

INDEPENDENCE, MISSOURI

DUPLEX PORTFOLIO

OFFERING MEMORANDUM



COMPASS REALTY GROUP

EXCLUSIVE MULTI-FAMILY OFFERING

1122-1124 N COTTAGE | 1128-1130 N COTTAGE | 1212-1214 N COTTAGE | INDEPENDENCE, MO 64050



COMPASS REALTY GROUP

TABLE OF CONTENTS

1	PROPERTY SUMMARY/OVERVIEW
2	PACKAGE OFFERING OVERVIEW
3	HIGHLIGHTS & IMPROVEMENTS
4	1122-1124 N COTTAGE PICTURES
5	1128-1130 N COTTAGE PICTURES
6	1212-1214 N COTTAGE PICTURES
7	NEIGHBORHOOD OVERVIEW
8	AREA HIGHLIGHTS
10	KANSAS CITY OVERVIEW
11	PROPERTY PRO-FORMA
12	SALES COMPARABLES

Exclusively Marketed by:

Brice Bradshaw

KCCommercial.net

Compass Realty Group

913.219.7074 (C)

Brice.Bradshaw@compass.com

Parker Beck

KCCommercial.net

Compass Realty Group

913.375.3850 (C)

Parker.Beck@compass.com

Guided property tours will be arranged on a reserved basis as requested by potential investors. Do not explore property unaccompanied or disturb tenants. Property Tours to be scheduled through the Compass Realty Group broker. Tours will require approval by broker, management and owner. Broker and Owner reserve the right to set tour times and dates. Please do not contact third party management or tenants.

CONFIDENTIALITY & DISCLAIMER OF RELIANCE

These materials have been prepared by Compass Realty Group and are being provided to you for the sole and limited purpose of conducting preliminary evaluations of the property. They may not be used for any other purpose or made available to any other person or third party without the prior written consent of Compass Realty Group.

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. Compass Realty Group 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.

The materials are not all inclusive and Compass Realty Group has assembled such information for the convenience of the parties. These materials are delivered to prospective purchasers and investors with the understanding that such parties are responsible and liable for conducting independent investigations they deem appropriate and without any reliance upon Reece Commercial and the information set forth herein.

PROPERTY DESCRIPTION

The subject offering consist of 3 duplex buildings and 6 total units located on a street of rental properties near the cities historic Downtown Square in Independence, Missouri. Built in 1960 and 1962, the properties on North Cottage Street stand 1-story with garage parking and surface parking available to each individual unit. Over the last 12 months, all properties have undergone and completed extensive unit renovations to present a more uniform product to investors/tenants. Full unit renovations were completed in 4 of the 6 units and consisted of new floors (vinyl planking and carpet in bedrooms), full interior paint, new appliances, fixtures and hardware and updates to the kitchens and bathrooms. All units at the property have 2-bedrooms, central air, individual hot water heaters and tenants are responsible for utilities. The buildings are separately metered for gas and electric and units provide washer/dryer hookups to tenants.

The 4 units (2 duplexes) on the adjoining lot at 1122-1124 & 1128-1130 N Cottage Avenue are mirror image buildings/units and must be sold together. The buildings share a detached 4 car garage at the rear (accessed via shared driveway/easement separating lots). 3 of these 4 units have been fully updated. The raised ranch duplex at 1212-1214 N. Cottage is three buildings north of the adjoining lots and can be purchased individually from the adjoining lots, or together as a package. There is a slight variation in floorplans between the units in the building with the 1212 unit having an exterior door to the garage and full bathroom in the basement (the only unit in the portfolio with a second bathroom). The subject properties close proximity to the newly renovated Harry S. Truman library & museum, several parks and the Vaile Mansion make it an attractive pocket with a lot of recent real estate activity.

