

EXCLUSIVE MULTI-FAMILY OFFERING

2805-2807 CHARLOTTE ST | KANSAS CITY, MO 64109 | 6 UNITS | VALUE-ADD REPOSITION | \$695,000

2805 CHARLOTTE OFFERING MEMORANDUM

MARKETED BY : Brice Bradshaw & Parker Beck

PROPERTY DETAILS : 6 Units – Off-street Parking

UNIT MIX : All 2-Bedroom | 1-Bathroom Units – 850 SF +/-

YEAR BUILT : 1920

PRICE : \$695,000

ZONING : R-2.5 | Opportunity Zone: 290950043002



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TABLE OF CONTENTS

1	PROPERTY & OFFERING SUMMARY
2	HIGHLIGHTS & IMPROVEMENTS
3	INTERIOR UNIT PICTURES
6	COMMON AREA PICTURES
7	NEIGHBORHOOD OVERVIEW
8	AREA HIGHLIGHTS
10	KANSAS CITY OVERVIEW
11	MAP OVERVIEW
12	FINANICAL BREAKDOWN

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While the materials provide a summary of the available information and details of the property, the information is not a substitute for you completing a thorough due diligence investigation of your own and by professionals of your choosing. Reece Commercial has not conducted any investigation and does not make any warranty or representation, with respect to the income, expenses, the projected financial performance or future uses of the property. To the extent any such information is provided, it is acknowledged to be estimated and not reliable for making future projections. All features, plans, square footages are approximate and may be subject to change without notice. Further, no representations or warranties either express or implied, are made as to the accuracy of the information or with respect to the suitability, usability, feasibility, merchantability or physical condition of the property and improvements – including but not limited to the presence or absence of any environmental conditions or compliance with State, Federal or local regulations.

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PROPERTY DESCRIPTION

The 6 units at 2805 Charlotte are a 3-story, classic-style columned brick complex ideally located in the historic Longfellow neighborhood on Kansas City, Missouri. Built in 1920, the building features private patios/balconies with great views of the neighborhood, a freshly painted exterior (2021) and 6 off-street asphalt parking spaces at the rear. All units at 2805 are 2-bedroom / 1-bathroom units with mostly identical footprints and an approximate unit size of 900 sf (+/-). These charming units feature hardwood floors, central air, fully equipped kitchens, ceiling fans, individual hot water heaters and excellent natural lighting from many windows throughout the units. The building is separately metered for gas, electric and water and has polybutylene supply lines throughout. Units have front and rear access to units and the basement is accessed via a private walkout door at the back of the building. 2805 Charlotte has many possibilities, a new owner could continue to operate it "as is" or add value by remodeling kitchens, bathrooms and adding washer/dryer to units. The property is owner-managed and neighboring complexes (sister building next door) that have been substantially upgraded are achieving rent price points in the \$1200+ per month range, allowing a new buyer many options with management & finishes. The Longfellow neighborhood, including 2805 Charlotte lies within a designated Opportunity Zone. The building is rent restricted under a HUD program until December of 2021, and the building can not trade until 2022 calendar year. The building will be traded free from any HUD restrictions.

UNIT #	UNIT TYPE	UNIT SF	RENT	ANNUAL RENT	RENT PER SF
1N	2x1	900 +/-	\$600	\$7,200	\$0.67
1S	2x1	900 +/-	\$875	\$10,500	\$0.97
2N	2x1	900 +/-	\$875	\$10,500	\$0.97
2S	2x1	900 +/-	\$725	\$8,700	\$0.81
3N	2x1	900 +/-	\$795	\$9,540	\$0.88
3S	2x1	900 +/-	\$895	\$10,740	\$0.99
6		5,400 +/-	\$4,765	\$57,180	\$0.88

OFFERING & PROPERTY SUMMARY	
ASKING PRICE	\$695,000
TERMS	Free & Clear
ADDRESS	2805-2807 Charlotte Street Kansas City, MO 64109
COUNTY	Jackson County
NEIGHBORHOOD	Longfellow
ZONING	R-2.5
OPPORTUNITY ZONE	290950043002
YEAR BUILT	1920
CONSTRUCTION/EXTERIOR	Brick & Siding Exterior, Masonry Construction and Flat Roof
SITE SIZE	0.165 acres or 7,200 sq. ft. (County)
GROSS BUILDING AREA	7,590 sq. ft. (+/-)
NET RENTABLE AREA	5,400 sq. ft. (+/-)
STORIES	3
OCCUPANCY	100%
UNITS	6
2 BEDROOM 1 BATHROOM	6
AVERAGE UNIT SIZE	900 sq. ft. (+/-)
AVERAGE UNIT RENT	\$795

