



**SALE**

# Westport 12

**3740 WYANDOTTE STREET**

Kansas City, MO 64111



**PRESENTED BY:**

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Blocks from the Street Car, Westport, and Broadway. Prime Midtown location with a 94 Walk Score.

## OFFERING SUMMARY

SALE PRICE:	\$1,560,000
NUMBER OF UNITS:	12
YEAR BUILT:	1964

## PROPERTY DESCRIPTION

Fantastic "Turn Key" opportunity to own 12 units in a prime midtown location. Offering residents private parking, secure entrances, spacious units, W/D in unit, balconies, and a valuable location. This property is well located in Kansas City to ensure continued success for years to come as Westport thrives. Recent CapEx includes several plumbing stacks replaced in 2025, resurfaced concrete, new exterior lighting, new trash enclosure, and three HVACs in 2025. Current ownership has completed substantial maintenance improvements over the last few years, providing the next owner with a well-positioned, largely turn-key investment. Recent rents reflect a temporary dip related to issues with a former third-party manager, which created higher vacancy and required more competitive lease-up pricing. With improved management, performance is expected to normalize.

## PROPERTY HIGHLIGHTS

- Updated Finishes
- Prime Location
- In Unit W/D
- Private Parking and Secure Entrances
- Individual; Electric, Gas, Water Heaters, and HVAC

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## ADDITIONAL PHOTOS



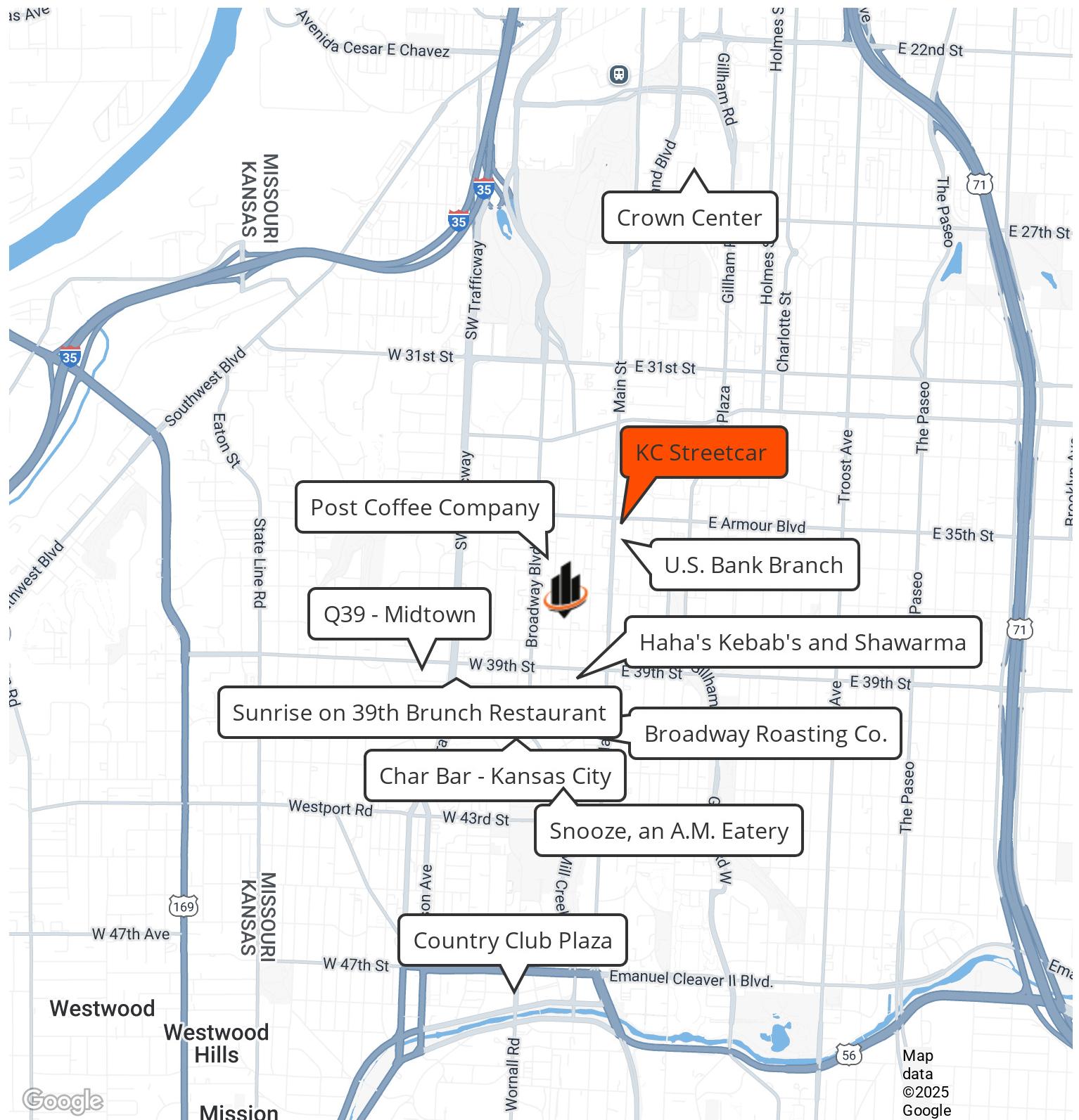
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## Westport 12

Proforma				Unit Mix	
<b>Units</b>					
<b>Average Rent</b>	\$	1,238.00		Two Bed	10
				One Bed	2
<b>Rent</b>	\$	14,856.00	\$	178,272.00	
<b>Other income</b>	\$	100.00			
<b>Gross</b>	\$	14,956.00	\$	179,472.00	
<b>Expenses</b>	<b>Monthly</b>		<b>Annual</b>		
Admin	\$	100.00	\$	1,200.00	0.7%
Grounds/Commons	\$	340.00	\$	4,080.00	2.3%
Electric, Water, Gas	\$	1,320.00	\$	15,840.00	8.8%
Trash	\$	650.00	\$	7,800.00	4.3%
2025 Tax	\$	1,026.75	\$	12,321.03	6.9%
Insurance	\$	1,200.00	\$	14,400.00	8.0%
Maintenance	\$	500.00	\$	6,000.00	3.3%
Management	\$	1,100.00	\$	13,200.00	7.4%
Contracts	\$	25.00	\$	300.00	0.2%
<b>total</b>	<b>\$</b>	<b>6,261.75</b>	<b>\$</b>	<b>75,141.03</b>	<b>41.9%</b>
<b>NOI</b>	<b>\$</b>	<b>8,694.25</b>	<b>\$</b>	<b>104,330.97</b>	

## RETAILER MAP



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