UNIT #	UNIT TYPE	UNIT SF	MARKET RENT	RENT	ANNUAL RENT	RENT PER SF
1122	2x1	792 +/-	\$995	\$995	\$11,940	\$1.26
1124	2x1	792 +/-	\$995	\$875	\$10,500	\$1.10
1128	2x1	792 +/-	\$995	\$995	\$11,940	\$1.26
1130	2x1	792 +/-	\$995	\$995	\$11,940	\$1.26
1212	2x2	800 +/-	\$1,050	\$875	\$10,500	\$1.26
1214	2x1	800 +/-	\$995	\$900	\$10,800	\$1.13
6		4,768	\$6,025	\$5,635	\$67,620	\$1.21

OFFERING & PROPERTY SUMMARY

ASKING PRICE	\$665,000
TERMS	Free & Clear
ADDRESS	1122-1124 N. Cottage St, 1128-1130 N Cottage St & 1212-1214 N Cottage St Independence, MO 64050
COUNTY	Jackson County
NEIGHBORHOOD	Roosevelt Park
ZONE	Opportunity Zone 290950112003
# OF BUILDINGS	3 Duplexes
YEAR BUILT	1960 & 1962
STORIES	1
PORTFOLIO LOT AREA	32,304 sf or 0.74 acres (County)
PORTFOLIO BUILDING SIZE	5,224 sf (County)
NET RENTABLE AREA	4,768 sf (+/-)
UNITS	6
2 BEDROOM 1 BATHROOM	5
AVERAGE UNIT SIZE	795 SF (+/-)
AVERAGE UNIT RENT	\$952
2 BEDROOM 2 BATHROOM	1
AVERAGE UNIT SIZE	800 SF (+/-)
AVERAGE UNIT RENT	\$875

UTILITIES & AMENITIES SUMMARY

METERING	Separately metered gas/electric
LAUNDRY	Washer/Dryer Hookups in unit
A/C	Central Air
HOT WATER	Individual Hot Water Heaters
PARKING	1 Garage per unit & surface parking

1212-1214 N COTTAGE STREET OFFERING



PRICE	\$215,000
# OF BUILDINGS	1 (2 units)
LOT SIZE	11,857 SF (+/-)
BUILDING SF	1,924 SF (+/-)
NET RENTABLE SF	1,600 SF (+/-)
2022 PROPERTY TAX	\$1,642.06

1122-1130 N COTTAGE STREET OFFERING



PRICE	\$450,000
# OF BUILDINGS	2 (4 units)
LOT SIZE	20,447 SF (adjoining lot w/ shared driveway)
BUILDING SF	3,300 SF (1,650 SF each +/-)
NET RENTABLE SF	3,168 SF (+/-)
1122-1124 PROPERTY TAX	\$1,473.65
1128-1130 PROPERTY TAX	\$1,291.20

**** The total portfolio offering of 3 duplexes (6 total units) has a packaged list price of \$665,000. The 1122-1124 N Cottage & 1128-1130 N Cottage duplexes share a driveway on an adjoining lot and must be sold together. The package can be purchased as a whole or broken up into a 2-unit and 4-unit listing at the price points listed above.*



PROPERTY HIGHLIGHTS

- ❖ 3 DUPLEXES | 6 UNITS | 2 LOTS
- ❖ 1 GARAGE PER BUILDING & SURFACE PARKING
- ❖ EXTENSIVE UNIT RENOVATIONS (4 OF 6 UNITS FULLY UPDATED)
- ❖ NEIGHBORHOOD OF RENTAL PROPERTIES NEXT TO TRUMAN LIBRARY & SEVERAL PARKS
- ❖ STABILIZED ASSET W/ HISTORY OF HIGH OCCUPANCY
- ❖ NEAR HISTORIC INDEPENDENCE SQUARE
- ❖ TENANTS RESPONSIBLE FOR ALL UTILITIES

UNIT HIGHLIGHTS

- ❖ ALL 2-BEDROOM UNITS
- ❖ 792-800 SF (+/-)
- ❖ WASHER/DRYER HOOKUP IN UNIT
- ❖ CARPETED BEDROOMS
- ❖ NEW FLOORING & PAINT *
- ❖ UPDATED KITCHENS/BATHROOMS *
- ❖ INDIVIDUAL HOT WATER HEATERS