UTILITIES & AMENITIES SUMMARY	
METERING	Separate - Electric/Gas/Water
HEAT	Forced Air Gas Furnaces
A/C	Central Air
HOT WATER	Individual Hot Water Heaters
PLUMBING	Polybutylene
ENTRY	Front & Rear Secured
UTILITIES	Tenants responsible for all utilities
PARKING	6 off-street parking & ample on-street



PROPERTY HIGHLIGHTS

- ❖ 6 UNITS – ALL 2-BED | 1-BATH
- ❖ 6 OFF-STREET PARKING SPACES & AMPLE ON-STREET PARKING
- ❖ EXCELLENT LOCATION NEAR CROWN CENTER, HOSPITAL HILL & WESTPORT
- ❖ SEPARATELY METERED – GAS, ELECTRIC & WATER
- ❖ POLYBUTYLENE PLUMBING
- ❖ VALUE-ADD OPPORTUNITY IN OPPORTUNITY ZONE
- ❖ 3RD PARTY MGMT IN PLACE W/ HISTORY OF HIGH OCCUPANCY

UNIT HIGHLIGHTS

- ❖ CENTRAL AIR/HEAT
- ❖ 900 SF (+/-)
- ❖ BALCONIES/PATIOS
- ❖ HARDWOOD FLOORING
- ❖ FULLY EQUIPPED KITCHENS
- ❖ INDIVIDUAL HOT WATER HEATERS
- ❖ EXCELLENT NATURAL LIGHTING
- ❖ FRONT & REAR ACCESS











NEIGHBORHOOD & SUBMARKET SUMMARY

The 6 units at 2805 Charlotte are located just north of Crown Center in the historic Longfellow neighborhood of Kansas City, Missouri. Longfellow is a walking-friendly neighborhood inhabited by 2,000 residents featuring many historic homes, including Victorian-style houses, as well as apartments in historic buildings and modern complexes. The spirit of commerce in the community is displayed through the esteemed collection of independent shops, restaurants and businesses that reinforce one another. The neighborhood sits just blocks from Martini Corner, the Crossroads Arts District, Kauffman Center of Performing Arts, the Federal Reserve Bank, the World War I Museum and Metropolitan Community College-Penn Valley Campus. The neighborhoods close proximity to Downtown, Hospital Hill and Crown Center might be its greatest asset with more than 88,000 employees in those areas. Hospital Hill, situated immediately north of Longfellow, is comprised of Truman Medical Center, Children's Mercy Hospital, and the University of Missouri-Kansas City School of Medicine. These three medical facilities alone make up three of the city's largest employers in the area with nearly 7,000 employees and 2,500 students. Two major developments in the area include the \$200 million, state-of-the-art Children's Mercy Research Institute and Truman Medical Center's \$70 million University Health II facility, boasting 80,000-square-feet. Other major employment centers such as Crown Center, Downtown Kansas City, and the Country Club Plaza are all within 4 miles of the subject property.

Attractions with the closest proximity to the neighborhood include the National World War I Museum, the Negro League Baseball Museum, the Power & Light District, Westport and Union Station. The Crossroads Art District, located just north of Union Hill, is Kansas City's diverse enclave of creative businesses, boutique shops, unique restaurants, studios and art galleries. Kansas City's Power & Light District is the Midwest's premier entertainment epicenter. It is home to more than 50 distinctive and charismatic restaurants, bars, shops, and entertainment venues, offering something for everyone. Union Hill is located within Kansas City's commerce corridor, which extends through Midtown north to Downtown Kansas City. The Country Club Plaza is the south border and the corridor is home to the World Headquarters of Hallmark Cards, American Century Investments, Lockton Insurance, and Russell Stover Candies. Rental demand in Longfellow and Midtown is very strong and quite stable in the area due to the high quality of life and area amenities.

