

EXCLUSIVE MULTI-FAMILY OFFERING

10328-10351 SLOAN | 10336-10358 EDITH | 3300-3320 N 103RD | 10357 PARKVIEW | KC, KS 66109 | 49 UNITS

CRYSTAL RIDGE TOWNHOMES OFFERING MEMORANDUM

MARKETED BY : Brice Bradshaw & Parker Beck

PROPERTY DETAILS : 49 Mostly Contiguous Units throughout Subdivision

UNIT MIX : 2x2, 2x2.5, 3x2, 3x2.5 and 4x2.5 Townhouse Units

YEAR BUILT : 2007-2008

PRICE : MARKET

ZONING : Residential – 31 Total Parcels – No HOA – 100% Occupied



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TABLE OF CONTENTS

2	PROPERTY & OFFERING SUMMARY
4	SLOAN AVENUE OVERVIEW
6	EDITH AVENUE OVERVIEW
8	N. 103 RD PLACE OVERVIEW
10	INTERIOR UNIT PICTURES
14	AREA/NEIGHBORHOOD OVERVIEW
15	MAP OVERVIEW
16	RENT ROLL BREAKDOWN
17	2021 FINANCIAL BREAKDOWN
18	PROFORMA FINANCIAL BREAKDOWN
19	SALES COMPARABLES

