

---

# Offering Memorandum (\$498,000.00)

**108 N Mersington Ave, Kansas City, MO 64123**  
6-Unit Multifamily Investment Opportunity

---

## Property Summary

**Address:** 108 N Mersington Ave, Kansas City, MO 64123

**Property Type:** Multifamily – 6-unit (all 1 bed/1 bath)

**Building Size:** Approx. 4,644 sf (approximate, confirm)

**Year Built:** 1917

**Lot Size:** 4,356

**Occupancy:** 5 Occupied, 1 Vacant

**Parking:** Off-street dedicated parking lot included via adjacent vacant lot

**Utilities:** Separately metered for most units (except water)

---

## Investment Highlights

- Turnkey income producing asset.
  - Attractive location: Historic Northeast Kansas City, just ~2–3 miles from downtown, freeway access, improving neighborhood fundamentals.
  - Off-street parking / development upside: The sale includes the vacant lot which is currently used for parking and has future potential for development.
  - Low near-term capital expenditure risk: Roof, plumbing (tankless hot water), electrical updates reportedly done.
  - Value-add opportunity
-

# Market Overview & Location

The property sits in the Historic Northeast neighborhood of Kansas City, with proximity to downtown and major transportation arteries. The location is positioned for both stable rental demand and value appreciation thanks to urban infill activity and neighborhood revitalization.

Key advantages:

- Easy access to downtown Kansas City and major employment centers.
- Off-street parking (often a premium amenity in urban multifamily).
- Use of the vacant lot provides optionality (parking expansion, storage income, etc).
- The asset’s size (6 units) makes it manageable for owner-operators or smaller investors seeking multifamily exposure.

---

## Property Financial Snapshot (Available Upon Request)

*Note: Buyer to verify all numbers and assumptions.*

Metric	Estimate
Number of Units	6 units
Unit Type	2 Bed / 1 Bath
Approx. Building Size	~4,644 sf
Current Gross Income*	\$3,000.00
Pro Forma Potential	\$7,000.00

---

## Unit Mix & Highlights

- 6 units total.
  - All units approx. 2 bed/1 bath, approx. 600–620 sf each
  - Some of the six units will need renovation/rehab
  - Laundry hookups in basement for potential extra income
  - Utilities separately metered (except water) which supports expense control.
- 

## Upside / Value-Add Opportunities

1. Rent growth potential: With units recently rehabbed, there may be upside to raise rents to market.
  2. Parking/lot development: The included vacant lot currently used for parking could be further monetized or developed.
  3. Owner-operator management: Smaller 6-unit asset provides flexibility for savings vs third-party management.
  4. Future exit potential: Located in a neighborhood on the upswing, offering both cash-flow and appreciation.
- 

## Location Details & Access

- Address: 108 N Mersington Ave, Kansas City, MO 64123
- Neighborhood: Historic Northeast Kansas City (approx. 2–3 miles from Downtown) – well-positioned for urban renters seeking proximity to amenities.
- Transportation: Easy access to major routes and downtown employment hubs.
- Parking: Off-street parking lot included, a meaningful amenity in dense urban contexts.

---

---

## Contact

Stephen Douglas Fennell,

Commercial & Residential Real Estate, EVP

Realty One Group Encompass LLC

O- 816-607-1098

M- 913-748-6258