

HOLLY APARTMENTS

9 UNITS | \$1.055M

4240 & 4244 Holly Street
Kansas City, Missouri



Michelle Lutz ✉ Michelle@LutzRE.com ☎ 913.426.5576
Lee Ripma ✉ Lee@LutzRE.com ☎ 816.866.8322

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PROPERTY HIGHLIGHTS

- Charming Buildings in the Walkable Volker Neighborhood – Right by KU Medical, West Plaza, and Westport
- Beautiful Hardwood Flooring Throughout with Exposed Brick Walls
- Dedicated Shared Laundry Room + Off Street Parking Lot
- Tenants Pay Gas & Electric + \$30/mo Utility Fee
- Free-Standing Two-Car Garage Can Be Leased for Extra Income

THE OPPORTUNITY

Holly Apartments is a delightful 9-unit building offering a mix of eight charming one-bedroom + den/1 bath apartments and one 1-bedroom/1-bath apartment in the vibrant Volker neighborhood. The property has timeless charm with beautiful hardwood flooring throughout, exposed brick walls, galley-style kitchens with white cabinets and marbled flooring. Each unit feels bright and inviting with a cozy, unique atmosphere.

The building includes coin-operated laundry in shared basement laundry room (landlord owned machines), approximately 10 off-street parking spaces, and one additional two-car garage available for additional income. Tenants pay their own gas and electric plus a flat \$30 monthly utility fee for water/sewer.

Located just minutes from KU Medical Center and in the heart of one of Kansas City's most energetic neighborhoods, Holly Apartments benefits from strong tenant demand driven by medical professionals, students, and young professionals seeking character-rich living close to the Country Club Plaza, Westport entertainment district, parks, and dining.



UNIT MIX

Type	Units	Current Rent Avg	Market Rent
1 Bed + Den/ 1 Bath	8	\$937	\$1,095
1 Bed/1 Bath	1	\$864	\$995



AMENITIES AND FEATURES

- Beautiful Hardwood Flooring and Exposed Brick
- Updated Kitchens
- On-site Coin Laundry
- Off-street Parking
- Units with Unique Character & History
- Charming walkable neighborhood with Tree-lined Streets



WHY WE LOVE IT

Charming brick buildings with original details, gorgeous hardwood floors, updated windows, and exposed brick walls. Tenants love the on-site laundry, on-site parking, and an unbeatable central location. Proximity to KU med is a huge selling feature for tenants.



PROPERTY CHALLENGES

Limited unit mix diversity with one-bed + den and one bedroom units.

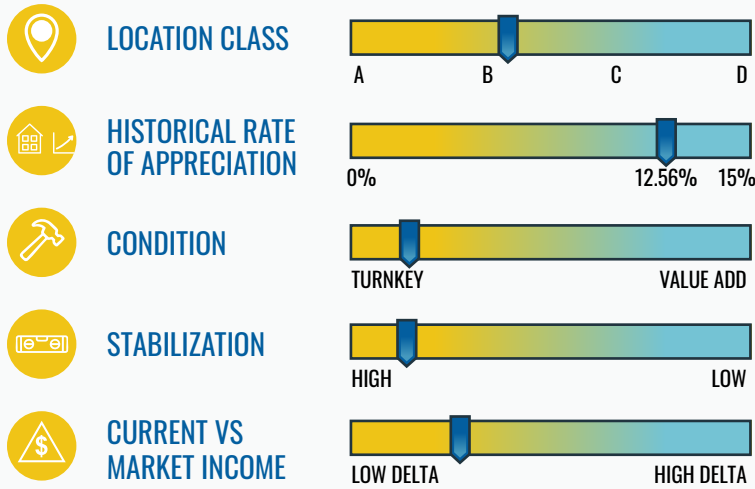


THE VALUE ADD PLAY

The new owner can consider converting the den into a true bedroom by adding a closet. The easy income upside with strong tenant demand is adding in-unit laundry to the units – there is an obvious closet to add it in. Could also consider furnishing some of the units as medium term units to increase cash flow.