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3314-3320 N 103RD
4 CONTIGUOUS UNITS
ALL UNITS W/ BASEMENTS

10328-10346 SLOAN
10 CONTIGUOUS UNITS
ALL UNITS W/ BASEMENTS

10345-10351 SLOAN
4 CONTIGUOUS UNITS
ALL UNITS W/ BASEMENTS

10331-10337 SLOAN
4 UNITS
ALL UNITS W/ BASEMENTS

10336-10358 EDITH
12 CONTIGUOUS UNITS
ALL UNITS W/ BASEMENTS

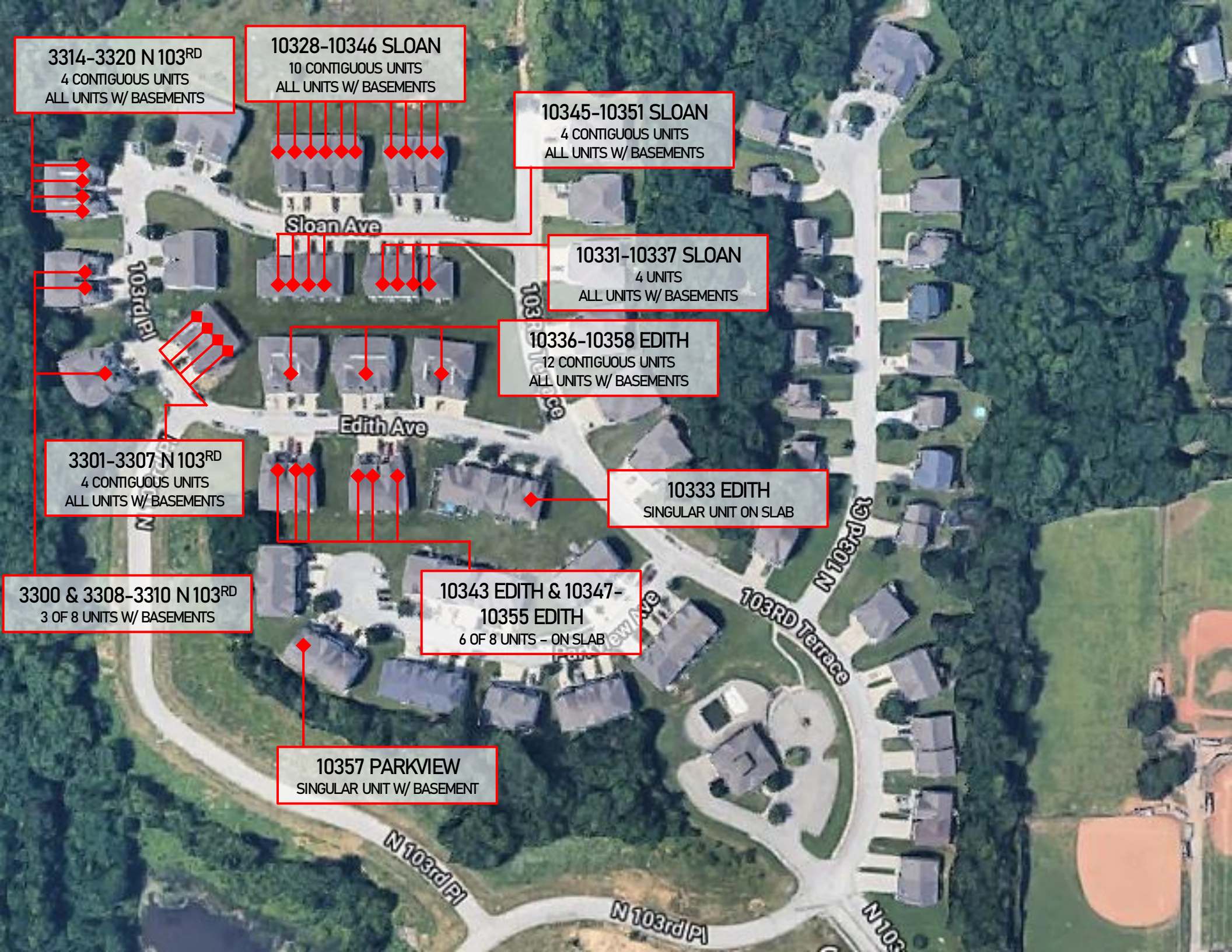
10333 EDITH
SINGULAR UNIT ON SLAB

3301-3307 N 103RD
4 CONTIGUOUS UNITS
ALL UNITS W/ BASEMENTS

3300 & 3308-3310 N 103RD
3 OF 8 UNITS W/ BASEMENTS

10343 EDITH & 10347-
10355 EDITH
6 OF 8 UNITS - ON SLAB

10357 PARKVIEW
SINGULAR UNIT W/ BASEMENT



PROPERTY DESCRIPTION

The Crystal Ridge Townhomes offering, built in 2007-2008, is a part of previously planned community of townhomes in Kansas City, Kansas. The subject asset features 49 mostly contiguous units in total across 15 buildings throughout the subdivision. 48 of the 49 units are located on either Sloan Avenue, Edith Avenue or N. 103rd Place and have a history of high occupancy (currently 100%). The units feature a variation of floorplans including two-bedroom, three-bedroom and four-bedroom layouts. Over 75% of the townhomes have full basements with the remainder on slabs. Unit sizes approximately range from 1,350 square-feet to over 2,000 square-feet and several basements at the property have been finished while the remaining unfinished basements providing a great value-add component. All but 2 units at the complex feature spacious 2-story floorplans, the outliers being ranch floorplans. Units are all-electric and feature new roofs (2021), fully equipped kitchens, washers/dryers, private garages & driveway, walk-out patios, central air/heat, updated flooring (hardwood/vinyl/carpet) and Google Fiber. The master planned community of Crystal Ridge features many individually owned townhomes and single-family residences, however, the community HOA is currently not operational. The subject offering features excellent 3rd party management and is broken out into 31 parcels, 3 of which are comprised of vacant green space. The neighborhood is located in Western Wyandotte County and served by the sought-after Piper School District. Crystal Ridge offers easy access to I-435 and Leavenworth Road, with just a short commute to the Legends Shopping Center, Children's Mercy Park, Cerner Headquarters, Wyandotte County Lake and many local shops, restaurants and job centers (5 minutes or less). Additionally, Crystal Ridge is within a close proximity to the Northland, Johnson County, and Downtown Kansas City. Sales comps within the subdivision in the last 10 months range from \$170,000 to \$198,000 per door. In January of 2022, the Piper School District passed a \$64 million bond which will create significant improvements to every building in the district and culminate with the high school switching locations to Piper Creek Elementary which will undergo significant renovations. The asset offers single-family home style of living within the convenience of a townhome.

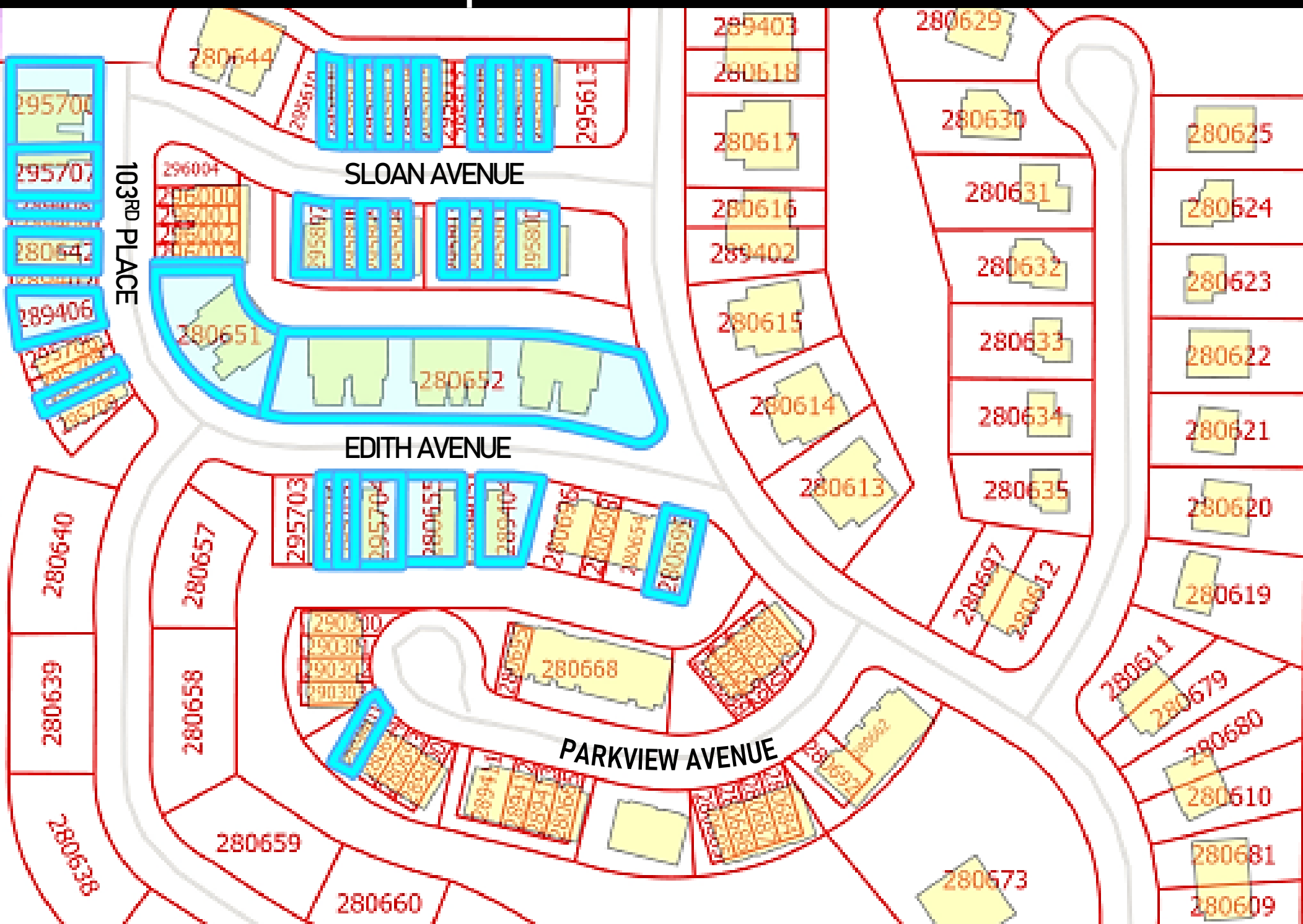
OFFERING & PROPERTY SUMMARY	
ASKING PRICE	MARKET
TERMS	Free & Clear
ADDRESS	10328-10351 Sloan 10333-10358 Edith 3300-3320 N 103 rd 10357 Parkview
CITY/COUNTY	Kansas City - Wyandotte County
NEIGHBORHOOD/SUBDIVISION	Piper/Crystal Ridge
ZONING	Residential
YEAR BUILT	2007-2008
# OF BUILDINGS	15 (31 total parcels)
CONSTRUCTION/EXTERIOR	Stucco & Vinyl Exteriors Pitched Roofs Private Driveways w/ Garages
SITE SIZE - BUILDINGS	2.0321 acres +/-
SITE SIZE - VACANT LAND	0.1076 acres +/-
NET RENTABLE AREA	69,950 sq. ft. (+/-)
STORIES	2
OCCUPANCY	100%
UNITS	49
2 BEDROOM 2 BATHROOM	7
AVERAGE UNIT SIZE	1,350 sq. ft. (+/-)
AVERAGE UNIT RENT	\$1,206
2 BEDROOM 2.5 BATHROOM	15
AVERAGE UNIT SIZE	1,350 sq. ft. (+/-)
AVERAGE UNIT RENT	\$1,199
3 BEDROOM 2 BATHROOM	2
AVERAGE UNIT SIZE	1,450 sq. ft. (+/-)
AVERAGE UNIT RENT	\$1,272
3 BEDROOM 2.5 BATHROOM	23
AVERAGE UNIT SIZE	1,450 sq. ft. (+/-)
AVERAGE UNIT RENT	\$1,280
4 BEDROOM 2.5 BATHROOM	2
AVERAGE UNIT SIZE	2,000 sq. ft. (+/-)
AVERAGE UNIT RENT	\$1,460

