

# 1614 E. LINWOOD BOULEVARD

1614 E. LINWOOD BLVD.  
KANSAS CITY, MO 64109

**PEAK**  
Real Estate Partners

APARTMENT COMPLEX **FOR SALE**




19 units



\$2.15M




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## PROPERTY HIGHLIGHTS:

- 16 - 2 x 1 units, 3 - studio units, all large floorplans
- Minutes from Crown Center, The Crossroads, and Downtown Kansas City
- All units have in unit w/d
- 20 off-street parking stalls
- Hardwood flooring & private balconies in majority of units

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## EXECUTIVE SUMMARY:

1614-1620 E. Linwood Blvd. is a 19-unit multifamily asset located in Midtown just east of the urban core with immediate proximity to Crown Center, the Crossroads Arts District, and Downtown Kansas City. The location provides residents with convenient access to major employment hubs, dining, retail, and entertainment options throughout the city.

The property features a mix of oversized studio and two-bedroom floor plans, with two-bedroom units 1,200 + SF. These larger layouts offer a competitive advantage with the potential to add a bedroom and create 3-bedroom 1 bathroom units.

The property gives local or regional investors the opportunity to acquire a fully occupied asset with room to increase rents through potential unit reconfiguration and strategic exterior upgrades.

## UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT AVERAGE RENT	MARKET RENT
STUDIO	3	650 SF	\$816	\$915
2 BED/1 BATH	16	1,200 SF	\$973	\$1,175

## PROPERTY AMENITIES

- 16 - 2 x 1 units, 3 - studio units, all large floorplans
- Minutes from Crown Center, The Crossroads, and Downtown Kansas City
- All units have in unit w/d
- 20 off-street parking stalls
- Hardwood flooring & private balconies in majority of units

## WHERE TO ADD VALUE

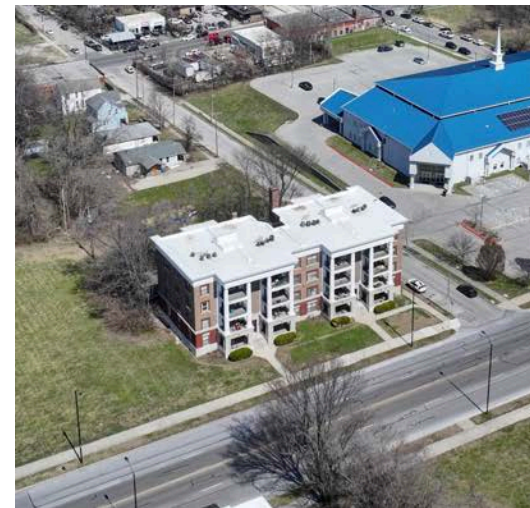
- Upgrade interiors to achieve significant rental premium
- Potential to add 3<sup>rd</sup> bedroom in 2 bedroom units as they are 1,200 SF +
- Potential to gate parking lot to securitize parking and potential to bill back tenants \$50/mo for gated parking.

## NOTABLE ADVANTAGES

- Close to Crown Center, The Crossroads, and Downtown Kansas City
- Large 2 bedroom and studio floorplans
- Off-street parking
- Already has central heating and cooling and in unit w/d

## OBSTACLES:

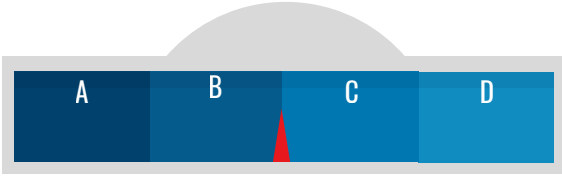
- Nearby renovated properties offering modern finishes and amenities may create competitive pressure, this will require strategic renovations to remain attractive without breaking the bank
- Implementing gated parking and charging \$50/mo does not come without risk, including upfront cost, tenant resistance, and lease enforcement challenges



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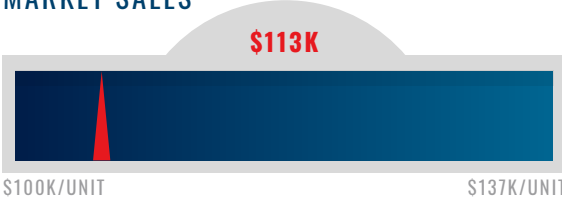
## LOCATION