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EXPENSE SUMMARY

- ELECTRIC**
SUB METERED, TENANTS PAY
- GAS**
SUB METERED, TENANTS PAY
- WATER**
MASTER METER, LANDLORD PAYS
- TRASH**
FREE BINS IN KCMO
- HOT WATER**
SHARED GAS WATER HEATER IN EACH BASEMENT, LANDLORD PAYS



UNITS	9
BUILDINGS	2
LEGAL PARCELS	2
STORIES	2
YEAR BUILT	1930
TOTAL LOT SIZE (PUBLIC RECORD)	13,548 SF or 0.31 acres
TOTAL SQUARE FEET (PUBLIC RECORD)	7,208 SF



HEATING	Central Heating
COOLING	Central Cooling
LAUNDRY	Coin-Operated in Basements
PARKING	~10 Spots in Off-street Parking Lot + One 2-car Garage, On-street Available



ROOF	TPO
ELECTRICAL	Updated with Modern Panels
PLUMBING	Updated with ABS and Pex
WINDOWS	Vinyl Replacement Windows
BASEMENT	Full Unfinished Except for One Legal Basement Unit
FOUNDATION	Stone

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RETAIL MAP

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Top Employers

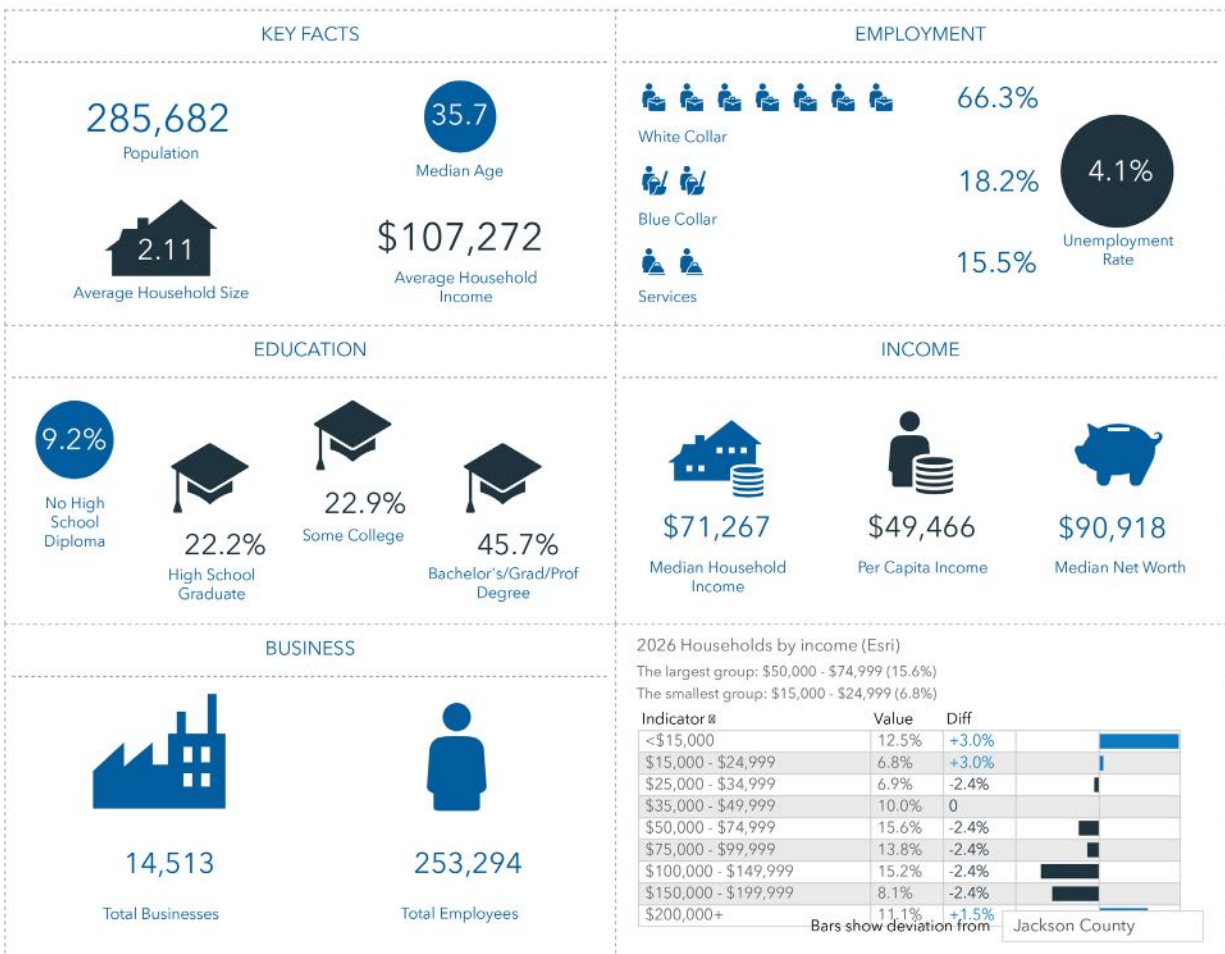
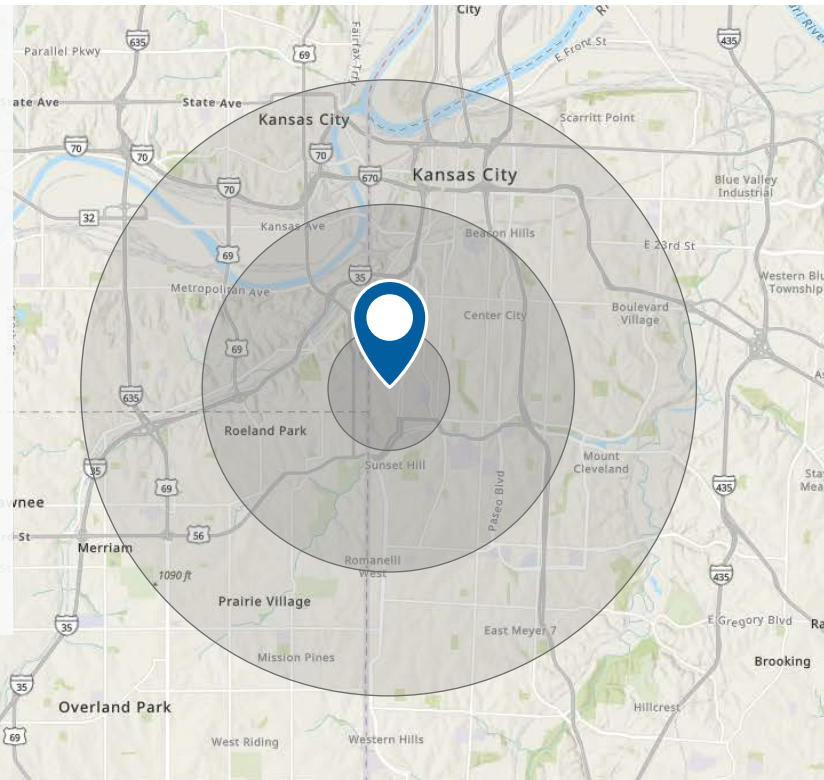
Top Employers	# of Employees
T-Mobile	6,300
Shawnee Mission School District	3,974
Blue Valley School District	3,313
Black & Veatch Engineering Consultants	2,649
Johnson County Community College	2,377
OptumRx	2,000
Waddell & Reed Financial	1,350
Overland Park Regional Medical Center	1,200
City of Overland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



