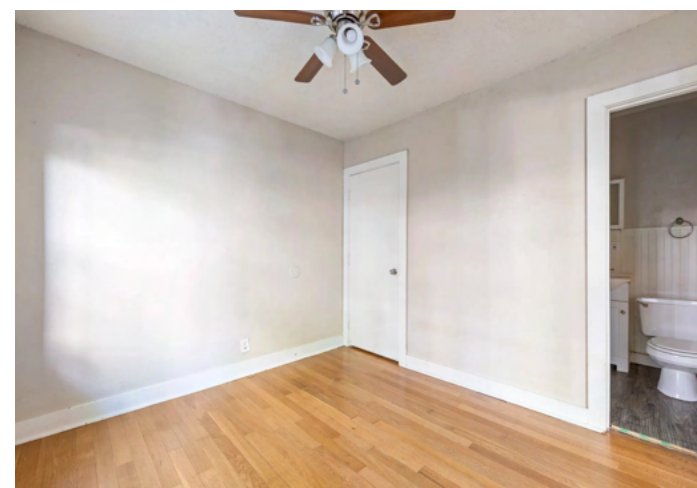
- HVAC:
 - A/C: Window Units | Electric
 - Heat: Window Units | Electric
- Hot Water: Common units | Gas
- Range: Gas

Utilities Summary

- Electric: Individually Metered | Evergy
- Gas: Common Meter | Spire
- Water: Common Meter | KC Water
- Trash: Waste Management