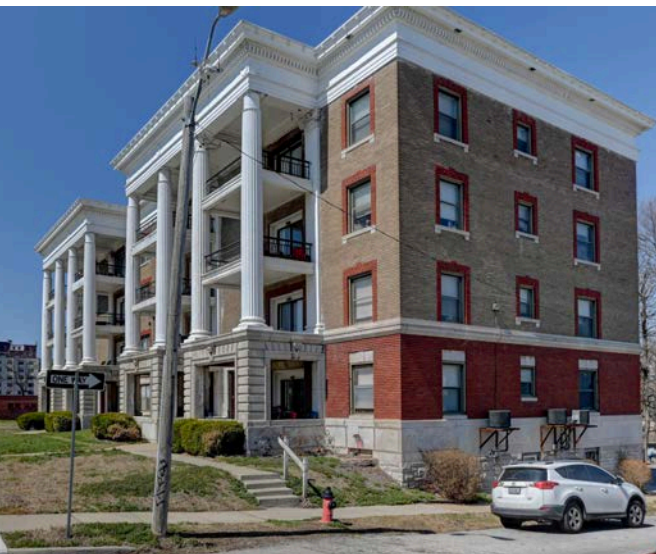
## CONDITION



## MARKET SALES



ADDRESS	1614-1620 E LINWOOD BLVD KANSAS CITY, MO 64109
SQUARE FEET	28,000 SF
SITE ACRES	0.44 ACRES
BUILDINGS	1
YEAR BUILT	1910
OCCUPANCY (AS OF 03/23/2026)	100%
PARKING	OFF-STREET PARKING
WATER SEWER	LANDLORD PAYS – TENANT BILL BACK \$50/MO \$75/MO FOR TWO TENANTS
ELECTRIC	TENANT PAYS
GAS	LANDLORD PAYS
HVAC	CENTRAL HEATING AND COOLING
LAUNDRY	IN-UNIT
TRASH	LANDLORD PAYS



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# RETAIL MAP

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- TOP EMPLOYMENT DRIVERS:
- Saint Lukes Medical, Metropolitan Community College, American Century, KC Life



