

KENWOOD II

9 UNITS | \$3.075M

3937 Kenwood Ave,
Kansas City, MO 64110



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PROPERTY HIGHLIGHTS

- Brand New 2024 Construction
- Highest Level of Luxury Finishes and Flawless Construction
- Desirable Layouts with Large Outdoor Balconies
- Serene Scenic Views Over Gilham Park
- Close Proximity to the Area's Top Corporate Employers

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THE OPPORTUNITY

One-of-a-kind trophy property in the most highly sought-after neighborhood of Kansas City! Brand new construction of nine gorgeous, well-designed multifamily apartments of the highest quality construction. Each apartment contains two bedrooms, two full bathrooms, and a large open kitchen and living room. The open kitchen/living area opens onto a spacious balcony perfect for outdoor entertaining. The views off the balcony overlook scenic Gillham Park and showcase the Kansas City skyline. Residents will fall in love with the energy-efficient all-electric units, each with its own washer/dryer. Contemporary high-end luxury finishes and appliances attract a discerning tenant who wants a carefree lifestyle, minutes from Kansas City's major employers. New construction multifamily of this caliber and quality is rare. Even more unique is this prime high-demand location. The selective investor lucky enough to own this gem will enjoy extremely low expenses and high appreciation for decades.

This area is just minutes from the city's central business districts, including downtown Kansas City, home to major employers such as Cerner Corporation (now Oracle), H&R Block, and Hallmark Cards. Additionally, the University of Kansas Hospital and Children's Mercy Hospital, both major healthcare hubs, are within a short 5-minute drive. This makes Kenwood II particularly appealing for healthcare, tech, and corporate professionals.

Residents will enjoy the convenience of being close to Country Club Plaza, a premier shopping destination in Kansas City. Just a five-minute drive away, the Plaza offers high-end boutiques, national retailers, fine dining restaurants, and vibrant nightlife. For daily needs, local grocery stores and shops, including Whole Foods, Trader Joe's, and Sun Fresh, are easily accessible.

For those who enjoy outdoor activities, Gillham Park is within walking distance, providing green space for picnics, walking, and recreational sports. The property is also near Loose Park, one of the largest parks in Kansas City, known for its scenic rose gardens and walking trails. Art enthusiasts will appreciate the close proximity to the Nelson-Atkins Museum of Art, famous for its iconic shuttlecock sculptures and impressive art collections.

This location offers the best of both worlds: a peaceful, tree-lined street in a historic neighborhood with a gorgeous, high-end modern building offering the latest design style and energy efficiency. Whether you're a young professional, a student attending the University of Missouri-Kansas City (UMKC), or a retiree seeking a low-maintenance lock-and-leave lifestyle, this property caters to a wide array of residents. Renters will appreciate the proximity to jobs, shopping, dining, and cultural experiences while still enjoying the charm and tranquility of a well-established community.

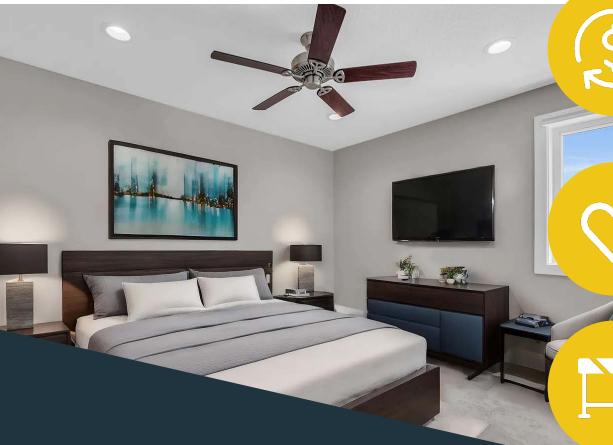


UNIT MIX

Type	Count	Market Rent
2 Bed / 2 Bath	9	\$2,175

AMENITIES AND FEATURES

- 2 Bed/2 Bath Floorplans with In-Unit Laundry
- 2024 Construction with Luxury Finishes
- Energy Efficient Construction for Low Utility Costs
- Quartz Countertops, Polished Concrete Floors, and Huge Balconies
- Custom Cabinetry Throughout
- Off-street Parking in Dedicated Spaces



THE VALUE ADD PLAY

Lease up all units and transition to operations while keeping the expense ratio low. Consider furnishing at least a few of the units for traveling professionals to capitalize on the key medical and employment hubs nearby.