** Basements in units are not accounted for in square footage count*

KANSAS CITY, KANSAS – PIPER DISTRICT

49 UNITS

PARCEL OVERVIEW



CRYSTAL RIDGE TOWNHOMES

KANSAS CITY, KANSAS – PIPER DISTRICT

18 UNITS

EXTERIOR PICTURES





UNIT COUNT	UNIT TYPE	UNIT SF	AVERAGE RENT	RENT PER SF	MARKET RENT	MKT RENT PER SF
9	3x2.5	1,450 +/-	\$1,298	\$0.89	\$1,350	\$0.93
7	2x2	1,350 +/-	\$1,206	\$0.89	\$1,295	\$0.96
1	4x2.5	2,000 +/-	\$1,425	\$0.71	\$1,425	\$0.71
1	2x2.5	1,350 +/-	\$1,275	\$0.94	\$1,295	\$0.96

THE 18 UNITS LOCATED ALONG SLOAN AVENUE ARE LOCATED AT THE FARTH NORTH END OF THE SUBDIVISION AND CONSIST OF TWO-BEDROOM, THREE-BEDROOM AND A FOUR-BEDROOM UNIT ACROSS 4 TOTAL BUILDINGS. 3 OF THE 4 BUILDINGS ARE 4-PLEXES, WITH THE LAST BEING A 6-PLEX. THESE 18 UNITS ARE ALL CONTIGUOUS ALONG BOTH SIDES OF SLOAN AND ALL UNITS FEATURE BASEMENTS, MOST OF WHICH ARE UNFINISHED. THERE ARE 2 RANCH-STYLE UNITS WITH 2-CAR GARAGES. THE UNITS ALONG SLOAN ARE 100% OCCUPIED AND EACH UNIT IS INDIVIDUALLY PARCELED. RENTS RANGE FROM \$1,115 TO \$1,425.

CRYSTAL RIDGE TOWNHOMES

KANSAS CITY, KANSAS – PIPER DISTRICT

19 UNITS

EXTERIOR PICTURES





UNIT COUNT	UNIT TYPE	UNIT SF	AVERAGE RENT	RENT PER SF	MARKET RENT	MKT RENT PER SF
10	3x2.5	1,450 +/-	\$1,256	\$0.87	\$1,350	\$0.93
8	2x2.5	1,350 +/-	\$1,179	\$0.87	\$1,295	\$0.96
1	3x2	1,450 +/-	\$1,150	\$0.79	\$1,295	\$0.89

THE 19 UNITS LOCATED ALONG EDITH AVENUE ARE LOCATED A BLOCK SOUTH OF SLOAN AVENUE AND CONSIST OF TWO-BEDROOM AND THREE-BEDROOM UNITS ACROSS 6 TOTAL BUILDINGS. 5 OF THE 6 BUILDINGS ARE 4-PLEXES, WITH THE LAST BEING A 6-PLEX. THESE 19 UNITS ARE NON-CONTIGUOUS AND LOCATED ALONG BOTH SIDES OF EDITH. 7 OF THE 19 UNITS ARE ON SLABS WHILE THE REMAINING 12 FEATURE BASEMENTS, MOST OF WHICH ARE UNFINISHED. THE UNITS ALONG EDITH ARE 100% OCCUPIED AND BROKEN UP INTO 7 PARCELS. RENTS RANGE FROM \$1,095 TO \$1,350.