* APPLIES TO SELECT UNITS



1122-1124 N COTTAGE
INDEPENDENCE, MISSOURI

2 UNITS

PROPERTY PICTURES



1128-1130 N COTTAGE ST
INDEPENDENCE, MISSOURI

2 UNITS

PROPERTY PICTURES

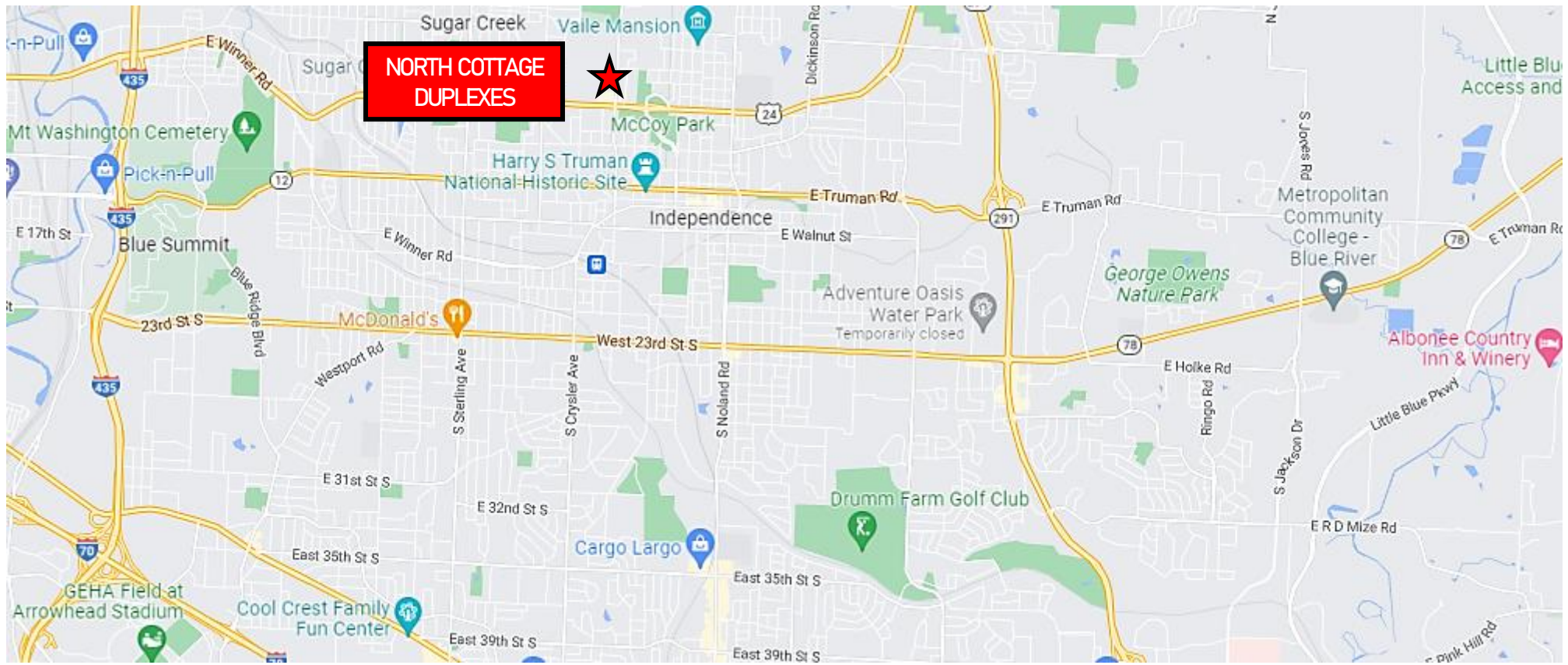


1212-1214 N COTTAGE
INDEPENDENCE, MISSOURI

2 UNITS

PROPERTY PICTURES





Independence is the fifth largest city in the state of Missouri and covers nearly 80 square miles with a population of over 120,000. It is the county seat of Jackson County and is home to over 40 parks, excellent schools including the Metropolitan Community College Blue River Campus, and a variety of shopping facilities. The surrounding area of the subject property is rooted in American History near historic Independence Square. The recently renovated Harry S. Truman library, museum and historic site are just several blocks away as well as the National Frontier's Trail Museum. The city offers a multitude of recreational options including 3 public golf courses, the Independence Center, City Community Center, Cable Dahmer Arena, Silverstein Eye Center Arena, Adventure Oasis Aquatic Center and Top Hat Winery. The Cable Dahmer Arena is home of the Kansas City Mavericks, a minor-league hockey team as well as the Kansas City Comets of the Major Arena Soccer League. The Independence Center, one of the areas finest shopping malls, is anchored by Dillard's and Dick's Sporting Goods and is home to more than 100 popular retail stores and restaurants and provides over 1-million square feet. It's one of the only fully-enclosed shopping malls in the area. Federal Opportunity Zones have been established in Western Independence. Investments made through Opportunity Zone Funds for projects located in or adjacent to designated Opportunity Zones may take advantage of tax abatement on reinvested capital gains. The law excludes from taxable income capital gains on Opportunity Zone investments held for at least 10 years.



