



# 401 CHARLOTTE LOFTS

KANSAS CITY, MO

12 UNITS | 2 BEDROOM + 1 BATH



**NEWMARK**

OFFERING MEMORANDUM

# THE OFFERING

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire 401 Charlotte Lofts, a 12-unit property located in the historic Columbus Park at 401 Charlotte St, Kansas City, MO 64106. The Property consists of 12 two-bedroom, one-bath units and is 92% leased. Built in 2023, the units are townhome-style with private entrances and front patios. Each unit features 21-foot ceilings, stainless steel appliances, an in-unit washer/dryer, and modern finishes.

401 Charlotte Lofts is in an excellent location, within walking distance of the \$1B Berkley Riverfront mixed-use development, newly expanded Kansas City streetcar, and the River Market. Tenants can take advantage of best-in-class nearby amenities while still enjoying the comfortable, residential character of Columbus Park.

## PROPERTY SUMMARY

ADDRESS	401 Charlotte St, Kansas City, MO 64106
UNIT MIX	12 Two Bed / One Bath Units
YEAR BUILT	2023
NUMBER OF UNITS	12
AVERAGE UNIT SF	1,008
IN-PLACE RENT/UNIT	\$1,543
IN-PLACE RENT/SF	\$1.53
OCCUPANCY	92%
SITE ACRES	1.105
PARKING SPACES	23



## GUIDED PROPERTY TOURS

Property inspections will be made only by appointment and arranged through Newmark. Inquiries should be directed to:

**Michael VanBuskirk, SIOR, CCIM, CRE**  
*Vice Chairman, Principal*  
t 816-512-1010  
mvanbuskirk@nzimmer.com

**Chris Robertson, CCIM**  
*Executive Managing Director, Principal*  
t 816-512-1014  
crobertson@nzimmer.com

**Raegen Kersey, CCIM**  
*Associate*  
t 816-512-1005  
rkersey@nzimmer.com

# INVESTMENT HIGHLIGHTS

## BEST IN CLASS ASSET

- Large 2-bedroom townhome style units with private entrances
- 2023 construction
- Stainless steel appliances and modern finishes
- 10-year tax abatement
- 92% occupancy

## PREMIER LOCATION

- Walking distance to the River Market, Berkley Riverfront, and newly expanded Kansas City Streetcar
- 93 Walk Score
- 32,000 residents in downtown KC, expected to grow to 40,000 by 2030

## UPSIDE OPPORTUNITIES

- Additional 0.53 acre site for future development. Potential for 6 townhomes or 12 apartments, and qualifies for 10-year tax abatement
- Ability to increase current income by implementing RUBS fees



# PROPERTY DESCRIPTION

## GENERAL OVERVIEW

**ADDRESS** 401 Charlotte Street, Kansas City, MO 64106

**COUNTY** Jackson

**YEAR BUILT** 2023

**NUMBER OF UNITS** 12

**NUMBER OF BUILDINGS** 1

**NUMBER OF STORIES** 2

**RENTABLE AREA** 12,100

**PARCEL NUMBERS** 12-840-25-13-02-0-00-000

12-840-25-13-01-0-00-000

12-840-25-14-00-0-00-000

**ZONING** UR - Urban Redevelopment District

**SITE ACRES** 1.105 Acres - 0.53 Acre Undeveloped

**PARKING SPACES** 23

**PARKING SPACES PER UNIT** 1.9

## UTILITIES

**ELECTRIC** Individually Metered, Tenants Pay

**WATER & SEWER** City of Kansas City, Landlord Pays



# UNIT MIX

FLOOR PLAN	UNIT TYPE	# OF UNITS	% OF UNITS	SF PER UNIT	TOTAL SF
1,100 SF	2 Bed/1 Bath	5	41.7%	1,100	5,500
1,000 SF	2 Bed/1 Bath	3	25.0%	1,000	3,000
900 SF	2 Bed/1 Bath	4	33.3%	900	3,600
<b>TOTAL</b>		<b>12</b>	<b>100.0%</b>	<b>1,008</b>	<b>12,100</b>

