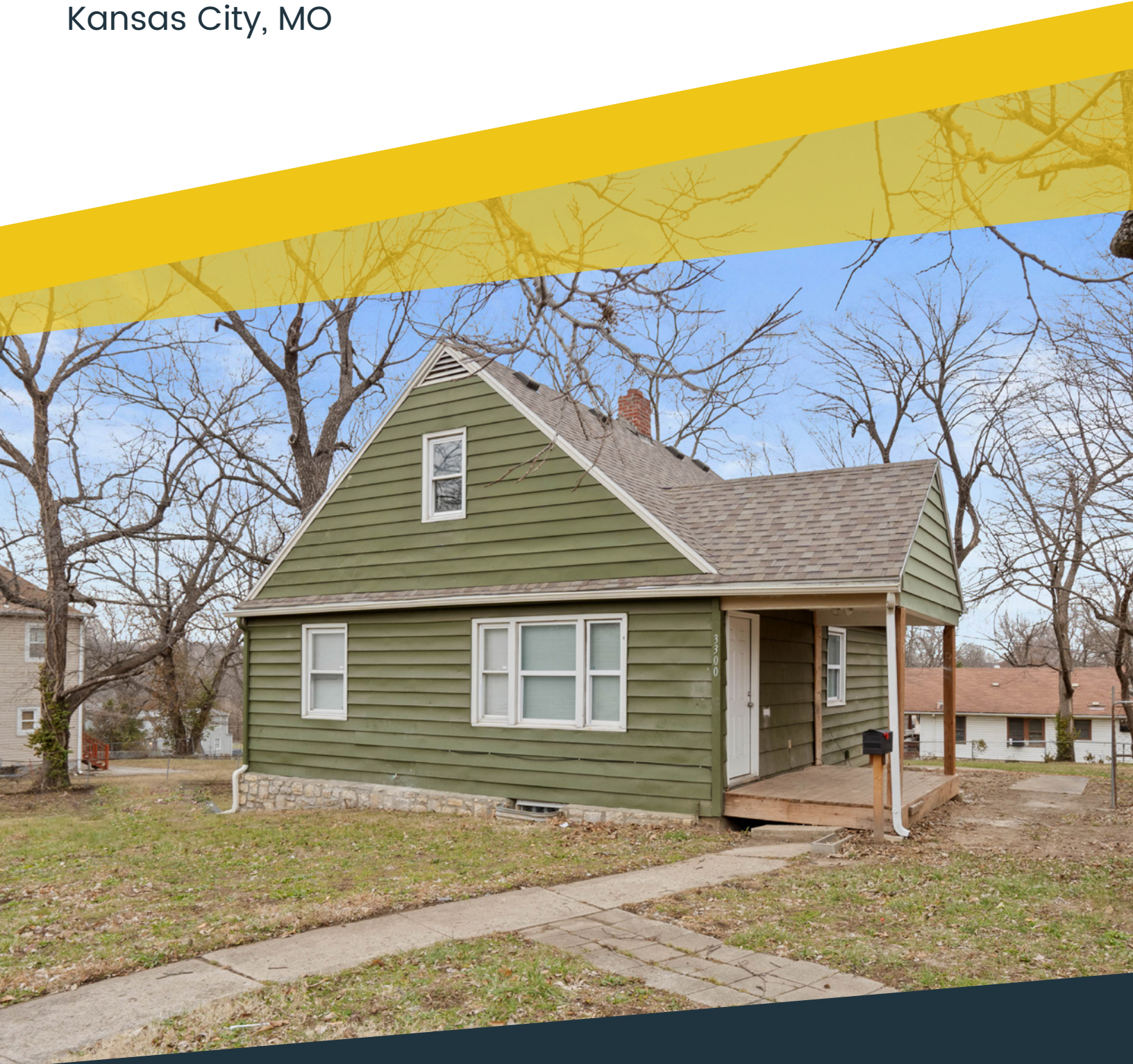


JACKSON COUNTY PORTFOLIO

72 UNITS | \$7.725M

Kansas City, MO



Micah Thomas  Micah@LutzRE.com  913.594.9333



TABLE OF CONTENTS

Property Highlights	03
The Opportunity	04
Property Specifics	05
Property Photos	06
Maps	11
Properties and Rents	12
Market Overview	15
Agent Bios	16



