

NEWLY RENOVATED
APARTMENT
BUILDINGS
FOR SALE

200-202, 204 W 36TH STREET
KANSAS CITY, MO 64111



Sale Price \$2,299,705 / Cap Rate 6.50%



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PROPERTY LOCATION

NOTABLE RECENT/CURRENT DEVELOPMENTS

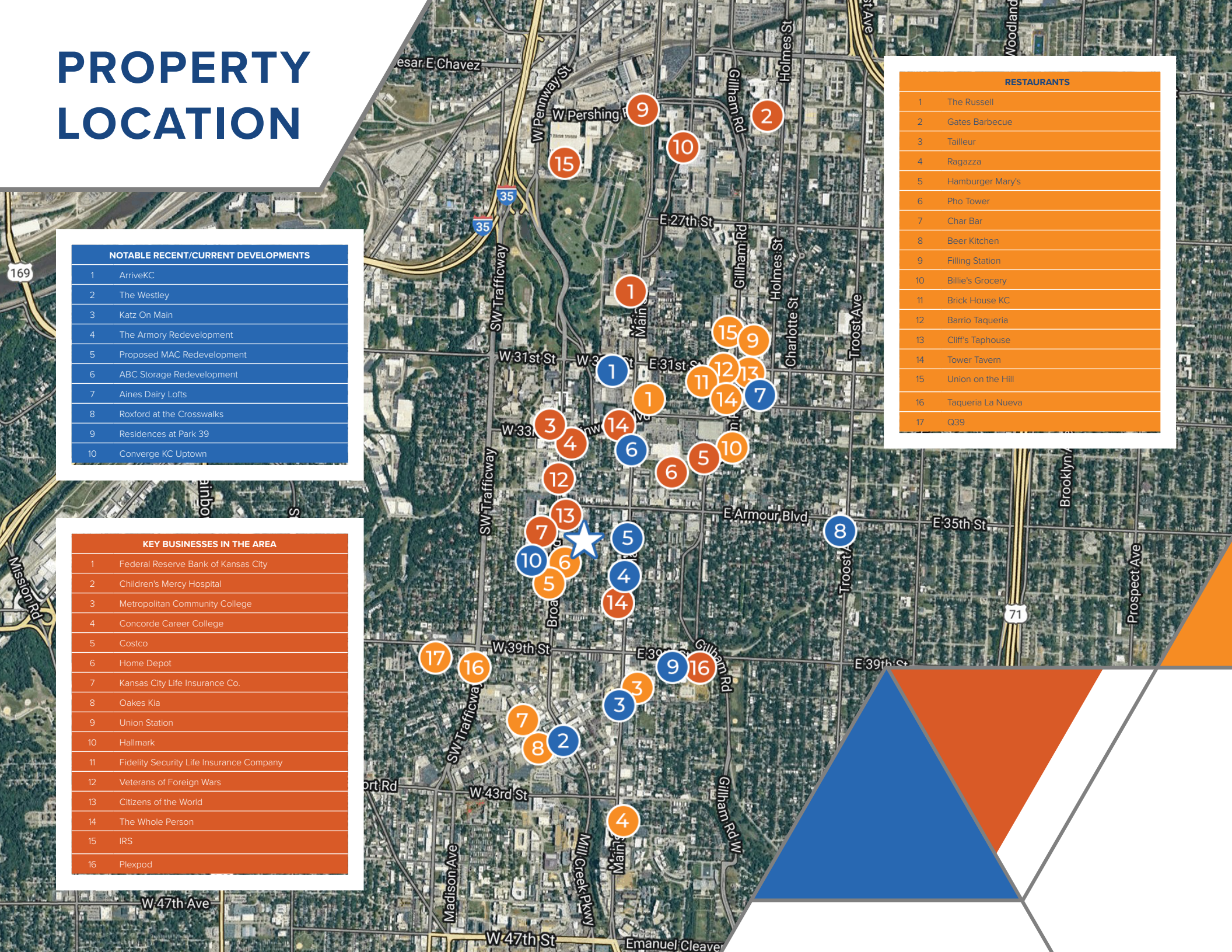
- 1 ArriveKC
- 2 The Westley
- 3 Katz On Main
- 4 The Armory Redevelopment
- 5 Proposed MAC Redevelopment
- 6 ABC Storage Redevelopment
- 7 Aines Dairy Lofts
- 8 Roxford at the Crosswalks
- 9 Residences at Park 39
- 10 Converge KC Uptown

