



LEGENDARY

APARTMENT BROKERS

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4651 NE Antioch Rd Kansas City Mo 64117

Exterior video - <https://www.youtube.com/watch?v=WC2lh40Fjho>

1 Bedroom - https://youtu.be/vp32i4_FmRQ

Studio - <https://youtu.be/EaGBXdt-Vc>

[Photos Link](#)

[Deal File Link](#)

26 Units - all conforming and operable

- 1 2BR; 20 1BR, 5 Studio
- 2br-800 sqft/1br-750 sqft/studio 525 sqft
- Plenty of off street parking - 30+ spots
- Tenant Paid Utilities and Services
 - Electricity
 - Water via rubs (\$30 to \$45 per unit)
- Owner Paid Utilities Service
 - Limited Common Area Electric
 - Gas
 - Lawn care
 - Trash
 - Water (Billed back to tenant via RUBs)
- Recent Cap Ex
 - New appliances as needed
 - New Flooring as units turn
 - New HVAC as needed
 - Wood rot repaired and replaced as needed
- Details
 - Laundry room - Washer and dryers in one building
 - Class A location
 - Security lighting
 - No reported flood zone
 - Individual central heating and cooling (15 units)
 - Window AC/Boiler heating (11 units)
 - 1970s construction - buyer to verify
 - 2024 total taxes: \$18,427.76
 - 4651- 4653 - 15 units. 10 (1B/1B) + 5 studios
 - 4655 - 11 units. 10 (1B/1B) + 1 (2B/1B)
 - Roofs - 20+ years old



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- **Opportunity**
 - Upgrade exterior and units to achieve highest possible rents (see other listings nearby for comparable rents)
 - 2 parcels that could be sold separately to maximize exit strategy
 - Add value by upgrading units as they turn - appliances, counters and color schemes
 - Complete water study to reduce water costs and consumption
 - Reduce lawncare and maintenance costs with new management
- **Location**
 - Class A location
 - Backs up to local park and playfields giving tenants freedom to roam
 - Top rated, suburban school district
 - Exceptional highway access to everything in Kansas City
 - Located next to main arteries of travel throughout Kansas City and the Northland
 - Every restaurant, grocery store, entertainment and shopping is within minutes
 - More about the Sub Market:
<https://legendaryapartmentbrokers.com/kansas-city-sub-markets/gladstone-north-kc/>

Why I love this deal!

1. Exceptional price per unit for class A sub market of Kansas City
2. Location! - Suburban school district in a coveted area North of The River; strongest growing sub market in KC Metro
3. Ability to push rents further on lease up as units turn. Highly desirable assets in Kansas City in this location creates forced appreciation. Continue to make the building nicer over time or right away to maximize building potential
4. Implement water study and LED lighting to increase ownership bottom line - although Rubs program is in place, improve water conservation with low flow toilets or similar as units turn and upgrade common area lighting to LED to lower utility bills.