HARRY S. TRUMAN LIBRARY & MUSEUM



METROPOLITAN COMMUNITY COLLEGE



ARROWHEAD STADIUM



VAILE MANSION



CABLE DAHMER ARENA



NATIONAL FRONTIER TRAILS MUSEUM



TRUMAN NATIONAL HISTORIC SITE



KAUFFMAN STADIUM



DRUMM FARM GOLF



OASIS WATER PARK

Known as the City of Fountains, Kansas City is home to more than 2 million people, divided north to south by the Kansas and Missouri border.

- The Huffington Post named Kansas City the "Coolest City in America" and called it the #1 affordable getaway.
- U.S. News and World Report analyzed 100 American cities to survey the best places to live, based on quality of life and the job market. Kansas City came in at #49 and continues to gain attention as a centralized hub for high-tech, innovation, arts and lifestyle.
- Forbes ranked Kansas City the 3rd best city for renters due to investor interest, while also declaring Kansas City to have the best "rental affordability" among its list of 46 cities.
- WalletHub reaffirmed Forbes lofty ranking by putting Kansas City in its Top 50 for "Best Real-Estate Markets."
- In its list of "America's Favorite Places," Travel and Leisure magazine readers voted Kansas City #24.

CULTURE

Among other things, Kansas City is famous for its barbeque and musical heritage. A premier jazz city since the 1930's, Kansas City is the birthplace of Bennie Moten and Charlie "Bird" Parker and the stomping grounds for Count Basie and countless others.

The history of the city's music and arts scene 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 has been named the best museum in the USA by both USA Today and Yelp. Additionally, Yelp's #5 best museum in the country is the National WWII Museum & Memorial, the only national WWII museum.

SPORTS

Kansas City is home to national championship-winning NFL, MLB and Major League Soccer teams: the Kansas City Chiefs, Royals and Sporting KC. Kansas City is home to NASCAR's Kansas Speedway, the College Basketball Hall of Fame and boasts several of the finest golf courses in the U.S. For additional entertainment, Kansas City offers Worlds of Fun, Oceans of Fun and the Great Wolf Lodge as well as premier shopping areas like the Country Club Plaza and the Legends Shopping Center in the Village West area of town.

EDUCATION

Education is an important part of the Kansas City landscape, which features top-ranked private and public schools and an array of choices in the field of higher education. The city is home to major colleges and universities, like the University of Kansas, KU Medical Center, University of Missouri Kansas City and Rockhurst University, along with many others. The Kansas City area also includes three of the Top 10 Public School Districts in the nation.

BUSINESS

The Kansas City area is home to major companies like Hallmark Cards, H&R Block, Black & Veatch, Garmin, Seaboard, DST Systems and Russell Stovers. Kansas City is the epicenter of an ever-expanding biotechnology industry, including the Stowers Institute for Medical Research, the Kansas Life Sciences Innovation Center, the Biotechnology Development Center, XenoTech and Proteon Therapeutics. It's also home to a myriad of top medical centers and hospitals, including the University of Kansas, KU Cancer Center, Saint Luke's, Children's Mercy, Olathe and Overland Park Regional Medical Centers (just to name six).

The General Motors Fairfax facility in Kansas City, Kansas is ranked as the most productive auto assembly plant in North America. The Ford Motor assembly plant in Kansas City builds the popular F-150 pickup truck and the Hybrid, Ford Escape. Kansas City is the second largest railroad hub in the nation in both volume and tonnage. The area is also home to YRC Worldwide, the largest trucking company in the nation.

In short, Kansas City has increasingly become the place to be for high-tech business, quality education, vibrant arts, entertainment and lifestyle. Kansas City is the beating heart of America.

