

EXCLUSIVE MULTIFAMILY OFFERING



PRICE: \$230,000 | 6 UNITS

6-2BD/1BA

Bradshaw & Hargis

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901 East 28th

901 E 28th | Kansas City, MO

- ❖ Excellent Dutch Hill Location
- ❖ Upgraded Plumbing and Electric
- ❖ Central Air in All Units
- ❖ Upgraded Kitchens & Appliances
- ❖ Individually Metered
- ❖ Charming Hardwood Floors

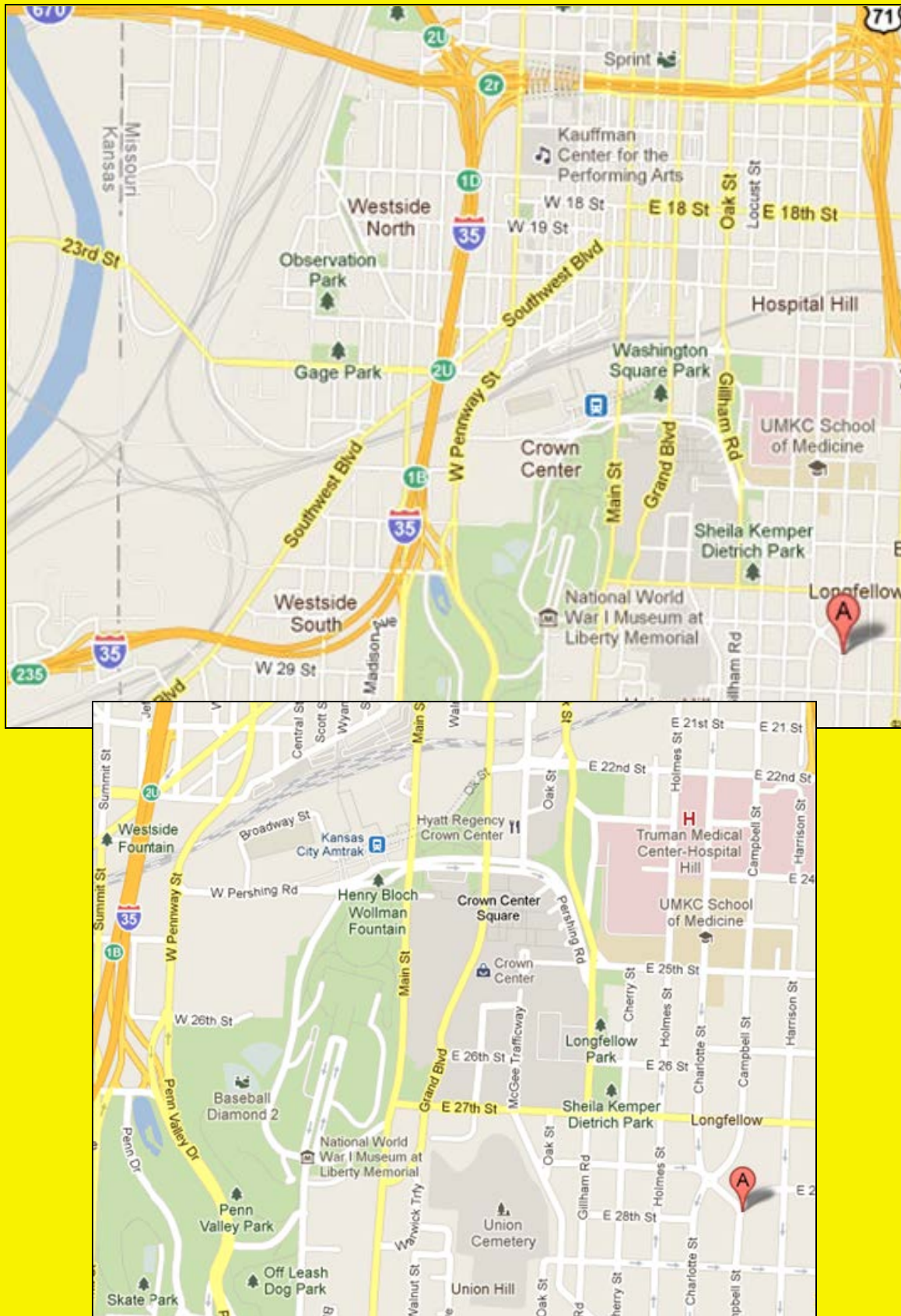
901 E 28th | Price \$230,000 | Units 6

901 is a mostly brick exterior that is loaded with character. The complex consists of one building, originally constructed in the early 1900s that has undergone a full renovation in the last 5 years. The property features 6 two bedroom one bath units with attractive living spaces. The units feature central air/heat, a separate dining area, new kitchens and appliances and charming hardwood floors. In the last five years the property has had plumbing and electrical upgrades, the installation of central air and heat, installation of new energy efficient windows, installation of hard wired smoke detectors and the remodeling of the interior of the units. The complex features a full basement with ample storage. 