Exclusive Multi Family Offering



The Hanover

6 Units in Midtown Kansas City 3603 Central Street Kansas City, MO 64111 \$ 749,000



Exclusively Marketed by:

Brice Bradshaw KCCommercial.net Reece Commercial 913-901-6305

BBradshaw@ReeceCommercial.com

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The Hanover

- ♦ 6 Units All 2 BR 1BA
- Exceptional location
- Complete "to the studs" renovation
- New designer kitchens & bathrooms
- New windows, roof, & gutters
- New HVAC
- * Refurbished balconies
- All Electric
- New large storage lockers in basement



Property Summary

Hanover is a charming, 6 apartment complex located in Midtown, Kansas City, Missouri. The Hanover stands 3-stories with a beautiful brick exterior and columns designed from the Victorian Era. The 6 unit apartment complex consists of 6 two bedroom one bathroom units with an average unit size of approximately 875 sq ft. Within this past year, unit floor plans were redesigned and a "to the studs" renovation took place. New roofs and gutters have been added along with new lifetime warranty, double pane windows. Private balconies have also been rebuilt providing scenic views of the city. Interior capital improvements consist of refinished hardwood floors, tuck pointed brick walls, crown molding, new designer kitchens and bathrooms, new exposed duct work, and all new fixtures throughout. The designer kitchens are finished with new cabinetry, new granite countertops, and new stainless kitchen equipment consisting of a freestanding oven/range, refrigerator, microwave, garbage disposal, dishwashers and stacked washer/dryers. The Hanover features new, high efficiency HVAC systems, landscaping, and are individually metered all electric units. Water, sewer and trash is paid by the property owner. The Hanover is an all electric building. The basement level of the Hanover offers storage to residents and is accessed from a private walkout door at the rear of the building.



UNIT AMENITIES

- □ Large, well-designed units
- □ Designer kitchens & bathroom
- □ New granite & stainless appliances
- Decorative fireplaces
- Refinished hardwood floors and new carpet in bedrooms
- □ Washer & Dryer
- □ Exposed brick & loft style duct work
- Original built-in hutches
- Google Fiber



2015 – 2016 Capital Improvements

- □ Extensive "to the studs" renovation
- New roofing and gutters
- Newly sheetrocked walls & ceilings
- □ New lifetime warranty, low E argon filled double pane windows
- □ All new plumbing both supply and drain lines
- New plumbing shut off valves
- New high efficiency HVAC systems
- New designer kitchens with glass mosaic back splashes
- New freestanding stainless oven/range, refrigerator, microwave, garbage disposal dishwashers, and stacked washer/driers
- □ New designer bathrooms including new tile surround and tub, sink in vanity, toilet, mirror, and exhaust fan
- □ New granite in kitchens & bathrooms
- Refinished hardwood floors in units
- New plumbing fixtures in kitchens & bathrooms
- New interior painting
- □ New lighting fixtures & ceilings fans
- □ Interior brick exposed & tuckpointed
- New interior doors
- Exterior brick tuckpointed
- □ Rebuilt rear exterior decks & stairway
- □ 12 new screen doors to balconies and rear exterior stairway
- Refinished hardwoods in hallways & stairwells
- □ New tenant storage lockers in basement
- Upgraded electrical as needed
- □ Installed glass block on basement windows
- □ Installed Google Fiber
- New hot water heaters
- Updated interior hallways
- New basement lighting
- □ Brick front columns/porches rebuilt
- Concrete floors on front porches rebuilt
- □ New exterior landscaping



Hanover Apartments | 6 Units Market Price

Offering and Property Summary

Asking price \$ 749,000

Terms Free & Clear

Address 3603 Central St.

