

# NORTHEAST RENTAL PORTFOLIO

11 UNITS | \$990,000

Kansas City Metro



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## PROPERTY HIGHLIGHTS

- 81% Two Bedroom Units
- Tenants Pay for All Utilities & Lawncare
- Well maintained – Owned by Licensed Contractor
- Impressive 9.5% Cap Rate
- Located in the Historic Northeast Kansas City

## THE OPPORTUNITY

Discover this exceptional investment opportunity with 11 single-family homes in the vibrant Historic Northeast Kansas City! This portfolio features two 3 Bed /1 Bath homes and nine 2 Bed/1 Bath homes, built between 1900-1952 and meticulously maintained by a general contractor owner. Updates include HVAC, plumbing, flooring, and ongoing maintenance. Fully occupied, the 3-bedroom homes average \$1,066/mo (market rents ~\$1,250/mo), and the 2-bedroom homes average \$1,050/mo (market rents ~\$1,140/mo). Tenants handle all utilities and lawncare, minimizing owner expenses. Happy tenants, some past their first year, ensure stable cash flow. Self-managed by the seller, with flexibility to hire a property manager while maintaining strong returns. Located in an up-and-coming area near downtown with easy highway access, enjoy proximity to attractions like the Kansas City Museum and River Market. Ideal for investors seeking long-term appreciation in a growing market!



### UNIT MIX

Type	Units	Current Rent Average	Market Rent
3 Bed/1 Bath	2	\$1,066	\$1,250
2 Bed/1 Bath	9	\$1,050	\$1,140

### AMENITIES AND FEATURES

- Mix of 2 & 3 Bedroom Homes
- Updated LVP & Tile Flooring
- HVAC & Plumbing Updates Completed
- Easy Highway Access and Proximal to Downtown
- Low Entry Cost Priced at only \$90k per Door



### THE VALUE ADD PLAY

Plan for a long term hold, and continue to keep tenants happy and steadily paying.

### WHAT WE LOVE ABOUT THE PROPERTY

Excellent in-place price to rent ratio. Turnkey stabilized assets.

### PROPERTY CHALLENGES

May not see much appreciation in the short term as the area continues to develop.



# NORTHEAST RENTAL PORTFOLIO

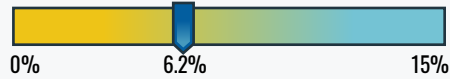
Kansas City Metro



LOCATION CLASS



HISTORICAL RATE OF APPRECIATION



CONDITION



STABILIZATION



CURRENT VS MARKET INCOME



UNITS	11
BUILDINGS	11
LEGAL PARCELS	11
STORIES	1
YEAR BUILT/RENOVATED	1900-1952
ELECTRIC METER	Separate
GAS METER	Separate
WATER METER	Separate
TRASH	KCMO Free Bins
HOT WATER	Individual Hot Water Heaters, One Per Unit
HEAT	Central
COOLING	Central or Mini Split
LAUNDRY	Hookups at Each Home
PARKING	On-site & Street Parking
TENANT PAID UTILITIES	Tenants Pay All Utils
LANDLORD PAID UTILITIES	None
TOTAL LOT SIZE (PUBLIC RECORD)	47,583
TOTAL SQUARE FEET (PUBLIC RECORD)	9,498



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**LUTZ**  
SALES + INVESTMENTS