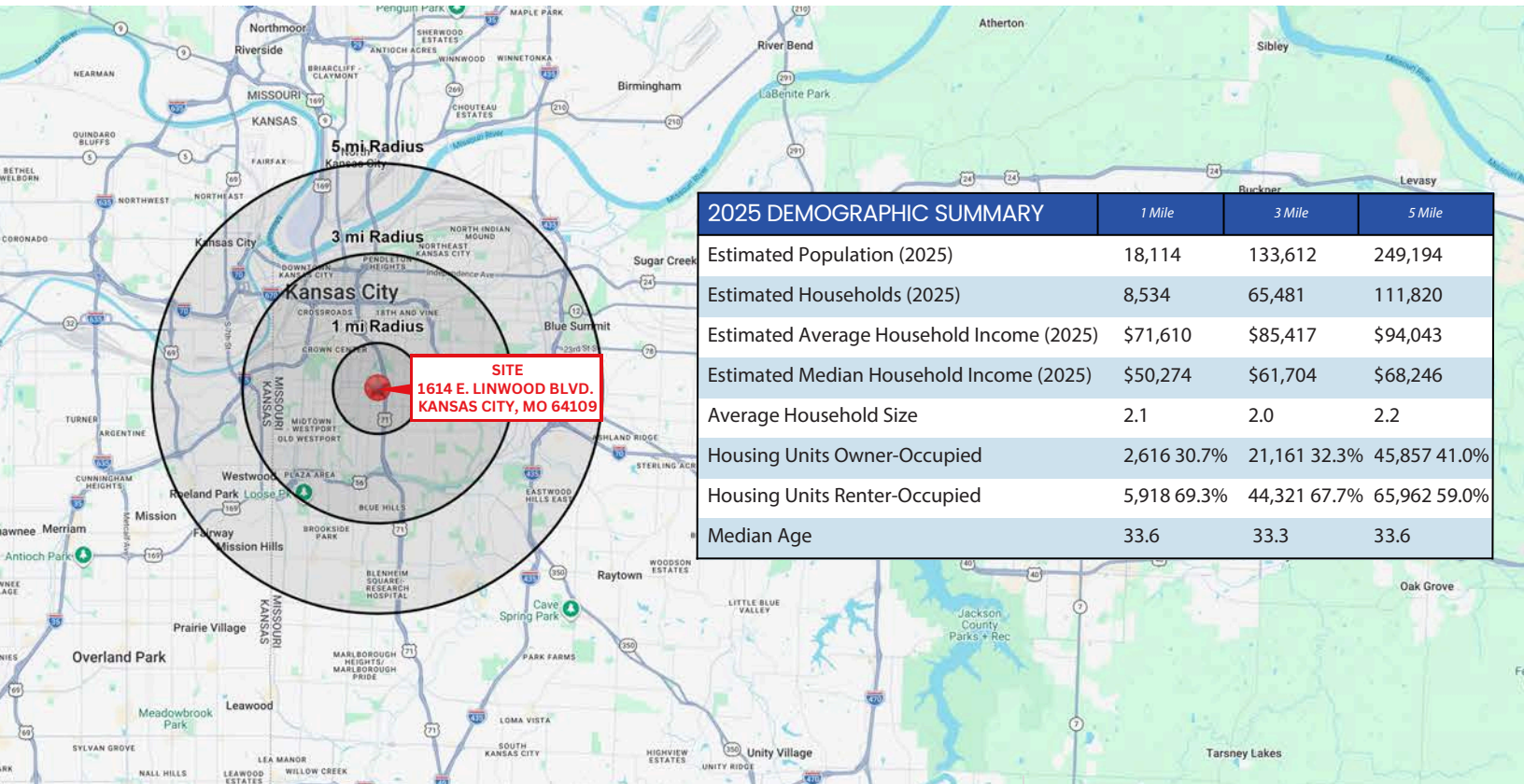
- INSTITUTIONAL / PROFESSIONAL ANCHORS:
- Husch Blackwell, Kauffman Foundation, MRIGlobal



- EDUCATION & CULTURAL DRIVERS:
- Nelson-Atkins, KCAI, Kemper, KC Library

# DEMOGRAPHICS

1614 E. LINWOOD BLVD. | KANSAS CITY, MO 64109



2025 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	18,114	133,612	249,194
Estimated Households (2025)	8,534	65,481	111,820
Estimated Average Household Income (2025)	\$71,610	\$85,417	\$94,043
Estimated Median Household Income (2025)	\$50,274	\$61,704	\$68,246
Average Household Size	2.1	2.0	2.2
Housing Units Owner-Occupied	2,616 30.7%	21,161 32.3%	45,857 41.0%
Housing Units Renter-Occupied	5,918 69.3%	44,321 67.7%	65,962 59.0%
Median Age	33.6	33.3	33.6