PROPERTY HIGHLIGHTS

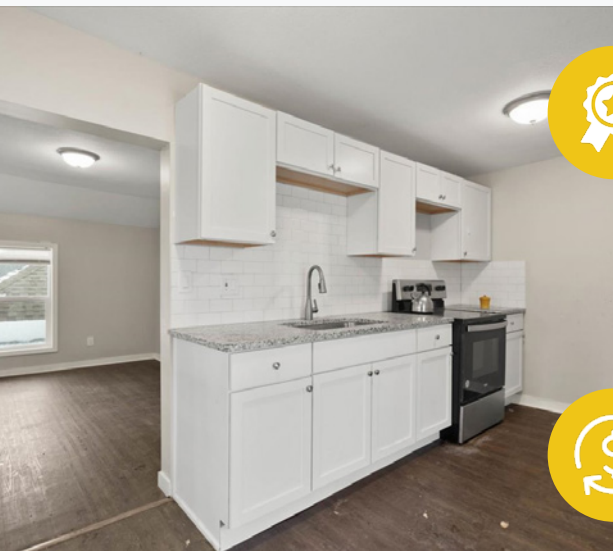
- Large Single-Family Home Package w/ Multifamily options
- 54 Single Family Homes, 10plex, 6plex & Duplex
- 1900-1987 Construction
- Great Mix of 4,3,2 & 1 Bed Properties – 75% 2 & 3 Bed Properties
- Multiple Exit Strategies
- Diverse Location Mix across Kansas City Metro

THE OPPORTUNITY

Introducing the Jackson County Portfolio, an extraordinary opportunity to own a robust package of 72 well-located rental units plus a vacant lot in the Kansas City metro area. This large-scale investment offers steady cash flow and multiple exit strategies for the discerning buyer. The portfolio features a diverse mix of properties, including 54 single-family homes, a 10plex, a 6plex, a duplex, and a developable vacant lot—providing a variety of income streams and future potential.

Built between 1900 and 1987, these properties showcase a great blend of character and functionality, with a unit mix that includes 4, 3, 2, and 1-bedroom options—75% of which are desirable 2- and 3-bedroom layouts. Each property offers a spacious floor plan and 5 properties received recent renovations, including interiors, in-unit laundry in many units, and private outdoor spaces like patios or yards.

This portfolio not only delivers consistent cash flow with low vacancy rates but also holds strong appreciation potential, bolstered by its diverse locations across the Kansas City metro area. Whether you're looking to expand your rental empire or capitalize on future development with the included vacant lot, the Jackson County Portfolio is a rare chance to secure a dynamic and profitable asset. Don't miss out on this exceptional investment!



AMENITIES AND FEATURES

- Diverse Mix of Properties & Locations
- 75% 2 & 3 Bed Units
- Mix of On-site & Off-street Parking
- Central Locations with easy Access to all of Kansas City



THE VALUE ADD PLAY

Renovate remaining properties, increase rents as units turn and bring them to market value.



WHAT WE LOVE ABOUT THE PROPERTY

Diverse mix of 72 units and a vacant lot, offering cash flow and growth potential across the Kansas City metro.



PROPERTY CHALLENGES

Managing a 57 property portfolio requires strategic oversight to maximize returns.

JACKSON COUNTY PORTFOLIO

Kansas City, MO

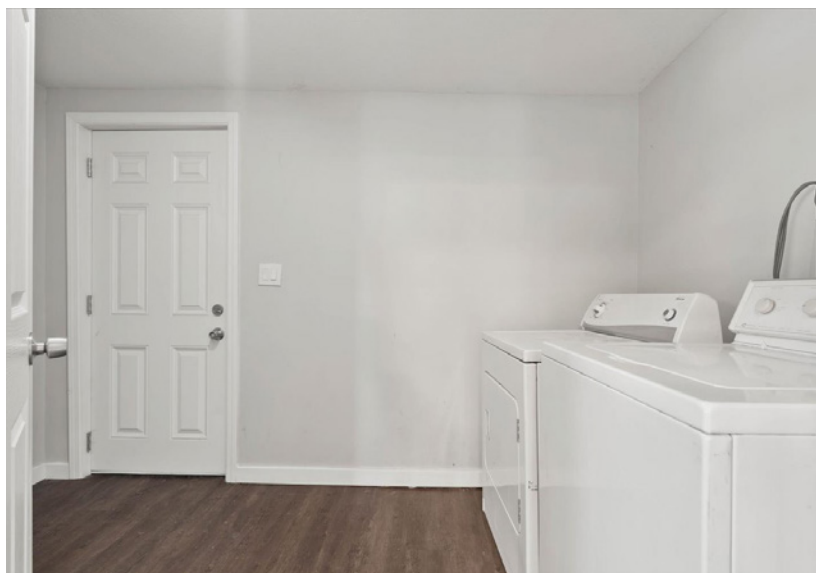
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JACKSON COUNTY PORTFOLIO

