



OFFERING MEMORANDUM

Brighton Crossing 18 Unit

5711 NE 80th Terrace, Kansas City, MO 64119



PRESENTED BY



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15245 Metcalf Avenue

<https://www.mwcreadvisors.com/>

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SECTION 2

The Asset

Executive Summary

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Offer Summary

Price	Price/unit	Price/area	Units	Built/Renovated
\$2,800,000	\$155,556	\$246.72	18	2020/--

PROPERTY INFO

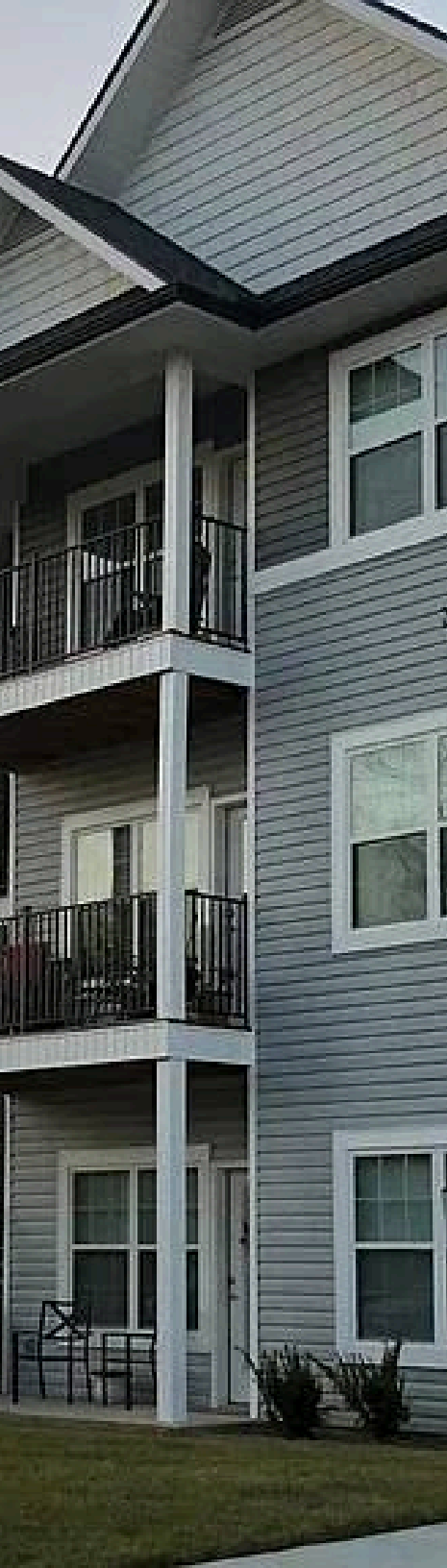
Building size	11,349 SF
Unit mix	6x Studio 12x 1+1
Bedrooms	12
Lot size	40,494 SF
Stories	3
Number of buildings	1
Property class	A
Parking	0

METRICS

metrics	current	proforma
CAP	5.87%	5.90%
GRM	11.51	11.05
Cash-on-Cash	3.96%	4.93%
YoC		16.55%
		avg.
IRR		13.86%
Equity X		1.83x
ROE	6.69%	24.31%
ROI		10.99%



Brighton Crossing 18 Unit / 3



Property

Description

Rare opportunity to acquire a virtually new, turn-key, 18-unit multifamily asset in one of Kansas City's most dynamic growth corridors. This 2020-built, Class A property is positioned in a market that is leading national rent growth at 3.1% annually, creating an exceptional investment opportunity with immediate value-add potential.

The subject property represents a compelling investment opportunity in Kansas City's robust multifamily market. The combination of premium 2020 construction, below-market rents, and strong fundamentals creates an exceptional value-add scenario.

With Kansas City leading national rent growth and new supply constraints tightening, this asset is perfectly positioned for immediate revenue optimization. The recommended pricing reflects both current cash flow and significant upside potential.

Resident Benefits Package: All MGC residents are enrolled in the Resident Benefits Package (RBP) for \$33/month which includes liability insurance, \$10K rental insurance coverage for your personal belongings, credit building to help boost your credit score with timely rent payments, up to \$1M Identity Theft Protection, move-in concierge service making utility connection and home service setup a breeze, resident rewards program and much more!