RENT ROLL OVERVIEW

UNIT #	UNIT TYPE	UNIT SF	RENT	ANNUAL RENT	RENT PER SF
1122	2x1	792 +/-	\$995	\$11,940	\$1.26
1124	2x1	792 +/-	\$875	\$10,500	\$1.10
1128	2x1	792 +/-	\$995	\$11,940	\$1.26
1130	2x1	792 +/-	\$995	\$11,940	\$1.26
1212	2x2	800 +/-	\$875	\$10,500	\$1.09
1214	2x1	800 +/-	\$900	\$10,800	\$1.13
Total	6	4,768 +/-	\$5,635	\$67,620	\$1.18

MARKET RENT	ANNUAL MKT RENT	MKT RENT PER SF
\$995	\$11,940	\$1.26
\$995	\$11,940	\$1.26
\$995	\$11,940	\$1.26
\$995	\$11,940	\$1.26
\$1,050	\$12,600	\$1.31
\$995	\$11,940	\$1.24
\$6,025	\$72,300	\$1.26

PROPERTY PRO-FORMA

GROSS SCHEDULED INCOME - current rents	\$67,620	% GSI	PER UNIT
VACANCY & CREDIT LOSSES	\$3,381	5.00%	\$564
OTHER INCOME	\$600	0.89%	\$100
ADJUSTED GROSS INCOME	\$64,839	% AGI	PER UNIT
REPAIRS & MAINTENANCE	\$3,600	5.55%	\$600
LAWN, PEST & SNOW REMOVAL	\$1,500	2.31%	\$250
MANAGEMENT	\$5,511	8.50%	\$919
PROPERTY TAX 2022	\$4,407	6.80%	\$734
INSURANCE	\$2,700	4.16%	\$450
UTILITIES	\$600	0.93%	\$100
REPLACEMENT RESERVES	\$1,500	2.31%	\$250
TOTAL EXPENSES	\$19,818	30.57%	\$3,303
NET OPERATING INCOME	\$45,021		

\$72,300	MARKET RENTS ANNUALIZED
\$3,615	
\$600	
\$69,285	
\$3,600	
\$1,500	
\$5,889	
\$4,407	
\$2,700	
\$600	
\$1,500	
\$20,196	
\$49,089	

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Pending Listings

Address	Price	Beds	Bth F	Bth H	SqFt	\$/SqFt	Pend Date
1212-1214 N Cottage Street					1,495		
333 N Kendall Drive	\$205,000					\$0.00	10/26/2022
1533 S Cedar Avenue	\$225,000					\$0.00	11/16/2022
1301-1305 S Franklin Avenue	\$231,600				1,280	\$180.94	11/08/2022
1901-1903 S Crescent Avenue	\$231,600				1,440	\$160.83	11/08/2022
Averages:	\$223,300				1,360	\$170.89	

