

FOR SALE:

**1114 E ARMOUR
BOULEVARD**

KANSAS CITY, MO 64109

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EXECUTIVE SUMMARY

1114 E ARMOUR BOULEVARD



The East Armour 9 is a 9-unit offering situated off E Armour and Troost, located in the historic Center City Neighborhood of Midtown Kansas City, MO. The property has received significant upgrades throughout ownership and consists of three (3 x 2) units, four (2 x 1) units and two (1 x 1) units. 4/9 units have washer and dryer in unit and are poised to receive highest market rent. The vast expansion and development of E Armour Blvd, and the rapid rise of popularity of Midtown, Kansas City makes this a perfect investment for anyone looking to purchase a small multi-family building in Kansas City.

The property was originally constructed in 1907 with current ownership completing interior renovations sporadically over the last several years. Roof is from 2016. Ages of HVAC systems vary. Electrical and plumbing has been updated as needed. Unit renovations include: updated countertops, new cabinets, updated kitchen and bathroom tiles, washer and dryer in select units and more.

PROPERTY SUMMARY	
ADDRESS	1114 E ARMOUR BOULEVARD KANSAS CITY, MO 64109
SQUARE FEET	11,788
BUILDINGS	One
YEAR BUILT	1907
OCCUPANCY AS OF(12/1/2024)	90%
SITE (ACRES)	0.20 ACRES
PARKING	10 SURFACE SPOTS
ROOF	TPO ROOF
WATER SEWER	SINGLE METER – OWNER BILL BACK
ELECTRIC	SEPARATELY METERED – TENANTS
GAS	SEPARATELY METERED – TENANTS
HVAC	CENTRAL AIR FURNACE
LAUNDRY	IN-UNIT & ON-SITE

UNIT MIX	UNIT	AVERAGE RENT	MARKET RENT
3 X 2	3	\$1,082	\$1,350
2 X 1	4	\$1,027	\$1,250
1 X 1	2	\$938	\$1,050

PROPERTY OVERVIEW

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Features and Amenities:

- Adjacent to 340 unit class A apartment development
- Large, recently renovated, units
- Proximity to MAC Armour Blvd Development which covers 36 buildings and more than 2,000 Apartment Units
- Well maintained by experienced, local, owner
- One-to-one off-street parking
- High historical occupancy
- Private balconies for each unit

The Value Add:

- Put washer and dryer into remaining units. Fully gate parking lot and billback tenants for secured parking. Update select units with premium finishes to push rents above market.

Capital Improvements Completed:

- Roof from 2016
- Washer and Dryer in 4/9 Units
- Central Heating and Cooling in all units
- Updated Appliances in All Units



Peak Real Estate Partners is pleased to present the exclusive offering of East Armour 9 ("The Property"), a meticulously maintained, high-occupancy 9-unit apartment communicated located in Midtown Kansas City, just a few minutes from the Country Club Plaza, Westport, and Downtown Kansas City. The property is located in a trendy area that is nearby all that Kansas City has to offer, making it especially popular for young professionals.

The Property has seen renovations in all of the units and has been well maintained throughout current ownership. The property is offered as a fee simple sale and will be delivered as a stabilized asset.