Kansas City, MO

64111

Year Built 1908

Units 6

Two Bedroom One Bathroom 6

Net Rentable Area 5,250 Sf +/-

Average Unit Size 875 Sf +/-

Metering Individual/Electric

Heat Electric

A/C Individual Air

Hot Water Individual

Exterior Brick

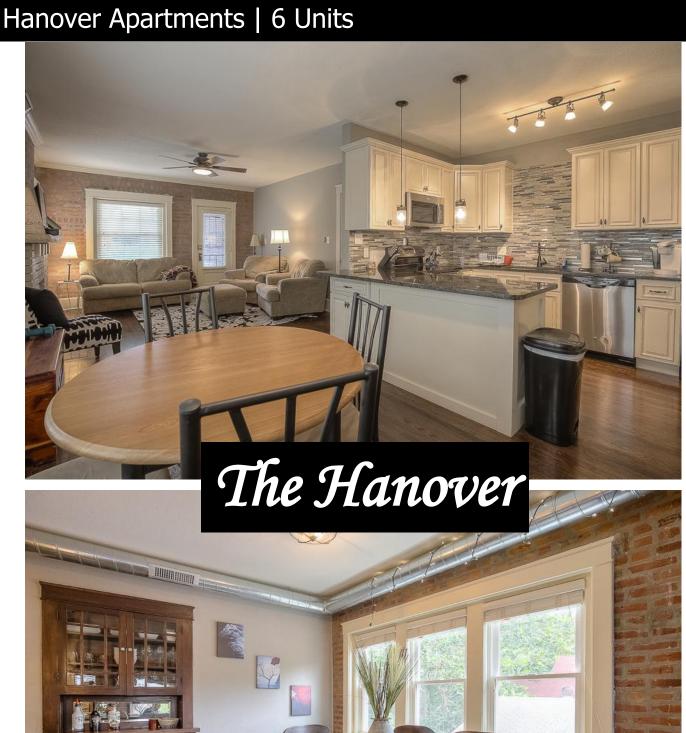
Laundry Individual

Entry Secure

Parking On-street

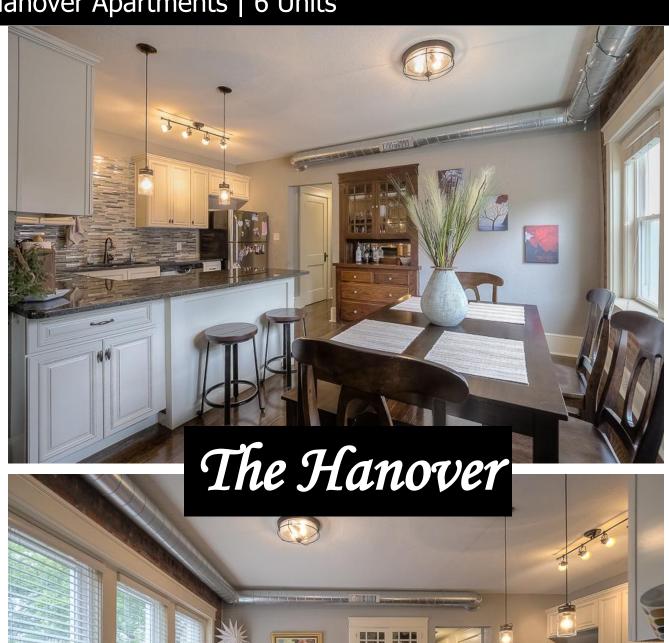
CAP Rate 8.17

















Neighborhood and Submarket Summary

The Hanover Apartments are located a block east of the famed Uptown Theater in the Midtown area of Hanover Place in Kansas City, Missouri. Hanover Place is a vibrant residential/commercial community where businesses, neighborhoods and institutions reinforce one another. Located just northeast of Westport, Hanover Place is inhabited by nearly 2,500 residents, 1,400 homes and 200 businesses. Broad streets, soaring trees and a selection of exceptional coffee shops, theaters and stores make the neighborhood ideal for residents who prefer the quieter side of town. Home to some of the oldest buildings in the city, Hanover's storied history combined with its thriving arts and entertainment movement attracts lifelong residents. The convenience of its close proximity to the Crossroads, Country Club Plaza, and Westport make Hanover Place an ideal location. The Crossroads Art District, located just north of the Hanover, is Kansas City's diverse enclave of creative businesses, boutique shops, unique restaurants, studios and art galleries. The Country Club Plaza is Kansas City's premier retail, dining and entertainment destination. The Country Club Plaza, inspired by Spanish Architecture, was first established in 1922 and remains a highly sought after residential and commercial location. The Country Club Plaza is the south border of Kansas City's commerce corridor which extends through Midtown north to Downtown Kansas City. The corridor is home to the World Headquarters of Hallmark Cards, American Century Investments, Lockton Insurance and Russell Stover Candies. Three of Kansas City's largest law firms Polsinelli PC, Dentons and Husch Blackwell Sanders LLP are located on the Country Club Plaza. The Hanover is just minutes away from the Nelson-Atkins Museum of Art, the Kemper Museum of Modern Art and the James C. Olson Performing Arts Center at UMKC. The complex is ideally situated only minutes from Downtown, the Westport Entertainment District, St. Luke's Hospital, 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, the Stowers Institute for Medical Research, the University of Missouri Kansas City (UMKC) main campus and the separate campuses of UMKC Schools of Dentistry, Nursing, Pharmacy and Medicine. Rental demand is very strong and quite stable near the Country Club Plaza due to the high quality of life and area amenities.