Property highlights

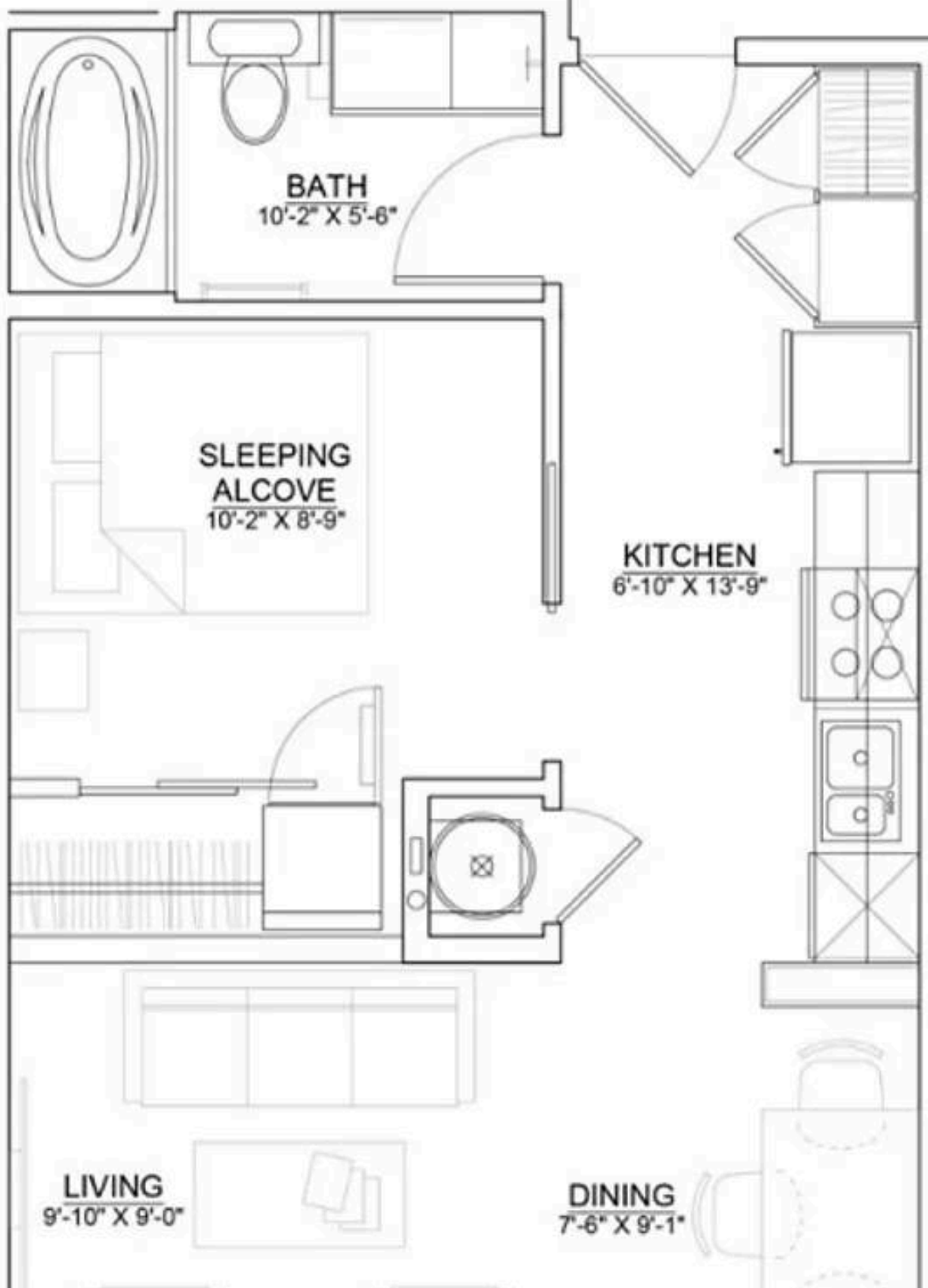
- **Value-add potential:** As a virtually new property, investors have the opportunity to immediately enhance value through strategic management and potentially implementing additional revenue-generating amenities or services.
- **Strong rental market:** With a national rent growth of 3.1% annually, this property is situated in a market that outpaces many others across the country, suggesting the potential for solid and consistent rental income.
- **Deliveries Slowing:** Only 861 units YTD 2025 vs. 2,001 same period 2024
- **Rare acquisition opportunity:** This nearly new 18-unit multifamily property offers investors a unique chance to own a modern Class A asset in Kansas City.
- **Recent construction:** Built in 2020, this property offers contemporary design, modern features, and reduced maintenance concerns compared to older buildings.
- **Dynamic growth area:** Located in one of Kansas City's most rapidly growing corridors, the area promises a robust and vibrant future for real estate investment.











Area

AREA DESCRIPTION

5711 NE 80th Terrace is located in Kansas City, within the northwest region of Missouri. The area is predominantly residential, featuring single-family homes with yards and modern amenities. The neighborhood around 80th Terrace is typically suburban with a mixture of older and newer construction, reflecting a community that has experienced growth over time.

Nearby, you can find local parks, schools, and recreational areas which provide a family-friendly atmosphere and outdoor opportunities for residents. The streets are lined with sidewalks and well-maintained landscaping, giving the area a welcoming and neighborly feel.

Shopping centers, restaurants, and essential services are easily accessible, offering convenience for everyday living. The area is known for its strong sense of community and quiet environment, making it desirable for those looking for a peaceful suburban setting not too far from the urban amenities of Kansas City.

Connectivity to other parts of Kansas City is facilitated by major roadways and public transportation routes, which aid in commuting to the city center and surrounding areas for work or leisure. Overall, 5711 NE 80th Terrace sits within a well-rounded, attractive residential locale that balances tranquility with accessibility.

