

## EXCLUSIVE MULTIFAMILY OFFERING



**PRICE: \$320,000 | 3 Units**

**3-3 Bedroom/2 Bathroom Units**

### **Country Oaks Townhomes**

8922, 8924 & 8926 Hauser Street | Lenexa, KS

- ❖ Large & Spacious Units
- ❖ Vaulted Ceilings on the Main Level
- ❖ Open and Desirable Floor Plan
- ❖ Double & Single Car Garages
- ❖ Functional Fireplaces & Private Decks
- ❖ Nicely Maintained Asset
- ❖ Outstanding Neighborhood & Schools

Brice Bradshaw

913-901-6305

Bbradshaw@Reececommercial.com





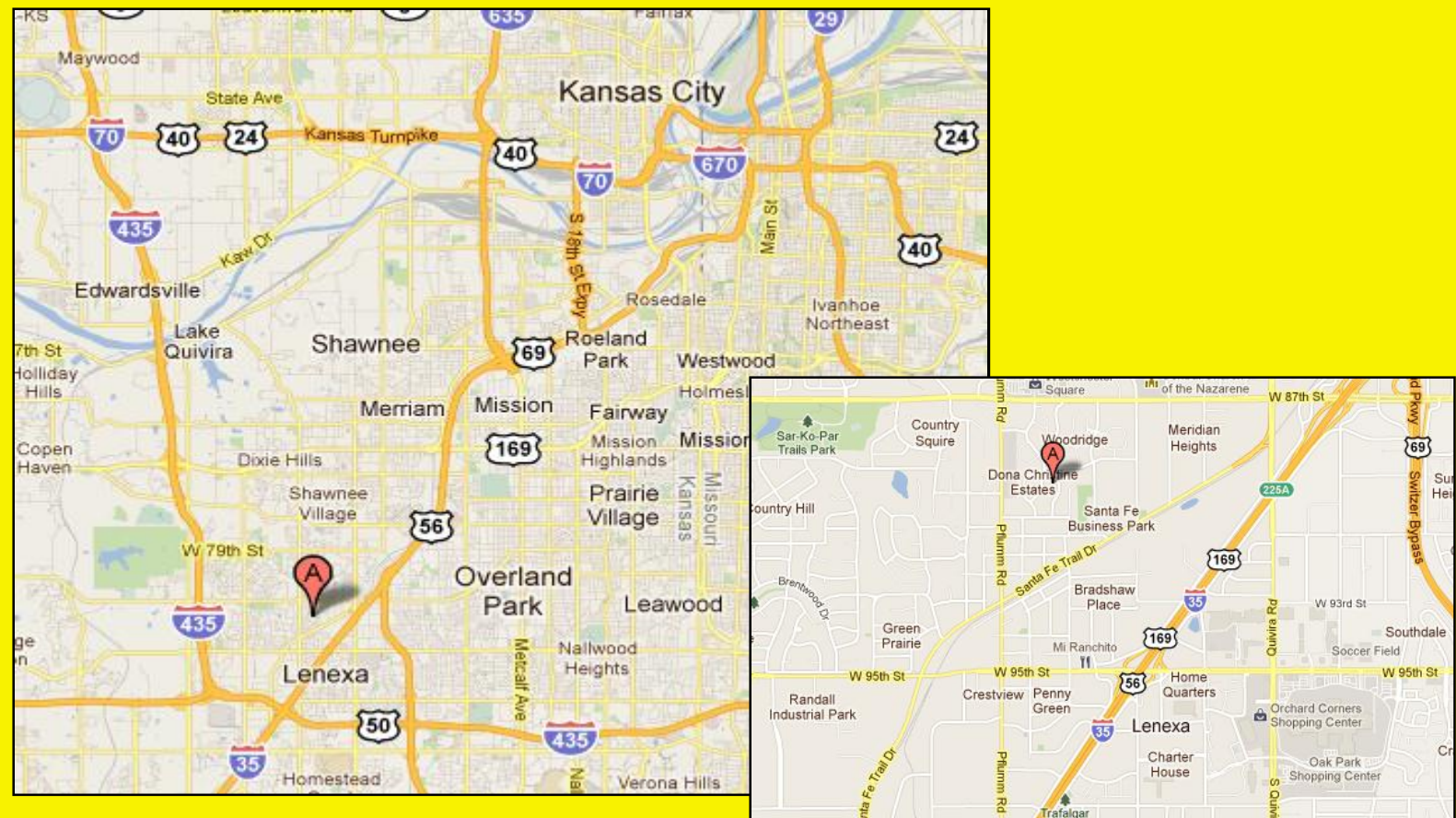
11

## PROPERTY DESCRIPTION

The Hauser Townhomes consist of 3 attractive higher end townhomes, built in 1987, featuring two levels of living with 3 bedrooms and 2 bathrooms. Per county tax records the townhomes are over 1,500 square feet. While the three units are not for sale individually, they are all individually titled and deeded for individual sale if desired by a new owner. The complex is currently 100% occupied and remains full on a very consistent and historical basis.