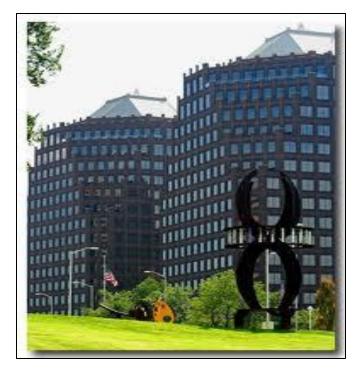


Country Club Plaza

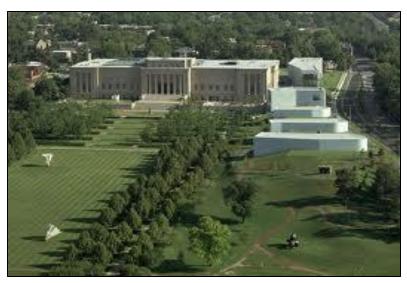




Stowers Institute



American Century Towers



Nelson Atkins Museum



Kauffman Foundation



Kemper Museum



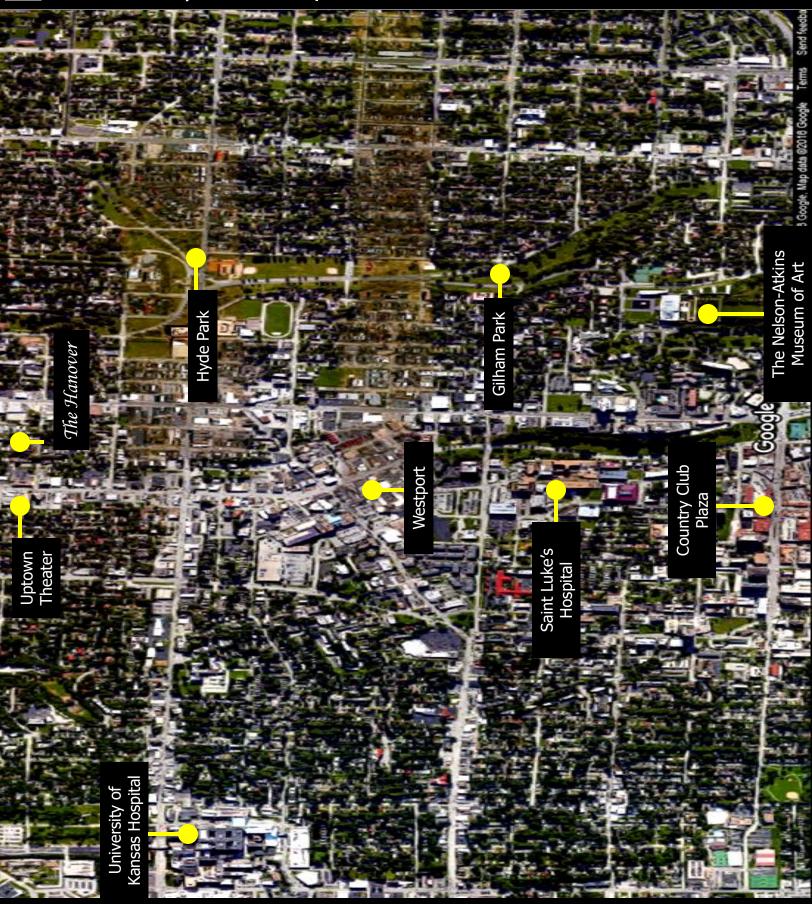
Kansas City Art Institute

Kansas City Information

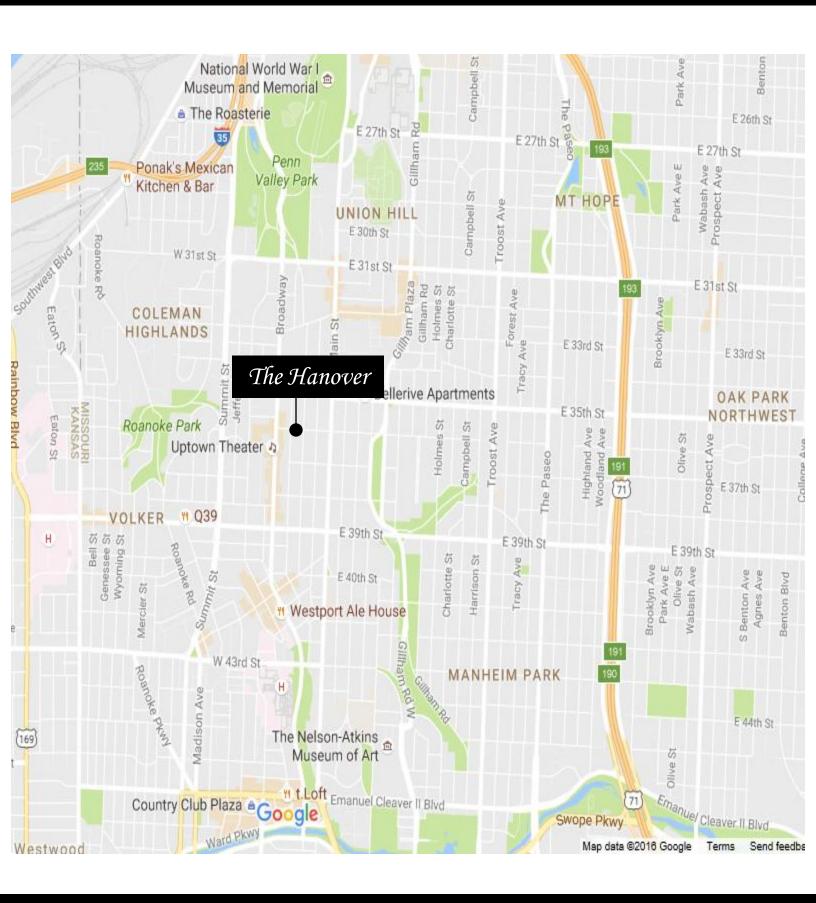
The Kansas City Metropolitan Area is home to 2.1 Million people and is dissected North to South by the Kansas and Missouri State Line. The Huffington Post recently named Kansas City as the "Coolest" City in America. Site Selection ranked Kansas City as one of the "Top 10 Metros for Corporate Expansions/Relocations". 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.