Walk score
Car-Dependent

11

Bike score
Somewhat Bikeable

25

Transit score
No Nearby Transit

0

0 nearby routes: 0 bus, 0
rail, 0 other











SECTION 3

Financials

Rent roll

Operating Projections

Financing

Price scenarios & Sensitivity

Assumptions

Unit Mix Summary

🏠 Multifamily									
unit #	unit type	SF	current	per SF	per 12mo	lease to	proforma	per SF	per 12mo
5711-1A NE 80th Ter	1BR/1BA	650	\$1,104	\$1.70	\$13,248	07/26/2026	\$1,150	\$1.77	\$13,800
5711-1B NE 80th Ter	Studio	497	\$957	\$1.93	\$11,484	06/04/2026	\$1,000	\$2.01	\$12,000
5711-1C NE 80th Ter	1BR/1BA	731	\$1,131	\$1.55	\$13,572	06/18/2026	\$1,175	\$1.61	\$14,100
5711-1D NE 80th Ter	1BR/1BA	731	\$1,165	\$1.59	\$13,980	12/31/2025	\$1,175	\$1.61	\$14,100
5711-1E NE 80th Ter	Studio	497	\$929	\$1.87	\$11,148	10/31/2025	\$1,000	\$2.01	\$12,000
5711-1F NE 80th Ter	1BR/1BA	650	\$1,104	\$1.70	\$13,248		\$1,150	\$1.77	\$13,800
5711-2A NE 80th Ter	1BR/1BA	650	\$1,104	\$1.70	\$13,248	05/01/2026	\$1,150	\$1.77	\$13,800
5711-2B NE 80th Ter	Studio	497	\$957	\$1.93	\$11,484	07/30/2026	\$1,000	\$2.01	\$12,000
5711-2C NE 80th Ter	1BR/1BA	731	\$1,131	\$1.55	\$13,572	04/23/2026	\$1,175	\$1.61	\$14,100
5711-2D NE 80th Ter	1BR/1BA	731	\$1,151	\$1.57	\$13,812	06/27/2026	\$1,175	\$1.61	\$14,100
5711-2E NE 80th Ter	Studio	497	\$957	\$1.93	\$11,484	09/08/2026	\$1,000	\$2.01	\$12,000
5711-2F NE 80th Ter	1BR/1BA	731	\$1,123	\$1.54	\$13,476	01/31/2026	\$1,175	\$1.61	\$14,100
5711-3A NE 80th Ter	1BR/1BA	650	\$1,077	\$1.66	\$12,924	09/23/2026	\$1,150	\$1.77	\$13,800
5711-3B NE 80th Ter	Studio	497	\$957	\$1.93	\$11,484	07/30/2026	\$1,000	\$2.01	\$12,000
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5711-3F NE 80th Ter	1BR/1BA	650	\$1,077	\$1.66	\$12,924	03/24/2026	\$1,150	\$1.77	\$13,800
AVERAGES	1BR/1BA	631	\$1,064	\$1.69	\$12,762		\$1,110	\$1.76	\$13,317
18 units	12BR/18BA	11,349	\$19,143	\$1.69	\$229,716		\$19,975	\$1.76	\$239,700

Rent Roll

🏠 Multifamily									
unit #	unit type	SF	current	per SF	per 12mo	lease to	proforma	per SF	per 12mo
5711-1A NE 80th Ter	1BR/1BA	650	\$1,104	\$1.70	\$13,248	07/26/2026	\$1,150	\$1.77	\$13,800
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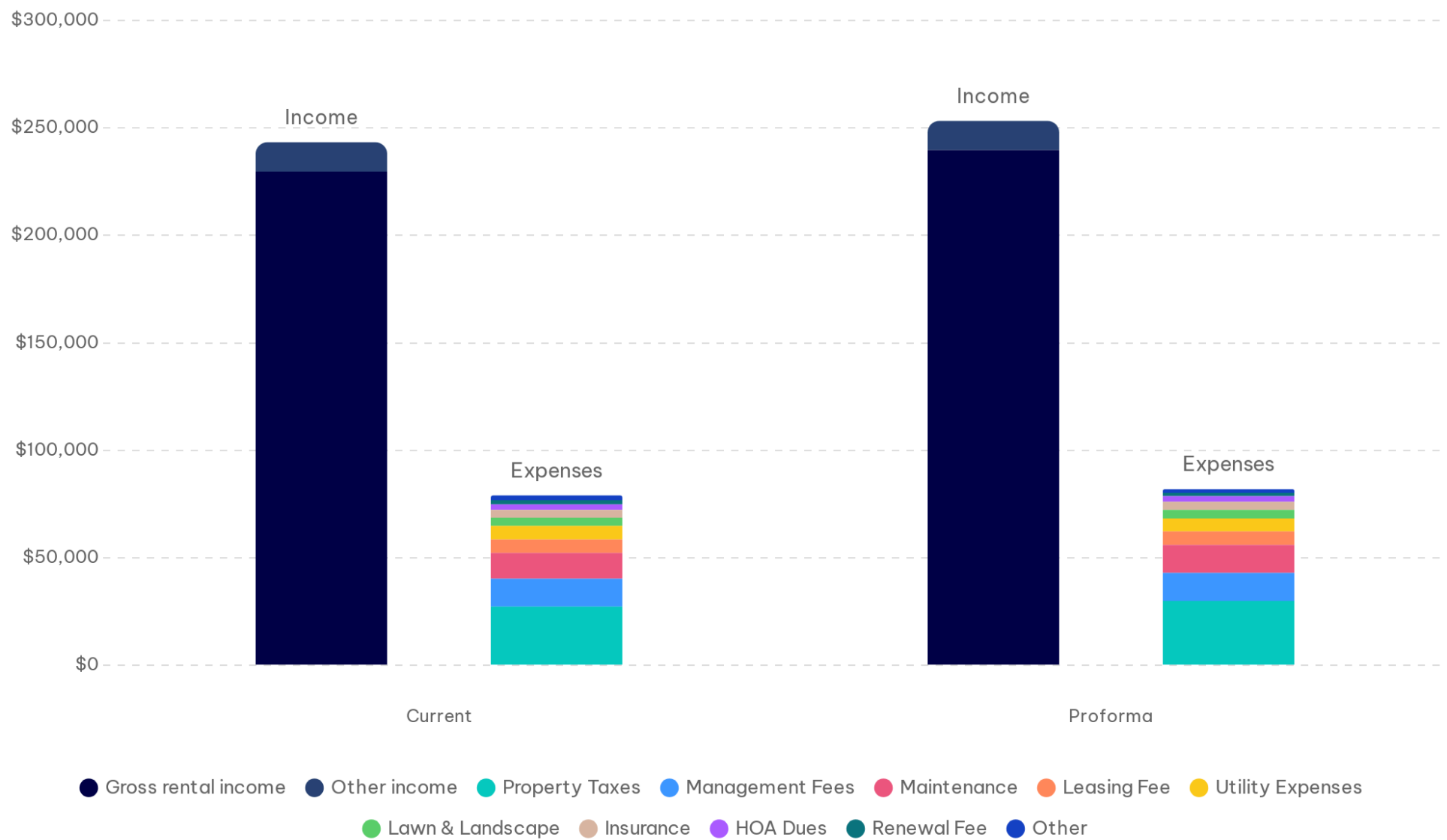
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18 units	12BR/18BA	11,349	\$19,143	\$1.69	\$229,716		\$19,975	\$1.76	\$239,700