DEMOGRAPHICS

4240 & 4244 Holly Street, Kansas City, Missouri

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	22,688	113,641	285,682
Households	13,434	56,110	131,138
Families	3,691	22,856	59,968
Avg Household Size	1.63	1.96	2.11
Owner Occupied Housing Units	4,118	24,476	60,710
Renter Occupied Housing Units	9,316	31,634	70,428
Median Age	34.2	35.0	35.7
Median Household Income	\$72,686	\$76,494	\$71,267
Average Household Income	\$104,528	\$120,432	\$107,272



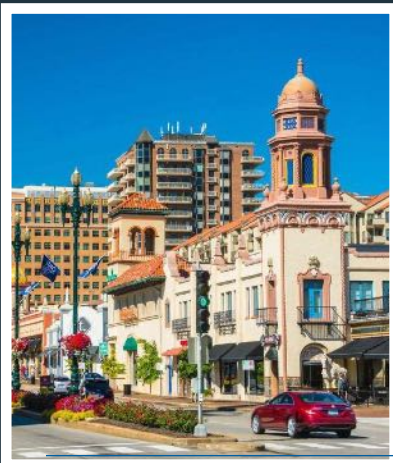
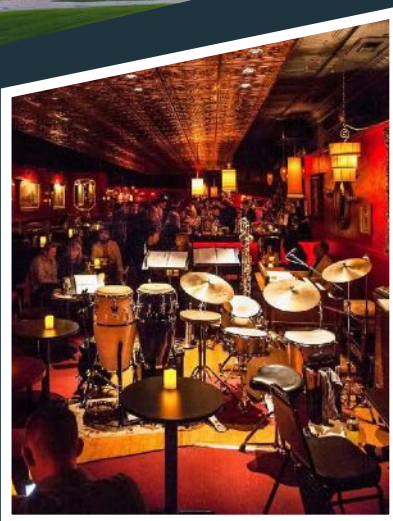


