

FOR SALE



5220 TROOST - JP2

5220 TROOST AVE, KANSAS CITY, MO 64110
110 BEDROOMS | 2019 RENOVATION



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Clemons Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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Section
**PROPERTY
INFORMATION**



PROPERTY INFORMATION



OFFERING SUMMARY

County:	Jackson
Number Of Bedrooms:	110
Year Built:	1961
Year Renovated:	2019
Site Acreage:	2.17
Number Of Buildings:	1
Foundation:	Poured Concrete
Construction:	Steel Frame w/ Masonry
Exterior:	Brick, Glass, Concrete & Masonry
Roofs:	Steel Pan & TPO

INVESTMENT STRATEGY

Clemons Real Estate is pleased to offer the opportunity to acquire JP2, a 110 bedroom housing community. Strategically located across the street from Rockhurst University and The University of Kansas City, MO (UMKC), this property is in the heart of Kansas City. With its prime location and community housing focus, JP2 presents a compelling investment opportunity with the potential for strong rental demand and value appreciation. In addition, the property offers +25,000 SF of commercial and common area space inclusive of commercial kitchen and dining hall, indoor basketball and fitness gym, multiple lounges and private offices and laundry facilities.

INVESTMENT HIGHLIGHTS

- Strategic Location: Equidistant from Rockhurst University and UMKC, ensuring a constant tenant pool.
- Proximity to Key Attractions: Minutes from The Plaza and Downtown KC for premium amenities.
- Upcoming Transport Links: Future-proof advantage with KC Streetcar extension.
- Historical Charm, Modern Amenities: Unique blend of history and top-notch facilities.
- Recent Renovations: Significant updates reduce future costs and boost marketability.

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PROPERTY HIGHLIGHTS



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STRATEGIC LOCATION

JP2 is across the street and equidistant from two prominent educational institutions: Rockhurst University and The University of Kansas City, MO (UMKC). The proximity to these universities creates opportunities for partnerships and collaborations, further enhancing the property's appeal.

PROXIMITY TO KEY ATTRACTIONS

Beyond its educational proximity, JP2 offers residents easy access to The Plaza and Downtown Kansas City. This convenient location provides residents with premium shopping, dining, and entertainment options, as well as access to a wide range of professional opportunities.

UPCOMING TRANSPORTATION LINKS

The planned extension of the Kansas City Streetcar to the UMKC campus is a significant advantage for JP2. This public transport link not only enhances accessibility for residents but also adds to the property's desirability.

HISTORICAL CHARM, MODERN AMENITIES

The property seamlessly combines historical charm with modern amenities, creating a unique sense of heritage and authenticity for residents. With upgraded appliances, fitness facilities, and communal spaces, residents can enjoy a comfortable lifestyle while appreciating the property's historical significance.

RECENT RENOVATIONS

The property has undergone significant renovations with substantial capital investment, reducing future maintenance risks and making JP2 an excellent choice for investors seeking low-maintenance properties.

PROPERTY AMENITIES

UNIT AMENITIES

- Several Suite Floor Plans (*1 BR to 12 BR Suites*)
- Built-In Furnishings (*wardrobes, desks*)
- Skylights Throughout
- Balconies & Patios

COMMUNITY AMENITIES

- Indoor Basketball Gym + Fitness Gym
- Outdoor Lounge, BBQ Area & Courtyard
- Coffee Bar & Two Community Kitchens
- Commercial Kitchen & Dining Hall
- Laundry Facilities
- Multiple Lounges & Private Offices
- Access Controlled Entry
- Private & Community Bathrooms
- Off Street Parking (*+80 Parking Spaces*)
- Easily Divisible by Wing
- Abundant Common Area Spaces



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PROPERTY PHOTOS



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Section
**INVESTMENT
STRATEGY**