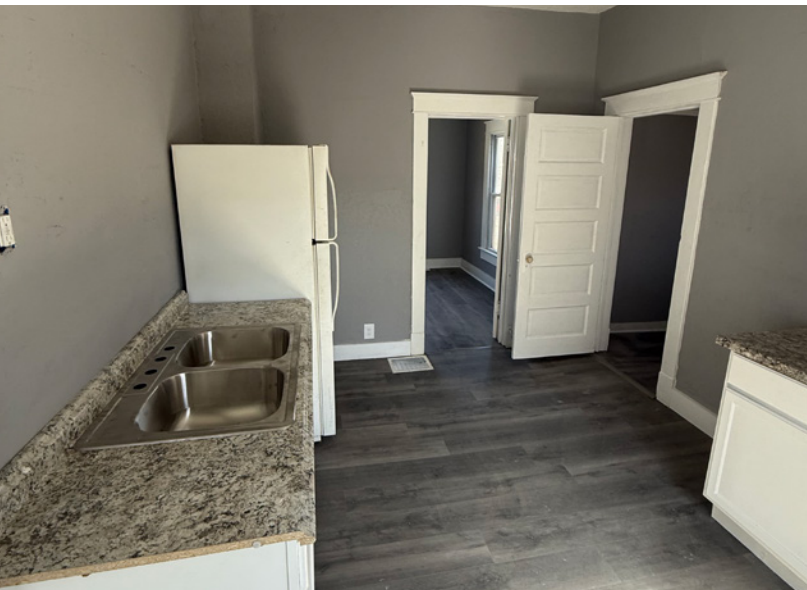




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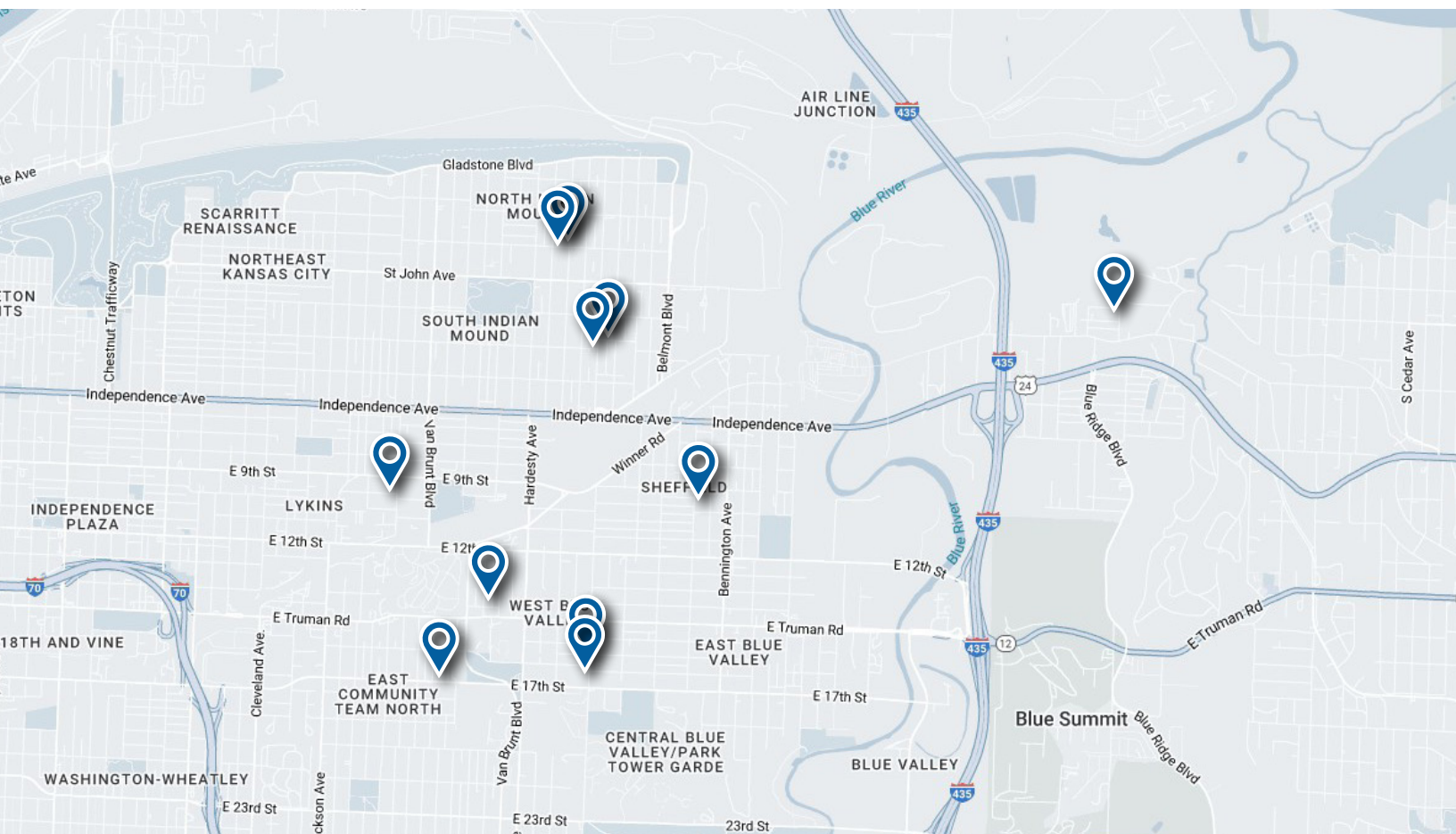