Income and Expenses Analysis

🏠 Multifamily								
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Multifamily Rental Revenue	\$229,716	\$12,762	\$20.24		\$239,700	\$13,317	\$21.12	
Vacancy - 0.00% (C) 3.75% (P)	\$0	\$0	\$0.00		\$8,988	\$499	\$0.79	
Bad debt - --	--	--	--		--	--	--	
Additional Rental Loss	--	--	--		--	--	--	
Effective Multifamily Rental Revenue	\$229,716	\$12,762	\$20.24	94.4%	\$230,712	\$12,817	\$20.33	94.43%
Other Income								
Pet Rent	\$1,635	\$91	\$0.14		\$1,635	\$91	\$0.14	
Short Term Fee	\$850	\$47	\$0.07		\$850	\$47	\$0.07	
Pet Fee	\$750	\$42	\$0.07		\$750	\$42	\$0.07	
Break Lease Fee	\$2,334	\$130	\$0.21		\$2,334	\$130	\$0.21	
Late Fee	\$500	\$28	\$0.04		\$500	\$28	\$0.04	
RUBS	\$3,290	\$183	\$0.29		\$3,290	\$183	\$0.29	
Damage Fee	\$3,883	\$216	\$0.34		\$3,883	\$216	\$0.34	
MTC Fee	\$375	\$21	\$0.03		\$375	\$21	\$0.03	
Total other income	\$13,617	\$757	\$1.20	5.6%	\$13,617	\$757	\$1.20	5.57%
Gross Operating Income	\$243,333	\$13,519	\$21.44		\$244,329	\$13,574	\$21.53	
Expenses								
Leasing Fee	\$6,300	\$350	\$0.56	2.59%	\$4,000	\$222	\$0.35	1.64%
Advertising	\$1,470	\$82	\$0.13	0.6%	\$1,000	\$56	\$0.09	0.41%
Promotions	\$350	\$19	\$0.03	0.14%	\$350	\$19	\$0.03	0.14%
Compliance	\$378	\$21	\$0.03	0.16%	\$378	\$21	\$0.03	0.15%
Management Fees	\$12,978	\$721	\$1.14	5.33%	\$13,000	\$722	\$1.15	5.32%

Renewal Fee	\$1,900	\$106	\$0.17	0.78%	\$1,500	\$83	\$0.13	0.61%
HOA Dues	\$2,601	\$145	\$0.23	1.07%	\$2,625	\$146	\$0.23	1.07%
Maintenance	\$12,000	\$667	\$1.06	4.93%	\$13,000	\$722	\$1.15	5.32%
Lawn & Landscape	\$3,796	\$211	\$0.33	1.56%	\$3,796	\$211	\$0.33	1.55%
Utility Expenses	\$6,300	\$350	\$0.56	2.59%	\$6,300	\$350	\$0.56	2.58%
Insurance	\$3,620	\$201	\$0.32	1.49%	\$6,000	\$333	\$0.53	2.46%
Property Taxes	\$27,311	\$1,517	\$2.41	11.22%	\$30,000	\$1,667	\$2.64	12.28%
Total expenses	\$79,004	\$4,389	\$6.96	32.47%	\$81,949	\$4,553	\$7.22	33.54%
NET OPERATING INCOME	\$164,329	\$9,129	\$14.48	67.53%	\$162,380	\$9,021	\$14.31	66.46%

Income and Expenses Chart



Operating projections

	Current	Proforma Y1	Y2	Y3	Y4	Y5
Gross Rental Revenue	\$229,716	\$242,978	\$250,268	\$257,776	\$265,509	\$273,474
Total Rental Loss	\$0	\$9,111	\$9,384	\$9,666	\$9,956	\$10,254
Effective Rental Revenue	\$229,716	\$233,867	\$240,883	\$248,110	\$255,553	\$263,220
Total Other Income	\$13,617	\$13,741	\$14,016	\$14,297	\$14,582	\$14,874
Gross Operating Income	\$243,333	\$247,609	\$254,900	\$262,406	\$270,136	\$278,094
Total Operating Expenses	\$79,004	\$82,424	\$84,072	\$85,754	\$87,469	\$89,218
Net Operating Income	\$164,329	\$165,185	\$170,827	\$176,653	\$182,667	\$188,876
Total Capex and Renovations	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow before Debt Service	\$164,329	\$165,185	\$170,827	\$176,653	\$182,667	\$188,876
Debt Service	--	\$127,673	\$127,673	\$127,673	\$127,673	\$127,673
Cash Flow after Debt Service	--	\$37,512	\$43,154	\$48,980	\$54,994	\$61,203
Principal Reduction	--	\$25,242	\$26,666	\$28,170	\$29,759	\$31,438

