

# PLAZA 36

36 UNITS | \$3.99M

902 Emanuel Cleaver II Blvd,  
Kansas City, MO 64110



Michelle Lutz [✉ Michelle@LutzRE.com](mailto:Michelle@LutzRE.com) [☎ 913.426.5576](tel:913.426.5576)  
Lee Ripma [✉ Lee@LutzRE.com](mailto:Lee@LutzRE.com) [☎ 816.866.8322](tel:816.866.8322)

# TABLE OF CONTENTS

---

Property Highlights	03
The Opportunity	04
Property Photos	05
Aerial Photos	07
Retail Maps	09
Demographics	10
Market Overview	11
Agent Bios	12

# PLAZA 36

902 Emanuel Cleaver II Blvd, Kansas City, MO 64110



## PROPERTY HIGHLIGHTS

- 100% Renovated Units Including Mechanicals
- Premium Finishes Including Custom Cabinets, Granite Countertops & Stainless-Steel Appliances
- Desirable 2 Bed/1 Bath Floorplans with In-unit Washer/Dryer
- Assumable Loan Rate at 4.95%
- On-Site Parking
- Strong Tenant Demand within walking distance to the Plaza, UMKC, Rockhurst, and more!

# PLAZA 36

902 Emanuel Cleaver II Blvd, Kansas City, MO 64110

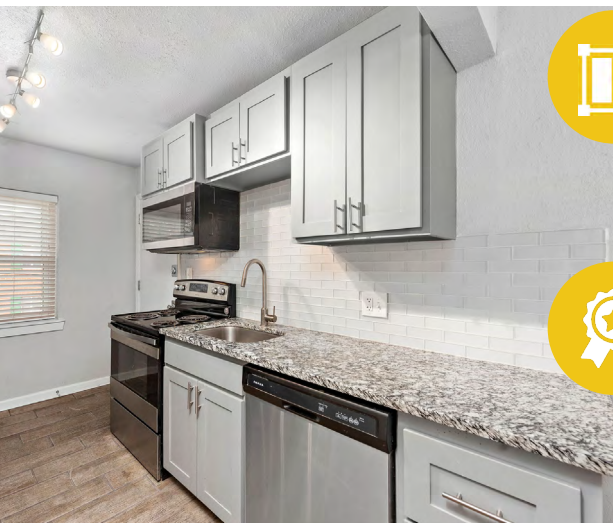
## THE OPPORTUNITY

Welcome to Plaza 36, a beautifully fully renovated 36-unit complex in the heart of Kansas City! These spacious 2 Bed/ 1 Bath units include custom cabinetry, granite countertops, stainless steel appliances, and gorgeous hardwood floors. Each unit has been fully updated, complete with new mechanical systems ensuring hassle-free ownership for years to come. In-unit washers and dryers add to the convenience, making Plaza 36 a top choice for tenants & buyers.

Plaza 36 is situated in a prime location, just minutes from the famed Country Club Plaza and next to the upcoming completion of the new Streetcar line in 2025, adding convenience to this already highly walkable neighborhood, on top of the on-site parking. The property is also located near the world-famous Nelson-Atkins Museum of Art.

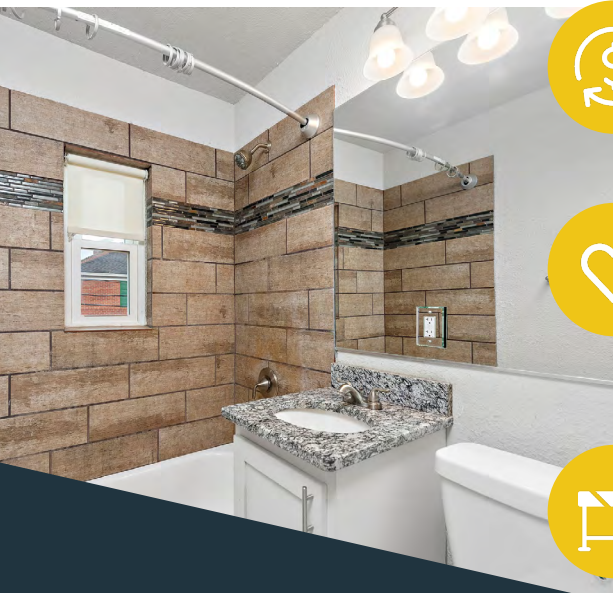
Further adding to its appeal is the property's proximity to key medical and employment hubs. It is less than 2.5 miles from KU Medical Center, the area's largest hospital and medical school, and less than 3 miles from Children's Mercy Hospital, the city's second-largest employer.

A great assumable loan rate of 4.95%, with a balance of \$2.2M makes this an even smarter investment opportunity. There can be no secondary loan with this assumption. The difference between purchase price and loan balance must be paid in cash for loan assumption with agency debt. Alternatively, you can finance 75% of the purchase price with a local or regional lender. Count on 25% down, 6.5% interest on a 25-year amortization with half point origination.



