

## EXCLUSIVE MULTIFAMILY OFFERING



PRICE: \$237,000 | 12 UNITS

12-1 Bedroom/1 Bathroom

### Lexington Complex

1915-1921 N. Lexington Ave. | Kansas City, MO

- ❖ Light Rehab Opportunity
- ❖ Some Updated Plumbing
- ❖ New Double Pane Windows Throughout
- ❖ Most Rear Decks Repaired/Replaced
- ❖ Historic Charm with Brick Exteriors
- ❖ Excellent Value Added Opportunity

Hargis Real Estate Group

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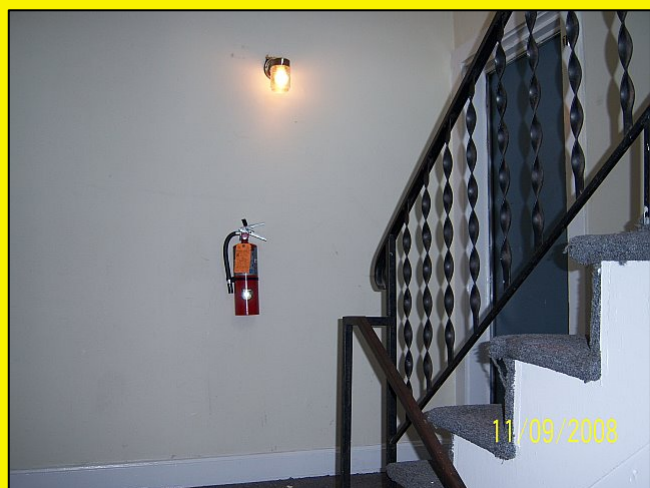
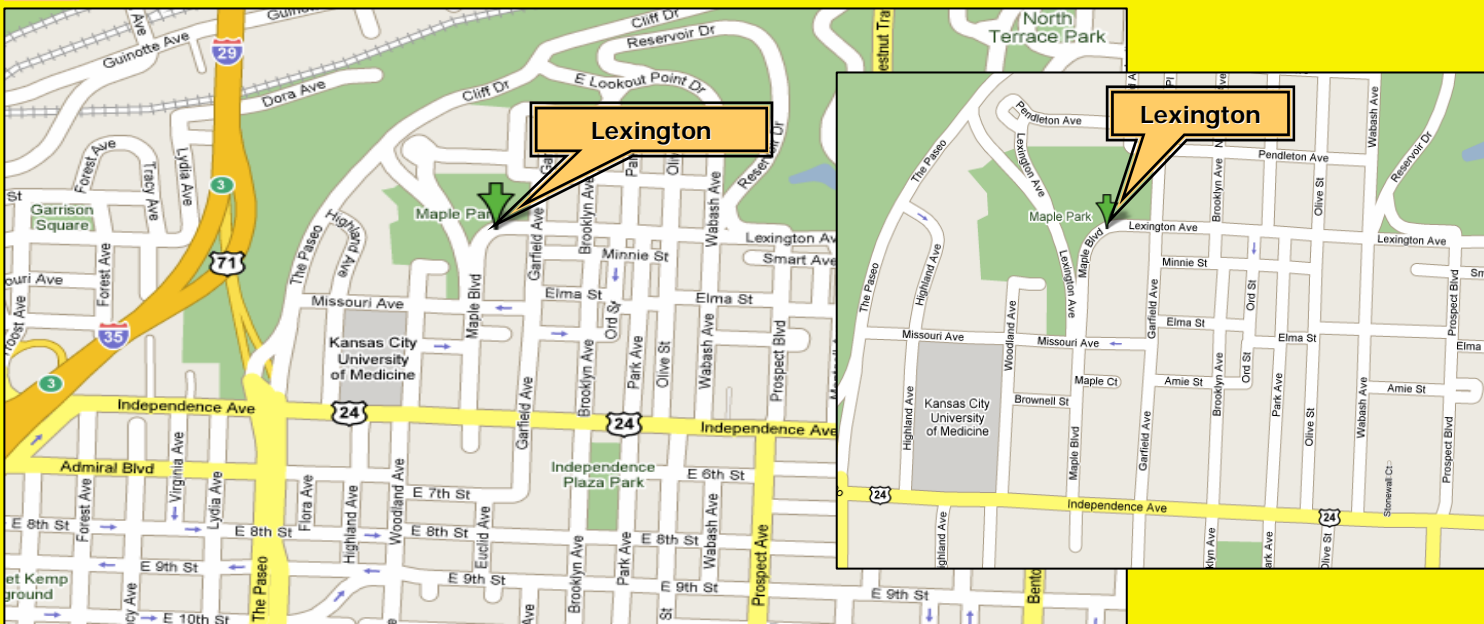
## PROPERTY DESCRIPTION

