

COUNTRYSHIRE APARTMENTS

PEAK
Real Estate Partners

8627 COUNTRYSHIRE LANE
KANSAS CITY, MO 64138

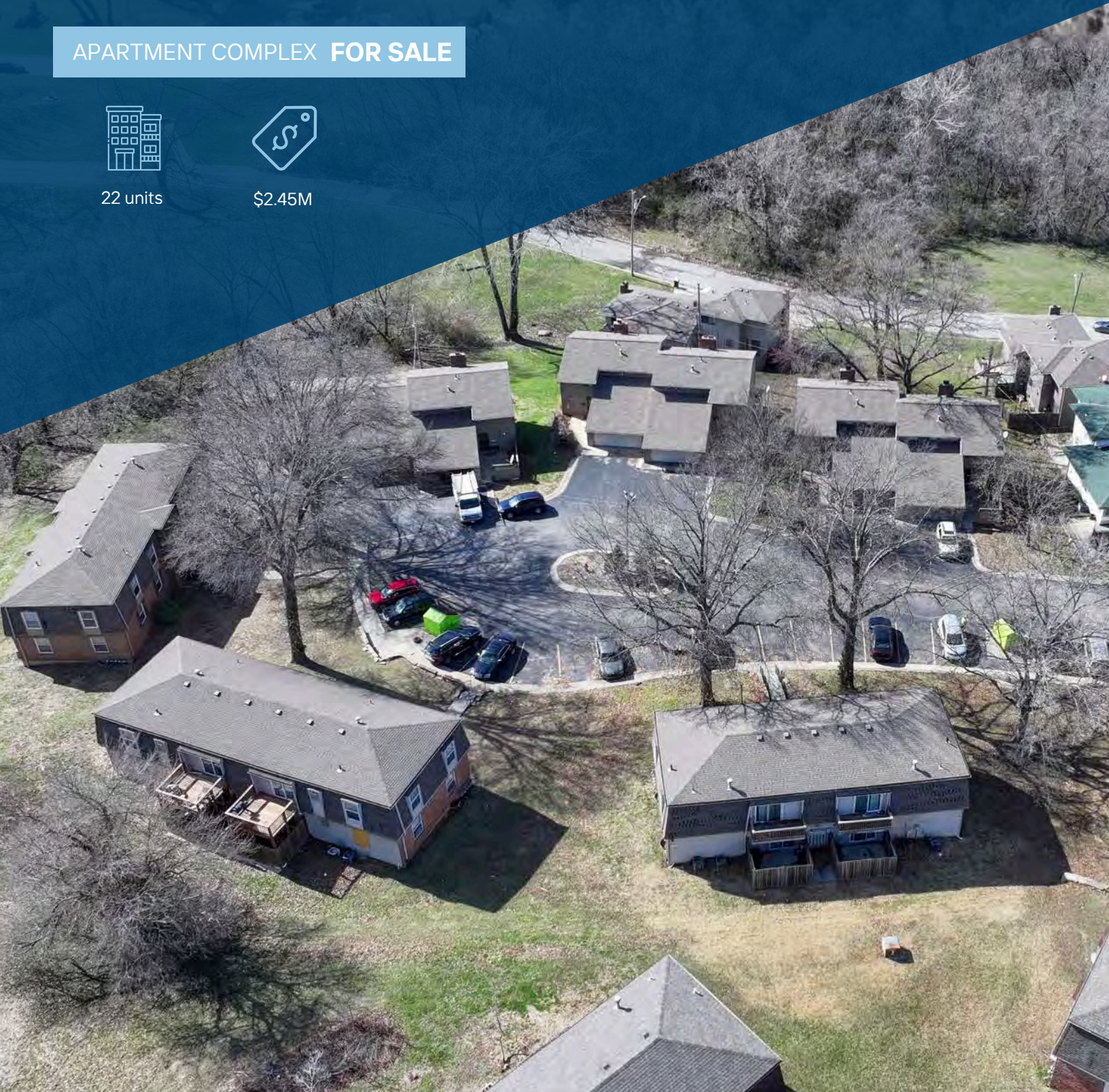
APARTMENT COMPLEX **FOR SALE**




22 units



\$2.45M




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PROPERTY HIGHLIGHTS:

- 22-unit apartment complex in the Park Farms Neighborhood
- Great Highway access – minutes from I-435, and 350 Highway
- Access to major employers located throughout Jackson County
- Broad unit mix | 1 bed / 1 bath, 2 bed / 1 bath, 3 bed / 2 bath, and 3 bed / 2.5 bath
- Laundry facilities on site & in unit W/D hookups
- Unit Amenities – modern kitchens with dish washer, updated flooring and fixtures, and private patios and balconies in select units.
- Professional management
- 28 off street parking stalls
- 6 townhome units with attached 2 car garages

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EXECUTIVE SUMMARY:

Countryside Apartments is a 22-unit multifamily offering located at 8627 Countryside Lane in Kansas City, MO. The property offers investors the opportunity to acquire a workforce housing asset with value-add potential in a quiet residential neighborhood with strong renter demand.

The property consists of 22 units across four 4-plex's and three duplexes with attached garages in a low-density garden style layout. The layout provides residents with a quiet environment while maintaining great access to major highways, employers, retail amenities, and local schools.

Countryside apartments offers local and regional investors the opportunity to capitalize on rent growth and operational improvements through strategic renovations and management.

UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT AVERAGE RENT	MARKET RENT
1 BED/1 BATH	4	700 SF	\$825	\$900
2 BED/1 BATH	12	850 SF	\$985	\$1,000
3 BED/2 BATH	1	1,500 SF	\$1,700	\$1,700
3 BED/2.5 BATH	5	1,500 SF	\$1,475	\$1,700

PROPERTY AMENITIES

- Large one, two, and three bedroom unit floorplans
- Units are equipped with new appliances, tile or LVP flooring, and private balconies
- 6 townhome units with attached garages
- Great interstate access – minutes from I-435 & 350 Highway
- Access to major employers located throughout Jackson County
- Townhome units equipped with washer and dryer hookups
- All 4-plex tenants have a dedicated storage unit in the basement of their building
- 28 off street parking stalls

WHERE TO ADD VALUE

- Opportunity to update remaining large 3-bedroom townhome units and maximize rents like current owner has achieved with the 3 bedroom / 2 bathroom unit
- Potential for exterior and common area upgrades to enhance tenant appeal and create rent growth
- Increase the amount of voucher tenants to increase NOI

NOTABLE ADVANTAGES

- With a broad unit mix consisting of primarily two bedroom and three-bedroom units, this property has a ton of appeal to young workforce families
- Located a block away from Westridge elementary school and minutes from I-435.
- Each building is individually parceled, giving investors numerous exit strategies of selling one off townhome units and 4-plex's
- There is a waitlist to rent the townhome units

OBSTACLES:

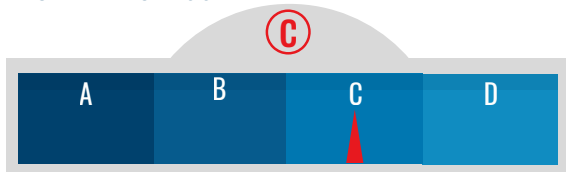
- With privately owned roads, the owner must maintain the road that provides access to the property.
- There is a large concentration of apartments in the neighborhood. With solid management and nice interior finishes this is an easy hurdle to overcome.



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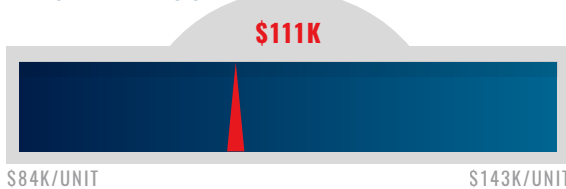
PROPERTY CLASS



CONDITION



PRICE PER DOOR



ADDRESS	8627 COUNTRYSHIRE LANE KANSAS CITY, MO 64138
SITE ACRES	2.11 ACRES
BUILDINGS	7
YEAR BUILT	1972
OCCUPANCY (AS OF 3/17/2026)	90%
PARKING (4 PLEX)	28 OFF STREET PARKING STALLS
PARKING (TOWNHOME)	ALL TOWNHOME UNITS HAVE AN ATTACHED TWO CAR GARAGE
ROOF	REPLACED IN 2018
WATER SEWER (4 PLEX)	SINGLE METER – OWNER BILL BACK
IN-UNIT ELECTRIC (4 PLEX)	SEPARATELY METERED – ON TENANT
IN-UNIT GAS (4 PLEX)	SEPARATELY METERED – ON TENANT
COMMON AREA ELECTRIC (4 PLEX)	SINGLE METER – ON LANDLORD
COMMON AREA GAS (4PLEX)	SINGLE METER – ON LANDLORD
WATER SEWER (TOWNHOME)	SEPARATELY METERED – ON TENANT
ELECTRIC (TOWNHOME)	SEPARATELY METERED – ON TENANT
GAS (TOWNHOME)	SEPARATELY METERED – ON TENANT
HVAC	CENTRAL HEATING AND COOLING
LAUNDRY (TOWNHOME)	IN-UNIT HOOKUPS
LAUNDRY (4 PLEX)	LANDLORD OWNED COIN OPERATED MACHINES IN EACH BUILDING
STORAGE (4 PLEX)	STORAGE LOCKER FOR EACH TENANT