Site Selection ranked Kansas City in the top 10 for new and expanded facilities. Bloomberg ranked Kansas City in the top 15 "Best Cities to Live" and Techie.com ranked Kansas City as one of the most promising tech hubs. Market Watch ranked Kansas City Third in "Best Cities for Real Estate Investors" and Rent.com ranked Kansas City as a "Top 10 Cities for New College Graduates". In addition, Travel and Leisure ranked Kansas City of the Top 20 for "Cities for Hipsters" and Business Insider ranked Kansas City #7 best city for young job seekers. 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 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 Proforma – Current Stabilized Financials

# Units	<u>Style</u>	Unit Monthly Rent	Unit Yearly Rent
6	2 Bedroom 1 Bathroom	\$ 1,150	\$ 82,800

Total 6	\$ 6,900	\$ 82,800
Gross Scheduled Income	\$ 82,800	% GSI
Vacancy and Credit Losses	\$ (2,898)	3.5%
Other Income	\$ 900	1.1%
Adjusted Gross Income	\$ 80,802	% AGI
Administration/Legal	\$ 200	.02%
Repairs & Maintenance	\$ 3,900	4.8%
Services	\$ 2,100	2.6%
Property Management & Payroll	\$ 6,464	8.0%
Insurance	\$ 2,368	2.9%
Real Estate Taxes	\$ 2,043	2.5%
Utilities	\$ 4,470	5.5%
Replacement Reserves	\$ 1,500	1.9%
Total Expenses	\$ 23,045	28.5%
Net Operating Income	\$ 57,757	
CAP Rate	7.71	

Current Construction Special Rent Schedule

Apt#	Unit Type	Unit SF	Rent	Market Rent	Annual Rent
1N	2 Bd./1 Ba.	875 +/-	\$1,150	\$1,250	\$13,800
1S	2 Bd./ 1 Ba.	875 +/-	\$1,150	\$1,250	\$13,800
2N	2 Bd./ 1 Ba.	875 +/-	\$1,150	\$1,250	\$13,800
2 S	2 Bd./ 1 Ba.	875 +/-	\$1,150	\$1,250	\$13,800
3N	2 Bd./ 1 Ba.	875 +/-	\$1,150	\$1,250	\$13,800
3S	2 Bd./ 1 Ba.	875 +/-	\$1,150	\$1,250	\$13,800
6		5,250	\$6,900	\$7,500	\$82,800

Property Proforma – Market Rental Financials

# Units	<u>Style</u>	Unit Monthly Rent	<u>Unit Yearly Rent</u>
6	2 Bedroom 1 Bathroom	\$ 1,250	\$ 90,000

Total 6	\$ 7,500		\$ 90,000
Gross Scheduled Income	\$	90,000	% GSI
Vacancy and Credit Losses	\$	(3,150)	3.5%
Other Income	\$	900	1.0%
Adjusted Gross Income	\$	87,750	% AGI
Administration/Legal	\$	200	.02%
Repairs & Maintenance	\$	3,900	4.4%
Services	\$	2,100	2.4%
Property Management & Payroll	\$	7,020	8.0%
Insurance	\$	2,368	2.7%
Real Estate Taxes	\$	5,000	5.7%
Utilities	\$	4,470	5.1%
Replacement Reserves	\$	1,500	1.7%
Total Expenses	\$	26,558	30.3%
Net Operating Income	\$	61,192	
CAP Rate		8.17	

Stabilized Rent Schedule

Apt#	Unit Type	Unit SF	Market Rent	Annual Rent
1N	2 Bd./1 Ba.	875 +/-	\$1,250	\$15,000
1S	2 Bd./ 1 Ba.	875 +/-	\$1,250	\$15,000
2N	2 Bd./ 1 Ba.	875 +/-	\$1,250	\$15,000
2 S	2 Bd./ 1 Ba.	875 +/-	\$1,250	\$15,000
3N	2 Bd./ 1 Ba.	875 +/-	\$1,250	\$15,000
3S	2 Bd./ 1 Ba.	875 +/-	\$1,250	\$15,000
6		5,250	\$7,500	\$90,000



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