Kansas City, MO

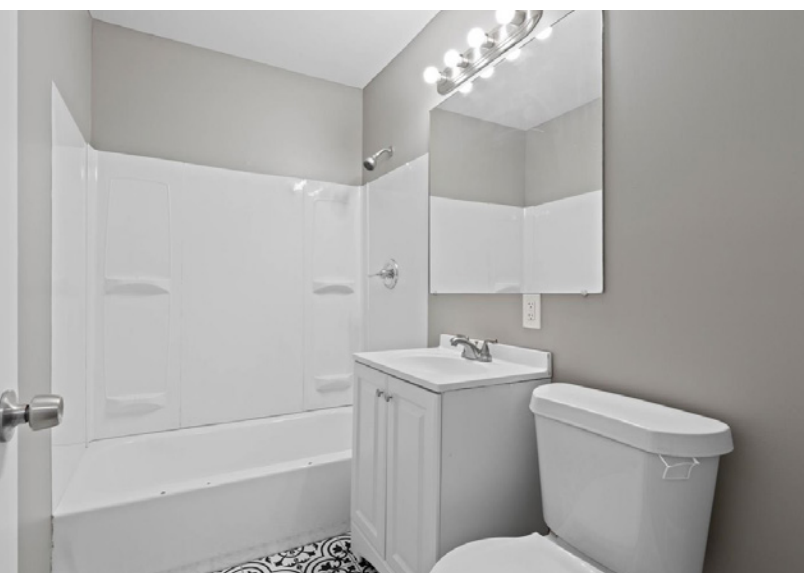
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JACKSON COUNTY PORTFOLIO

Kansas City, MO

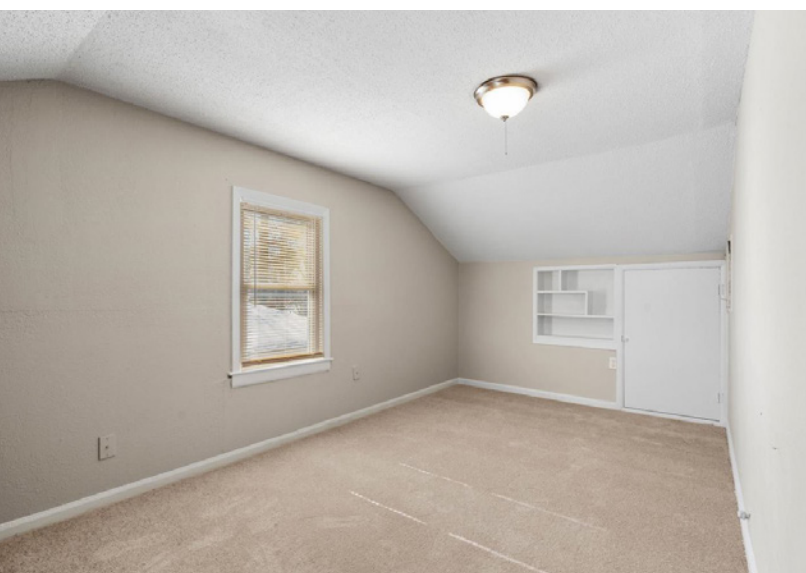
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Kansas City, MO