## UNIT FEATURES



PRIVATE ENTRANCES



21-FOOT CEILINGS



STAINLESS STEEL  
APPLIANCES



HARDWOOD FLOORS

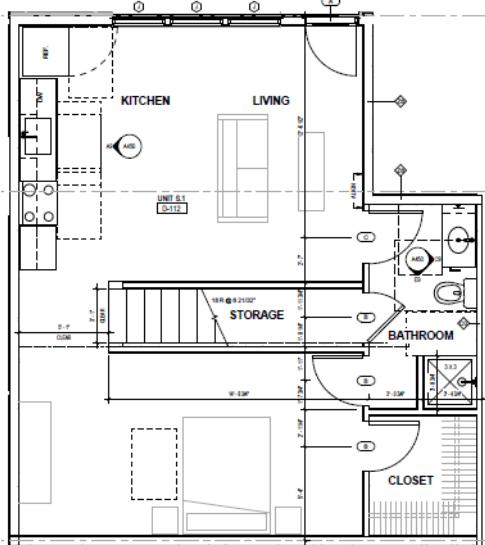


DISHWASHER AND WASHER/  
DRYER IN EVERY UNIT

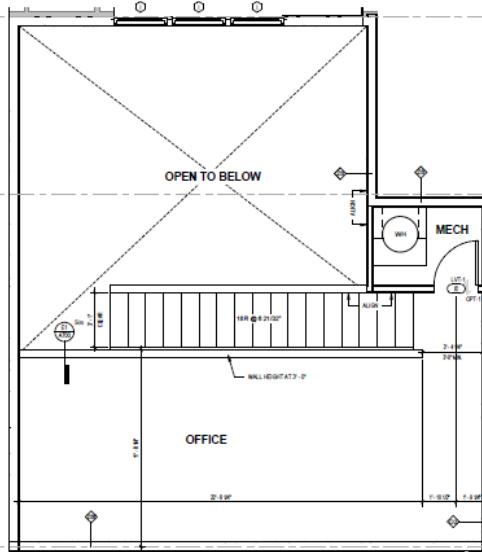


# FLOOR PLANS

## TYPICAL FLOOR PLAN 1



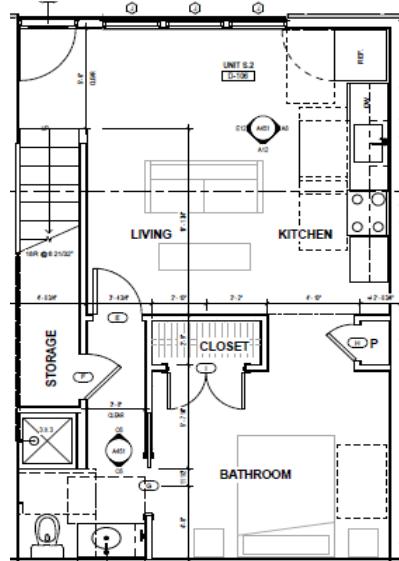
LOWER LEVEL



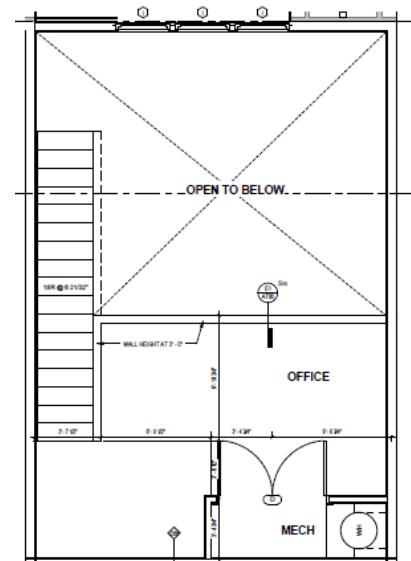
UPPER LEVEL



## TYPICAL FLOOR PLAN 2



LOWER LEVEL



UPPER LEVEL



# PROPERTY LOCATION

KC STREETCAR LINE



# NEARBY DEVELOPMENTS

KC STREETCAR LINE

KC STREETCAR RIVERFRONT  
EXTENSION – OPENING 2026

PLANNED BIKE/PED OVERPASS

CONNECTING COLUMBUS PARK  
& BERKLEY RIVERFRONT



# MAP & DEMOGRAPHICS



## 2025 TOTAL POPULATION

1 Mile	17,078
3 Mile	79,877
5 Mile	219,808



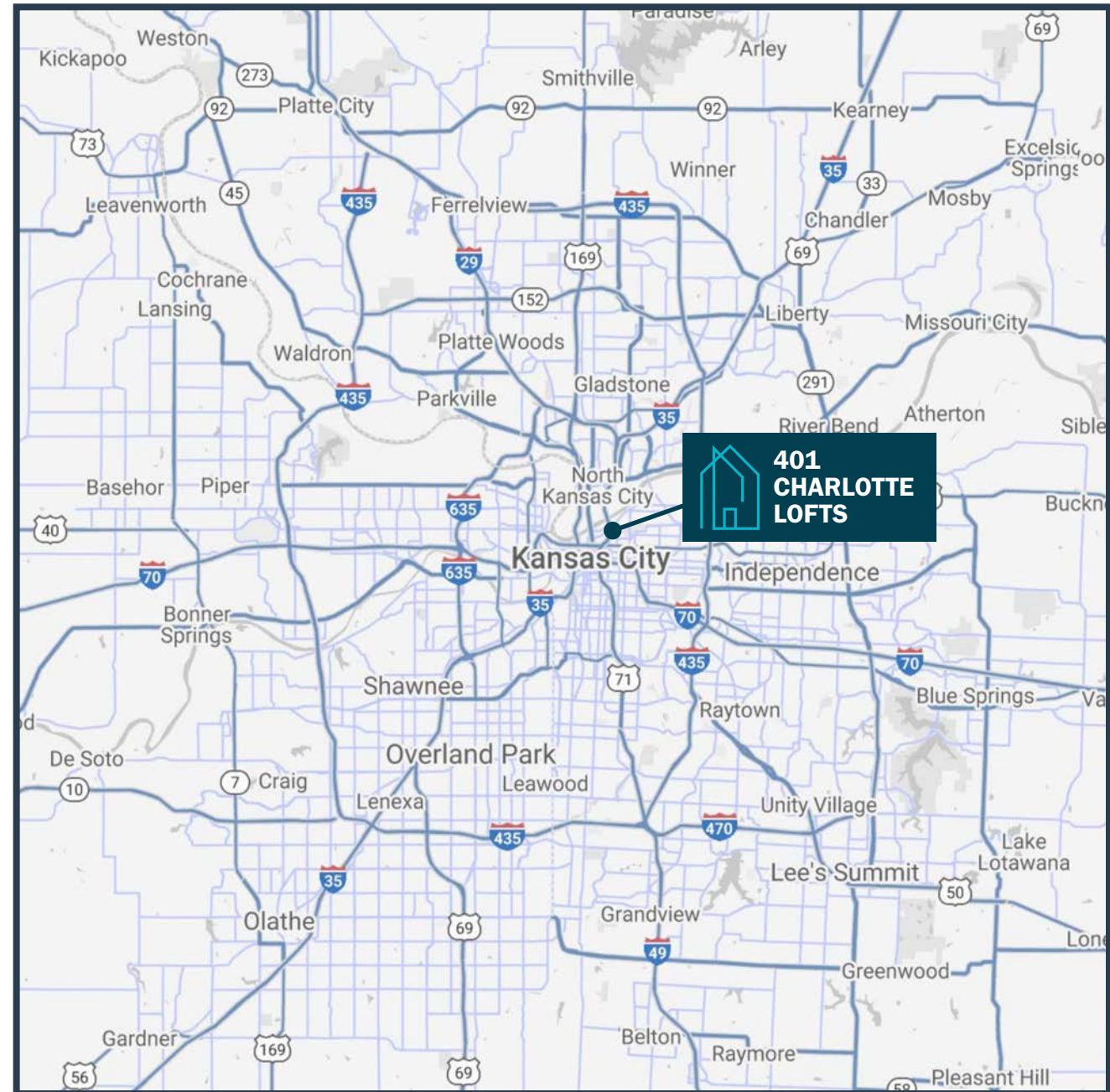
## 2025 TOTAL HOUSEHOLDS

1 Mile	9,714