Hypothetical Financing

Loan Amount	\$1,873,833	Loan Term	10 years	Interest rate	5.5%
Down Payment	\$926,167	Interest only period	0 years	Interest rate spread	0%
LTV	66.92%	Amortization	30 years	Loan fee	1%
DCR	1.29				

Value scenarios

Value scenarios	Conservative	Moderate	Aggressive	Averages
Purchase Price	\$2,660,000	\$2,800,000	\$2,940,000	\$2,800,000
Price/unit	\$147,778	\$155,556	\$163,333	\$155,556
Price/SF	\$234.38	\$246.72	\$259.05	\$246.72
Proforma GRM	10.5	11.05	11.61	11.05
Current CAP	6.18%	5.87%	5.59%	5.88%
Proforma CAP	6.21%	5.9%	5.62%	5.91%
Cash on Cash	5.84%	4.93%	4.09%	4.95%
Return on Equity	26.06%	24.31%	22.63%	24.33%
IRR	16.79%	13.86%	11%	13.89%
Down Payment	\$879,859	\$926,167	\$972,475	\$926,167
Loan Amount	\$1,780,141	\$1,873,833	\$1,967,525	\$1,873,833
LTV	66.92%	66.92%	66.92%	66.92%
DCR	1.35	1.29	1.23	1.29

Sensitivity analysis

Exit CAP Rate	5%	5.25%	5.5%	5.75%	6%	6.25%	6.5%
Exit value	\$3,777,516	\$3,597,634	\$3,434,105	\$3,284,796	\$3,147,930	\$3,022,013	\$2,905,781
IRR	19.64%	17.67%	15.74%	13.86%	12.02%	10.20%	8.40%
Equity Multiple	2.32x	2.14x	1.98x	1.83x	1.69x	1.56x	1.45x

Assumptions

Income assumptions	Occupancy	Rent growth	OI growth
Year 1	96.25%	3%	2%
Year 2	96.25%	3%	2%
Year 3	96.25%	3%	2%
Year 4	96.25%	3%	2%
Year 5	96.25%	3%	2%

Expense assumptions			
OE growth			2%
Management fee			5.31% of GOI
Proforma OE offset			no

Loan assumptions	
Loan Term	10 years
LTV	66.92%
Interest rate	5.5%
Amortization	30 years
I/O	no

Property tax assumptions	
Effective tax rate	0.8%
Reassess on sale	no
Property tax growth rate	2%

Acquisition & sale	
Hold term	5 years
Exit cap rate	5.75%
Working capital	\$25,000
Closing costs - acquisition	\$28,000
Closing costs - sale	\$0
Acquisition fee	\$0
Total cash to close	\$972,905
Acquisition date	Sep 15, 2025