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Kansas City, MO

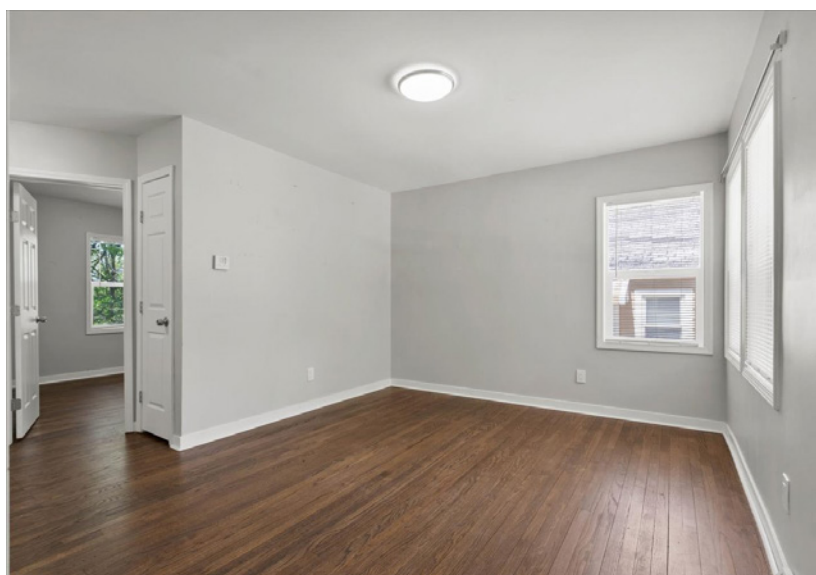
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JACKSON COUNTY PORTFOLIO