3 Mile	36,962
5 Mile	97,698



## 2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$85,245
3 Mile	\$81,382
5 Mile	\$77,244



# DOWNTOWN KANSAS CITY OVERVIEW

Downtown has been the fastest-growing neighborhood of both Kansas City and the entire region for the last two decades as the population has increased 139% since 2000 to more than 32,000 residents. Downtown Kansas City is the region's largest employment center blended with the fastest-growing residential neighborhood in the metropolitan area creating a vibrant, mixed-use district with endless opportunities for social connection. Today, Downtown is the very best place for people and businesses to connect with each other. It occupies the most central location in the region and is home to the highest concentration of spaces where people can come together to collaborate and connect.

## \$10B DOWNTOWN INVESTMENT

More than \$9.8 billion in major developments have been completed or are currently under construction

## 122K DOWNTOWN EMPLOYEES

Downtown is home to more than 122,000 employees and 26.5 million square feet of office space

## 32K DOWNTOWN RESIDENTS

Downtown is home to more than 32,000 residents with a projected growth to 40,000 residents by 2030



## COLUMBUS PARK

Columbus Park is a historic, tight-knit neighborhood immediately northeast of Downtown Kansas City, long known as the city's "Little Italy" and now a diverse, walkable enclave with a strong community identity. Its location offers quick access to the River Market, Berkley Riverfront, KC streetcar, and downtown core while maintaining a more residential, small neighborhood feel.

# KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.7 million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.



# KANSAS CITY RANKINGS



## #1 City to Work Remotely

Iceland Air, 2022



## Best Airport in the United States

Travel Awaits, 2023



## #3 Best-Paying City for Recent College Grads

Self, 2021



## Best Cities to Live in America

Niche, 2021



## Top 10 Best Places to Visit in 2024

Wall Street Journal



## 23 Best Places to Go in the U.S. in 2023

Traveler



## Great American City for Creatives

Thrillist, 2022



## Best in Travel 2024

Lonely Planet



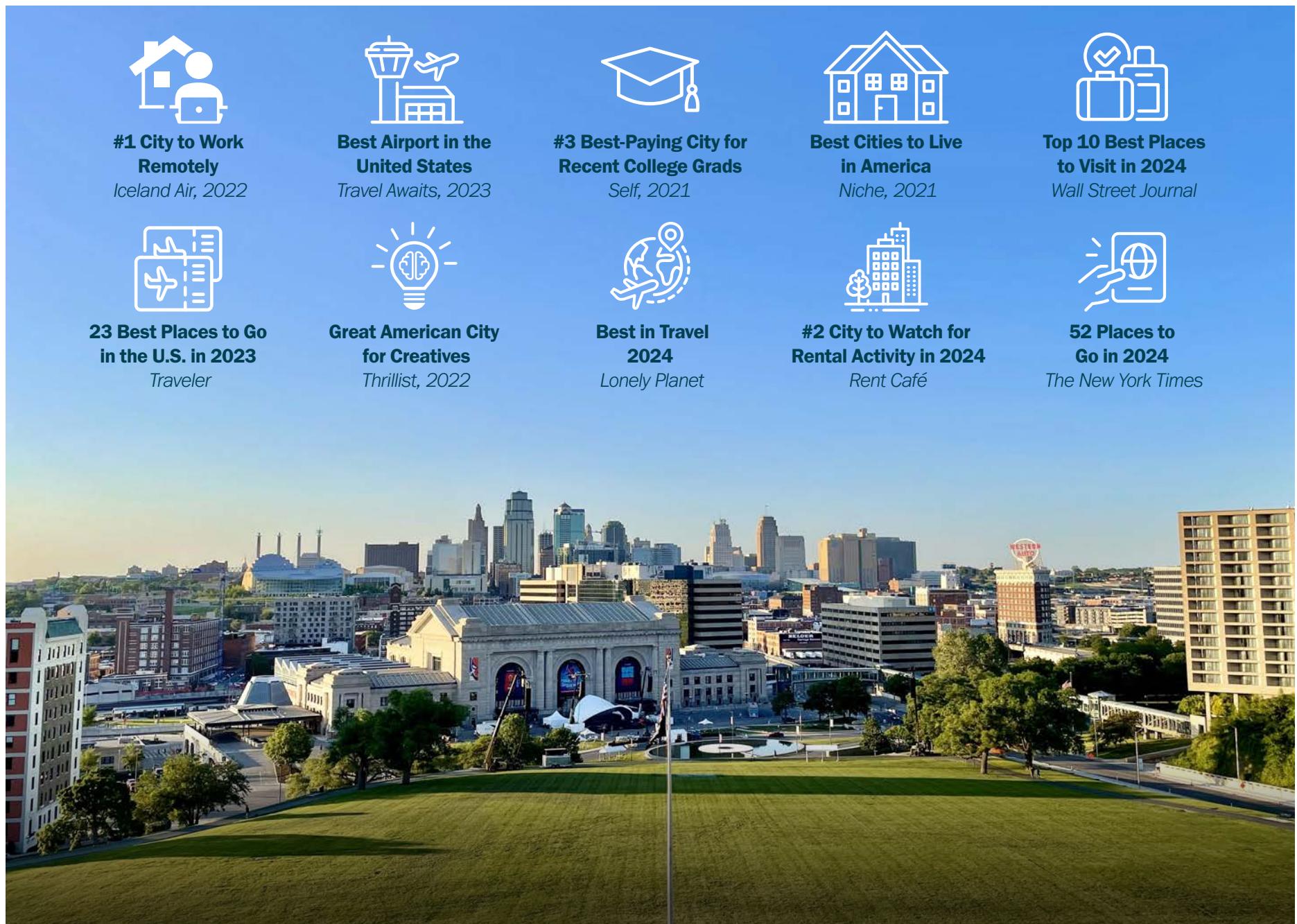
## #2 City to Watch for Rental Activity in 2024

Rent Café



## 52 Places to Go in 2024

The New York Times



# KANSAS CITY BIG WINS

## \$1.5 BILLION NEW KANSAS CITY INTERNATIONAL AIRPORT TERMINAL

Kansas City's new single terminal airport opened February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure.

**BEST  
AIRPORTS  
IN THE U.S.**

*TRAVEL &  
LEISURE*



## GOOGLE \$1B DATA CENTER

Google will locate a new data center in Kansas City, investing \$1 billion and supporting up to 1,300 jobs. The data center, the company's first in Missouri, will accompany contributions from Google to the region's workforce and energy infrastructure. "We have reached an important inflection point for tech innovation like AI, and data centers are the backbone of this progress," said Monique Picou, Global Vice President of Cloud Supply Chain and Operations at Google. "Our announcement today is a testament to the resources, talent and welcoming spirit of the Kansas City community. Together, Kansas City and Google will help power America's digital future and we are excited to contribute to the bright future of the region."