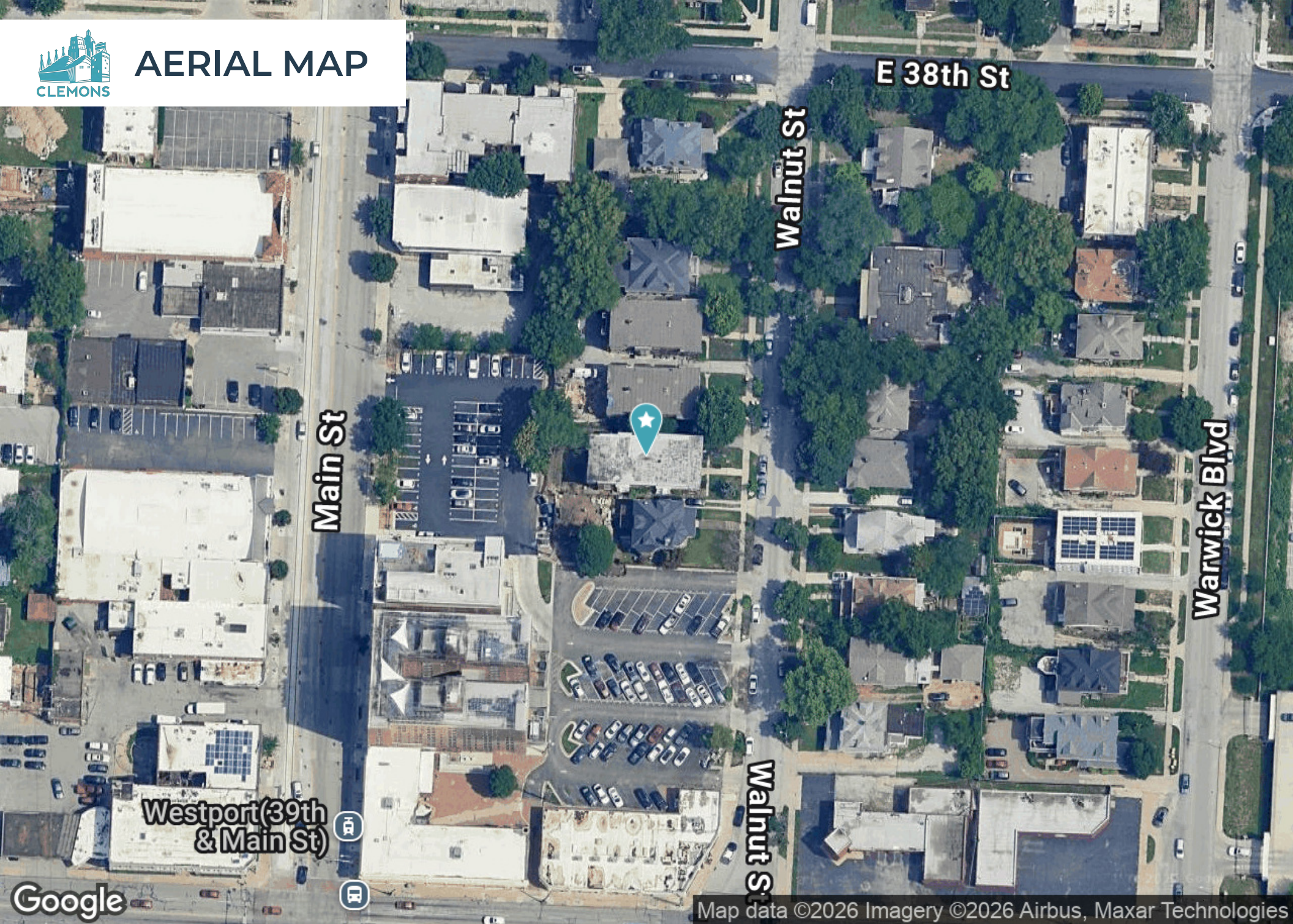


ADDITIONAL PHOTOS





AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



UNIT MIX SUMMARY

Unit Type	Beds	Baths	Count	% Of Total	Size SF	Rent	Rent/SF	Max Rent	Market Rent	Market Rent/SF
Studio	-	1	1	7.70%	600 SF	\$800	\$1.33	\$800	\$850	\$1.42
1 Bedroom	1	1	12	92.30%	600 SF	\$818	\$1.36	\$1,090	\$1,025	\$1.71
Totals/Averages			13	100%	600 SF	\$817	\$1.36	\$1,068	\$1,012	\$1.69





INCOME & EXPENSES

Income Summary	Proforma	Stabilized Rent / T12 Expenses + Management	Trailing 12 Expenses
Gross Rent	\$157,800	\$150,180	\$132,116
Loss to Lease	(\$1,578)	\$0	\$0
Vacancy Loss	(\$7,890)	(\$7,509)	\$0
Fee Income	\$1,560	\$0	\$0
Utility Income	\$7,800	\$0	\$0
Other Income	\$1,560	\$592	\$592
Gross Income	\$159,252	\$143,263	\$132,708

Expenses Summary	Proforma	Stabilized Rent / T12 Expenses + Management	Trailing 12 Expenses
Taxes	\$13,922	\$7,422	\$7,422
Insurance	\$17,979	\$17,979	\$17,979
Utilities	\$11,741	\$11,741	\$11,741
Contracted Services	\$1,950	\$2,365	\$2,365
Repairs and Maintenance	\$6,500	\$1,703	\$1,703
Make Ready / Unit Turns	\$3,250	\$0	\$0
Marketing and Promotion	\$650	\$0	\$0
General and Administrative	\$650	\$640	\$640
Management Fees	\$11,740	\$10,617	\$0
Operating Expenses	\$68,382	\$52,466	\$41,849

Net Operating Income	\$90,870	\$90,797	\$90,859
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Trailing 12 - Strict Trailing 12 Numbers

Stabilized Rent / T12 Expenses + Management - In place rent numbers with flat 5% vacancy, trailing expenses 8% management added on

Proforma - Market Rents, 1% loss to lease, 5% vacancy, increases taxes and market expenses