JP2 EVOLUTION



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INVESTMENT STRATEGY



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COMMUNITY HOUSING

- **For Student Housing Investors:** This property's proximity to two universities and its original design appeal make it an attractive choice for student housing investors. With a consistent demand from the student population and a turnkey operation ready for immediate use, it presents a lucrative opportunity in the student housing market.
- **For Creative Housing Investors:** The unique design and customizable living spaces cater to creative housing operators, offering a canvas for innovative living experiences. This property invites endless possibilities for customization, making it an ideal choice for investors looking to create unique and appealing housing options.
- **For Non-Profit Investors:** Non-profits seeking affordable housing solutions and commercial spaces will find this property a rare opportunity. Its ample indoor and outdoor spaces are ready to be activated for various purposes, making it suitable for non-profit organizations looking for affordable yet functional spaces to run their operations.
- **For Affordable Housing Investors:** Amidst rising housing costs, this property stands out as an affordable housing option that also fosters a vibrant communal lifestyle. Investors interested in affordable housing initiatives can leverage this property's affordability and community-focused design to create value while meeting the growing demand for affordable housing solutions.

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Section
MARKET OVERVIEW



REGIONAL MAP



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AERIAL OVERVIEW



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JP2 - SITE PLAN



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SITE PLANS



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Section
DEMOGRAPHICS

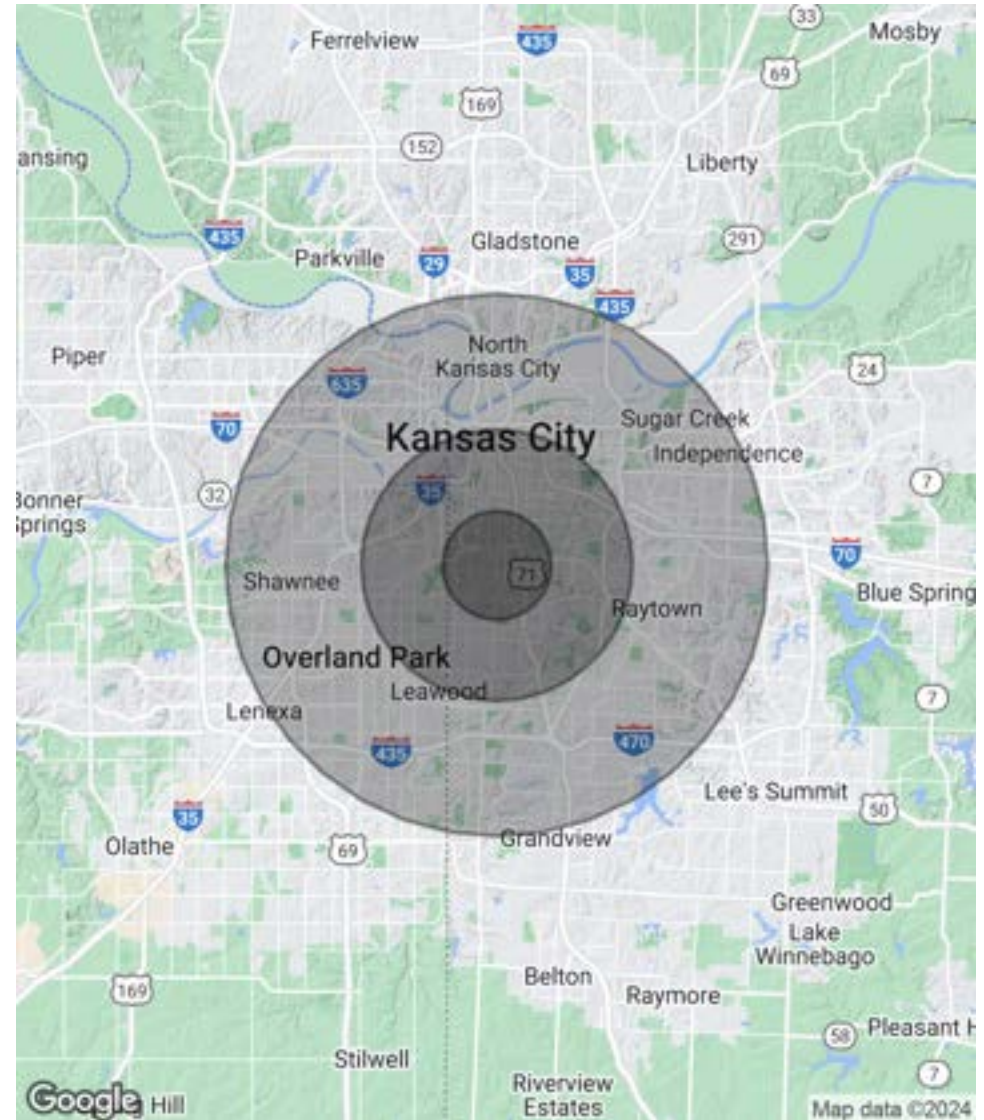


DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	59,588	236,584	745,534
Average Age	36.8	36.9	37.8
Average Age (Male)	36.1	36.1	36.4
Average Age (Female)	38.1	37.9	39.4

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	33,657	126,503	358,352
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$77,820	\$72,298	\$70,054
Average House Value	\$232,394	\$196,737	\$170,968