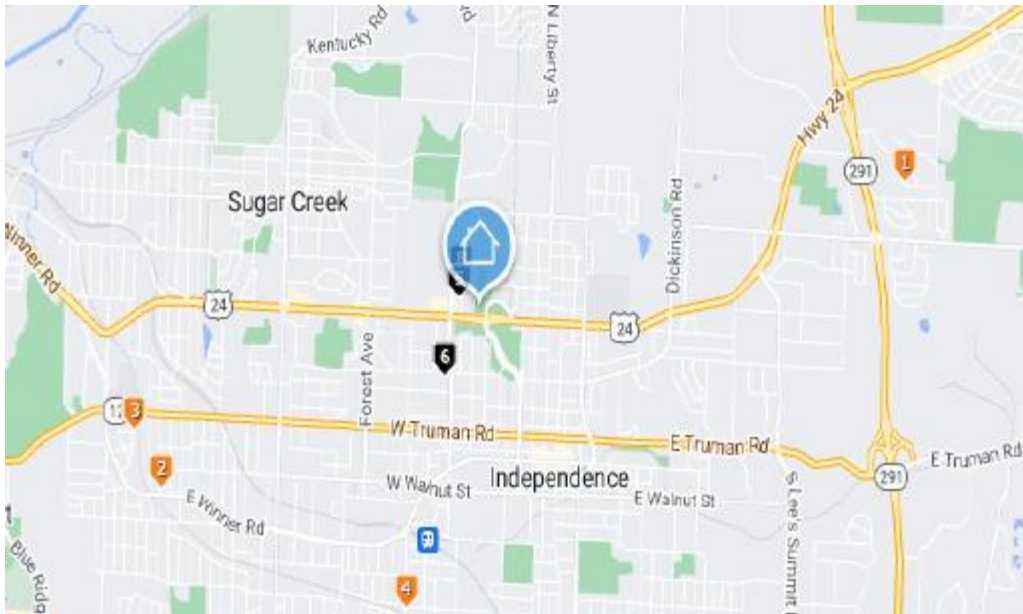
Sold Listings

Address	Price	Beds	Bth F	Bth H	SqFt	\$/SqFt	Sold Date
1212-1214 N Cottage Street					1,495		
1100-1102 N Cottage Street	\$180,000				2,028	\$88.76	02/22/2022
1003 W College Street	\$196,000					\$0.00	08/17/2022
1108 N Cottage Street	\$240,000				1,500	\$160.00	11/01/2022
1206 N Cottage Street	\$265,000				1,755	\$151.00	07/15/2022
Averages:	\$220,250				1,761	\$133.25	

	Low	Median	Average	High	Count
Comparable Price	\$180,000	\$228,300	\$221,775	\$265,000	8
Adjusted Comparable Price	\$180,000	\$228,300	\$221,775	\$265,000	8

On Average, the 'Sold' status comparable listings sold in 8 days for \$220,250

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
Pending	4	\$223,300	\$170.89	\$228,300	\$205,000	\$231,600	13
Sold	4	\$220,250	\$133.25	\$218,000	\$180,000	\$265,000	8
Total	8	\$221,775	\$148.31	\$228,300	\$180,000	\$265,000	11



1212-1214 N COTTAGE STREET

- 1 333 N KENDALL DRIVE
- 2 1533 S CEDAR AVENUE
- 3 1301-1305 S FRANKLIN AVEUE
- 4 1901-1903 S CRESCENT AVENUE
- 5 1100-1102 N COTTAGE STREET
- 6 1003 W COLLEGE STREET
- 7 1108 N COTTAGE STREET
- 8 1206 N COTTAGE STREET

FULL SUMMARY OF COMPARABLE LISTINGS



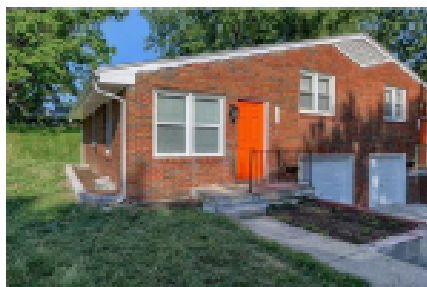
Address	333 N Kendall Drive	1533 S Cedar Avenue	1301-1305 S Franklin Avenue
MLS #	2403898	2409052	2411322
Status	Pending	Pending	Pending
Type	Duplex	Duplex	Duplex
Original List Price	\$215,000	\$229,000	\$231,600
List Date	9/15/2022	10/19/2022	11/4/2022
List Price	\$205,000	\$225,000	\$231,600
Sold Date			
Sale Price			
County	Jackson	Jackson	Jackson
Area	206 - Independence Area	206 - Independence Area	206 - Independence Area
Municipality	Independence	Independence	Independence
Subdivision	Ric Mar	Bristol	Evanston Resurvey
School District	Fort Osage	Independence	Independence
Style			
Sewage	City/Public	City/Public	City/Public, Public/City
Floor Plan			
Heating	Forced Air Gas	Central Gas	Forced Air Gas
Utility	In The Basement, Utility Room		
Year Built	1979	1965	1959
DOM	17	28	4
Basement			
Beds Total			
Bath Total	0.0	0.0	0.0
Garage Spaces			
Gar Desc	Garage, Off-Site	Attached	Garage, Off Street
Lot Size Sqft	11,439	8,842	8,423
Total Fin Sq Ft			
Legal	RIC MAR--LOT 145	BRISTOL RESURVEY N 1/2 OF S 127.3' LOT 6 BLK 30	EVANSTON RESURVEY PT LOTS 65 & 66 DAF: BEG NE COR LOT
Remarks	Very nice Duplex, always used as three bedrooms, vacant side has application to rent for 1150, other tenant's rent is 605.00, and has been living there for 6yrs. Wants to stay, Owner Agent	Great investment opportunity: Duplex near Englewood Art District on quiet street. Both sides are occupied, leases up Jan 2023. Private entry. Each side is a 2br/1ba with basement and one car garage. New deck.	Beautifully renovated duplex, currently leased at \$900 per side.