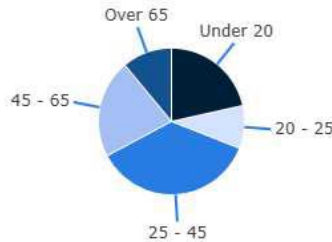
## HOUSEHOLD INCOME

**\$51.5K** MEDIAN INCOME  
**\$57.K** 2029 ESTIMATE  
**12% ↑** GROWTH RATE



## AGE DEMOGRAPHICS

**34** MEDIAN AGE  
**37** 2029 ESTIMATE  
**8% ↑** GROWTH RATE



## HOUSING OCCUPANCY RATIO

**4:1**  
 4:1 PREDICTED BY 2029  
 Occupied Vacant

## RENTER TO HOMEOWNER RATIO

**2:1**  
 3:1 PREDICTED BY 2029  
 Renters Homeowner

## EDUCATION ATTAINMENT

**7%**  
 SOME HIGH SCHOOL

**24.5%**  
 HIGHSCHOOL GRADUATE

**18.2%**  
 SOME COLLEGE

**38.7%**  
 COLLEGE DEGREE +  
 (BACHELOR OR HIGHER)

## DAYTIME DEMOGRAPHICS

**15,202**  
 TOTAL BUSINESSES

**201,897**  
 TOTAL EMPLOYEES

**273,114**  
 ADJ. DAYTIME DEMOGRAPHICS AGE  
 16 YEARS OR OVER

## OCCUPATION

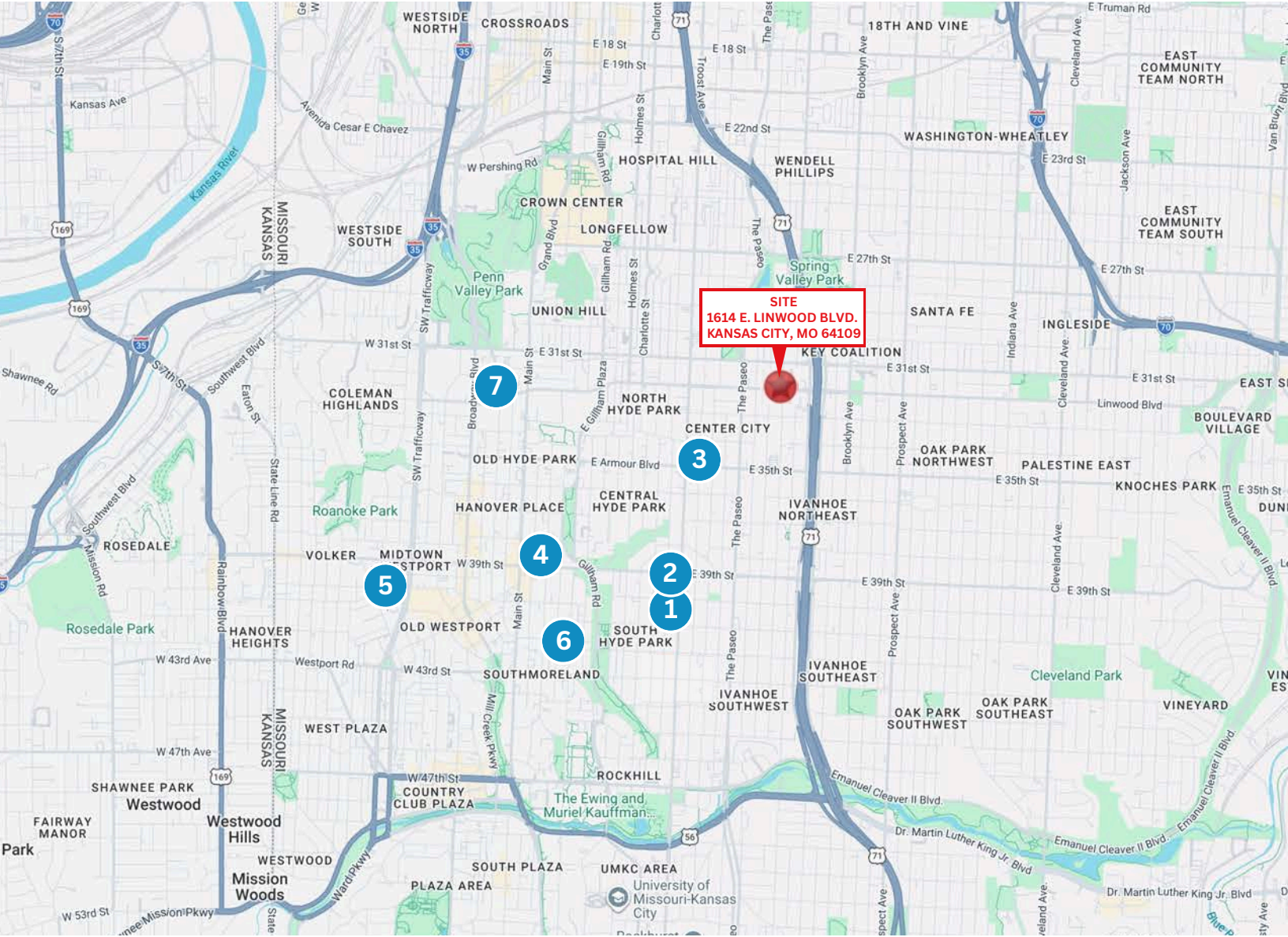
**63%**  
 WHITE COLLAR

**37%**  
 BLUE COLLAR

**16.1%**  
 SERVICE

# SALE COMPARABLES

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PROPERTY NAME	ADDRESS	ZIP CODE	UNIT COUNT	YEAR BUILT	PRICE PER DOOR	SALE DATE	STUDIOS	ONE BED	TWO BEDS	THREE BEDS
1 Arsenal	4017-4023 Harrison St.	64110	12	1935	\$137K/unit	December 2025			12 (2 x 1)	
2 Tottenham	4025-4027 Harrison St.	64110	7	1915	\$115K/unit	June 2025			6 (2 x 1)	
3 1114 E Armour Blvd.	1114 E Armour Blvd.	64109	9	1970	\$112K/unit	December 2025		2 (1 x 1)	4 (2 x 1)	3 (3 x 2)
4 W Apartments	3824 Warwick Blvd.	64111	12	1921	\$104K/unit	-		12 (1 x 1)	-	
5 Colonnade	1005-1007 W 41 <sup>st</sup> St.	64111	6	1935	\$132K/unit	-			6 (2 x 1)	
6 4103-4105 McGee	4103-4105 McGee St.	64111	7	1963	\$131K/unit	January 2026		7 (1 x 1)	-	
7 32 Central St. Apartments	3227 Central St.	64111	18	1905	\$104K/unit	March 2026		12 (1 x 1)	-	
Subject Property: 1614 Linwood	1614 Linwood	64109	15	1916	\$113K/unit	-	3		16 (2 x 1)	

# MARKET OVERVIEW

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## KANSAS CITY, MO LOCATION OVERVIEW

Located along the Linwood Boulevard corridor just east of Midtown, 1614 E. Linwood Blvd offers a well-positioned multifamily opportunity in a centrally located and improving submarket. The area is characterized by a mix of historic residential properties and ongoing reinvestment, with convenient access to Downtown, major employment centers, and key transportation routes, supporting steady rental demand and long-term growth potential.



## EDUCATION & COMMUNITY

Located in the Linwood–Ivanhoe area near Midtown, the property benefits from proximity to major educational institutions including University of Missouri–Kansas City (UMKC) and surrounding academic hubs. The neighborhood is part of a historic residential corridor with a growing sense of community and reinvestment.