Each unit features an open floor plan, vaulted ceilings & fireplace in the living room, a utility room with washer and dryer hookups, a full kitchen and dining area, large bedrooms with ceiling fans, a double sink bathroom on the second floor, back decks, a separate family room on the lower level, the lower level also includes a bedroom, bathroom & storage rooms, central air and heat and a double or single car garage with automatic opener. The units are fully individually metered for gas, electric and water. One unit also features granite countertops in the kitchen. The pitched roofs are less than 8 years old and the exterior is wood sided. The units are part of an HOA with dues of \$40 a month for lawn care, snow removal and trash.

100





## Hauser Townhomes | Price \$320,000 | Units 3

### NEIGHBORHOOD & SUBMARKET DESCRIPTION

The Hauser complex is located in Lenexa, a suburb of Kansas City, in Johnson County, Kansas. Lenexa was named by CNN Money Magazine to its annual list of "Best Places to Live". Lenexa was recognized for its business base, job growth, ratio of residents to jobs and high concentration of bio-science companies. Lenexa ranked 26th, out of over 34,000 cities with a population under 50,000. According to a 2009 survey of Kansas City metropolitan cities, Lenexa received the highest ratings in police, fire and ambulance service, parks and recreation offerings and street maintenance. Johnson County is one of the wealthiest counties in the United States and features a high quality of life with award winning schools, a thriving business community, low crime rate, extensive government services, beautiful parks and recreation areas and well planned pleasing communities. Johnson County is home to the world headquarters of Garmin, Sprint and YRC Worldwide.

The complex is nestled in the County Oak Estates subdivision which features large mature trees in a quiet residential setting. Residents enjoy the close proximity to the major thoroughfare 87th Street with its many businesses and employment opportunities. Hauser is ideally located between I-435 and I-35 with close and easy access to both.



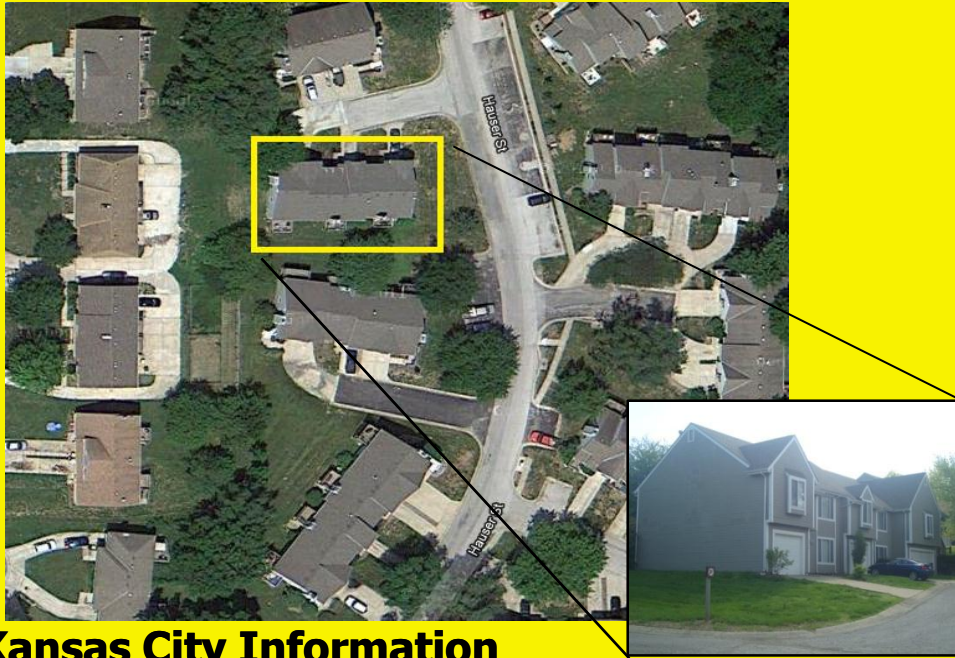


**INTERIOR PICTURES**





# Hauser Townhomes | Price \$320,000 | Units 3



## Features & Amenities

- ❖ **Open & Spacious Units**
- ❖ **2 Living Levels**
- ❖ **Fireplaces**
- ❖ **Central Air & Heat**
- ❖ **Private Garages**
- ❖ **Decks with each Unit**
- ❖ **Vaulted Ceilings**
- ❖ **Natural Light through the Many Windows**
- ❖ **Fully Separate Metered**