FULL SUMMARY OF COMPARABLE LISTINGS



Address	1901-1903 S Crescent Avenue	1100-1102 N Cottage Street	1003 W College Street
MLS #	2411293	2380433	2384316
Status	Pending	Sold	Sold
Type	Duplex	Other	Duplex
Original List Price	\$231,600	\$165,000	\$195,000
List Date	11/4/2022	1/6/2022	5/27/2022
List Price	\$231,600	\$165,000	\$195,000
Sold Date		02/22/2022	08/17/2022
Sale Price		\$180,000	\$196,000
County	Jackson	Jackson	Jackson
Area	206 - Independence Area	206 - Independence Area	206 - Independence Area
Municipality	Independence	Independence	Independence
Subdivision	Fairland Park	Roosevelt Park	Waldo Place
School District	Independence	Independence	Independence
Style			
Sewage	City/Public, Public/City	City/Public	City/Public
Floor Plan		Raised Ranch	
Heating	Forced Air Gas	Central Gas	Central Gas
Utility		In The Basement	
Year Built	1983	1955	1950
DOM	4	1	11
Basement			
Beds Total			
Bath Total	0.0	0.0	0.0
Garage Spaces			
Gar Desc	Attached, Off Street	In Building	Off Street
Lot Size Sqft	6,877	12,197	6,869
Total Fin Sq Ft			
Legal	FAIRLAND PARK W 92.5' LOT 9 & W 92.5' OF N 25' LOT 10	Roosevelt Park S 50.5' of lot 7 Blk 5 & N 1/2 of vac Moore St adj on S	WALDO PLACE W 50' OF N 24' OF LOT 5 & W 50' OF LOTS 6 & 7 BLK
Remarks	Beautifully renovated cash flowing duplex! Currently leased at \$900 per side. IP attached in supplements	Great opportunity to own both sides of a duplex, one side is already occupied and she would like to continue renting. You can rent the other side or move in yourself. We are going to post photos of the occupied side	Side by side mirror image cute updated duplex in established neighborhood close to Historic Independence Square. Newer water heater and furnace in both units, brand new furnace and ducts in 1005 unit. Water

FULL SUMMARY OF COMPARABLE LISTINGS



Address	1108 N Cottage Street	1208 N Cottage Street
MLS #	2403778	2384586
Status	Sold	Sold
Type	Duplex	Duplex
Original List Price	\$249,000	\$285,000
List Date	9/14/2022	6/10/2022
List Price	\$249,000	\$265,000
Sold Date	11/01/2022	07/15/2022
Sale Price	\$240,000	\$265,000
County	Jackson	Jackson
Area	206 - Independence Area	206 - Independence Area
Municipality	Independence	Independence
Subdivision	Roosevelt Park	Roosevelt Park
School District	Independence	Independence
Style		
Sewage	City/Public	City/Public
Floor Plan		
Heating	Central Gas	Forced Air Gas
Utility		In The Basement
Year Built	1950	1965
DOM	16	5
Basement		
Beds Total		
Bath Total	0.0	0.0
Garage Spaces		
Gar Desc	Attached, Garage	Garage
Lot Size Sqft	11,397	10,426
Total Fin Sq Ft		
Legal	ROOSEVELT PARK S 25' LOT 4 & ALL LOT 5 BLK 5	ROOSEVELT PARK LOT 6 & N 24.5' OF LOT 7 BLK 4
Remarks	Great Investment! Clean and move-in ready. Freshly painted, refinished hardwood floors, new tile, granite countertops, vanities, ceiling fans, window blinds, and much more. Large backyard with concrete patios, perfect for	NEWLY Remodeled BRICK DUPLEX. Each unit has 2+1 BEDROOM & FULL BATH. 2 Cars driveway. BIG YARD. The "3RD ROOM" in finish basement has its own entry. Separate bathroom and closet can be

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 Compass Realty Group/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 Independence, Missouri
- ❖ Loopnet, CoStar, and Multiple Listing Services (MLS)
- ❖ Market participants and property managers familiar with the market area
- ❖ Public records, surveys, and appraisals

Exclusively Marketed by:

Brice Bradshaw

KCCommercial.net

Compass Realty Group

913.219.7074 (C)

Brice.bradshaw@compass.com

Parker Beck

KCCommercial.net

Compass Realty Group

913.375.3850 (C)

Parker.beck@compass.com