Kansas City, MO

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MAP

Kansas City, MO

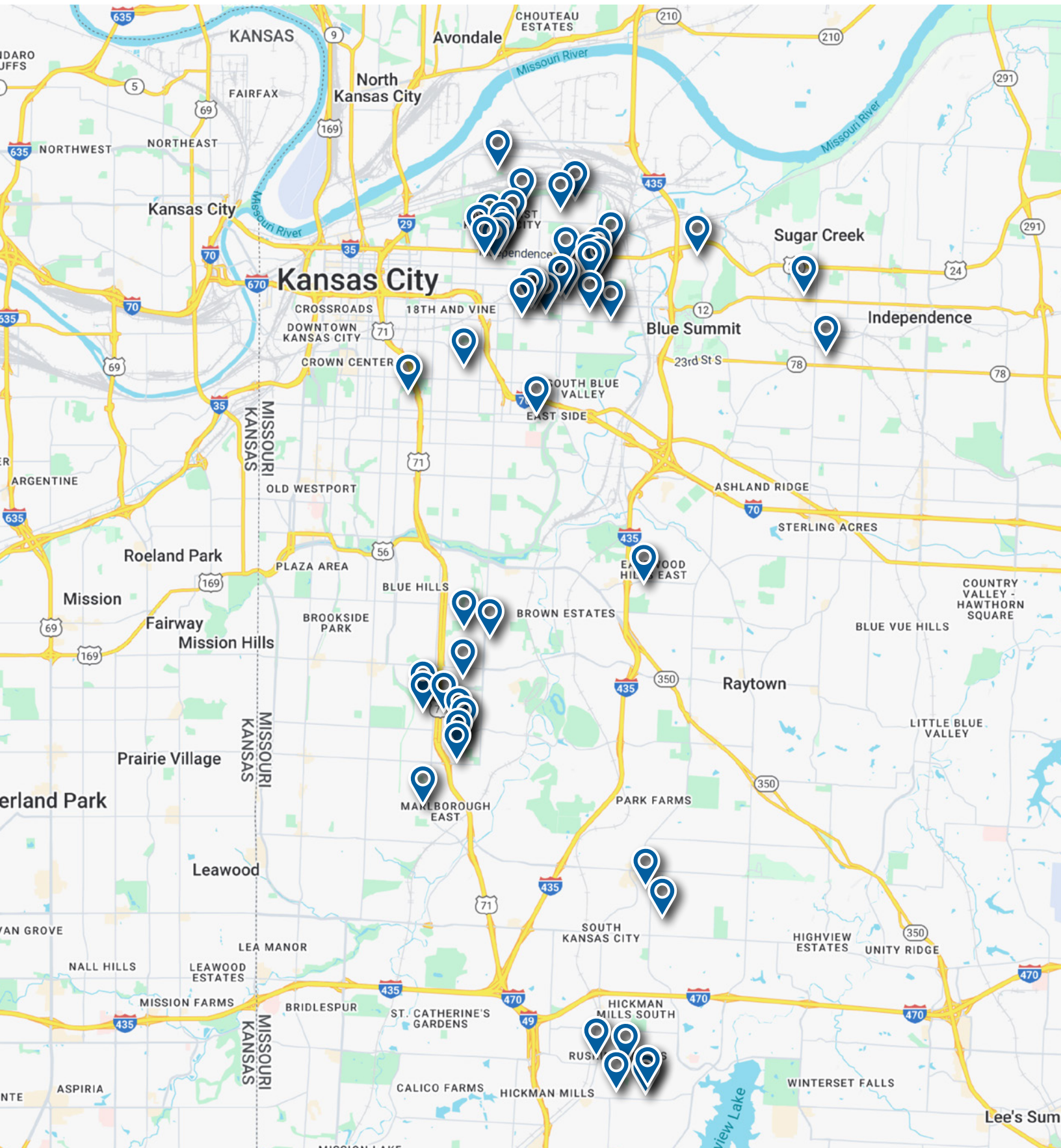


TABLE OF PROPERTIES AND RENTS

Kansas City, MO

Street Address	City / State / ZIP	Bed/Bath	Units	SF	BSMNT	YR BUILT	RENT	VACANT?	S8	PRICE	Taxes	Insurance
921 N Monroe Ave	Kansas City, MO 64120	2/1	1	924	Y	1910	\$500.00			\$58,000.00	\$900	\$2,340
1646 Bennington Ave	Kansas City, MO 64126	3/1	1	1,112	N	1928	\$1,150.00			\$95,000.00	\$419	\$535
8716 Independence Ave	Kansas City, MO 64125	2/1	1	734	Y	1928	\$600.00			\$71,000.00	\$598	\$535
2226 E 67th Terr	Kansas City, MO 64123	2/2	1	1,443	Y	1930	\$600.00			\$133,000.00	\$1,171	\$535
812 Beacon Ave	Kansas City, MO 64125	4/1	1	1,400	Y	1909	\$750.00			\$52,000.00	\$675	\$535
814 Beacon Ave	Kansas City, MO 64125	3/1	1	1,754	Y	1909	\$500.00			\$52,000.00	\$750	\$535
925 White Ave	Kansas City, MO 64126	1/1	1	546	N	1910	\$800.00			\$54,000.00	\$256	\$535
135 N Hardesty	Kansas City, MO 64123	3/2	1	873	Y	1910	\$1,200.00			\$121,000.00	\$830	\$744
10906 E. Truman Rd	Independence, MO 64052	10 plex	10		Y		\$6,760.00			\$600,000.00	\$6,697	\$5,244
3829 Roberts St	Kansas City, MO 64124	2/1	1	1,104	Y	1926	\$600.00			\$103,000.00	\$650	\$535
3216 Roberts St	Kansas City, MO 64124	1/1	1	756	N	1890	\$900.00			\$130,000.00	\$332	\$535
3830 Roberts St	Kansas City, MO 64124	4/2	1	1,320	Y	1910	\$900.00			\$117,000.00	\$729	\$535
3832 Roberts St	Kansas City, MO 64124	3/1.1	1	1,104	Y	1910	\$550.00			\$87,000.00	\$1,117	\$535
3515 Smart Ave	Kansas City, MO 64124	4/1	1	1,632	Y	1908	\$1,200.00			\$140,000.00	\$1,240	\$744
338 Norton Ave.	Kansas City, MO 64124	4/1	1	1,306	Y	1906	\$1,500.00			\$128,000.00	\$1,126	\$744
340 Norton Ave.	Kansas City, MO 64124	2/2	1	926	Y	1911	\$775.00			\$120,000.00	\$840	\$744
4212 Scarritt Ave	Kansas City, MO 64123	2/1	1	912	Y	1908	\$1,200.00			\$135,000.00	\$1,150	\$535
820 Monroe	Kansas City, MO 64124	4/2 duplex	2		Y		\$2,200.00	Y		\$220,000.00	\$852	\$1,094
5237 E 8th St	Kansas City, MO 64124	2/1	1	812	Y	1926	\$1,030.00			\$85,000.00	\$412	\$535
3430 E 6th St	Kansas City, MO 64124	3/2	1	1,558	Y	1911	\$1,100.00			\$105,000.00	\$1,058	\$535
1520 Lawn Ave	Kansas City, MO 64127	3/1	1	995	Y	1910	\$900.00			\$85,000.00	\$445	\$535
1521 Lawn Ave	Kansas City, MO 64127	2/1	1	971	Y	1926	\$825.00			\$75,000.00	\$550	\$767
1523 Lawn Ave	Kansas City, MO 64127	3/1	1	1,091	Y	1928	\$600.00	Y		\$97,000.00	\$759	\$535