* Demographic data derived from 2020 ACS - US Census

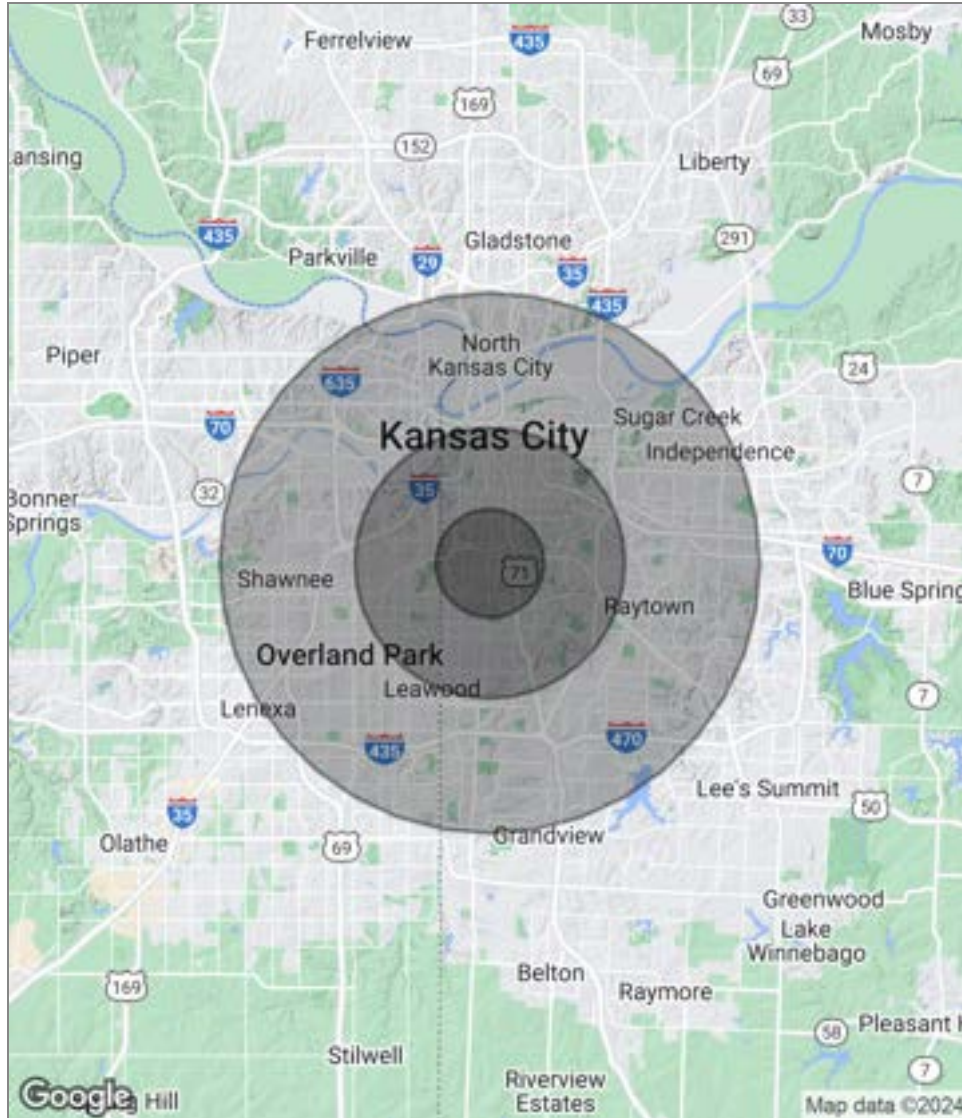


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Section
ADVISOR TEAM



DAVID BELPEDIO

DAVID BELPEDIO

Commercial Sales & Leasing



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PROFESSIONAL BACKGROUND

David is a numbers guy and proforma guru. He specializes in working with Investors as well as Property Owners to maximize their returns. David provides his clients a clear and simple picture of their investment potential, and is well versed in Multi-Family and Commercial Asset Classes in the Kansas City Market.

David's heart, along with his favorite asset, the Country Club Plaza, is in KC where he was born and raised. As a graduate of Texas Christian University, he bleeds purple through and through and enjoys serving as a University Clark Society Board Member.

Prior to Clemons, David worked with the Howard Hughes Corporation (NYSE: HHC), a \$5B commercial real estate company comprised of master-planned communities, operating properties and development opportunities. He worked on the Asset Management team that focused on both operating and developing retail, office and multifamily assets.

David acquired his real estate salesperson's license at a young age and purchased his first investment property shortly after. As a young entrepreneur, he spent his early days learning the family business – commercial real estate development – and gained an ownership perspective of the trade.

KEY PROJECTS

Room & Roam | David built Room & Roam, a lifestyle hospitality company offering vibrant spaces and local experiences with the comfort and consistency of a hotel. He partnered with Kansas City's largest multifamily owners and grew R&R's portfolio to +75 rooms before selling to a larger operator out of Chicago. He wore many hats with R&R with a focus on developing the people, processes and procedures necessary to achieve organic and efficient growth.