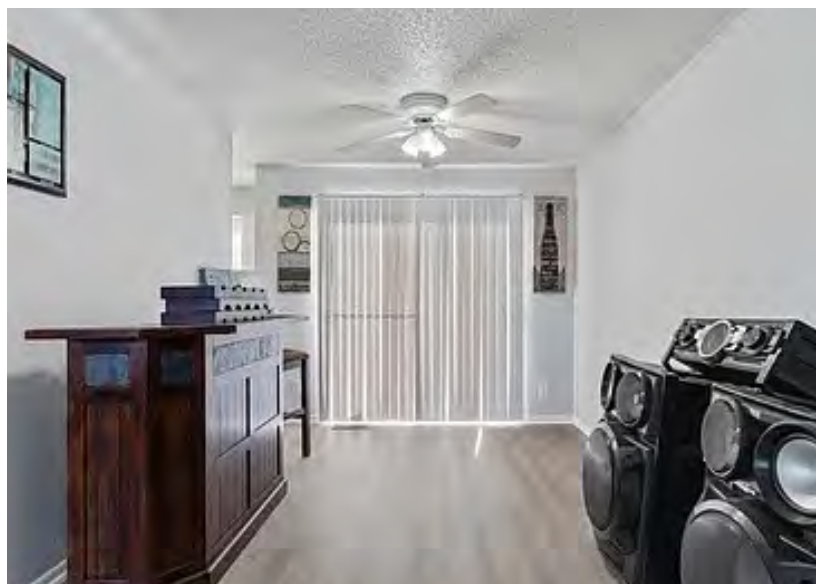
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RETAIL MAP