TABLE OF PROPERTIES AND RENTS

Kansas City, MO

Street Address	City / State / ZIP	Bed/ Bath	Units	SF	BSMNT	YR BUILT	RENT	VACANT?	S8	PRICE	Taxes	Insurance
1541 Lawn Ave	Kansas City, MO 64125	2/1	1	887	Y	1927	\$600.00			\$48,000.00	\$612	\$535
1625 Cypress Ave	Kansas City, MO 64127	3/1	1	745	Y	1941	\$600.00	Y		\$51,000.00	\$442	\$535
3718 Roberts	Kansas City, MO 64124	2/1	1	720	Y	1910	\$600.00			\$101,000.00	\$1,210	\$535
6011 E 11th St	Kansas City, MO 64126	3/1	1	711	Y	1940	\$1,180.00			\$96,000.00	\$589	\$535
1410 Hardesty Ave	Kansas City, MO 64127	2/1	1	874	Y	1910	\$1,100.00			\$128,000.00	\$347	\$535
1235 Collins Ave	Kansas City, MO 64127	2/1	1	992	Y	1914	\$550.00			\$97,000.00	\$598	\$535
6344 E 11th St	Kansas City, MO 64126	2/1	1	1,000	Y	1905	\$500.00			\$86,000.00	\$684	\$535
1536 Belmont Ave	Kansas City, MO 64126	2/1	1	792	Y	1915	\$900.00			\$85,000.00	\$362	\$535
11412 E 20th st s	Independence, MO 64052	2/1	1	972	Y	1921	\$995.00			\$140,000.00	\$1,161	\$626
5508 Saida Ave	Kansas City, MO 64132	2/1	1	780	N	1950	\$1,200.00			\$143,000.00	\$507	\$744
6501 Roberts	Kansas City, MO 64125	3/2	1	993	Y	1900	\$1,330.00			\$160,000.00	\$545	\$535
1612 Chelsea Avenue	Kansas City, MO 64127	3/1	1	900	N	1942	\$1,175.00	N		\$142,000.00	\$431	\$535
2507 Benton Blvd	Kansas City, MO 64127	6 plex	6	6,360	Y	1913	\$3,150.00			\$525,000.00	\$2,651	\$3,201
3115 Chelsea Ave	Kansas City, MO 64128	2/1	1	1,165	Y	1911	\$1,100.00			\$123,000.00	\$465	\$539
2901 Wayne Avenue	Kansas City, MO 64109	3/1	1	1,218	N	1987	\$900.00		Y	\$203,200.00	\$1,095	\$772
3855 E. 60th Street	Kansas City, MO 64130	2/1	1	970	Y	1920	\$690.00		N	\$93,800.00	\$446	\$772
11015 Cambridge Avenue	Kansas City, MO 64134	3/1	1	888	N	1956	\$1,077.00		Y	\$141,000.00	\$1,402	\$772
7015 College Avenue	Kansas City, MO 64132	2/1	1	832	N	1953	\$800.00	Y		\$102,000.00	\$555	\$772
8037 Wabash Avenue	Kansas City, MO 64132	4/1	1	984	N	1949	\$1,150.00		Y	\$110,900.00	\$576	\$772
8601 E. 114th Terrace	Kansas City, MO 64134	3/1	1	1,008	Y	1957	\$933.00		Y	\$202,700.00	\$1,033	\$772
8603 E. 114th Street	Kansas City, MO 64134	3/2	1	984	N	1957	\$814.00		Y	\$185,400.00	\$1,117	\$772
8818 James A. Reed Road	Kansas City, MO 64138	3/1.1	1	1,021	Y	1965	\$880.00		Y	\$179,300.00	\$1,579	\$772
11426 Palmer Avenue	Kansas City, MO 64134	4/1	1	1,176	N	1955	\$1,211.00		Y	\$152,100.00	\$1,037	\$772