901 features individually metered units for gas and electric, on site laundry facilities, an interior hallway/stairwell and front and rear exits from the units. A well manicured "round about" is located in front of the building, on the street, in this quiet and charming neighborhood. 901 is very close to Kansas City's central commerce corridor and downtown.



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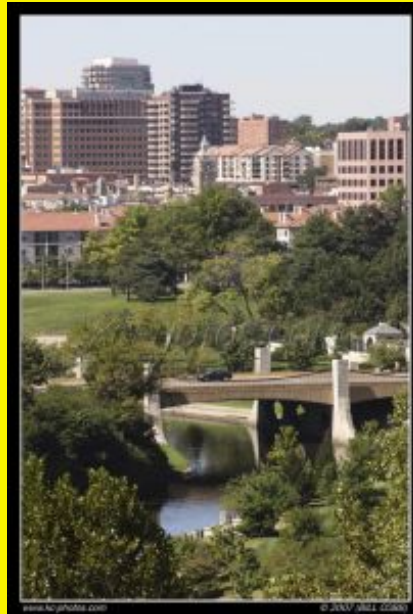
LOCATION MAP



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NEIGHBORHOOD DESCRIPTION

901 is located on a quiet residential street in the historic Dutch Hill neighborhood of the midtown area of Kansas City, Missouri. Midtown is located between the Country Club Plaza and Downtown. The charming neighborhood just blocks from the world headquarters for Hallmark Cards and the UMKC Schools of Dentistry, Nursing, Pharmacy and Medicine. The complex is ideally situated only minutes from Downtown, the Country Club Plaza, Crown Center, Union Station, the IRS office complex, the University of Kansas Medical Center, Children's Mercy Hospital, Truman Medical Center, Penn Valley Community College, the Federal Reserve Bank and the Nelson-Adkins Museum of Art. Rental demand is strong in the area which features multi-family housing, many charming upscale well kept historic homes and several parks.