8627 COUNTRYSHIRE LANE | KANSAS CITY, MO 64138



TOP EMPLOYERS



- RESEARCH MEDICAL CENTER
 - ~ 1,600 employees



- KANSAS CITY VA MEDICAL CENTER
 - ~ 2,000 employees



- ORACLE CERNER INNOVATIONS CAMPUS
 - ~ 3,000 employees



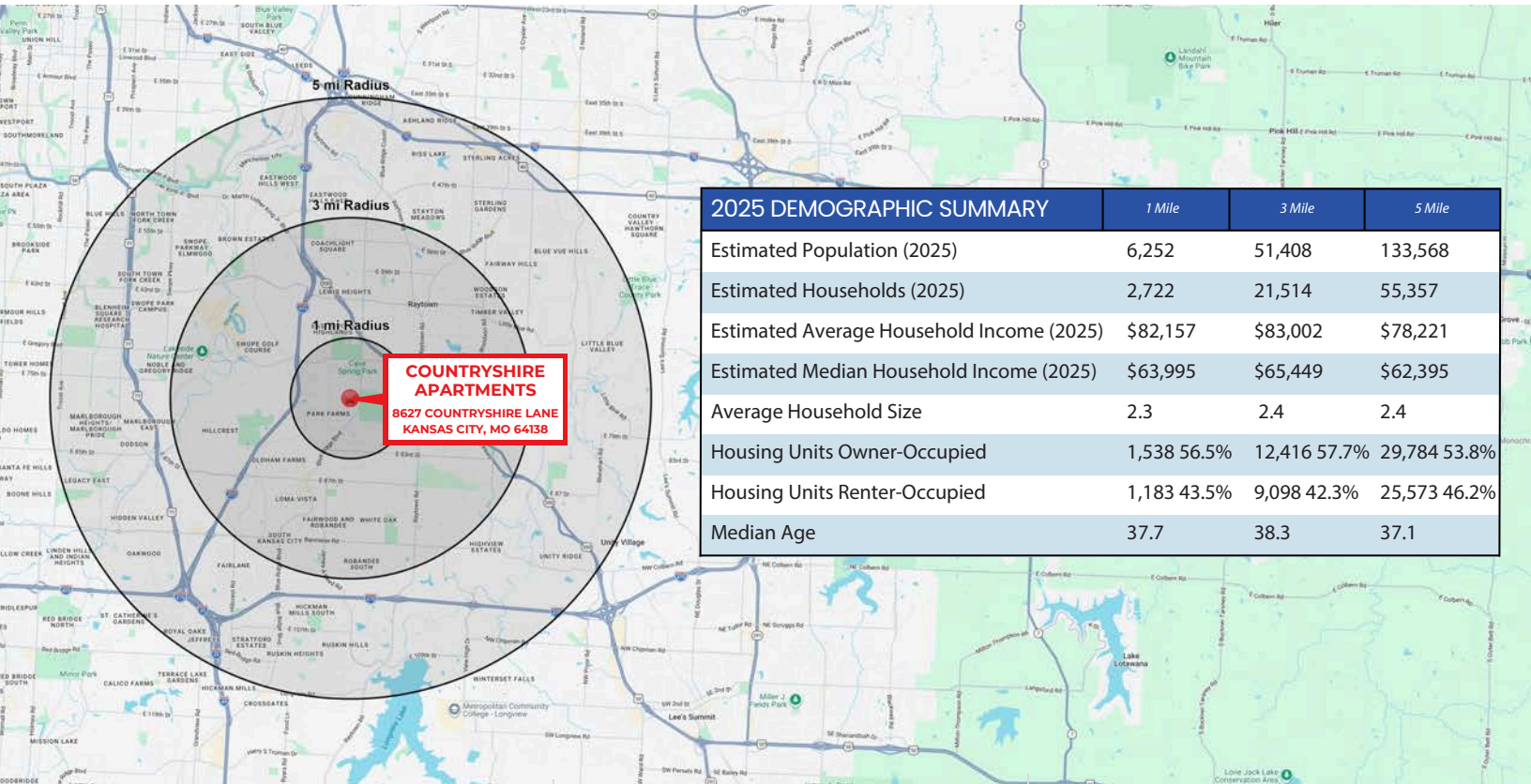
- HICKMAN MILLS
 - ~ 750 employees



- METROPOLITAN COMMUNITY COLLEGE
 - ~ 490 employees

DEMOGRAPHICS

8627 COUNTRYSHIRE LANE | KANSAS CITY, MO 64138



2025 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	6,252	51,408	133,568
Estimated Households (2025)	2,722	21,514	55,357
Estimated Average Household Income (2025)	\$82,157	\$83,002	\$78,221
Estimated Median Household Income (2025)	\$63,995	\$65,449	\$62,395
Average Household Size	2.3	2.4	2.4
Housing Units Owner-Occupied	1,538 56.5%	12,416 57.7%	29,784 53.8%
Housing Units Renter-Occupied	1,183 43.5%	9,098 42.3%	25,573 46.2%
Median Age	37.7	38.3	37.1