INTERIOR PROPERTY PHOTOS

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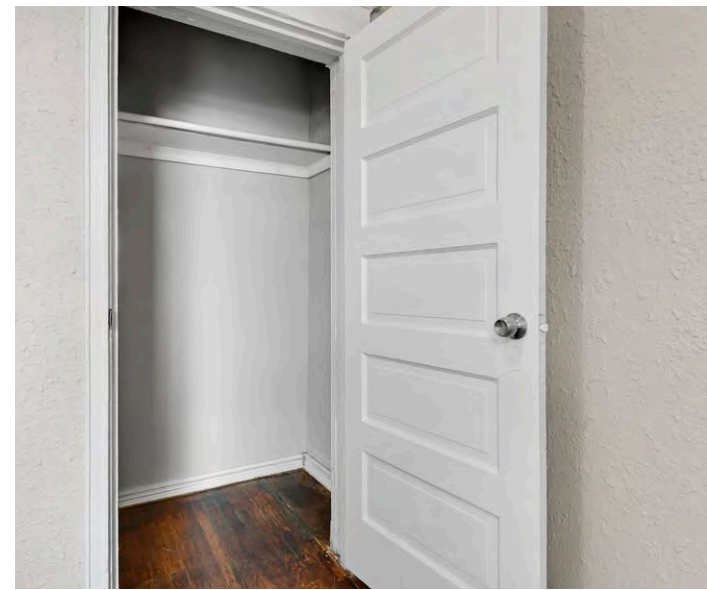
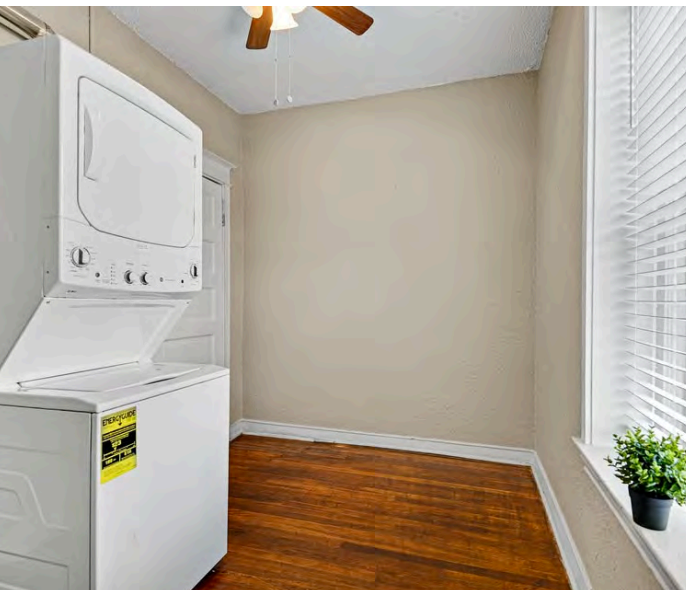


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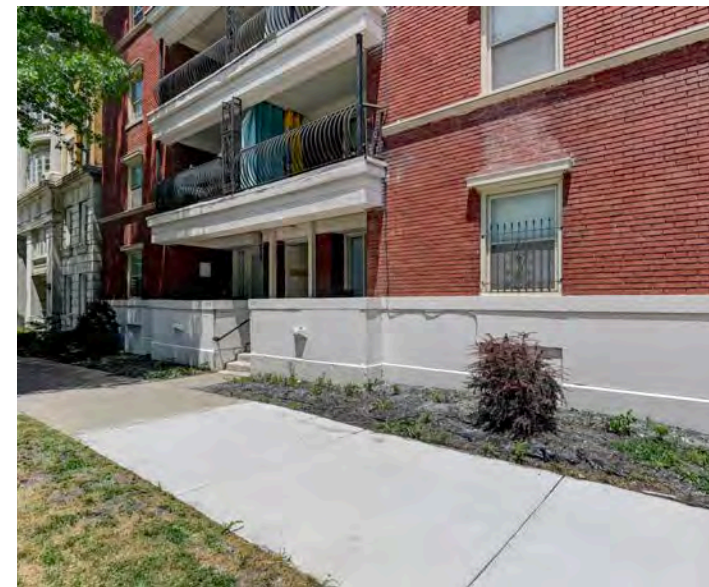
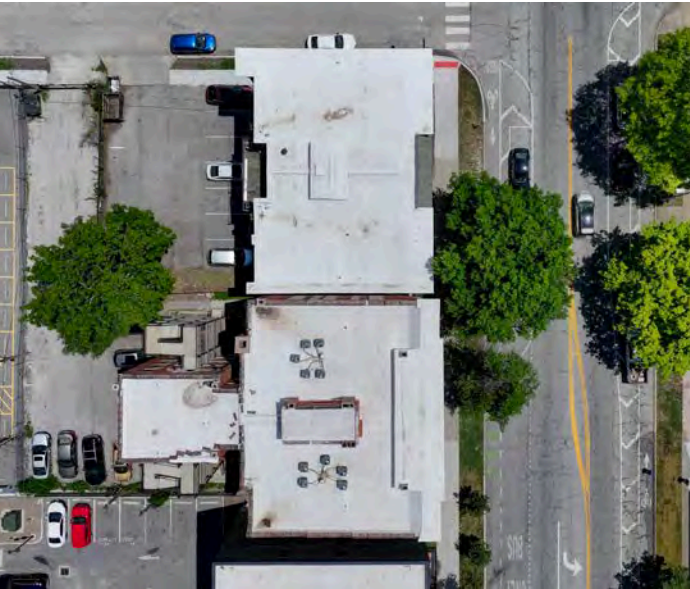