## 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.



# Hauser Townhomes | Price \$320,000 | Units 3

## PROPERTY INFORMATION

<b>Number of Units</b>	4
<b>Year Constructed</b>	1987
<b>Type of Buildings</b>	2 Story
<b>Parking</b>	Garage & On-Street
<b>Metering</b>	Separate
<b>HVAC</b>	Yes
<b>Hot Water</b>	Individual
<b>Roofs</b>	Composition
<b>Exterior</b>	Wood Siding



## INVESTMENT INFORMATION

<b>Price</b>	\$320,000
<b>Price/Unit</b>	\$106,667
<b>Pro Forma Cap Rate</b>	8.06
<b>Loan Amount</b>	\$256,000
<b>Down Payment</b>	\$64,000
<b>Interest Rate</b>	4.75 %
<b>Amortization</b>	30 Years
<b>Monthly Payments</b>	\$1,335.42



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/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 factors having to do with the valuation of property.



# Hauser Townhomes| Price \$320,000 | Units 3

MULTI - FAMILY STAT / PROFORMA SHEET									
Property Address:		Country Oak Estates Tri Plex							
City:	Lenexa		State:	KS		Zip	BRICE BRADSHAW		
Date:			Listing Price:	\$320,000		Phone: 913-901-6305			
MLS No.							Fax: 913-901-6450		
Directions:							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	3	2	\$900	\$900	\$10,800	\$995	\$995	\$11,940	
1	3	2	\$985	\$985	\$11,820	\$995	\$995	\$11,940	
1	3	2	\$1,025	\$1,025	\$12,300	\$1,075	\$1,075	\$12,900	
								\$0	
								\$0	
						\$0		\$0	
TOTALS				\$2,910	\$34,920	TOTALS	\$3,065	\$36,780	
PROFORMA					↓			↓	
6	GROSS SCHEDULED INCOME:				\$34,920	% GSI	% GSI	\$36,780	
7	Vacancy and Credit Losses:				\$873	← 2.5%	2.5% →	\$920	
8	Other Income:				\$600	← 1.7%	1.6% →	\$600	
9	ADJUSTED GROSS INCOME (L6-(L7+L8)):				\$34,647	% AGI	% AGI	\$36,461	
10	Insurance:				\$1,600	← 4.6%	4.4% →	\$1,600	
11	Taxes:				\$4,650	← 13.4%	12.8% →	\$4,650	
12	HOA (covers trash, lawn care, snow removal):				\$1,440	← 4.2%	3.9% →	\$1,440	
13	Repairs and Maintenance:				\$1,200	← 3.5%	3.3% →	\$1,200	
14	Management:				\$1,702	← 5.0%	5.0% →	\$1,793	
15						← 0.0%	0.0% →		
16						← 0.0%	0.0% →		
17						← 0.0%	0.0% →		
18						← 0.0%	0.0% →		
19						← 0.0%	0.0% →		
20	Other:					← 0.0%	0.0% →		
21	Total Expenses(sum L10 - L20):				\$10,592	← 30.6%	29.3% →	\$10,683	
22	Net Operating Income(L9 minus L21):				\$24,055			\$25,777	
23	Less Annual Debt Service:				16,025	← 46.3%	44.0% →	16,025	
24	Net Income (Cash Flow) L22-L23):				8,030			9,752	
25	CAP RATE (NOI ÷ PURCHASE PRICE):				7.52%			8.06%	
26	RETURN ON INVESTMENT (NI ÷ DOWN):				12.55%			15.24%	
Estimated Financing									
Purchase Price:		\$320,000	4.75%		:Interest				
20% Down:		\$ 64,000	30		:Years Amortized				
Amount Financed:		\$256,000	\$ 1,335.42		:P&I Monthly Payment				
Description:									
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/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 factors having to do with the valuation of property.									