N. 103RD PLACE TOWNHOMES
KANSAS CITY, KANSAS – PIPER DISTRICT

11 UNITS

EXTERIOR PICTURES



10357 PARKVIEW
ONE-OFF UNIT NOT INCLUDED IN BREAKDOWN



UNIT COUNT	UNIT TYPE	UNIT SF	AVERAGE RENT	RENT PER SF	MARKET RENT	MKT RENT PER SF
6	2x2.5	1,450 +/-	\$1,214	\$0.84	\$1,295	\$0.89
4	3x2.5	1,350 +/-	\$1,298	\$0.96	\$1,295	\$0.96
1	4x2.5	2,000 +/-	\$1,495	\$0.75	\$1,495	\$0.75

THE 11 UNITS LOCATED ALONG N. 103RD PLACE ARE LOCATED ON THE WEST END OF THE SUBDIVISION AND CONSIST OF TWO-BEDROOM, THREE-BEDROOM, AND A FOUR-BEDROOM UNIT ACROSS 4 TOTAL BUILDINGS. ALL 4 OF THE BUILDINGS ARE 4-PLEXES. THESE 11 UNITS ARE NON-CONTIGUOUS AND LOCATED ALONG BOTH SIDES OF 103RD PLACE. 4 OF THE 11 UNITS ARE ON SLABS WHILE THE REMAINING 7 FEATURE BASEMENTS, MOST OF WHICH ARE UNFINISHED. THE UNITS ALONG 103RD PLACE ARE 100% OCCUPIED AND BROKEN UP INTO 5 PARCELS. RENTS RANGE FROM \$1,155 TO \$1,495.





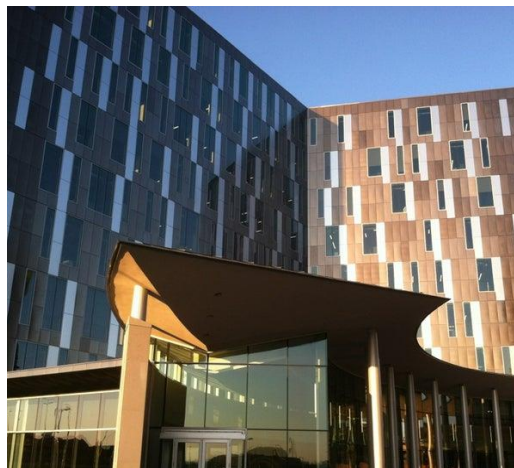




The subject offering is located in the Crystal Ridge subdivision of Kansas City, Kansas in western Wyandotte County. Kansas City, KS is the 3rd largest city in the Kansas City Metropolitan Area with a population of over 150,000. Located in the “heart of America”, KCK is a culturally diverse city infused with flavors, traditions and languages that make KCK a true melting pot. The city has a wide variety of activities and entertainment for people of all ages including museums, shopping districts, sports, dining and nightlife. Western Wyandotte County continues its growth/expansion and features one of the Metropolitan areas premier shopping districts, the Legends Outlet. Built in 2006, the Legends Outlet features over 100 retailers and restaurants along with a walking tour of sculptures, murals and other art forms paying homage to Kansas City. The shopping district includes anchors such as Cabela’s, Nebraska Furniture Mart, Brooks Brothers, Great Wolf Lodge, Dave and Busters, Gap and JC Penney. Village West is centered around Cerner’s World Headquarters, Hollywood Casino, the Kansas Speedway, state-of-the-art Children’s Mercy Park (home to MLS team Sporting KC) and the Field of Legends (home to the Kansas City Monarchs) for avid sports fans.

Developments continue to drive western Wyandotte County’s growth with the announcement of a new development in the area that was previously home to Schlitterbahn Waterpark (2 minutes from the subject offering). Homefield LLC has announced the development of a multi-sport complex that would include indoor and outdoor amenities, add retail, office and restaurant space, creating a new youth sports mecca in KCK. As of January 2022, plans to move forward with this development have not only been approved, but have been bolstered with the announcement of a 250-unit Margaritaville Resort. In total, this extensive redevelopment will eclipse \$400 million and put KCK on the map as one of the Midwest’s premier entertainment districts. Additionally, the highly sought-after Piper School District passed a \$64 million bond which will create significant improvements to every building in the district and culminate with the high school switching locations to Piper Creek Elementary’s which will undergo significant renovations. All renovations are expected to be completed by August of 2024 and every building, student and staff member will benefit from this bond. Crystal Ridge is very well located and should benefit from the continued development, employment growth and population growth of western Wyandotte County.