## UNIT MIX

Type	Unit Count	Market Income	Current Avg. Income
2 Bed/1 Bath	36	\$1,155	\$984



## AMENITIES AND FEATURES

- Renovated Units with a Luxury Finish
- Hardwood Floors
- Granite Countertops with Glass Tile Backsplash
- Custom Kitchen Cabinetry
- On-Site Parking & Laundry



## THE VALUE ADD PLAY

Get all units up to market rents, and manage for operational inefficiencies. Consider doing some medium-term furnished rentals for traveling nurses to capitalize on the key medical, university and employment hubs nearby.



## WHAT WE LOVE ABOUT THE PROPERTY

All units have been renovated, including mechanicals, which makes this an incredible turnkey asset with an assumable loan opportunity for buyers. Fantastic location is the cherry on top. Headquarters for American Century, H&R Block and Russell Stover Chocolate just down the street.



## PROPERTY CHALLENGES

A mostly stabilized asset, with a great assumable loan rate at 4.95%. Agency debt assumptions can be tricky. If you're looking for a large value add turn-around project this is not it.

# PLAZA 36

902 Emanuel Cleaver II Blvd, Kansas City, MO 64110



# PLAZA 36

902 Emanuel Cleaver II Blvd, Kansas City, MO 64110



# PLAZA 36

902 Emanuel Cleaver II Blvd, Kansas City, MO 64110



# RETAIL MAP

902 Emanuel Cleaver II Blvd, Kansas City, MO 64110

## 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



**MAIN STREET (UNDER CONSTRUCTION)**

- WESTPORT 39TH & MAIN
- SOUTHMORELAND 43RD & MAIN
- ART MUSEUMS 45TH & MAIN
- PLAZA CLEAVER II & MAIN
- UMKC 51ST & BROOKSIDE