# KANSAS CITY BIG WINS

## PANASONIC \$4B EV BATTERY PLANT

In Spring 2025, Panasonic Energy North American will open a 300-acre EV battery manufacturing facility in De Soto, Kansas at Astra Enterprise Park. The 3 million-square-foot building will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant along Kansas 10 in Johnson County, leaving room at the parcel for Panasonic to expand production operations. The plant is set to manufacture lithium-ion 2170 batteries for electric vehicles and when the facility is up and running, it will increase Panasonic Energy's global capacity by 60 percent. More than **4,000 people will be employed** at the Panasonic plant and the project is estimated to deliver **\$2.5 billion in annual economic benefit** to the Kansas City region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.



## META DATA CENTER GOLDEN PLAINS TECHNOLOGY PARK

Facebook's parent company Meta Platforms, Inc., is investing more than \$800 million in building a nearly 1-million square foot hyperscale data center on 375 acres at Golden Plains Technology Park in northern Kansas City. The company announced its Kansas City location will become one of the world's most sustainable data centers, adding renewable energy to the region's local grid and achieving net-zero carbon emissions. Meta has acquired an additional 508 acres at the park, leaving potential for further investment.

# KANSAS CITY BIG WINS

## 2026 WORLD CUP HOST CITY

Kansas City is among 16 cities in North America to host the 2026 FIFA World Cup. The event will be the biggest sports event ever in the Kansas City area. Matches will be held at Arrowhead Stadium, home to the Kansas City Chiefs. Held every four years, the FIFA World Cup is the most prestigious and most widely viewed single sporting event. In 2018, a combined 3.572 billion viewers watched the World Cup and an estimated 6.8 million tourists visited host cities. The FIFA World Cup 2026, which will feature a record 80 matches, will be the first hosted by three countries and the first with 48 participating nations. Host cities can expect up to \$652 million in incremental economic activity as a result of World Cup matches according to a study.

**\$652  
MILLION**  
*ESTIMATED  
ECONOMIC  
IMPACT*

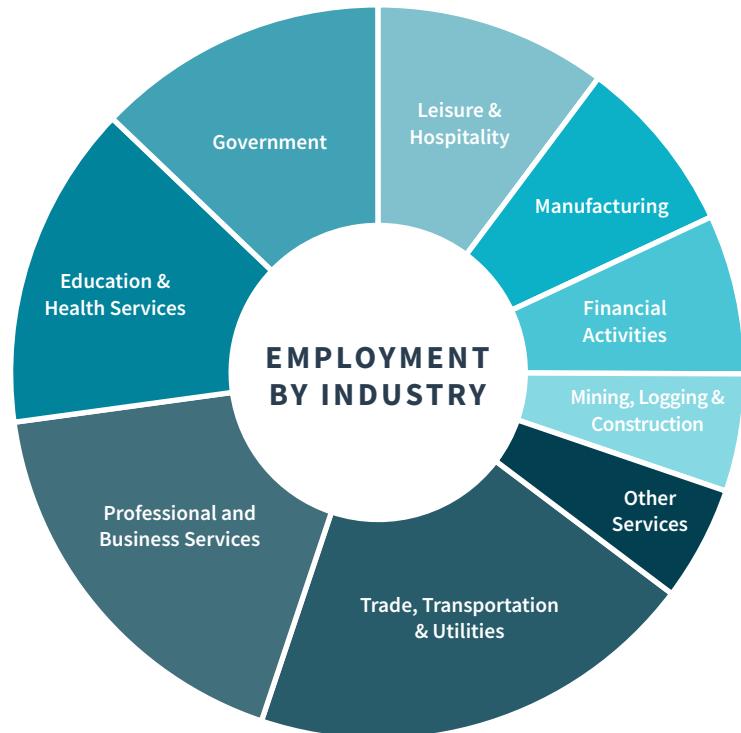


## KC CURRENT STADIUM

In 2024, the Kansas City Current opened the CPKC stadium. The \$117M stadium seats 11,500 and is the first professional women's sport stadium in the world. CPKC Stadium at Berkley Riverfront Park will be the anchor of the ongoing riverfront development project undertaken by Port KC. In this stadium, KC Current not only signals its commitment to its athletes and fans, but its commitment to Kansas City.