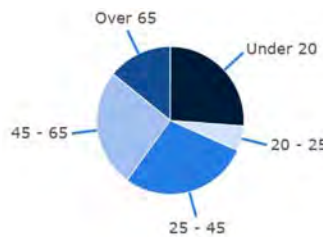
HOUSEHOLD INCOME

\$64K MEDIAN INCOME
\$71.6K 2029 ESTIMATE
12% ↑ GROWTH RATE



AGE DEMOGRAPHICS

38 MEDIAN AGE
41 2029 ESTIMATE
7% ↑ GROWTH RATE



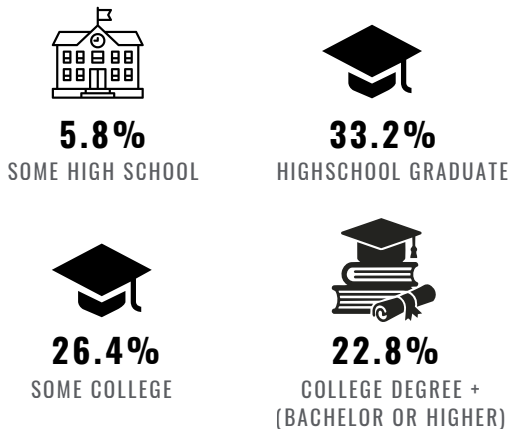
HOUSING OCCUPANCY RATIO

11:1
 6:1 PREDICTED BY 2029
 Occupied Vacant

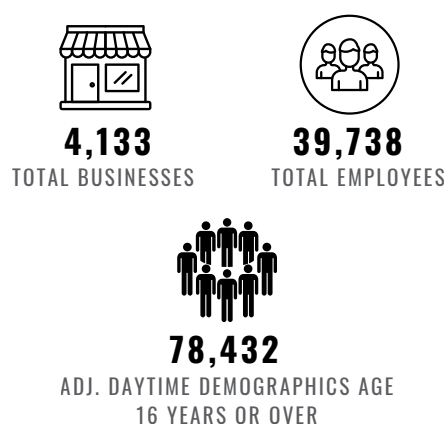