CERNER CORPORATION



HOLLYWOOD CASINO



LEGENDS OUTLET KANSAS CITY



CHILDREN'S MERCY PARK





**CRYSTAL RIDGE
TOWNHOMES**

**HOMEFIELD/MARGARITAVILLE
REDEVELOPMENT**

UNIT #	UNIT TYPE	UNIT SF	MARKET RENT	RENT	ANNUAL RENT	BASEMENT
10328 SLOAN	4x2.5	2,000 +/-	\$1,425	\$1,425	\$17,100	finished basement
10330 SLOAN	2x2	1,350 +/-	\$1,295	\$1,250	\$15,000	unfinished basement
10331 SLOAN	2x2	1,350 +/-	\$1,295	\$1,225	\$14,700	unfinished basement
10332 SLOAN	2x2	1,350 +/-	\$1,295	\$1,195	\$14,340	unfinished basement
10333 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,350	\$16,200	unfinished basement
10334 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,330	\$15,960	unfinished basement
10335 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,275	\$15,300	unfinished basement
10336 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,245	\$14,940	unfinished basement
10337 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,250	\$15,000	unfinished basement
10338 SLOAN	2x2.5	1,350 +/-	\$1,295	\$1,275	\$15,300	unfinished basement
10340 SLOAN	2x2	1,350 +/-	\$1,295	\$1,250	\$15,000	unfinished basement
10342 SLOAN	2x2	1,350 +/-	\$1,295	\$1,135	\$13,620	unfinished basement
10344 SLOAN	2x2	1,350 +/-	\$1,295	\$1,115	\$13,380	unfinished basement
10345 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,350	\$16,200	unfinished basement
10346 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,240	\$14,880	unfinished basement
10347 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,350	\$16,200	unfinished basement
10349 SLOAN	3x2.5	1,450 +/-	\$1,350	\$1,290	\$15,480	unfinished basement
10351 SLOAN	2x2	1,350 +/-	\$1,295	\$1,270	\$15,240	unfinished basement
10333 EDITH	3x2	1,450 +/-	\$1,295	\$1,150	\$13,800	SLAB
10353 EDITH	2x2.5	1,350 +/-	\$1,250	\$1,095	\$13,140	SLAB
10357 PARKVIEW	3x2	1,450 +/-	\$1,395	\$1,395	\$16,740	unfinished basement
10336 EDITH	3x2.5	1,450 +/-	\$1,350	\$1,275	\$15,300	unfinished basement
10338 EDITH	2x2.5	1,350 +/-	\$1,295	\$1,225	\$14,700	unfinished basement
10340 EDITH	2x2.5	1,350 +/-	\$1,295	\$1,195	\$14,340	unfinished basement
10342 EDITH	3x2.5	1,450 +/-	\$1,350	\$1,225	\$14,700	unfinished basement
10344 EDITH	3x2.5	1,450 +/-	\$1,350	\$1,275	\$15,300	unfinished basement
10346 EDITH	3x2.5	1,450 +/-	\$1,395	\$1,275	\$15,300	finished basement
10348 EDITH	2x2.5	1,350 +/-	\$1,295	\$1,150	\$13,800	unfinished basement
10350 EDITH	3x2.5	1,450 +/-	\$1,350	\$1,295	\$15,540	unfinished basement
10352 EDITH	3x2.5	1,450 +/-	\$1,350	\$1,350	\$16,200	unfinished basement
10354 EDITH	2x2.5	1,350 +/-	\$1,295	\$1,195	\$14,340	unfinished basement
10356 EDITH	2x2.5	1,350 +/-	\$1,295	\$1,225	\$14,700	unfinished basement
10358 EDITH	3x2.5	1,450 +/-	\$1,350	\$1,295	\$15,540	unfinished basement
3300.5 N 103	3x2.5	1,450 +/-	\$1,395	\$1,320	\$15,840	finished basement
3301 N 103	3x2.5	1,450 +/-	\$1,295	\$1,225	\$14,700	SLAB
3303 N 103	2x2.5	1,350 +/-	\$1,250	\$1,195	\$14,340	SLAB
3305 N 103	2x2.5	1,350 +/-	\$1,250	\$1,195	\$14,340	SLAB
3307 N 103	3x2.5	1,450 +/-	\$1,295	\$1,250	\$15,000	SLAB
3308 N 103	2x2.5	1,350 +/-	\$1,295	\$1,295	\$15,540	unfinished basement
3310 N 103	2x2.5	1,350 +/-	\$1,295	\$1,195	\$14,340	unfinished basement
3316 N 103	2x2.5	1,350 +/-	\$1,295	\$1,155	\$13,860	unfinished basement
3318 N 103	2x2.5	1,350 +/-	\$1,295	\$1,250	\$15,000	unfinished basement
3320 N 103	4x2.5	2,000 +/-	\$1,495	\$1,495	\$17,940	finished basement
10343 EDITH	3x2.5	1,450 +/-	\$1,295	\$1,225	\$14,700	SLAB
10347 EDITH	2x2.5	1,350 +/-	\$1,250	\$1,195	\$14,340	SLAB
10349 EDITH	3x2.5	1,450 +/-	\$1,295	\$1,220	\$14,640	SLAB
10351 EDITH	3x2.5	1,450 +/-	\$1,295	\$1,125	\$13,500	SLAB
10355 EDITH	2x2.5	1,350 +/-	\$1,250	\$1,150	\$13,800	SLAB
3314 N 103	3x2.5	1,450 +/-	\$1,395	\$1,395	\$16,740	unfinished basement
49		69,950 +/-	\$64,785	\$61,325	\$735,900	38 w/ basements

MARCH 2022 UNIT MIX

# OF UNITS	UNIT TYPE	UNIT SF	AVERAGE RENT	TOTAL MONTHLY RENT	ANNUAL RENT
23	3x2.5	1450 +/-	\$1,280	\$29,430	\$353,160
15	2x2.5	1350 +/-	\$1,199	\$17,990	\$215,880
7	2x2	1350 +/-	\$1,206	\$8,440	\$101,280
2	4x2.5	2000 +/-	\$1,460	\$2,920	\$35,040
2	3x2	1450 +/-	\$1,272	\$2,545	\$30,540
49				\$61,325	\$735,900

2021 ACTUAL FINANCIAL PERFORMANCE

ADJUSTED GROSS INCOME	\$710,713	% AGI	PER UNIT
LEGAL & ADMIN	\$10,663	1.50%	\$218
REPAIRS & MAINTENANCE	\$75,062	10.56%	\$1,532
LANDSCAPING	\$2,950	0.42%	\$60
UTILITIES	\$5,833	0.82%	\$119
MANAGEMENT	\$56,628	7.97%	\$1,156
CONTRACT SERVICES	\$6,668	0.94%	\$136
MISCELLANEOUS	\$261	0.04%	\$5
PROPERTY TAX	\$72,883	10.25%	\$1,487
INSURANCE	\$29,890	4.21%	\$610
TOTAL EXPENSES	\$260,837	36.70%	\$5,323
NET OPERATING INCOME	\$449,876		\$9,181