# TABLE OF PROPERTIES AND RENTS

## Kansas City Metro

Street Address	City / State / ZIP	Bed/ Bath	Units	SF	YR BUILT	Monthly Rental Income	Utilites & Lawn	Tenancy	Annual Property Taxes	Annual Insurance
1612 Topping Avenue	Kansas City, MO 64127	3 / 1	1	1,344	1910	\$1,000.00	Tenant	Lease to MTM	\$473.00	\$1,656.00
324 Bellaire Avenue	Kansas City, MO 64123	2 / 1	1	694	1916	\$1,100.00	Tenant	Lease to MTM	\$364.00	\$1,428.00
8733 E. St John Avenue	Independence, MO 64053	2 / 1	1	932	1912	\$900.00	Tenant	Lease to MTM	\$667.00	\$1,404.00
915 Fremont Avenue	Kansas City, MO 64126	2 / 1	1	864	1915	\$1,100.00	Tenant	Lease	\$373.00	\$1,500.00
1413 Denver Avenue	Kansas City, MO 64127	2 / 1	1	851	1910	\$1,100.00	Tenant	Lease	\$332.19	\$1,506.96
1632 Topping Avenue	Kansas City, MO 64127	3 / 1	1	821	1909	\$1,100.00	Tenant	Lease	\$597.45	\$1,398.00
308 N. Lawndale Avenue	Kansas City, MO 64123	2 / 1	1	1,016	1908	\$1,000.00	Tenant	Lease to MTM	\$1,932.30	\$1,631.04
346 S. Topping Avenue	Kansas City, MO 64123	2 / 1	1	646	1952	\$1,100.00	Tenant	Lease to MTM	\$397.07	\$1,371.96
4432 E. 10th Street	Kansas City, MO 64124	2 / 1	1	696	1900	\$1,100.00	Tenant	Lease	\$409.06	\$1,353.96
4902 E. 17th Street	Kansas City, MO 64127	2 / 1	1	748	1910	\$1,100.00	Tenant	Lease to MTM	\$416.01	\$1,481.04
5606 Scarritt Avenue	Kansas City, MO 64123	2 / 1	1	886	1910	\$1,100.00	Tenant	Lease to MTM	\$738.26	\$1,536.96
		Total	11	9,498		\$11,700			\$6,699.34	\$16,267.92





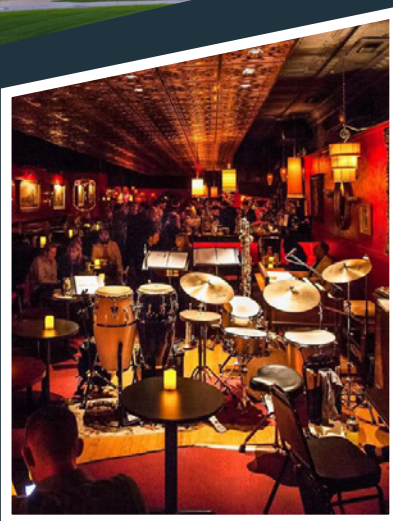


## KANSAS CITY MSA - MISSOURI/KANSAS

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.







**MICAH THOMAS**

**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.

Micah Thomas began his real estate career in 2017 and quickly rose to prominence, ranking in the top 2% of agents in the Kansas City metro. Recognized for his expertise and client-first approach, Micah has been featured on industry podcasts and in Top Producer magazine. He built his reputation by going above and beyond for his clients and finding innovative ways to excel in a competitive market.

While serving retail buyers and sellers, Micah also cultivated a specialty in working with investor clients, both locally and nationally. With an undergraduate degree in accounting, Micah offers a unique blend of market knowledge and financial insight, helping clients make informed decisions that align with their investment goals.

Micah's expertise extends beyond transactions—he has hands-on experience remodeling homes, managing construction projects, and overseeing his own rental portfolio. This practical know-how allows him to advise clients with precision and confidence, whether they're seasoned investors or purchasing their first property.

Micah is dedicated to building lasting relationships based on trust, transparency, and results. With his commitment to detail and deep understanding of the market, you can count on him to be a steadfast partner in achieving your real estate goals.





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