WHAT WE LOVE ABOUT THE PROPERTY

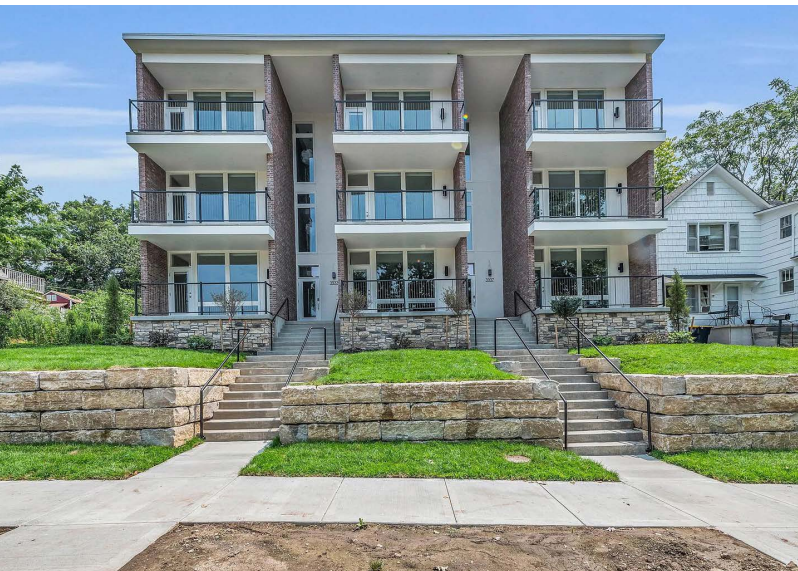
Gorgeous, brand new flawless construction in a hyper-desirable location. Equally as easy to look at as it will be to own. Beauty and brains together in this one perfect asset.

PROPERTY CHALLENGES

This one will have solid returns over the long haul, but it's not setting any cap rate records. Construction was completed just weeks ago, and lease-up has been brisk. Four of the nine units are leased, but the remaining units will need to be leased up.

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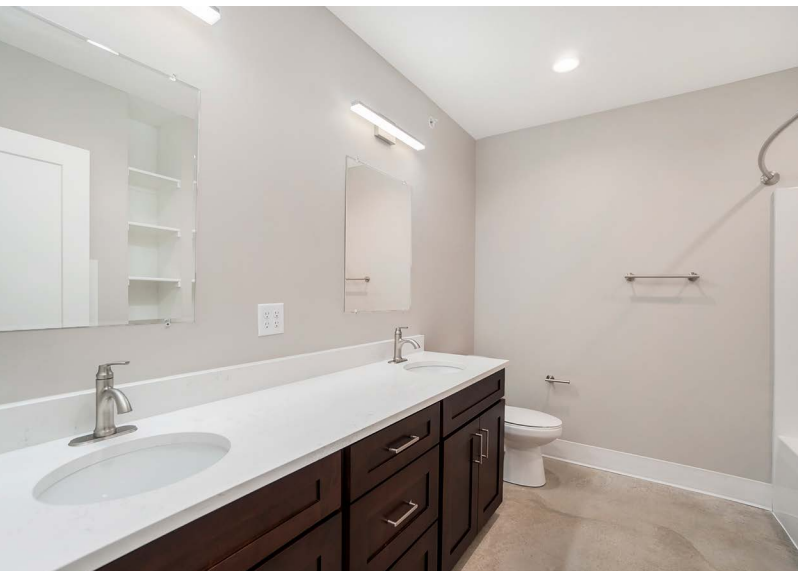
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RETAIL MAP

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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)