## LIVABILITY & URBAN ACCESS

The property offers a central location along Linwood Boulevard, a major east-west corridor connecting Midtown to eastern Kansas City. Residents benefit from convenient access to Downtown, Crown Center, and nearby retail and dining, along with moderate walkability and transit options.



## EMPLOYMENT & CONNECTIVITY

Positioned minutes from Downtown Kansas City and key employment centers, the area provides access to a diverse job base including healthcare, government, and service industries. Nearby highways and major corridors support commuter convenience and consistent rental demand.

# AGENT BIOS

1614 E. LINWOOD BLVD. | KANSAS CITY, MO 64109



## NICK AMBROSIO

SENIOR VICE PRESIDENT

[NICK@PEAKREP.COM](mailto:NICK@PEAKREP.COM)

(913) 439-9332

Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.



## JAY RUF JR.

ASSOCIATE

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(913) 284-8467

Jay is a Kansas City native who earned a bachelor's degree in business administration with a minor in professional selling from The University of Kansas. While in college he was actively involved in campus organizations and helped establish the University of Kansas Ducks Unlimited chapter.

After graduation, Jay started an investment group focused on multifamily research and investing. He is passionate about Kansas City's continued growth and is dedicated to helping clients make informed, strategic real estate decisions.

Now an associate at Peak Real Estate Partners, Jay specializes in multifamily investment sales. He leverages persistence, strong communication skills, and attention to detail to expand his network and deliver exceptional results for clients. In his free time, Jay enjoys hunting, fishing and cheering on the Jayhawks, Chiefs, and Royals with family and friends.

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Neither this offering memorandum nor any part thereof, shall be reproduced or distributed without the written authorization of the owner (the "Owner"), and Peak Real Estate Partners | Kansas City (the Broker").

Further:

This offering memorandum was prepared on April 2, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as 1614 E. Linwood Blvd (the "Property"). Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in this offering memorandum.


Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this offering memorandum or the financial statements herein were prepared, and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore, may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This offering memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing this offering memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and the signature of an authorized representative of Owner is affixed to a real estate purchase agreement.




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