EDUCATION

BBA in Finance with a Real Estate Emphasis | Texas Christian University

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AUDREY NAVARRO

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Managing Partner



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PROFESSIONAL BACKGROUND

As managing partner of Clemons Real Estate, Audrey oversees a team of brokers and maintains an active role in acquisitions, redevelopment, strategic planning, and investment sales. Currently, Clemons Real Estate is one of the KC Business Journal's Most Active Commercial Real Estate Firms in Kansas City. Audrey is also a founding Member of WIRED (Women in Real Estate & Development) in Kansas City and successfully led the group to purchase their first investment property. In addition, Audrey was honored by the Kansas City Business Journal as one of 2018's Women Who Mean Business.

KEY ASSIGNMENTS

Warwick Corridor Redevelopment Project (Multi-Family) 2015-2017. Acquisition and Redevelopment of 100+ units along the historic Warwick Boulevard Corridor of Kansas City. Acquired blighted multi-family assets, and renovated into quality market rate apartments that are now 96% occupied. This project had a major impact on crime and occupancy in the neighborhood.

EDUCATION

BA and MBA from Rockhurst University

MEMBERSHIPS & AFFILIATIONS

Co-founder of WIRED - Women in Real Estate Development (2018-2023)
Board of Directors/Volunteer, MindDrive (2013-2023)
Urban Land Institute KC Advisory Board Member and CMA (2022-2023)
MainStreet CID Board Member (2021-2023)
Winner of the CCIM "Home Run Deal" award (2011)
Named a "Rising Star" by KC Business Magazine (2012)
Named one of KC Business Journal's 2018's "Women Who Mean Business"

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