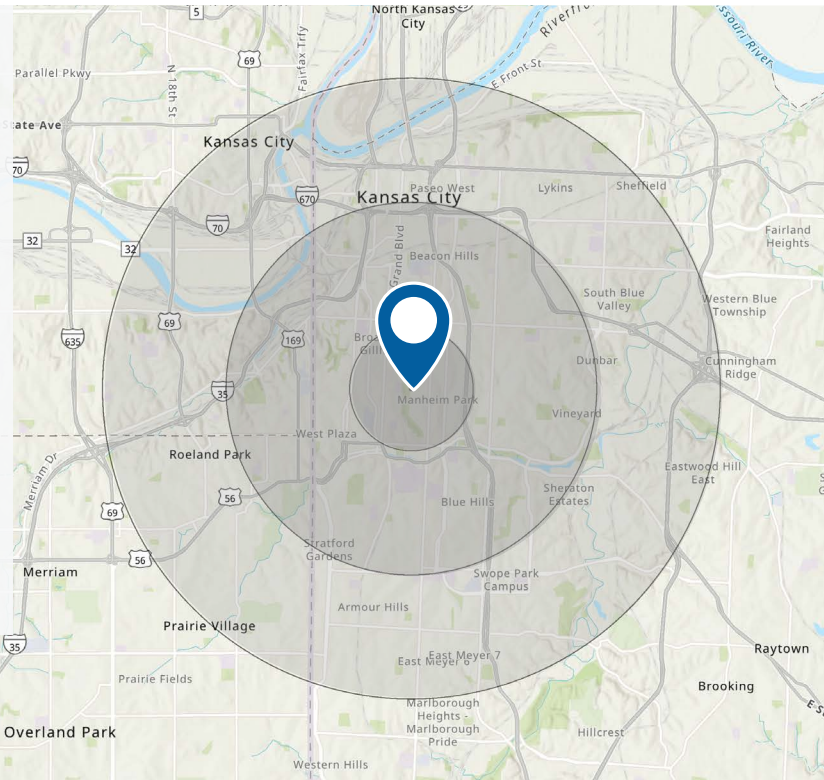
- WESTPORT 39TH & MAIN
- SOUTHMORELAND 43RD & MAIN
- ART MUSEUMS 45TH & MAIN
- PLAZA CLEAVER II & MAIN
- UMKC 51ST & BROOKSIDE



DEMOGRAPHICS

3937 Kenwood Ave, Kansas City, MO 64110

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	21,232	118,649	269,229
Households	11,855	57,531	120,913
Families	3,443	23,175	55,598
Avg Household Size	1.75	1.98	2.16
Owner Occupied Housing Units	2,974	22,204	52,890
Renter Occupied Housing Units	8,881	35,327	68,023
Median Age	33.1	34.8	34.8
Median Household Income	\$50,909	\$57,477	\$58,195
Average Household Income	\$77,185	\$94,064	\$92,324



KEY FACTS

- 269,229** Population
- 34.8** Median Age
- 2.2** Average Household Size
- \$92,324** Average Household Income

EMPLOYMENT

- 67%** White Collar
- 19%** Blue Collar
- 13%** Services
- 3.7%** Unemployment Rate

EDUCATION

- 10%** No High School Diploma
- 24%** High School Graduate
- 23%** Some College
- 43%** Bachelor's/Grad/Prof Degree

INCOME

- \$58,195** Median Household Income
- \$41,685** Per Capita Income
- \$46,782** Median Net Worth

BUSINESS

- 13,843** Total Businesses
- 271,871** Total Employees

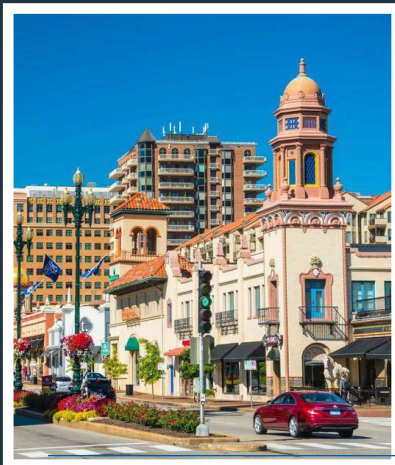
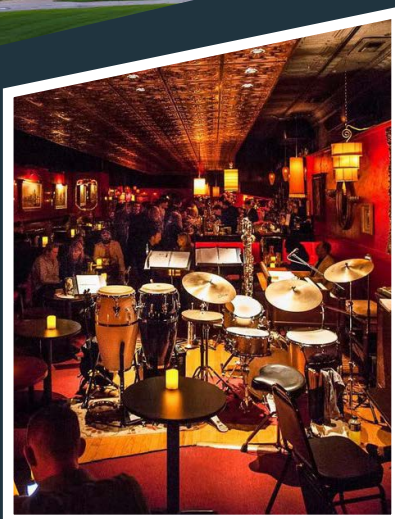
2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.9%)
The smallest group: \$150,000 - \$199,999 (5.8%)

Indicator ^a	Value	Diff
<\$15,000	16.1%	+4.7%
\$15,000 - \$24,999	7.4%	+1.1%
\$25,000 - \$34,999	7.7%	+0.3%
\$35,000 - \$49,999	11.8%	-0.4%
\$50,000 - \$74,999	16.9%	-1.8%
\$75,000 - \$99,999	11.6%	-0.9%
\$100,000 - \$149,999	13.4%	-2.8%
\$150,000 - \$199,999	5.8%	-1.7%
\$200,000+	9.3%	+1.4%

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.