RENTER TO HOMEOWNER RATIO

1:2
 1:1 PREDICTED BY 2029
 Renters Homeowner

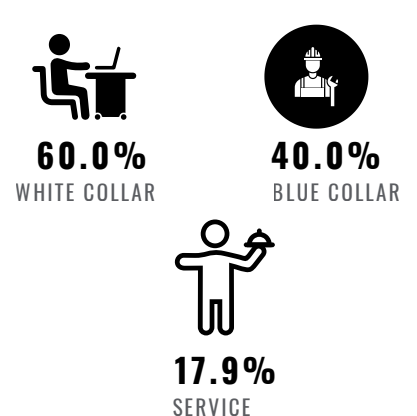
EDUCATION ATTAINMENT



DAYTIME DEMOGRAPHICS

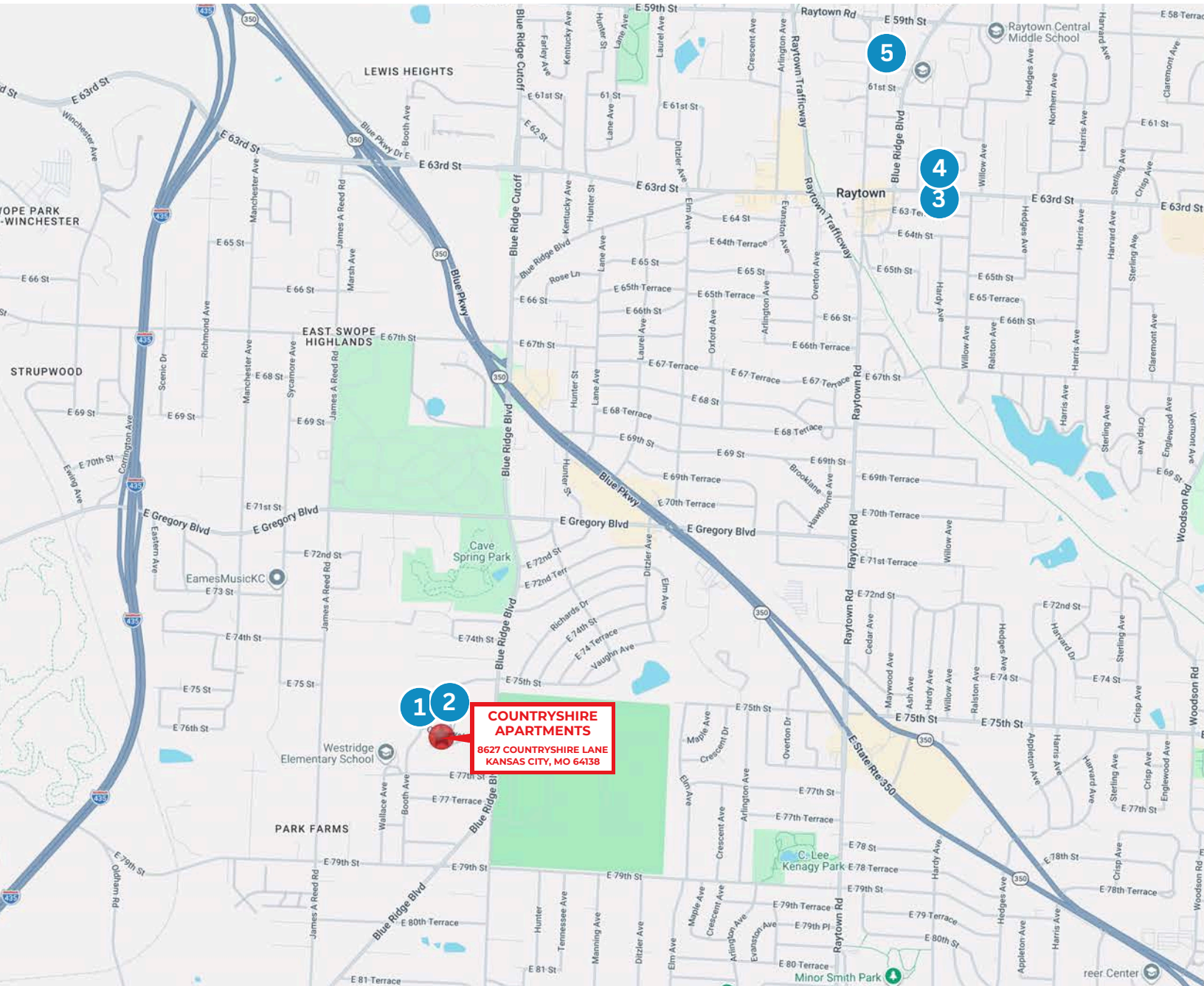


OCCUPATION



SALE COMPARABLES - 4 PLEX

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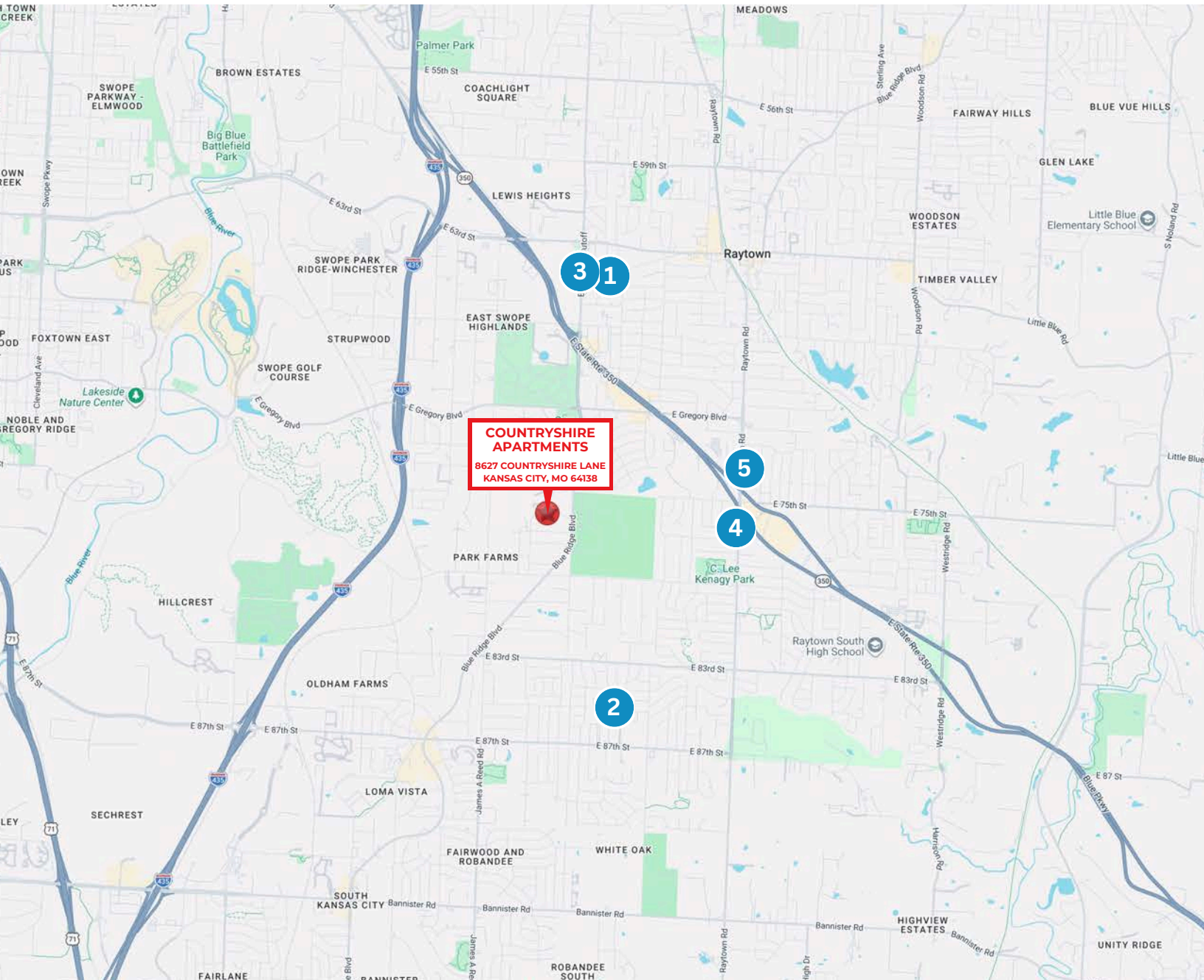