The KC Current, along with Palmer Square Real Estate Management and Marquee Development, recently broke ground on a \$200 million expansion along the riverfront. The development will include 429 multi-family homes, 48,000 square feet of retail and more than two acres of riverfront gathering space, including a town square and riverfront promenade.

# KANSAS CITY ECONOMY



The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block.

## MAJOR EMPLOYERS

**ORACLE**

**GARMIN**

**Hallmark**

**AMC**  
THEATRES

**American Century**  
Investments®

**H&R**  
BLOCK

  
**2.7M**  
KANSAS CITY MSA  
POPULATION

  
**\$328,700**  
MEDIAN HOME  
SALE PRICE

  
**\$75,280**  
MEDIAN HOUSEHOLD INCOME  
(10% ABOVE NATIONAL MEDIAN)

  
**37.6**  
MEDIAN AGE  
(U.S. 38)

Source: U.S. Bureau of the Census and Bureau of Labor Statistics (March 2025)

# KANSAS CITY ECONOMY

## ATTRACTING BUSINESS TO KANSAS CITY



**\$104.7 Million**  
Impact on Payroll  
due to the Additions



**16 COMPANIES**  
Attracted to the Greater  
Kansas City Area in 2024



**\$1.8 Billion**  
Capital Invested in 2024



**1,498**  
New Jobs in 2024

COST OF LIVING COMPARISON	
CITY	COMPOSITE INDEX
Austin, TX	97.4
Chicago, IL	115.1
Phoenix, AZ	106.3
<b>Kansas City, MO</b>	<b>91.1</b>
Los Angeles, CA	149.4
Minneapolis, MN	93.6
Denver, CO	108.6

Source: The Council for Community and Economic Research, Annual Average 2024

## FISERV OPENS REGIONAL HUB IN OVERLAND PARK

Fiserv, a global financial technology company, is establishing a new regional hub in Overland Park, Kansas, near Kansas City. The hub is expected to create 2,000 jobs and have a projected \$6.5 billion economic impact over the next decade.



# KANSAS CITY TOURISM

Among a healthy business environment Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series, and the Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII and Super Bowl LVIII. Kansas City Current women's soccer team opened the first professional women's soccer stadium in the world.

**28.4 MILLION**

ANNUAL VISITORS

**\$6.7 BILLION**

ANNUAL TOURISM ECONOMIC IMPACT

**12.1 MILLION**

ANNUAL MCI AIRPORT PASSENGERS

Source: Visit KC





# 401 CHARLOTTE LOFTS

KANSAS CITY, MO

## NEWMARK MULTIFAMILY CENTRAL TEAM

### KANSAS CITY TEAM

**Michael VanBuskirk, SIOR, CCIM, CRE**  
*Vice Chairman, Principal*  
t 816-512-1010  
mvanbuskirk@nzimmer.com

**Chris Robertson, CCIM**  
*Executive Managing Director, Principal*  
t 816-512-1014  
crobertson@nzimmer.com

**Matt Ledom**  
*Senior Managing Director*  
t 913-620-6502  
matt.ledom@nmrk.com

**Raegen Kersey, CCIM**  
*Associate*  
t 816-512-1005  
rkersey@nzimmer.com

**Tim McKay**  
*Vice Chairman*  
*Multifamily Capital Markets*  
t 405-879-4768  
tim.mckay@nmrk.com

**Brandon Lamb, CCIM**  
*Vice Chairman*  
*Multifamily Capital Markets*  
t 405-551-7600  
brandon.lamb@nmrk.com

**Justin Wilson**  
*Vice Chairman*  
*Multifamily Capital Markets*  
t 405-605-2546  
justin.wilson@nmrk.com

**Ted Prince**  
*Managing Director*  
*Multifamily Capital Markets*  
t 405-603-0862  
ted.prince@nmrk.com

**Ben McKay**  
*Managing Director*  
*Multifamily Capital Markets*  
t 405-213-2991  
ben.mckay@nmrk.com

**NEWMARK**

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