EXTERIOR PROPERTY PHOTOS

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RENT ROLL

1114 E ARMOUR BOULEVARD



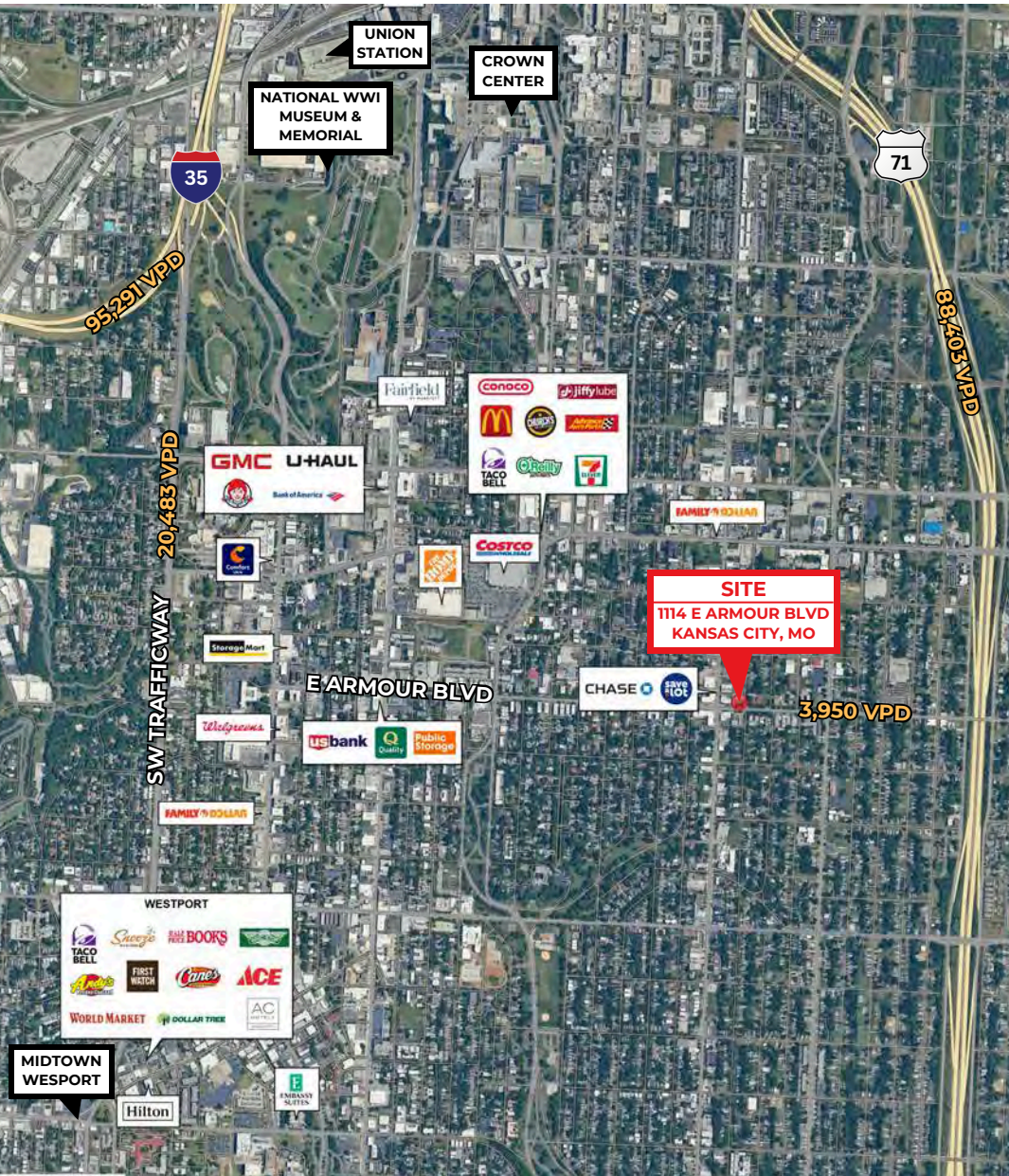
UNIT	LEASE START	LEASE END	TYPE	RENT
1114 East Armour Boulevard				
1E	8/1/2023	at-will	2 Bed/1 Bath	\$998
1NW	8/18/2025	8/18/2026	1 Bed/1 Bath	\$1,050
1SW	11/1/2024	10/31/2025	1 Bed/1 Bath	\$950
2E	2/1/2018	7/31/2025	2 Bed/1 Bath	\$850
2W	2/6/2021	1/31/2026	3 Bed/2 Bath	\$851
3E	5/15/2025	5/31/2026	2 Bed/1 Bath	\$1,098
3W	11/25/2023	11/30/2025	3 Bed/2 Bath	\$1,198
4E	3/15/2024	3/31/2026	2 Bed/1 Bath	\$1,234
4W	8/6/2023	7/31/2025	3 Bed/2 Bath	\$1,198
Total for 1114 East Armour Boulevard				\$10,352