KANSAS CITY MSA - MISSOURI/KANSAS

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.





Lutz Sales + Investments is a boutique commercial real estate brokerage specializing in **multifamily and small investment property sales throughout the Kansas City region**. The firm has become synonymous with multifamily transactions in the local market, representing investors across a wide range of acquisition and disposition strategies.

The Lutz team has successfully brokered **more than half a billion in real estate transactions across more than 500 investment property sales**, with a primary focus on multifamily assets ranging from **2–75 units**. The firm has consistently ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume**, while also achieving a **Top 5 ranking in multifamily transaction volume**, including a **#4 position in the market for multifamily sales**.

Through its deep understanding of Kansas City's investment landscape and an extensive network of owners, investors, lenders, and industry professionals, Lutz Sales + Investments provides clients with **strategic guidance, access to off-market opportunities, and comprehensive representation throughout the investment process**.

AGENT BIOS



MICHELLE LUTZ

FOUNDER
& MANAGING PARTNER

Michelle Lutz is the founder and managing partner of Lutz Sales + Investments and one of the **most active multifamily investment brokers in the Kansas City market**. Over the course of her career, she has completed **more than 500 real estate transactions totaling over half a billion dollars in closed sales**, advising investors on acquisitions, dispositions, and long-term portfolio strategies.

Michelle has been recognized by the **Kansas City Business Journal** as a **“Heavy Hitter” commercial real estate broker for five consecutive years** and has consistently ranked among the **Top 5 multifamily brokers in Kansas City**, most recently achieving the **#4 position for overall multifamily transaction volume in the market**. Under her leadership, Lutz Sales + Investments has also ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume**.

Widely regarded as a **leading specialist in small- to mid-sized multifamily properties**, Michelle works closely with high-net-worth individuals, private investors, and boutique investment funds seeking opportunities in the Kansas City market. Through her extensive network of private owners and industry relationships, she frequently provides clients access to **exclusive off-market opportunities**.

As a **long-time multifamily investor herself**, Michelle brings an owner's perspective to every transaction and regularly advises clients on **1031 exchanges, value-add acquisitions, portfolio dispositions, and long-term wealth building through multifamily real estate**.

Michelle's disciplined focus on the small- to mid-market multifamily sector has positioned her as one of the **most active and trusted investment property advisors in the Kansas City market**.



LEE RIPMA

MULTIFAMILY
INVESTMENT ADVISOR

Lee Ripma is a real estate advisor specializing in **multifamily investment properties throughout the Kansas City market**. Known for her analytical approach and investor-focused perspective, Lee helps clients identify and evaluate high-quality investment opportunities while building long-term wealth through real estate.

Combining data-driven analysis with her own experience as a **multifamily investor**, Lee assists clients with underwriting opportunities, acquisition strategies, and portfolio growth. She has helped numerous investors better understand the fundamentals of successful multifamily investing in the Kansas City market.

Originally from California, Lee began investing in Kansas City real estate in **2017 while living out of state**, eventually relocating to pursue multifamily investing and brokerage full-time.

Lee holds a **Master's degree in Biology from San Diego State University** and a **Bachelor's degree in Ecology from Prescott College**. She has been featured on several real estate platforms and podcasts, including **BiggerPockets** and the **Joe Fairless Real Estate Podcast**, where she shares insights on multifamily investing and market opportunities.



DISCLAIMER:

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination of investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Lutz Sales + Investments and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein. Lutz Sales + Investments and/or its agents do not guarantee the accuracy of any stated age or condition, room measurements, square footage, applicable zoning, land use restrictions, legal unit count, and current and future property tax assessments.

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