ROCKHURST UNIVERSITY

CHURCH'S

HCA MIDWEST HEALTH

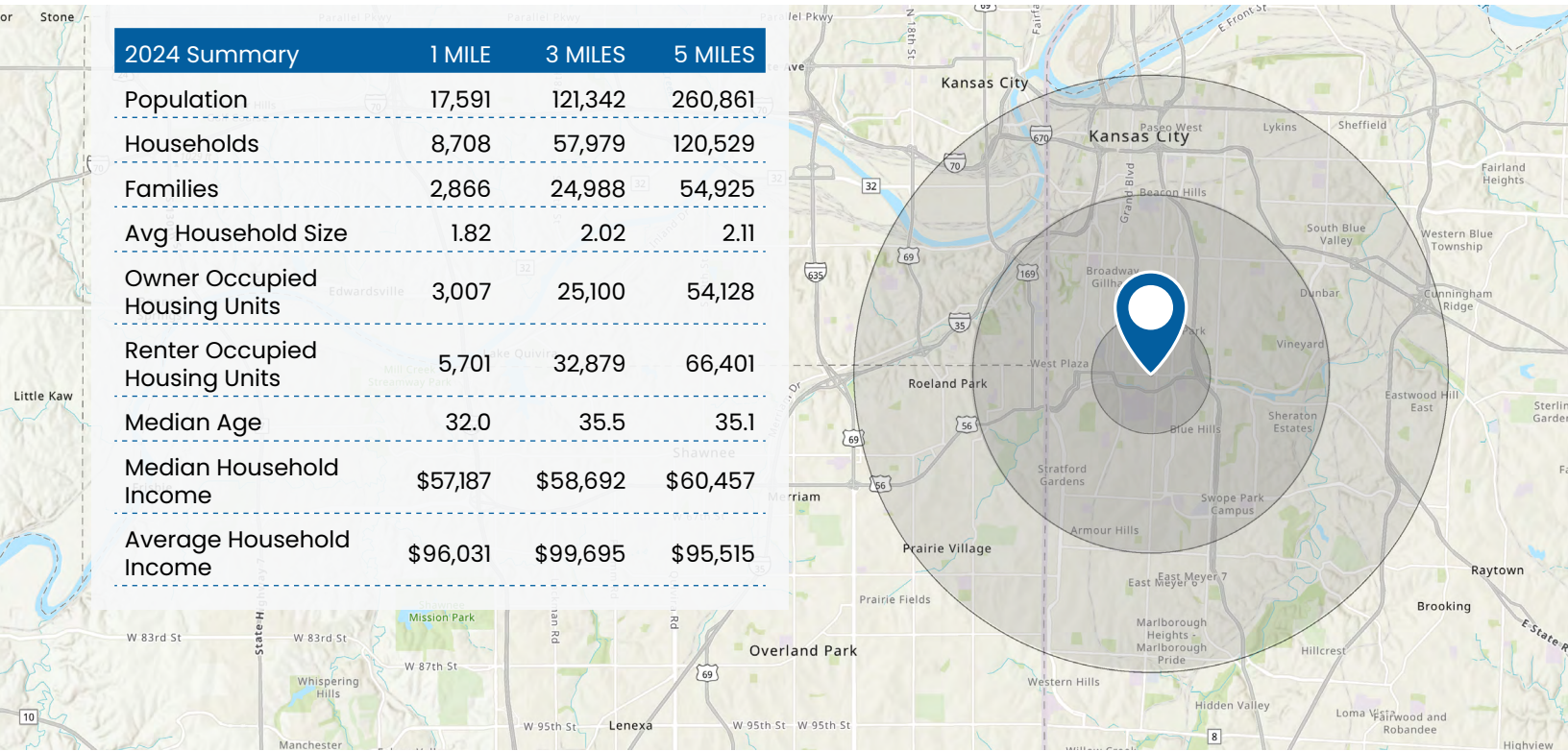
SOUTH TOWN FORK CREEK

BLENHEIM SQUARE - RESEARCH HOSPITAL



# DEMOGRAPHICS

902 Emanuel Cleaver II Blvd, Kansas City, MO 64110



### KEY FACTS

- 260,861** Population
- 35.1** Median Age
- 2.1** Average Household Size
- \$95,515** Average Household Income

### EMPLOYMENT

- 70%** White Collar
- 17%** Blue Collar
- 13%** Services
- 3.6%** Unemployment Rate

### EDUCATION

- 9%** No High School Diploma
- 23%** High School Graduate
- 23%** Some College
- 45%** Bachelor's/Grad/Prof Degree

### INCOME

- \$60,457** Median Household Income
- \$44,227** Per Capita Income
- \$55,092** Median Net Worth

### BUSINESS

- 13,561** Total Businesses
- 265,157** Total Employees

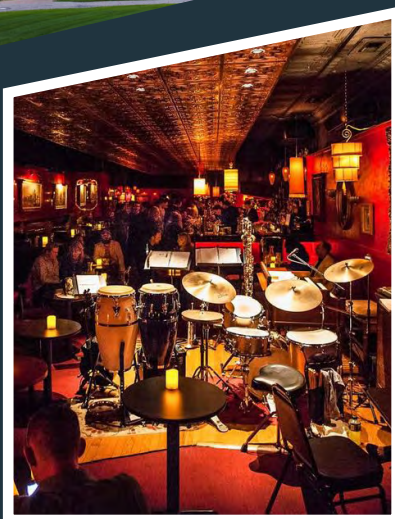
### 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.9%)  
The smallest group: \$150,000 - \$199,999 (6.3%)

Indicator ▲	Value	Diff
<\$15,000	15.4%	+4.0%
\$15,000 - \$24,999	7.1%	+0.8%
\$25,000 - \$34,999	7.6%	+0.2%
\$35,000 - \$49,999	11.3%	-0.9%
\$50,000 - \$74,999	16.9%	-1.8%
\$75,000 - \$99,999	11.8%	-0.7%
\$100,000 - \$149,999	13.8%	-2.4%
\$150,000 - \$199,999	6.3%	-1.2%
\$200,000+	9.8%	+1.9%

Bars show deviation from Jackson County

# MARKET OVERVIEW



## 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.

## AGENT BIOS

**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.



**MICHELLE LUTZ**

As an investor herself, Michelle Lutz is extremely knowledgeable about all aspects of acquiring and managing commercial real estate. She is diligent about matching investors to their desired acquisitions. Michelle is a local market expert who gives her clients a leading edge when it comes to ensuring their goals are exceeded when buying and selling real estate.

Michelle works exclusively with buyers and sellers of small to medium multifamily and retail properties. Michelle has a wide range of real estate experience and is a licensed Broker in KS, MO and NE. She has become the go-to broker for out of state investors who seek the higher returns found in the Midwest.

Michelle Lutz lives in Overland Park, KS and holds multifamily and commercial real estate in Kansas City, MO, Omaha Nebraska, and Las Vegas, Nevada.



**LEE RIPMA**

Lee Ripma has a wide range of real estate experience including stabilized and value-add multifamily in addition to ground-up development. A California native, Lee was an out of state investor in the Kansas City market for years, prior to making a permanent move to the Heartland. Lee's first-hand knowledge regarding the challenges out of state investors face along with a strong analytical skillset, allow her to comprehensively analyze each potential investment.

She holds an M.S. in Biology from San Diego State University and B.A. in Ecology from Prescott College. Lee is a licensed agent in Kansas, Missouri, and California. Lee lives in Mission Hills, Kansas and holds multifamily real estate in Los Angeles and Kansas City.