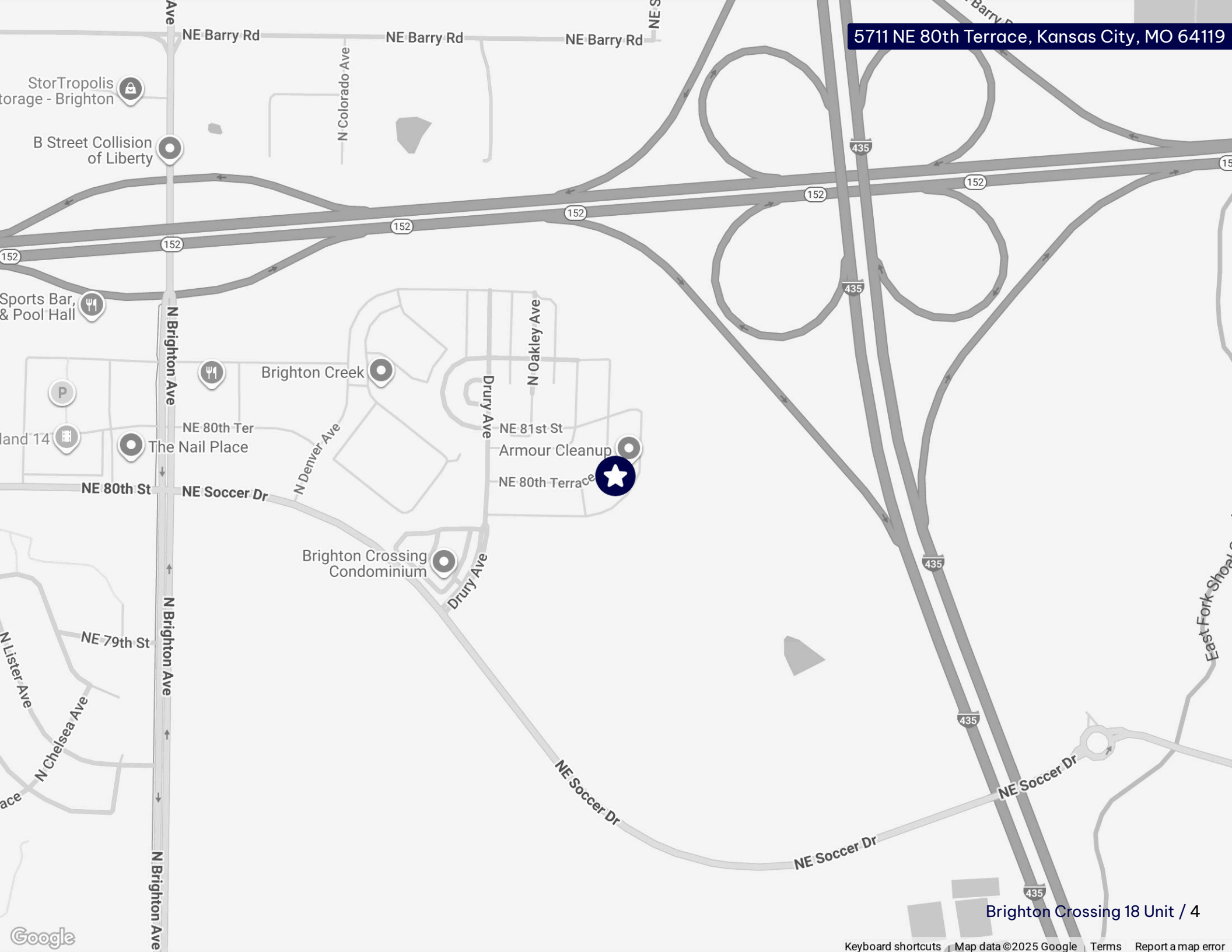
SECTION 4

Sale Comparables

Sale comparables



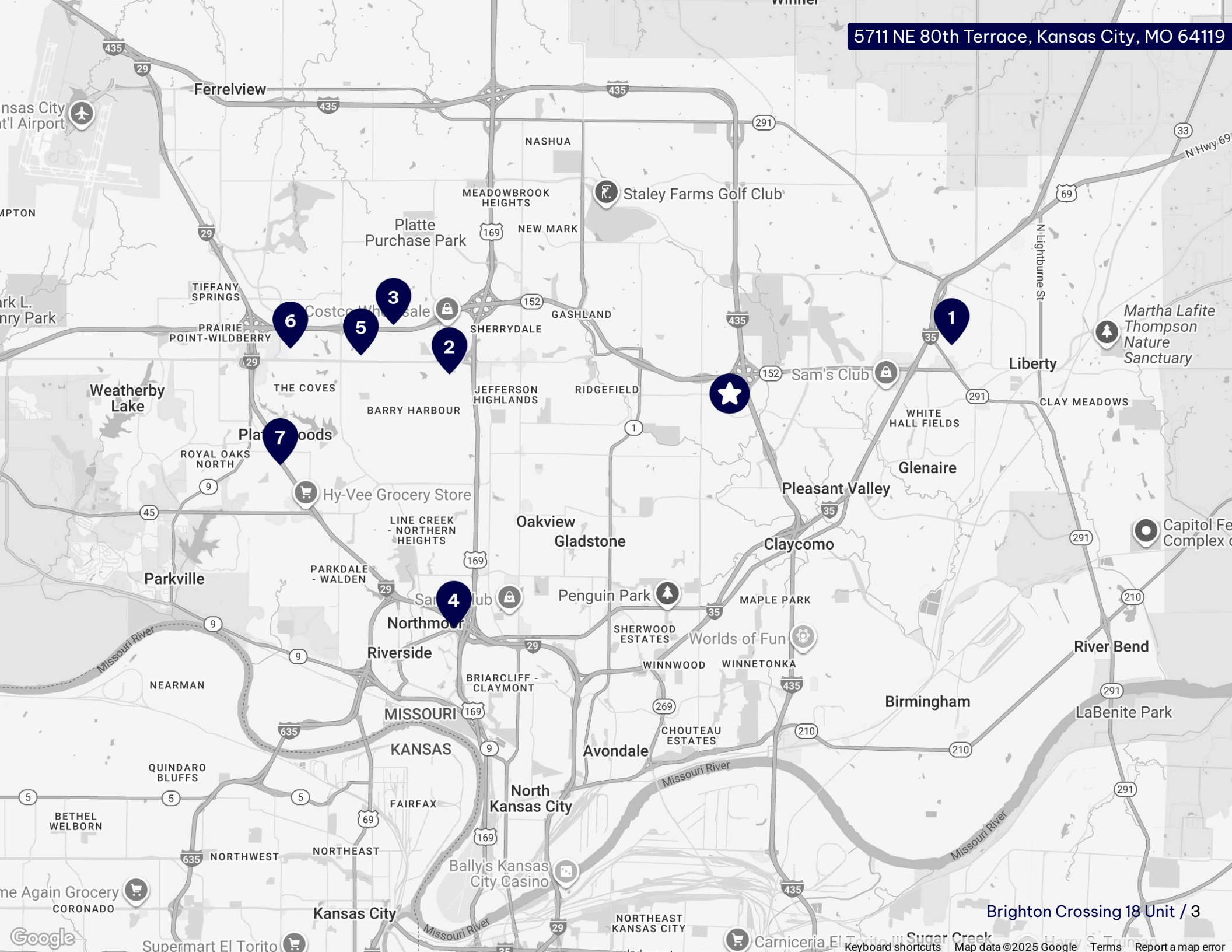
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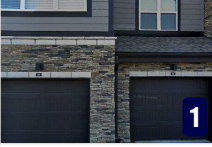
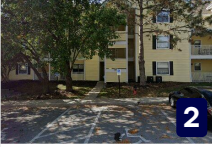