PROFORMA UNIT MIX

# OF UNITS	UNIT TYPE	UNIT SF	MARKET RENT	TOTAL MONTHLY RENT	ANNUAL RENT
5	2x2	1,350 +/-	\$1,250	\$6,250	\$75,000
7	2x2	1,350 +/-	\$1,295	\$9,065	\$108,780
10	2x2.5	1,350 +/-	\$1,295	\$12,950	\$155,400
1	3x2	1,450 +/-	\$1,295	\$1,295	\$15,540
5	3x2.5	1,450 +/-	\$1,295	\$6,475	\$77,700
15	3x2.5	1,450 +/-	\$1,350	\$20,250	\$243,000
1	3x2	1,450 +/-	\$1,395	\$1,395	\$16,740
3	3x2.5	1,450 +/-	\$1,395	\$4,185	\$50,220
1	4x2.5	2,000 +/-	\$1,425	\$1,425	\$17,100
1	4x2.5	2,000 +/-	\$1,495	\$1,495	\$17,940
49				\$64,785	\$777,420

PROPERTY PRO-FORMA

GROSS POTENTIAL INCOME - MKT RENTS	\$777,420	% GPI	PER UNIT
VACANCY & CREDIT LOSSES	\$38,871	5.00%	\$793
OTHER INCOME	\$4,900	0.63%	\$100
ADJUSTED GROSS INCOME	\$743,449	% AGI	PER UNIT
LEGAL & ADMIN	\$4,900	0.66%	\$100
REPAIRS & MAINTENANCE	\$58,800	7.91%	\$1,200
LANDSCAPING	\$2,950	0.40%	\$60
UTILITIES	\$5,833	0.78%	\$119
MANAGEMENT	\$55,759	7.50%	\$1,138
CONTRACT SERVICES	\$6,668	0.90%	\$136
PROPERTY TAX @ SALE	\$127,400	17.14%	\$2,600
INSURANCE	\$31,850	4.28%	\$650
REPLACEMENT RESERVES	\$12,250	1.65%	\$250
TOTAL EXPENSES	\$306,410	41.21%	\$6,253
NET OPERATING INCOME	\$437,039		\$8,919

An aerial photograph of a suburban neighborhood. In the foreground, a paved road curves through a grassy area. To the right, a blue house is partially visible. In the middle ground, a cluster of houses with grey roofs is situated on a slight rise. The background shows a vast, flat landscape under a clear blue sky. The text "SALES COMPARABLES" is overlaid in the center in a large, bold, black font.

SALES COMPARABLES

Property Client Full Plus

3302 N 103rd Place, Kansas City, KS 66109

MLS#: **2319675** Status: **Sold**

County: **Wyandotte**

L Price: **\$149,900**

S Price: **\$169,000**

Residential

Area: **419 - N=Mo Rvr;S=Parallel;E=59th St;W=I-435**



Sub: **Crystal Ridge**
 Type: **Townhouse**
 Bed: **2** Full Bath: **2** Half Bth: **1**
 Above Grade Fin: **1,363** Source: **Public Records**
 Below Grade Fin: **0** Source: **Public Records**
 Total Square Feet: **1,363** Source:
 Lot Size: **1,307 - Square Feet** Age: **11-15 Years**
 Elem: **Piper** Yr Built: **2006**
 Middle: **Piper** Tax:
 Senior: **Piper** FP: **No**
 District: **Piper** Bsmt: **Yes**
 HOA: **\$/Annually** CA: **Yes**
 Terms: **Conventional** Gar: **Yes**
 Legal: **CRYSTAL RIDGE SUB 7TH PLAT, S26, T10, R23, ACRES 0.030000, B15 L2**
 Direction Faces:

General Information

Floor Plan: 2 Stories	Style: Traditional
Construct: Stucco & Frame	Roof: Composition
Garage: 1/Attached, Gar Door Opener	Bsmt: Full, Not Finished, Walk Out
Dining: Kit/Dining Combo	Lake:
Lot Desc: Adjoin Greenspace, Treed	Fence:
Fireplace:	Utilities: Bedroom Level, Laundry Room

Remarks & Directions

Wow! Spacious, Open & Bright Floor Plan. Great Location, Easy off & on Highway Access.. Perfectly Situated between all the Shopping Venues & Restaurants of the Legends, Soccer, KS Speedway & the Wyandotte County Lake. Enjoy the view of greenspace in back of the house! Highly Ranked Piper Schools(new elementary school under construction and close by). Enjoy & relax on the deck overlooking a peaceful backyard. All appliances stay. A/C 3 Years Young. NO HOA...Great Master Suite With walk-in closet and large bath.

Directions: **435 North to Leavenworth Rd - East to N. 103rd Terr. - North to Farrow Ave - West to 103rd Pl**

Additional Information

Exclude:	Age Rest: No	Ownrshp:
Bldg Conv:	Walls R:	Road Mnt:
Ceiling R:		Other R:
Heating: Central Gas		Cooling: Central Electric
Water: City/Public		Sewer: City/Public
Patio:		Pool:
Flooring: Carpeted Floors, Vinyl Floors		Windows:
		Road Surf: City Limits:

Financial Information

Will Sell: Cash, Conventional, FHA, VA Loan	HOA: \$0	Tax Comm:
Tax:	Total Tax:	

Assessment & Tax

Assessment Year	2021	2020	2019
Assessed Value - Total	\$14,249	\$12,593	\$12,328
Assessed Value - Land	\$3,303	\$2,499	\$2,420
Assessed Value - Improved	\$10,946	\$10,094	\$9,908
YOY Change (\$)	\$1,656	\$265	
YOY Change (%)	13%	2%	
Tax Year	2021	2020	2019
Total Tax	\$2,385.42	\$2,095.58	\$2,049.34
YOY Change (\$)	\$290	\$46	
YOY Change (%)	14%	2%	