JACKSON COUNTY PORTFOLIO

Kansas City, MO



Street Address	City / State / ZIP	Bed/Bath	Units	SF	BSMNT	YR BUILT	RENT	VACANT?	S8	PRICE	Taxes	Insurance
7406 E. 112th Street	Kansas City, MO 64134	3/1	1	936	N	1955	\$875.00		N	\$146,900.00	\$1,046	\$772
6435 Walrond Avenue	Kansas City, MO 64132	2/1	1	924	Y	1950	\$1,150.00		Y	\$112,900.00	\$1,090	\$772
6815 S. Benton Avenue	Kansas City, MO 64132	2/1	1	832	N	1947	\$700.00		N	\$97,800.00	\$622	\$772
3309 E. 73rd Street	Kansas City, MO 64132	2/1	1	672	Y	1924	\$800.00	Y		\$81,500.00	\$445	\$772
7127 Bales Avenue	Kansas City, MO 64132	3/1	1	864	N	1987	\$900.00	Y		\$106,000.00	\$712	\$772
2401 E. 68th Terrace	Kansas City, MO 64132	2/1	1	984	Y	1922	\$633.00		Y	\$110,300.00	\$883	\$772
7604 E. 51st Terrace	Kansas City, MO 64129	3/1	1	864	Y	1960	\$1,200.00	Y		\$145,000.00	\$619	\$772
7426 Indiana Avenue	Kansas City, MO 64132	3/1	1	874	N	1955	\$1,200.00	Y		\$135,000.00	\$594	\$772
3300 E. 59th Street	Kansas City, MO 64130	3/2	1	1,065	Y	1953	\$1,300.00	Y		\$145,000.00	\$765	\$772
8406 E. 92 nd Ter.	Kansas City, MO 64138	3/2.1	1	1,220	Y	1962	\$1,550.00	Y		\$175,000.00	\$1,463	\$772
6229 E 11th st	Kansas City, MO 64126	3/2	1	1548	N	1900	\$1,300.00	N		\$119,800.00	\$770	\$772
3829 Thompson	Kansas City, MO 64124	Vacant Lot								\$10,000.00	\$420	\$117
Total			72	61,028			\$62,183.00			\$7,543,600.00	\$52,429	\$46,463

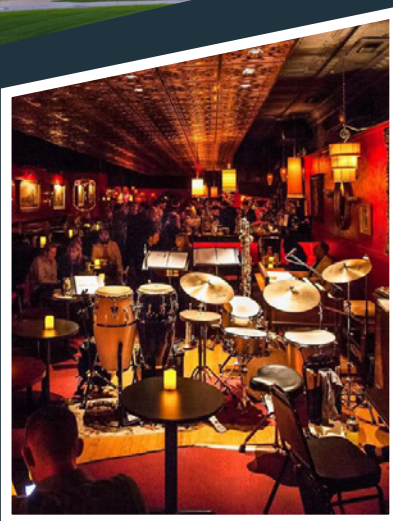


KANSAS CITY MSA - MISSOURI/KANSAS

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.



The Lutz Sales + Investment Team is synonymous with multifamily deals in the Kansas City market. Lutz Sales + Investments is one of Kansas City's top performing teams, closing over \$96M in multifamily transactions in 2021. Focused on properties of 2-72 units, Lutz Sales + Investments understands the nuances of the KC market and the vast potential available to the savvy real estate investor.



MICAH THOMAS

Micah Thomas began his real estate career in 2017 and quickly rose to prominence, ranking in the top 2% of agents in the Kansas City metro. Recognized for his expertise and client-first approach, Micah has been featured on industry podcasts and in Top Producer magazine. He built his reputation by going above and beyond for his clients and finding innovative ways to excel in a competitive market.

While serving retail buyers and sellers, Micah also cultivated a specialty in working with investor clients, both locally and nationally. With an undergraduate degree in accounting, Micah offers a unique blend of market knowledge and financial insight, helping clients make informed decisions that align with their investment goals.

Micah's expertise extends beyond transactions—he has hands-on experience remodeling homes, managing construction projects, and overseeing his own rental portfolio. This practical know-how allows him to advise clients with precision and confidence, whether they're seasoned investors or purchasing their first property.

Micah is dedicated to building lasting relationships based on trust, transparency, and results. With his commitment to detail and deep understanding of the market, you can count on him to be a steadfast partner in achieving your real estate goals.



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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