Lexington is a charming 12 unit complex in the Historic Northeast. The complex consists of 2 six unit buildings. Much of the original woodwork remains, all units have hardwood floors with many covered in newer carpet. The one bedroom one bathroom units are large with 725 square feet m/l. All units are identical in size and amenities. All apartment windows have been replaced with vinyl replacement windows within the last year. The property is in need of some continued light rehab and TLC. The rehab could include new kitchens, more plumbing upgrades and work on the front balconies. The property has been underperforming and does not have good clean historical financials. With recent upgrades completed the numbers are improving. The complex currently has two vacancies. In 2007 the complex had poor occupancy. Lexington is priced as a reposition value added opportunity.

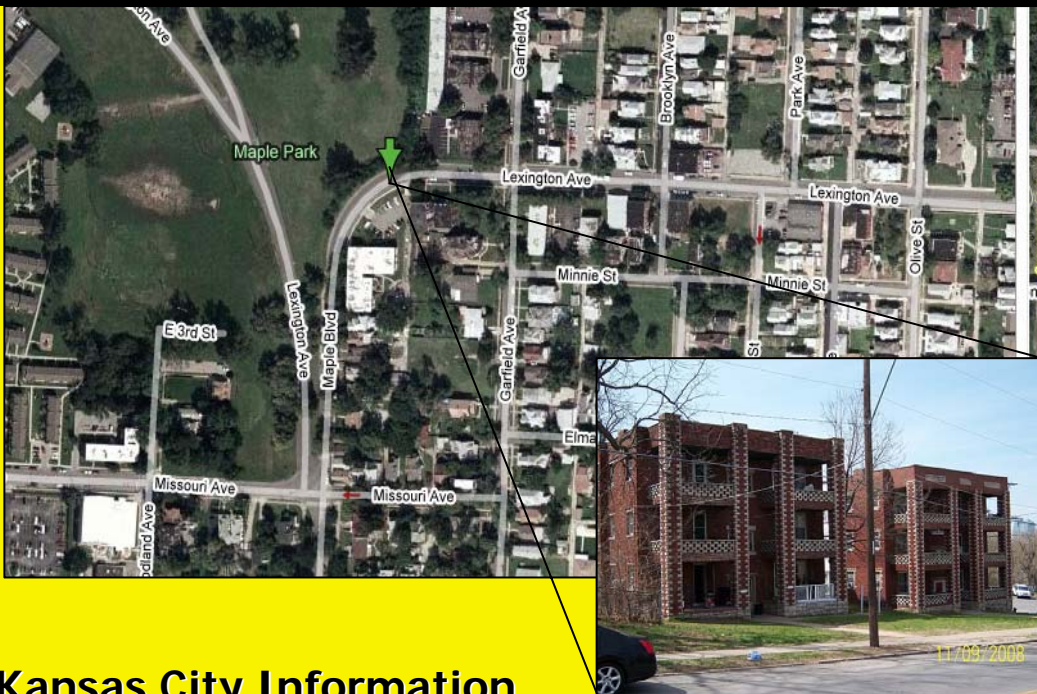
## NEIGHBORHOOD DESCRIPTION

The complex sits on a quiet residential block within several blocks of St. John Park and Fountain, the John F. Kennedy Memorial, the Kansas City University of Medicine and Biosciences and the Kansas City Museum. Many very large turn of the century homes are located in this section of the city. This part of town is seeing a great deal of rehabilitation and revitalization. The property is located just to the east of downtown Kansas City, Missouri, with easy access to downtown, I-70, and I-35.