Property Client Full Plus

3229 N 103rd Terrace, Kansas City, KS 66109

MLS#: **2305930** Status: **Sold**

County: **Wyandotte**

L Price: **\$167,000**

S Price: **\$174,000**

Residential

Area: **419 - N=Mo Rvr;S=Parallel;E=59th St;W=I-435**



Sub: **Crystal Ridge**
 Type: **Townhouse**
 Bed: **3** Full Bath: **2** Half Bth: **0**
 Above Grade Fin: **1,678** Source:
 Below Grade Fin: **682** Source:
 Total Square Feet: **2,360** Source:
 Lot Size: **4,792 - Square Feet** Age: **16-20 Years**
 Elem: Yr Built: **2004**
 Middle: Tax:
 Senior: FP: **No**
 District: **Piper** Bsmt: **Yes**
 HOA: CA: **Yes**
 Terms: **Conventional** Gar: **Yes**
 Legal: **CRYSTAL RIDGE SUB, ACRES 0.110000, B8 L6-A**
 Direction Faces:

General Information

Floor Plan: **2 Stories** Style: **Traditional**
 Construct: **Concrete, Stucco & Frame** Roof: **Composition**
 Garage: **1/Attached, Built-In, Gar Door Opener** Bsmt: **Concrete, Not Finished, Walk Out**
 Dining: **Kit/Dining Combo** Lake:
 Lot Desc: Fence:
 Fireplace: Utilities: **Dryer Hookup-Ele, Lower Level**

Remarks & Directions

Check out this townhouse in a HIGHLY desirable area. Amazing Opportunity for Your Family or an Investor! Open Main Floor with large windows. Spacious Master with a large walk n closet. Dual Vanities in Master Bath. High Ceilings Throughout Lower Level. Walk In Closets in All Bedrooms. Huge Mud/Laundry Room. Bonus Space in Partially Finished Basement. Easily Finished & Add Sq Footage. Walking Distance to WYCO Fields and Wyandotte county park! Easy Access to the shopping, dining, and entertainment of Legends. Award Winning Piper Schools! Don't Miss Out!!!!

Directions: **From 435, take K5 South/Leavenworth Road East exit. North on 103rd Terrace to home on the right.**

Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
MSTRBED		Main	All Carpet, Separate Shower And Tub, Walk-In Closet(s)	MSTRBATH		Main	Ceramic Tiles
BEDONE		Lower	All Carpet, Walk-In Closet(s)	BEDTWO		Lower	All Carpet, Walk-In Closet(s)
BATHTWO		Lower	Ceramic Tiles, Shower Over Tub	LIVING		Main	Vinyl
KITCHEN		Main	Laminate Counters				

Additional Information

Exclude:		Ownrshp:	
Bldg Conv:		Road Mnt:	
Ceiling R:		Other R:	
Heating:	Central Electric, Heat Pump	Cooling:	Central Electric, Heat Pump
Water:	City/Public	Sewer:	City/Public
Patio:		Pool:	
Flooring:	Carpeted Floors, Vinyl Floors	Windows:	
Interior:	Smart Thermostat		
Security:	Smart Door Lock		
Appliances:	Dishwasher, Disposal, Rng/Oven- Electric		
Telecom:	Fiber - Available		

Green Environmental Features

Green Energy Efficient: **Energy Efficient Tax Incentives**

Financial Information

Will Sell:	Cash, Conventional, FHA, VA Loan	HOA:	/	Tax Comm:
Tax:	SpC Tax:	Total Tax:		

Assessment & Tax

Assessment Year	2021	2020	2019
Assessed Value - Total	\$16,077	\$14,789	\$13,858
Assessed Value - Land	\$3,775	\$2,972	\$2,965
Assessed Value - Improved	\$12,302	\$11,817	\$10,893
YOY Change (\$)	\$1,288	\$931	

Property Client Full Plus

10348 Parkview Avenue, Kansas City, KS 66109

MLS#: **2342841** Status: **Sold**

County: **Wyandotte**

L Price: **\$180,000**

S Price: **\$182,000**

Residential

Area: **419 - N=Mo Rvr;S=Parallel;E=59th St;W=I-435**



Sub: **Crystal Ridge**
 Type: **Townhouse**
 Bed: **3** Full Bath: **2** Half Bth: **0**
 Above Grade Fin: **1,379** Source: **RPR**
 Below Grade Fin: **0** Source: **Agent**
 Total Square Feet: **1,379** Source:
 Lot Size: **1,263 - Square Feet** Age: **16-20 Years**
 Elem: **Piper** Yr Built: **2004**
 Middle: **Piper** Tax: **\$1,961**
 Senior: **Piper** FP: **No**
 District: **Piper** Bsmt: **Yes**
 HOA: CA: **Yes**
 Terms: **FHA** Gar: **Yes**
 Legal: **Lot 1, Block 42, CRYSTAL RIDGE SUBDIVISION, a subdivision of land in Kansas City, Wyandotte County, Kansas**

Direction Faces:

General Information

Floor Plan: Split Entry	Style: Contemporary, Traditional
Construct: Stone Trim, Stucco	Roof: Composition
Garage: 1/Attached, Garage Faces Front	Bsmt: Egress Window, Radon Mitigation System, Stubbed for Bath, Sump Pump
Dining: Kit/Dining Combo	Lake:
Lot Desc: Zero Lot Lines	Fence: Privacy
Fireplace:	Utilities: Lower Level

Remarks & Directions

Here's the conveniently located gem you've been looking for. This updated and well-maintained end unit provides tons of windows and light throughout its 3 bedroom/2 bathroom open layout and is ideally located in the Piper School District just off of 435 Highway and Leavenworth Road. You're literally minutes from the Legends, Wyandotte Lake, JoCo and the Northland. With a newer roof, hot water heater, radon system, smoke detectors, garbage disposal, Nest thermostat, wired for electric charging, window blinds, interior paint and carpet this is a home that is move-in ready and worry free. It's also ready for you to grow into with the basement stubbed for a bath and an egress window that allows for the addition of a fourth bedroom...or just finish the whole basement into an amazing entertainment area. Between size, updates, and location this townhome has everything you need.