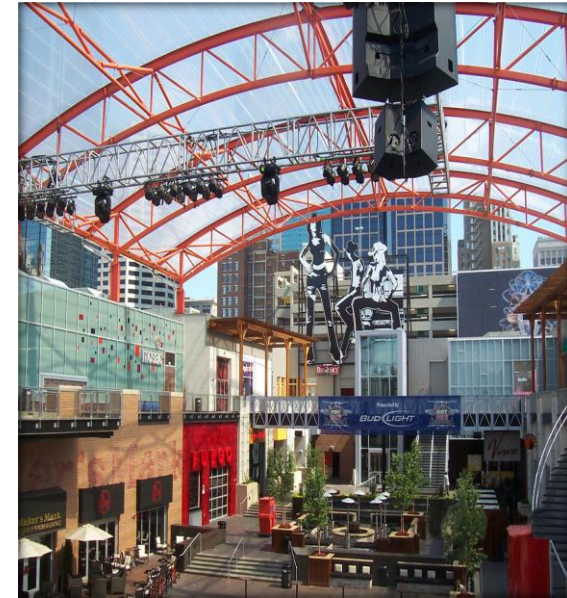




CROWN CENTER



UNION STATION



POWER & LIGHT



KAUFFMAN CENTER OF PERFORMING ARTS



NATIONAL WORLD WAR I MUSEUM



MARTINI CORNER



CHILDREN'S MERCY ADELE CAMPUS



WESTPORT DISTRICT



TRUMAN MEDICAL CENTER



COLLEGE BASKETBALL EXPERIENCE

The Kansas City Metropolitan Area is home to 2.1 million people and is dissected North to South by the Kansas and Missouri State Line. U.S. News recently analyzed 100 cities in the United States to try and find the best places to live based on quality of life and the job market in each city, as well as the value of living there and people's desire to live there. Kansas City ranked #49 on the list and continues to gain attraction throughout the country. The Huffington Post recently named Kansas City as the "Coolest" City in America and, for the fifth year in a row, named Kansas City the #1 affordable getaway. In Travel + Leisure's "America's Favorite Places" survey, readers voted Kansas City #24 while the Culture Trip voted Kansas City as one of the "12 Best U.S. cities for culture." Kansas City is famous for its musical heritage and has been a great jazz city since the 1930's. The history of the city's music and art heritage can be explored at the American Jazz Museum, the Kauffman Center, the Kemper Museum of Contemporary Art and the Nelson-Atkins Museum of Art. The Nelson-Atkins Museum of Art was named the #1 best museum in the U.S. by both *USA Today* and Yelp. Additionally, Yelp's #5 best museum in the country went to the National WWII Museum & Memorial, the only WWII museum in the country.

ZipRecruiter, an online job platform, concluded that Kansas City is the 4th best metro area in the country to find a job in 2017. The Kansas City area is home to such companies as: Hallmark, H&R Block, Black & Veatch, Seaboard, DST Systems, Russell Stovers, Garmin and Sprint. Kansas City is also home to an expanding Biotechnology Industry including the Stowers Institute for Medical Research, the Kansas Life Sciences Innovation Center, the Biotechnology Development Center, XenoTech and Proteon Therapeutics. Forbes ranked Kansas City as the 3rd best city for renters out of 46 cities because they have the most investor interest, while also declaring Kansas City to have the best "rental affordability" among the 46-city list. WalletHub reaffirmed Forbes lofty ranking by putting Kansas City in its Top 50 for "Best Real-Estate Markets" for large cities. The General Motors Fairfax facility in Kansas City, Kansas is ranked as the most productive auto assembly plant in North America (HARGOUR CONSULTING REPORT). The recently expanded Ford Motor assembly plant in Kansas City builds the popular F-150 pickup truck and the Hybrid, Ford Escape. Kansas City also has a large Harley Davidson assembly plant near the airport. Kansas City is the second largest U.S. railroad hub in terms of volume (measured in units) and the biggest in terms of tonnage. The area is also home to YRC Worldwide, the largest trucking company in the nation.

For the sports fan, the Kansas City area has it all including the NFL's Chiefs, MLB's Royals, MLS's Sporting Kansas City, the T-Bones a minor league baseball team, several of the finest golf courses in the United States, the Kansas Speedway one of NASCAR's newest tracks, the College Basketball Hall of Fame and much more. Kansas City is home to Schlitterbahn Waterpark near the Kansas Speedway and is home to Worlds of Fun, Oceans of Fun and the Great Wolf Lodge, which are all large entertainment parks and destinations. Education is also an integral piece of the Kansas City metropolitan area. The area has a number of major colleges and universities such as the University of Kansas, Kansas University Medical Center, the University of Missouri Kansas City and Rockhurst University along with many others. The area is proud to have 3 of the top 10 Public School Districts in the United States.