Brighton Crossing 18 Unit / 4

SECTION 5

Rent Comparables



Rent comparables

property		built /renovated	units	unit type	rent	avg SF	\$/SF
 1	341 N Forest Ave, Liberty, MO 64068 - Liberty, USA		1	1BR/1BA	\$1,575	798	\$1.62
				1BR/--BA	\$1,998	1,067	\$2.19
				2BR/2BA	\$2,370	1,175	\$2.02
 2	8000-8300 N Hickory St, Kansas City, MO 64118, USA		24	1BR/1BA	\$1,074	714	\$1.20
				1BR/--BA	\$1,218	889	\$1.52
				2BR/1BA	\$1,350	906	\$1.49
				2BR/2BA	\$1,315	1,097	\$1.20
 3	3151 NW 90th St, Kansas City, MO 64154, USA	2002	120	3BR/2BA	\$1,591	1,141	\$1.39
				1BR/1BA	\$1,476	870	\$1.70
				1BR/--BA	\$1,820	1,165	\$1.82
				2BR/2BA	\$1,773	1,146	\$1.55
 4	1282-1282 NW Vivion Rd, Kansas City, MO 64118, USA	2002	120	3BR/2BA	\$2,156	1,446	\$1.49
				1BR/1BA	\$1,627	803	\$1.52
				1BR/--BA	\$1,647	990	\$1.85
				2BR/2BA	\$1,708	1,048	\$1.63
 5	3800 NW Barry Rd, Kansas City, MO 64154, USA	2001	192	3BR/2BA	\$1,982	1,342	\$1.48
				1BR/1BA	\$1,241	749	\$3.31
				2BR/2BA	\$1,476	1,066	\$2.08
 6	8504 N Cosby Ave, Kansas City, MO 64154, USA	2017	1	3BR/2BA	\$1,625	1,176	\$2.76
				1BR/1BA	\$1,149	780	\$1.47
				1BR/--BA	\$1,622	1,063	\$1.83
				2BR/1BA	\$1,338	840	\$1.59
				2BR/2BA	\$1,573	1,056	\$1.49
				3BR/2BA	\$1,807	1,349	\$1.34

Rent comparables

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 6201 NW 70th St, Kansas City, MO 64151, USA	1976	506	1BR/1BA	\$1,050	564	\$1.86
			1BR/- -BA	\$1,220	763	\$1.92
			2BR/1BA	\$1,250	865	\$1.45
			2BR/1.5BA	\$1,075	874	\$1.23
			2BR/2BA	\$1,425	950	\$1.50
			3BR/2BA	\$1,595	1,127	\$1.42
Averages	2000	137.7	1BR/1BA	\$1,383	768	\$1.60
			1BR/- -BA	\$1,574	986	\$1.84
			2BR/1BA	\$1,313	870	\$1.51
			2BR/1.5BA	\$1,075	874	\$1.23
			2BR/2BA	\$1,829	1,111	\$1.71
			3BR/2BA	\$1,833	1,302	\$1.56
			All types	\$1,608	984	\$1.71
Subject	2020	18	Studio	\$1,000	497	\$2.01
			1BR/1BA	\$1,165 -15.77%	697 -9.18%	\$1.67 +4.33%
			All types	\$1,110 -31.01%	631 -35.96%	\$1.76 +2.92%

SECTION 6

Market Overview

City Overview

Demographics

Top Employers

Employment

Kansas City, MO

Kansas City, MO, nestled at the confluence of the Missouri and Kansas rivers, is the largest city in Missouri by both population and area. With a rich history dating back to the 1830s, it is renowned for its vibrant culture, especially in jazz music and barbecue cuisine. The city features more than 240 neighborhoods, numerous parks, and the iconic Country Club Plaza, making it a unique urban destination. Celebrated as the City of Fountains, its vibrant arts scene attracts visitors and residents alike, contributing to its reputation as a dynamic Midwestern metropolis.

Recreational Delights

Kansas City offers a plethora of outdoor recreational opportunities. Parks like Swope Park, one of the largest in the country, provide ample space for hiking, picnicking, and enjoying nature, featuring attractions like the Kansas City Zoo and an extensive golf course. The expansive Kessler Park boasts scenic overlooks of the rivers, while the numerous fountains and gardens throughout the city enhance its natural beauty. For water activities, the nearby Smithville Lake offers boating, fishing, and swimming options. The city's boulevards and paths are ideal for cycling and running, making outdoor activities easily accessible for all.

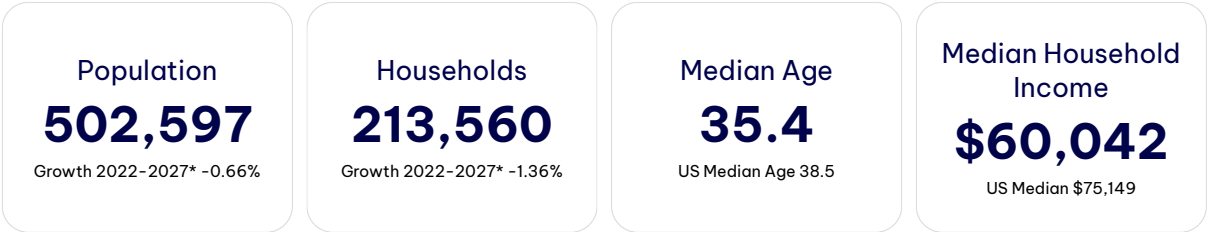
Culinary scene

The culinary scene in Kansas City thrives with its diverse range of dining options, particularly famous for its barbecue and steak. Renowned places such as Arthur Bryant's and Gates Bar-B-Q showcase the city's distinctive barbecue style, sweetened with a unique sauce. The Crossroads Arts District and Westport are hot spots for innovative restaurants reflecting cuisines from around the world, including international fare and farm-to-table establishments. Unique food trends like food trucks and craft breweries also flourish, making Kansas City a culinary haven for food enthusiasts.



Demographics

- City population approximately 508,090 residents.
- Median age of residents is 35.4 years, younger than the US median of 38.5.
- Median household income stands at \$60,042, lower than the US median of \$75,149.