SALE COMPS

1

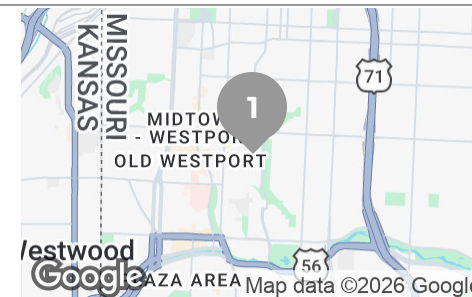


OAK ROSE

4033 Oak St, Kansas City, MO 64111

Sold 7/16/2024

Price: \$1,589,000 No. Units: 14
Year Built: 1960 Price/Unit: \$113,500



2



3909 KENWOOD AVE

Kansas City, MO 64110

Sold 11/4/2024

Price: \$1,810,000 No. Units: 13
Year Built: 1966 Price/Unit: \$139,231



3



3516 CENTRAL ST

Kansas City, MO 64111

Sold 2/1/2025

Price: \$1,250,000 No. Units: 14
Year Built: 1911 Price/Unit: \$89,286



4

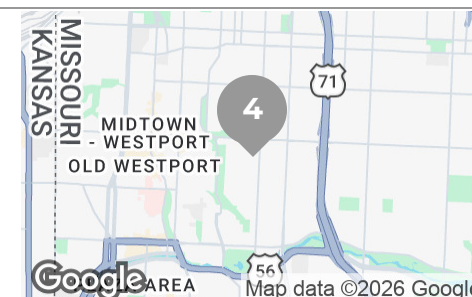


ARSENAL

4017-4023 Harrison St, Kansas City, MO 99999

Sold 12/29/2025

Price: \$1,650,000 No. Units: 12
Year Built: 1935 Price/Unit: \$137,500



LEASE COMPS



1

3716 WARWICK

3716 Warwick , Kansas City, MO 64111

Unit Type:	Count:	Rent:	Size SF:	Rent/SF:
1 BR / 1 BA	6	\$1,095	800 SF	\$1.37
Totals	6	\$6,570	4,800 SF	\$1.37



2

HARLOW HOUSE

3745 Warwick , Kansas City, MO 64111

Unit Type:	Count:	Rent:	Size SF:	Rent/SF:
1 BR / 1 BA	3	\$1,052	575 SF	\$1.83
Totals	3	\$3,156	1,725 SF	\$1.83

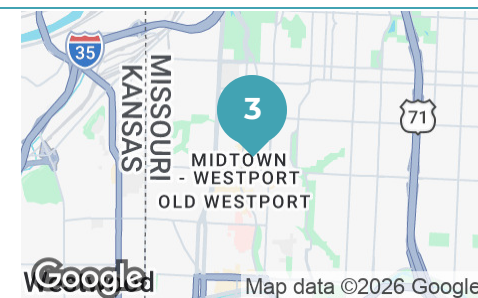


3

MIDTOWN WESTPORT

3740 Wyandotte St, Kansas City, MO 64111

Unit Type:	Count:	Rent:	Size SF:	Rent/SF:
1 BR / 1 BA	12	\$1,074	700 SF	\$1.53
Totals	12	\$12,888	8,400 SF	\$1.53



4

THE NELLE

3732-3736 Warwick Blvd, Kansas City, MO 64111

Unit Type:	Count:	Rent:	Size SF:	Rent/SF:
1 BR / 1 BA	18	\$862	543 SF	\$1.59
Totals	18	\$15,516	9,774 SF	\$1.59





MIDTOWN MARKET

MIDTOWN

The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.

MIDTOWN DEMOGRAPHICS



61,924
Population



109,559
Daytime Population



\$188,359
Median Home Value



30%
Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS



2.2 M
Population



474,110
Daytime Population

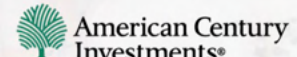


\$240,254
Median Home Value



37.2%
Bachelors Degree or Higher

MAJOR CORPORATIONS IN THE AREA





MEET THE TEAM



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CLEMONS