OCTOBER 2021 RENT ROLL

UNIT #	UNIT TYPE	UNIT SF	RENT	ANNUAL RENT	RENT PER SF
1N	2x1	900 +/-	\$600	\$7,200	\$0.67
1S	2x1	900 +/-	\$875	\$10,500	\$0.97
2N	2x1	900 +/-	\$875	\$10,500	\$0.97
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3N	2x1	900 +/-	\$795	\$9,540	\$0.88
3S	2x1	900 +/-	\$895	\$10,740	\$0.99
6		5,400 +/-	\$4,765	\$57,180	\$0.88

PRO-FORMA RENT ROLL

UNIT #	UNIT TYPE	UNIT SF	MKT RENT	ANNUAL RENT	RENT PER SF
1N	2x1	900 +/-	\$1,250	\$15,000	\$1.39
1S	2x1	900 +/-	\$1,250	\$15,000	\$1.39
2N	2x1	900 +/-	\$1,250	\$15,000	\$1.39
2S	2x1	900 +/-	\$1,250	\$15,000	\$1.39
3N	2x1	900 +/-	\$1,250	\$15,000	\$1.39
3S	2x1	900 +/-	\$1,250	\$15,000	\$1.39
6		5,400 +/-	\$7,500	\$90,000	\$1.39

SEPTEMBER 2021 T12 FINANCIAL PERFORMANCE

ADJUSTED GROSS INCOME	\$40,950	% AGI	UNIT
PROPERTY TAX	\$2,454	5.99%	\$409.00
PROPERTY INSURANCE	\$3,401	8.31%	\$566.83
MAINTENANCE	\$5,938	14.50%	\$989.67
LANDSCAPING	\$690	1.68%	\$115.00
CLEANING	\$2,860	6.98%	\$476.67
MANAGEMENT	\$2,769	6.76%	\$461.50
UTILITIES	\$580	1.42%	\$96.67
TOTAL EXPENSES	\$18,692	45.65%	\$3,115.33
NET OPERATING INCOME	\$22,258		\$3,709.67

PROPERTY PRO-FORMA

GROSS POTENTIAL INCOME (MKT RENTS)	\$90,000	% GPI	PER UNIT
VACANCY & CREDIT LOSSES	\$4,500	5.00%	\$750.00
OTHER INCOME	\$600	0.67%	\$100.00
ADJUSTED GROSS INCOME	\$86,100	% AGI	PER UNIT
LEGAL & ADMINISTRATIVE	\$500	0.58%	\$83.33
REPAIRS & MAINTENANCE	\$6,600	7.67%	\$1,100.00
CLEANING, LAWN, PEST & SNOW	\$1,800	2.09%	\$300.00
MANAGEMENT FEE	\$6,888	8.00%	\$1,148.00
UTILITIES	\$1,800	2.09%	\$300.00
INSURANCE	\$3,600	4.18%	\$600.00
PROPERTY TAX (2021)	\$3,000	3.48%	\$500.00
REPLACEMENT RESERVES	\$1,500	1.74%	\$250.00
TOTAL EXPENSES	\$25,688	29.84%	\$4,281.33
NET OPERATING INCOME	\$60,412		

SOURCES OF INFORMATION

This offering memorandum was prepared by the Broker solely for the use of perspective purchasers of the property. Neither the Owner nor Broker makes any representation or warranty as to the completeness or the accuracy of the material contained in this offering memorandum. All information is based on surveys, public records and old appraisals. The financial summary includes assumptions, which represent a projection of future events and assumptions which may or may not occur. Absolutely no tax or legal advice is being implied or given. These projections may not and should not be relied upon to indicate results, which might be obtained. Income collected and expenses incurred will vary depending upon the type of management employed. Therefore, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as might interest them in this purchase, and Reece Commercial/KCCommercial.net makes no warranty as to the accuracy of such information. Interested persons are expected to acquaint themselves with the property and arrive at their own conclusions as to physical condition, number and occupancy of revenue producing units, estimates of operating costs, tax matters, and any factor having to do with the valuation of property. All information outlined in this offering memorandum was obtained from a number of sources, including but not limited to the following:

- ❖ The Jackson County Assessor's Office and online databases
- ❖ The City of Kansas City, Missouri
- ❖ Loopnet, CoStar, and Multiple Listing Services (MLS)
- ❖ Market participants and property managers familiar with the market area
- ❖ Public records, surveys, and appraisals

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