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PROPERTY NAME	ADDRESS	ZIP CODE	UNIT COUNT	YEAR BUILT	PRICE PER DOOR	SALE DATE	STUDIOS	ONE BED	TWO BEDS	THREE BEDS
1 8764 Countryside Ln.	8604 Countryside Ln.	64138	4	1965	\$81K/unit	02/20/2026		4 (1 + 1)		
2 8620 Countryside Ln.	8620 Countryside Ln.	64138	4	1965	\$80K/unit	12/20/2025		4 (1 + 1)		
3 Estes on Ash	6315-6333 Ash Ave	64133	10	1965	\$85K/unit	07/20/2025		4 (1 + 1)		
4 Raytown Townhomes	6307 Ash Ave	64133	11	1965	\$85K/unit	07/20/2025		1 (1 + 1)	6 (2 + 1)	
5 Raytown Cul-de-sac Package	5941-47 Raytown Rd.	64133	8	1954	\$100K/unit	08/20/2024			10 (2 + 1)	
Subject- Countryside	8627 Countryside Ln.	64138	22	1972	\$111K/unit			4 (1 + 1)	8 (2 + 1)	6 - 5 (3 + 2.5)

SALE COMPARABLES - TOWNHOME

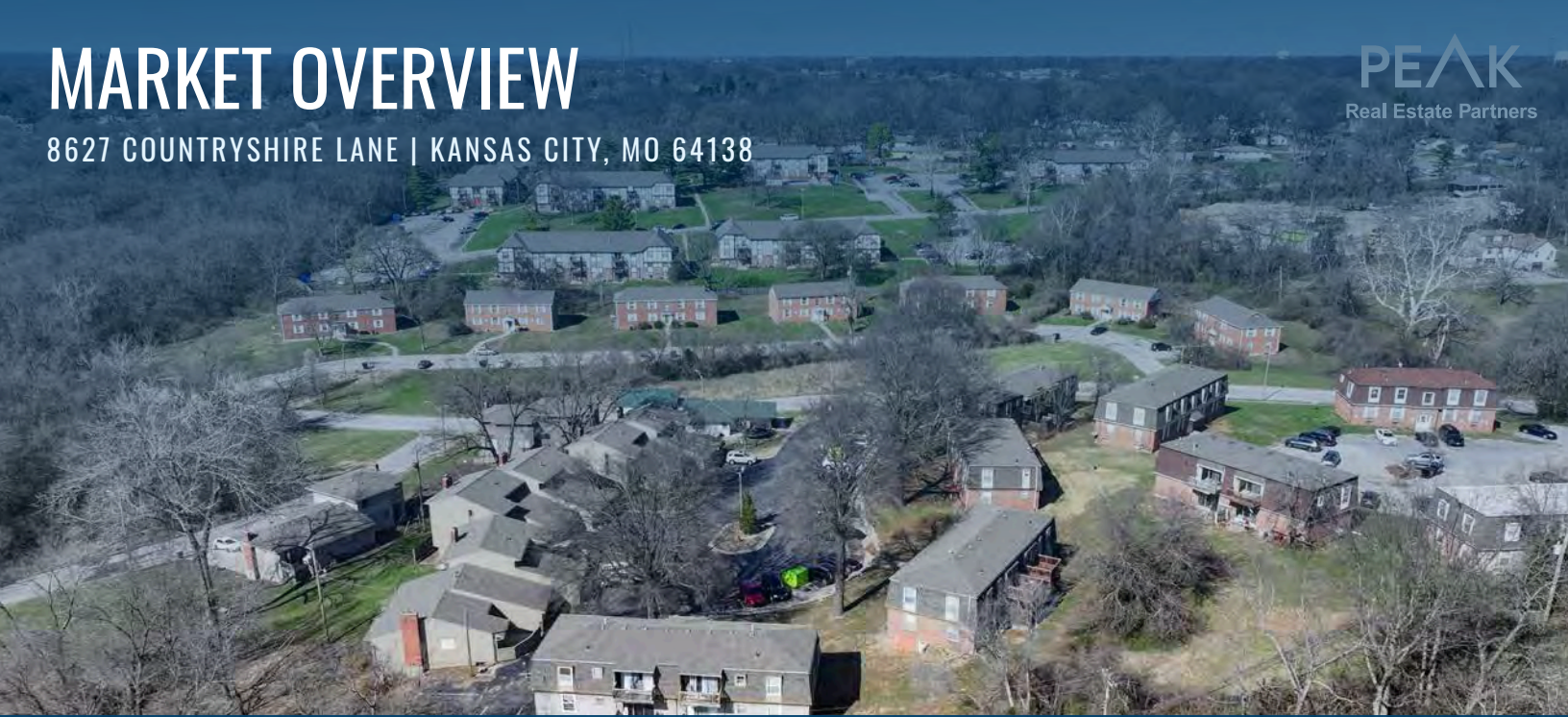
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PROPERTY NAME	ADDRESS	ZIP CODE	UNIT COUNT	YEAR BUILT	PRICE PER DOOR	SALE DATE	STUDIOS	ONE BED	TWO BEDS	THREE BEDS
1 6494 Blue Ride Blvd.	6494 Blue Ride Blvd.	64133	2	1966	\$143K/unit	10/2025				2 (3 + 2)
2 9006 E 85 th Ter.	9006 E 85 th Ter.	64138	2	1966	\$140K/unit	05/2025			2 (2 + 1.5)	
3 6425-31 Blue Ridge Cutoff	6425-31 Blue Ridge Cutoff	64133	2	1965	\$138K/unit	04/2025				2 (3 + 2)
4 9904-06 E 76 th Ter.	9904-06 E 76 th Ter.	64138	2	1965	\$129K/unit	04/2025				
5 7311 Raytown Rd.	7311 Raytown Rd.	64133	2	1961	\$131K/unit	02/2026			2 (2 + 1)	
Subject- Countryshire	8627 Countryside Ln.	64138	22	1972	\$111K/unit			4 (1 + 1)	2 (2 + 1)	