Directions: **435 to Leavenworth Rd. Exit.... East on Leavenworth Rd... Take first left onto N. 103rd Ter... Stay Rt. on Farrow Ave... Take first left onto Parkview Ave... Second building on right... last unit in the building**

Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
MSTRBATH		Main	Double Vanity, Shower Over Tub, Vinyl	MSTRBED		Main	Carpet
BEDTWO		Lower	Carpet	BEDTHR		Lower	Carpet
DINING		Main	Carpet	KITCHEN		Main	Vinyl
LIVING		Main	Carpet				

Additional Information

Exclude:	Ownrshp:	Road Surf:
Bldg Conv:	Road Mnt:	City Limits:
Ceiling R:	Other R:	
Heating:	Cooling:	
Water:	Sewer:	
Patio:	Pool:	
Flooring:	Windows:	
Interior:		
Exterior:		
Security:		
Appliances:		

Age Rest: **11**
 Walls R: **11**
30 Heatpump/Gas City/Public
Patio
Carpeted Floors, Tile Floors, Vinyl Floors
Ceiling Fan(s), Smart Thermostat, Walk-In Closet
Sat Dish Allowed
Smoke Detector
Dishwasher, Disposal, Refrigerator, Rng/Oven- Electric

Financial Information

Will Sell:	HOA:	Tax Comm:
Tax:	Total Tax:	

Cash, Conventional, FHA, VA Loan
\$1,961 Spc Tax: **\$0**
/
\$1,961

Assessment & Tax

Assessment Year	2021	2020	2019
Assessed Value - Total	\$47,960	\$46,409	\$53,044
Assessed Value - Land	\$13,626	\$10,674	\$13,714

Property Client Full Plus

3217 N 103rd Terrace, Kansas City, KS 66109

MLS#: **2362413** Status: **Sold**

County: **Wyandotte**

L Price: **\$196,000**

S Price: **\$198,000**

Residential

Area: **419 - N=Mo Rvr;S=Parallel;E=59th St;W=I-435**



Sub: **Crystal Ridge**
 Type: **Half Duplex**
 Bed: **3** Full Bath: **2** Half Bth: **0**
 Above Grade Fin: **2,011** Source: **Public Records**
 Below Grade Fin: **440** Source: **Public Records**
 Total Square Feet: **2,451** Source:
 Lot Size: **.15 - Acres** Age: **16-20 Years**
 Elem: **Piper** Yr Built: **2004**
 Middle: **Piper** Tax: **\$2,567**
 Senior: **Piper** FP: **No**
 District: **Kansas City Ks** Bsmt: **Yes**
 HOA: **\$/None** CA: **Yes**
 Terms: **Conventional** Gar: **Yes**
 Legal: **CRYSTAL RIDGE SUB, ACRES 0.150000, B8 L4B**
 Direction Faces:

General Information

Floor Plan: **Split Entry** Style: **Traditional**
 Construct: **Lap** Roof: **Composition**
 Garage: **2/Attached, Garage Faces Front** Bsmt: **Basement BR, Finished, Walk Out**
 Dining: **Kit/Dining Combo** Lake:
 Lot Desc: **Treed** Fence:
 Fireplace: **Other** Utilities: **Lower Level**
 Oth Rms: **Main Floor Master, Sitting Room**

Remarks & Directions

Don't miss this 3 bedroom, 2 bath half duplex home on over 2000 Sq Ft! You'll love the kitchen and the large dining room area! New Roof and Newer HVAC, and wood floors. This end unit has so much going on, including tile floors, a deck off the back, and a 2 car garage. This Property is ready for you to Call Home. Schedule your tour today.

Directions: **I-435 North; Take the Leavenworth Rd E exit, EXIT 15A, toward KS-5 S.; Merge onto Leavenworth Rd/KS-5.; Left onto N 103rd Ter.; Right to stay on N 103rd Ter.; 3217 N 103RD TER is on the right.**

Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
MSTRBATH		First		MSTRBED		First	
BEDTWO		Bsmt		BEDTHR		Bsmt	
DINING		First		KITCHEN		First	
LAUNDRY		Bsmt		LIVING		First	

Additional Information

Exclude: Bldg Conv: Ceiling R: Heating: Water: Patio: Flooring: Warranty: Warranty Co: Interior: Exterior:	Age Rest: No Walls R: Heating: Central Gas Water: City/Public Patio: Deck Flooring: Carpeted Floors Warranty: Seller Provides Warranty Co: None Interior: Stained Cabinets, Walk-In Closet Exterior: Sat Dish Allowed	Ownrshp: Road Mnt: Other R: Cooling: Central Electric Sewer: City/Public Pool: Windows: Warranty Cost: Road Surf: City Limits: Warranty Ded:
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Financial Information

Will Sell: Cash, Conventional, FHA, VA Loan	HOA: \$0	Tax Comm:
Tax: \$2,567	Total Tax: \$2,567	
Spc Tax: \$0		

Assessment & Tax

Assessment Year	2021	2020	2019
Assessed Value - Total	\$16,848	\$15,364	\$14,824
Assessed Value - Land	\$3,808	\$2,992	\$2,997
Assessed Value - Improved	\$13,040	\$12,372	\$11,827
YOY Change (\$)	\$1,484	\$540	
YOY Change (%)	10%	4%	

Tax Year	2021	2020	2019
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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 Wyandotte County Assessor's Office and online databases
- ❖ The City of Kansas City, Kansas
- ❖ 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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