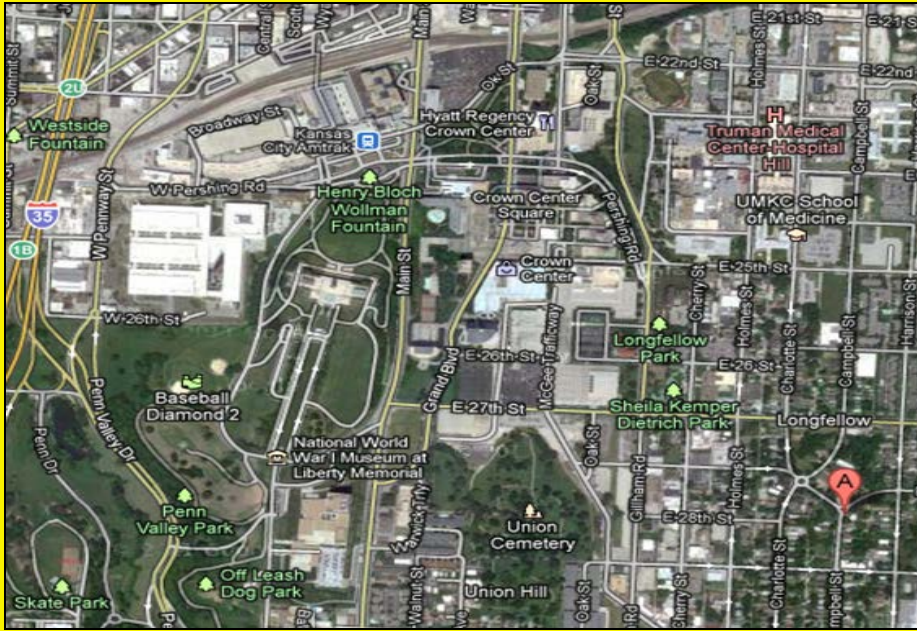


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INTERIOR PICTURES



901 E 28th | Price \$230,000 | Units 6



AMENITIES AND FEATURES

- ❖ Central Air/Heat
- ❖ Updated Kitchens with Dishwashers
- ❖ Separately Metered
- ❖ Hardwood Floors
- ❖ Replacement Windows
- ❖ Upgraded Plumbing
- ❖ Upgraded Electrical Systems

Kansas City Information

The Kansas City Metropolitan Area is home to 2.4 Million people and is dissected North to South by the Kansas and Missouri State Line. Expansion Management Magazine ranks Kansas City as #3 on the "hottest cities" for expansions and relocations list and #2 in best places in the United States to locate a company. Kansas City is ranked #3 in U.S. cities for European Investment. A 2010 Brookings Institution study ranked Kansas City 26th in the country in export-related jobs. The Kansas City area is home to such companies as: Hallmark, H&R Block, Black & Veatch, DST Systems, Russell Stover, YRC Worldwide, Garmin and Sprint Nextel Corporation. 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.

Money Magazine examined over 1,300 cities and chose the best places to live in 2010. Three of the metro's cities ranked in the top 100. Kansas City, Missouri was named one of only 10 All-American Cities for 2006.

According to POLICOM, the Kansas City Metropolitan Area ranks #10 for economic strength out of 361 statistical areas in the United States.

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 expanding 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.

Kansas City is among the nation's top Real Estate markets: In November 2006, Kansas City was ranked #16 in (EXPANSION MANAGEMENT MAGAZINE'S ANNUAL TOP 40) Real Estate Markets.

For the sports fan, the Kansas City area has it all including the NFL's Chiefs, MLB's Royals, MLS's Wizards, Arena Football's Brigade, the T-Bones a minor league baseball team, several of the finest golf courses in the United States, the Kansas Speedway NASCAR's newest track, the new College Basketball Hall of Fame and much more. Kansas City is also currently developing the world's largest outdoor water park 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.

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PROPERTY INFORMATION

Number of Units	6
Year Constructed	1920s?
Type of Buildings	Wood Frame
Parking	On-Street
Metering	Separate
HVAC	Yes
Hot Water	Central
Roofs	Flat
Exterior	Brick & Siding



INVESTMENT INFORMATION

Price	\$230,000
Price/Unit	\$38,333
Pro Forma Cap Rate	10.04
Loan Amount	\$172,500
Down Payment	\$57,500
Interest Rate	5.50%
Amortization	25 Years
Monthly Payments	\$1,059.30

This property 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/Bradshaw & Hargis 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 factors having to do with the valuation of property.

901 E 28th Proforma

MULTI - FAMILY STAT / PROFORMA SHEET

Property Address:		901 East 28th						
City:	Kansas City	State:	MO	Zip				
Date:		Listing Price:	\$230,000					
MLS No.								
Directions:								
BRICE BRADSHAW								
Phone: 913-901-6305								
					Fax: 913-901-6450			
					www.kccommercial.net			

Unit Description			Current Rental Data			Market Rental Data		
# of Units	# Bed	# Bath	Unit Rent	Mo. Rent	Yearly Rent	Unit Rent	Mo. Rent	Yearly Rent
1	2	1	\$575	\$575	\$6,900	\$550	\$550	\$6,600
2	2	1	\$550	\$1,100	\$13,200	\$550	\$1,100	\$13,200
2	2	1	\$500	\$1,000	\$12,000	\$550	\$1,100	\$13,200
1	2	1	\$465	\$465	\$5,580	\$550	\$550	\$6,600
			\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0
TOTALS				\$3,140	\$37,680	TOTALS	\$3,300	\$39,600

PROFORMA									
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20	Other:								
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Estimated Financing									
Purchase Price:	\$230,000	5.50%	Interest						
25% Down:	\$ 57,500	25	Years Amortized						
Amount Financed:	\$172,500	\$ 1,059.30	P&I Monthly Payment						

Description:

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