MARKET OVERVIEW

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KANSAS CITY, MO LOCATION OVERVIEW

Located in southeast Kansas City's Park Farms submarket, 8627 Countryshire Lane offers a stable workforce housing opportunity in a neighborhood with consistent rental demand. The area is anchored by established garden-style multifamily communities and single-family homes, supporting long-term occupancy and reliable cash flow.



EDUCATION

The 64138 submarket is served by Kansas City Public Schools, providing access to elementary, middle, and high schools within minutes of the property. Several nearby schools offer strong community engagement, and residents also have convenient access to private and charter school options throughout southeast Kansas City.



LIVABILITY

Park Farms offers a stable, affordable, and well-established neighborhood. Residents enjoy proximity to parks, recreational amenities, and nearby retail and dining options, including major shopping centers. The area balances suburban tranquility with easy access to the broader Kansas City metro.



EMPLOYMENT

The property is strategically located near major employment corridors, including industrial, logistics, and service sectors throughout southeast Kansas City. Easy access to I-435 and I-70 connects residents to downtown Kansas City and surrounding job hubs, supporting long-term rental demand and workforce stability.

AGENT BIOS

8627 COUNTRYSHIRE LANE | KANSAS CITY, MO 64138



NICK AMBROSIO

SENIOR VICE PRESIDENT

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Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.



JAY RUF JR.

ASSOCIATE

JAY@PEAKREP.COM

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Jay grew up in Kansas City and graduated from Shawnee Mission East High School. He earned a bachelor's degree in business administration with a minor in Professional Selling from the University of Kansas, where he was actively involved in campus organizations and a founder of the University of Kansas Ducks Unlimited Chapter. With a lifelong connection to commercial real estate, Jay launched an investment group focused on multi-family research and investing after graduation. Passionate about Kansas City's steady growth, he is dedicated to helping clients achieve their goals.

Now an associate at Peak Real Estate Partners, Jay specializes in commercial multi-family investment sales. He leverages his persistence, communication skills, and attention to detail to expand his network and deliver exceptional service to clients. In his free time, Jay enjoys hunting, fishing, barbecuing, and cheering on the Jayhawks, Chiefs, and Royals with family and friends.

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Further:

This offering memorandum was prepared on March 18, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as The Countryside Apartments (the "Property"). Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in this offering memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this offering memorandum or the financial statements herein were prepared, and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore, may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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