PROPERTY AERIAL

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	16,559	89,125	237,744
Projected Population (2029)	17,802	92,676	239,821
Census Population (2020)	14,960	82,073	226,559

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	10,628	42,089	105,230
Projected Households (2029)	11,533	44,405	107,441
Census Households (2020)	9,626	37,050	97,174

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$98,760	\$76,616	\$78,628
Average Household Income (2029)	\$101,854	\$79,150	\$80,957
Census Average Household Income (2010)	\$48,136	\$38,645	\$42,382

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$76,895	\$56,205	\$58,838
Projected Median Household Income (2026)	\$77,914	\$56,714	\$59,227
Census Median Household Income (2020)	\$36,422	\$28,520	\$32,468

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	2,707	8,187	14,357
Total Employees	38,512	125,723	203,863
Adj. Daytime Demographics Age 16 Years or Over	42,267	149,640	269,184

KANSAS CITY, MO

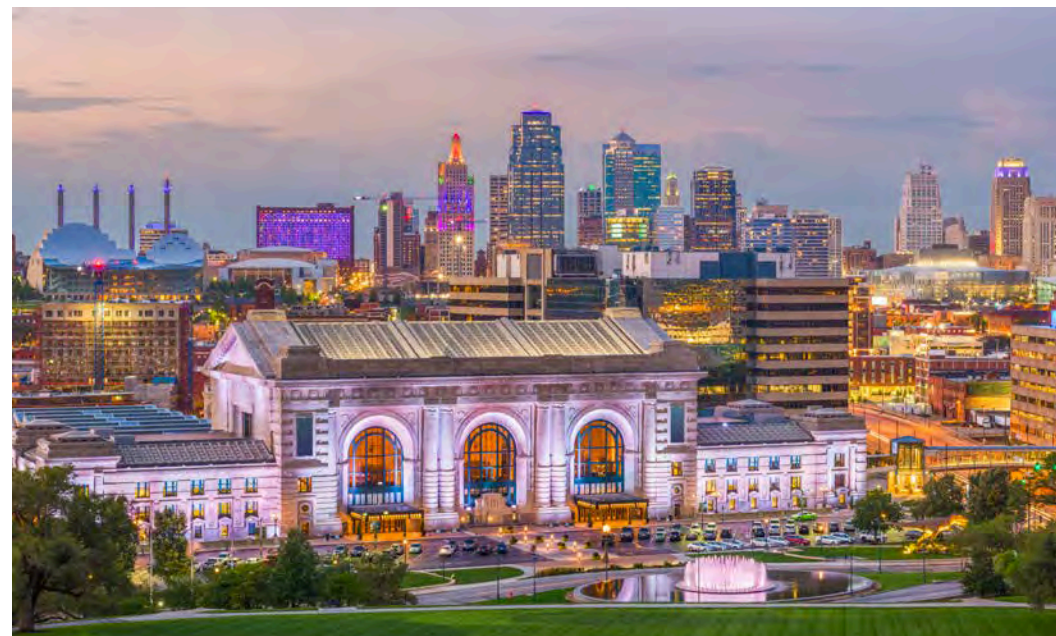
MARKET OVERVIEW



Located in the heart of Kansas City's historic Midtown, 1114 E Armour Blvd is well-positioned within a growing submarket that continues to attract both renters and investors. This 9-unit, fully renovated property benefits from high occupancy—currently above 95%—with units leasing between \$950 and \$1,200+ depending on size and finish. The building combines early 20th-century charm with modern updates, appealing to renters seeking character and convenience.

The surrounding neighborhood offers excellent access to retail, dining, and public transit, with a Walk Score of 69, making it one of Midtown's more walkable residential corridors. The area has seen consistent rental demand and significant public and private investment, particularly along the Armour and Troost corridors, where mixed-use and multifamily development continues to drive up property values and stabilize rents.

With limited new supply in the immediate area and steady renter demand from professionals and students alike, 1114 E Armour presents an attractive opportunity for stable cash flow and future upside potential in one of Kansas City's most promising infill locations.



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