2022 POPULATION BY AGE

2022 POPULATION BY AGE



Quality of Life

Kansas City offers a desirable quality of life, characterized by its affordability, vibrant cultural scene, and ample recreational opportunities. The city's diverse neighborhoods provide a range of living options, supporting a community with a strong sense of identity and history. With ongoing developments and investments in public services, Kansas City strikes a balance between urban living and community engagement, making it a great place for both residents and visitors.

Sports

- Football**
Kansas City Chiefs
- Baseball**
Kansas City Royals
- Soccer**
Sporting Kansas City
- Basketball**
Kansas City Current

Education

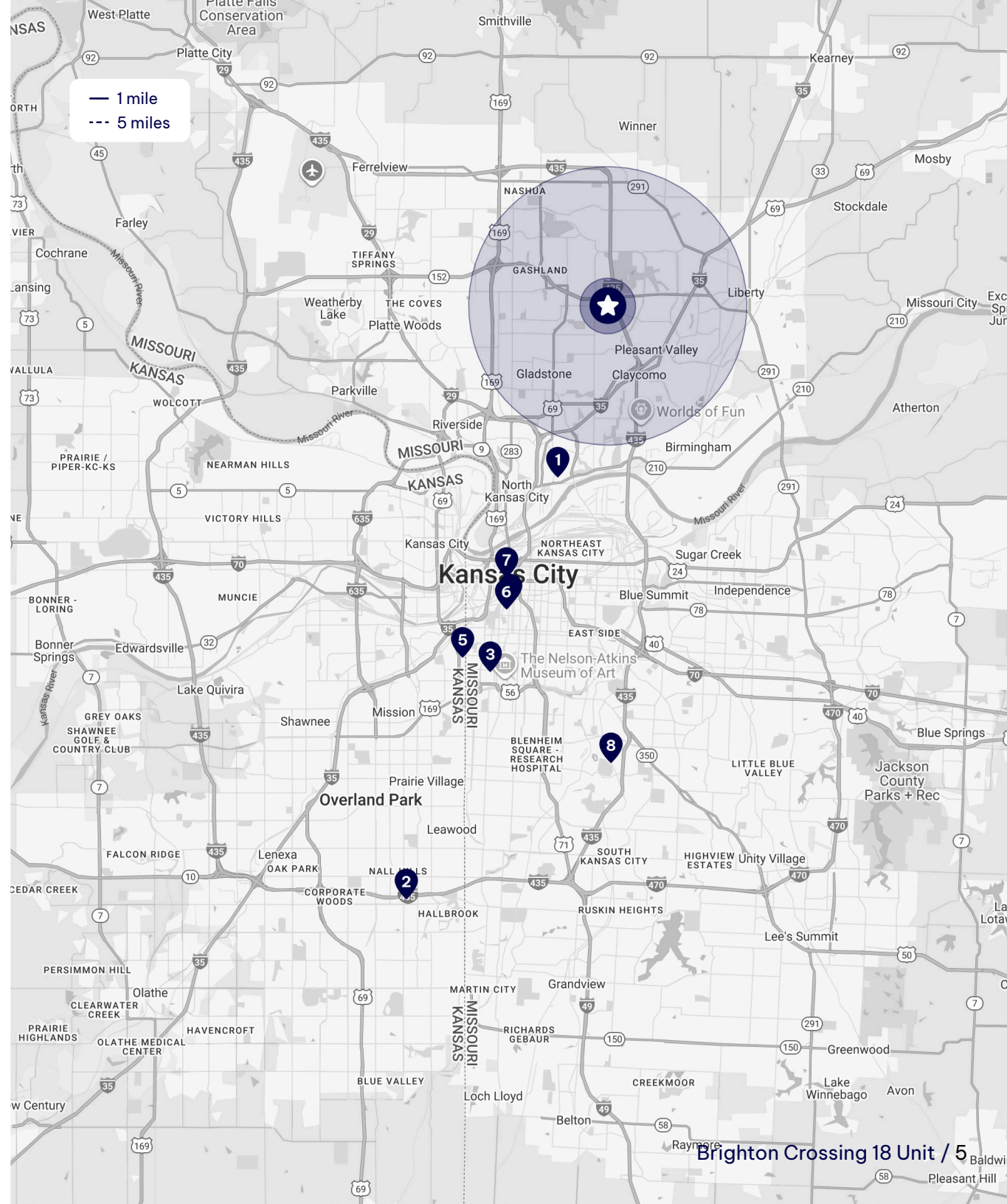
- University of Missouri-Kansas City
- Rockhurst University
- Kansas City Art Institute
- Kansas City University

Arts & Entertainment

- Kauffman Center for the Performing Arts
- Starlight Theatre
- Kansas City Repertory Theatre
- The Nelson-Atkins Museum of Art

Employers

- 1 Cerner Corporation - World Headquarters Campus
- 2 HCA Midwest Health
- 3 Saint Luke's Hospital of Kansas City
- 4 Children's Mercy Adele Hall Campus
- 5 The University of Kansas Hospital
- 6 Hallmark Corporate
- 7 T-Mobile Center
- 8 Kansas City Southern Railway



Employment



5.09%

Unemployment rate

Health Care and Social Assistance	15.52%
Professional, Scientific, and Technical Services	11%
Retail Trade	10.29%
Manufacturing	8.74%
Educational Services	7.98%
Accommodation and Food Services	7.67%
Transportation and Warehousing	6.91%
Finance and Insurance	6.56%
Construction	5.66%
Public Administration	5.41%
Administrative and Support and Waste Management Services	4.17%
Wholesale Trade	2.64%
Arts, Entertainment, and Recreation	2.58%
Real Estate and Rental and Leasing	2.05%
Other	2.83%

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