KEY BUSINESSES IN THE AREA

- 1 Federal Reserve Bank of Kansas City
- 2 Children's Mercy Hospital
- 3 Metropolitan Community College
- 4 Concorde Career College
- 5 Costco
- 6 Home Depot
- 7 Kansas City Life Insurance Co.
- 8 Oakes Kia
- 9 Union Station
- 10 Hallmark
- 11 Fidelity Security Life Insurance Company
- 12 Veterans of Foreign Wars
- 13 Citizens of the World
- 14 The Whole Person
- 15 IRS
- 16 Plexpod

RESTAURANTS

- 1 The Russell
- 2 Gates Barbecue
- 3 Tailleir
- 4 Ragazza
- 5 Hamburger Mary's
- 6 Pho Tower
- 7 Char Bar
- 8 Beer Kitchen
- 9 Filling Station
- 10 Billie's Grocery
- 11 Brick House KC
- 12 Barrio Taqueria
- 13 Cliff's Taphouse
- 14 Tower Tavern
- 15 Union on the Hill
- 16 Taqueria La Nueva
- 17 Q39



STREETCAR EXPANSION

\$351M

INVESTMENT PROJECT

3.5

MILES

8

NEW STOPS



The current Ride KC Streetcar was a \$102 million investment in Kansas City's transportation and infrastructure completed in 2016. Running from the River Market on the north end to Union Station and Crown Center on the south, The Streetcar connects all the downtown neighborhoods with 16 platform stops and 2 miles of track. 98% of business on route have indicated a positive impact on business, and there has been a 40% increase in residential density within 3 blocks of the route.

In 2021, the Federal Transit Administration (FTA) and the City of Kansas City, MO., Officially signed the Full Federal Funding Agreement for the KC Streetcar Main St Extension. The funding will cover \$174 million of the proposed \$351 million project. The extension will expand the route 3.5 miles north-south and add 8 stops, extending north to the Missouri River and south the Country Club Plaza, and the University of Missouri – Kansas City. The KC Streetcar has created a more vibrant, urban culture and has succeeded in attracting new jobs and residents to the area.



PROPERTY AERIAL



204 W 36TH STREET

200-202 W 36TH STREET

Wyandotte St

W 36th St

200-202 W 36TH ST PROPERTY DETAILS

7

TOTAL UNITS

6

2 BED/ 2 BATH

1

1 BED/ 1 BATH

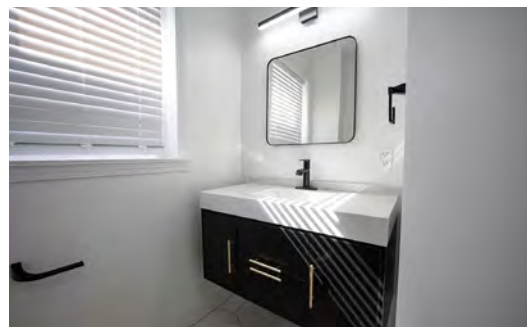
FULLY RENOVATED (2024)

UPDATES INCLUDE:

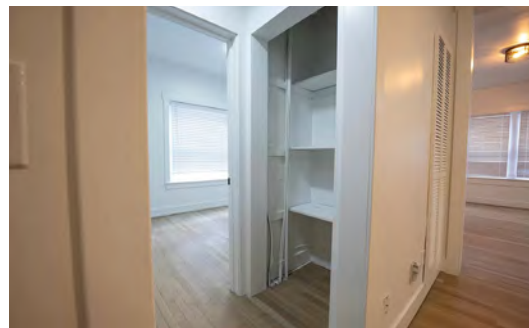
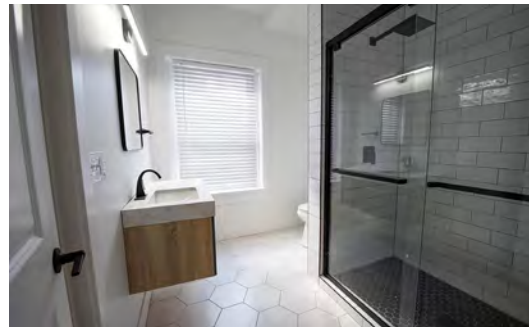
- Converted 3 Bed/ 1 Bath to 2 Bed/ 2 Bath
- New kitchens and bathrooms throughout
- Flooring: sanding, staining, sealing, and replacement
- Kitchens: cabinets, islands, countertops, appliances, back-splash, and plumbing
- Bathrooms: all new toilets, showers, floors, tiles, and plumbing
- Laundry: new washer and dryer in each unit
- Walls/Ceiling: new trim, paint, drywall, and fans
- HVAC improvements throughout
- Remodel of all common areas
- Basement Common Area: trash removal, new plumbing, and drainage improvement



200-202 W 36TH ST PROPERTY PHOTOS



200-202 W 36TH ST PROPERTY PHOTOS



204 W 36TH ST PROPERTY DETAILS

4

TOTAL UNITS

2

4 BED/ 2 BATH

2

1 BED/ 1 BATH

NEWLY RENOVATED (2024)

UPDATES INCLUDE:

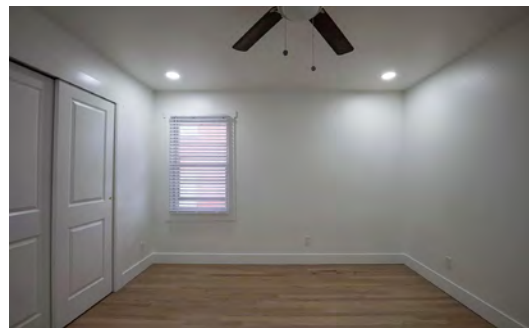
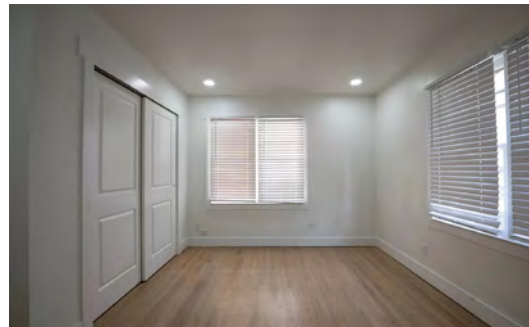
- Units 1 & 2 have complete renovations
- Flooring: sanding, staining, sealing, and replacement
- Kitchens: cabinets, islands, countertops, appliances, back-splash, and plumbing
- Bathrooms: toilets, showers, floors, tiles, and plumbing
- Laundry: new washer and dryer in each unit
- Walls/Ceilings: new trim, paint, drywall, and fans
- HVAC improvements throughout
- New roof
- Basement units have not been updated
- All common area floors refinished



204 W 36TH ST PROPERTY PHOTOS



204 W 36TH ST PROPERTY PHOTOS



FINANCIAL OVERVIEW

\$18,270.00

TOTAL MONTHLY RENT

\$10,683.68

TOTAL ANNUAL UTILITIES

\$219,240.00

TOTAL ANNUAL RENT

\$69,759.14

TOTAL ANNUAL EXPENSES

200-202 RENT ROLL:

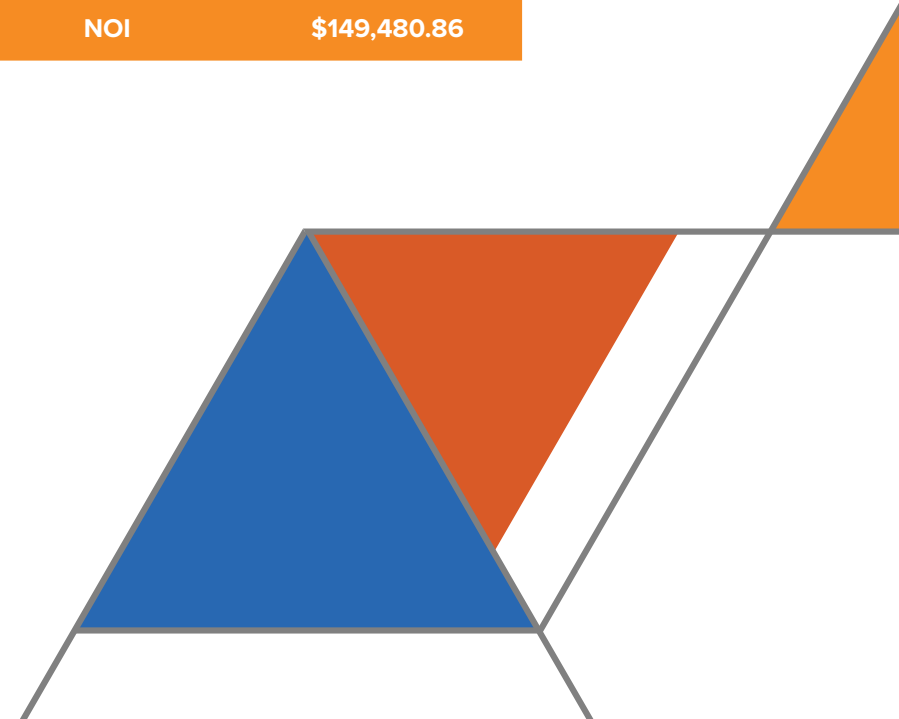
UNIT	LAYOUT	CURRENT RENT	MARKET RENT	LEASE EXPIRATION
1E	2 Bed 2 Bath	\$1,700.00	\$1,800.00	9/1/26
1W	2 Bed 2 Bath	\$1,900.00	\$1,800.00	9/1/25
2E	2 Bed 2 Bath	\$1,600.00	\$1,800.00	2/28/25
2W	2 Bed 2 Bath	\$1,600.00	\$1,800.00	4/30/25
3E	2 Bed 2 Bath	\$1,700.00	\$1,800.00	4/30/25
3W	2 Bed 2 Bath	\$1,700.00	\$1,800.00	3/12/25
Basement	1 Bed 1 Bath	\$1,000.00	\$1,000.00	--
MONTHLY RENT TOTAL		\$11,200.00	\$11,800.00	--
ANNUAL RENT TOTAL:		\$134,400.00	\$141,600.00	--

204 RENT ROLL:

UNIT	LAYOUT	CURRENT RENT	MARKET RENT	LEASE EXPIRATION
1	4 Bed 2 Bath	\$2,400.00	\$3,000.00	6/30/25
2	4 Bed 2 Bath	\$3,000.00	\$3,000.00	5/31/25
204 BE	1 Bed 1 Bath	\$830.00	\$850.00	2/28/26
204BW	1 Bed 1 Bath	\$840.00	\$850.00	2/28/25
MONTHLY RENT TOTAL		\$7,070.00	\$7,700.00	--
ANNUAL RENT TOTAL:		\$84,840.00	\$92,400.00	--

ANNUAL INCOME:

GROSS RENT		\$219,240.00
EXPENSES:		
RE Taxes (2023)		\$26,865.46
Insurance (2023)		\$10,286.00
Maintenance (5%)		\$10,962.00
Management (5%)		\$10,962.00
Utilities (2023)		\$10,683.68
TOTAL EXPENSES		\$69,759.14
NOI		\$149,480.86



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FOR MORE INFORMATION:

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