

FOR SALE | UNPRICED

72-UNIT KANSAS CITY METRO MULTIFAMILY PORTFOLIO

Two recently renovated communities with in-place cash flow and proven value-add upside



TALL OAKS APARTMENTS
Pleasant Valley, MO | 52 Units



321 TOWNHOMES
Independence, MO | 20 Units

72

TOTAL UNITS

2

PROPERTIES

71,270

RENTABLE SF

6.67

TOTAL ACRES

PORTFOLIO OVERVIEW

A two-property multifamily offering spanning complementary Kansas City metro submarkets. The portfolio combines recently renovated assets, diversified housing product and a clear path to additional income growth through remaining unit turns, lease-up and rent optimization.

INVESTMENT HIGHLIGHTS

- Meaningful scale across Clay and Jackson counties
- Recent renovation programs completed in 2023 and 2024
- Additional upside from remaining Classic units and select vacancies
- Demonstrated rent premiums for renovated townhome units
- Garden-style apartments plus gated townhome product

VALUE-ADD STRATEGY

01

COMPLETE UNIT TURNS

Capture upside from remaining Classic units

02

LEASE SELECT VACANCIES

Create a near-term path to stronger occupancy

03

OPTIMIZE RENTS

Build on demonstrated renovation premiums

TALL OAKS APARTMENTS

7015 N Chas Dr | Pleasant Valley, MO

52 units | Built 1986 | Renovated 2023

All 2BR/2BA | 27 garages | 5.72 acres

32 renovated units with additional value-add runway

321 TOWNHOMES

321 W South Ave | Independence, MO

20 units | Built 2001 | Renovated 2024

Gated community | 2-3 bedroom floor plans

In-place renovation premiums and lease-up opportunity

REQUEST THE CONFIDENTIAL OFFERING MATERIALS

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Information is deemed reliable but not guaranteed. Prospective purchasers should conduct independent due diligence.