## LOCATION MAP



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## Recent Renovations & Amenities

- ❖ Central Heat
- ❖ Replacement Windows throughout
- ❖ Brick Exterior
- ❖ Most Units Renovated
- ❖ Some Plumbing Upgrades
- ❖ Nice Sized Units
- ❖ Hard Wood Floors

## 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. 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 2005. Two 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	12
Year Constructed	1912
Type of Buildings	3 Story
Parking	On-Street
Metering	Separate
HVAC	Heat only
Hot Water	Common
Roofs	Flat
Exterior	Brick Veneer



## INVESTMENT INFORMATION

Price	\$237,000
Price/Unit	\$19,750
Pro Forma Cap Rate	10.84%
Loan Amount	\$189,600
Down Payment	\$ 47,400
Interest Rate	6.0%
Amortization	25 Years
Monthly Payments	\$1,221.60



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 and Nichols and Nichols Realtors/Hargis Real Estate Group 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.

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## MULTI - FAMILY STAT / PROFORMA SHEET

<b>Property Address:</b>	Lexington				<b>Reece &amp; Nichols Realtors</b>
<b>City:</b>	Kansas City	<b>State:</b>	MO	<b>Zip</b>	<b>BRICE BRADSHAW</b>
<b>Date:</b>		<b>Listing Price:</b>	\$237,000		<b>Phone: 913-219-7074</b>
<b>MLS No.</b>					<b>Fax: 913-901-6450</b>
<b>Directions:</b>					<b>BILL HARGIS 913-901-6352</b>
					<b>www.kccommercial.net</b>

Unit Description			Current Rental Data			Market Rental Data		
# of Units	# Bed	# Bath	Unit Rent	Mo. Rent	Yearly Rent	Unit Rent	Mo. Rent	Yearly Rent
12	1	1	\$390	\$4,680	\$56,160	\$425	\$5,100	\$61,200
			\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS</b>				\$4,680	\$56,160	<b>TOTALS</b>	\$5,100	\$61,200

<b>PROFORMA</b>				↓				↓
6	<b>GROSS SCHEDULED INCOME:</b>		\$56,160	% GSI	% GSI			\$61,200
7	Vacancy and Credit Losses:		\$5,616	← 10.0%	8.0% →			\$4,896
8	Other Income:		\$1,600	← 2.8%	2.6% →			\$1,600
9	<b>ADJUSTED GROSS INCOME (L6-(L7+L8)):</b>		\$52,144	% AGI	% AGI			\$57,904
10	Accounting and Legal:		\$500	← 1.0%	0.9% →			\$500
11	Advertising:		\$200	← 0.4%	0.3% →			\$200
12	Repair and Maintenance:		\$9,000	← 17.3%	15.5% →			\$9,000
13	Insurance:		\$3,500	← 6.7%	0.0% →			
14	Management:		\$4,044	← 8.0%	8.0% →			\$4,504
15	Taxes:		\$2,340	← 4.5%	4.0% →			\$2,340
16	Refuse:		\$1,200	← 2.3%	2.1% →			\$1,200
17	Electric:		\$480	← 0.9%	0.8% →			\$480
18	Gas:		\$2,000	← 3.8%	3.5% →			\$2,000
19	Water and Sewer:		\$3,200	← 6.1%	5.5% →			\$3,200
20	Other:			← 0.0%	0.0% →			\$0
21	<b>Total Expenses(sum L10 - L20):</b>		\$26,464	← 50.8%	40.5% →			\$23,424
22	<b>Net Operating Income(L9 minus L21):</b>		\$25,680					\$34,480
23	<b>Less Annual Debt Service:</b>		14,659	← 28.1%	25.3% →			14,659
24	<b>Net Income (Cash Flow) L22-L23):</b>		11,021					19,821
25	<b>CAP RATE (NOI ÷ PURCHASE PRICE):</b>		10.84%					14.55%
26	<b>RETURN ON INVESTMENT (NI ÷ DOWN):</b>		23.25%					41.82%

<b>Estimated Financing</b>							
<b>Purchase Price:</b>	\$237,000	6.00%	<b>Interest</b>				
<b>20% Down:</b>	\$ 47,400	25	<b>Years Amortized</b>				
<b>Amount Financed:</b>	\$189,600	\$ 1,221.60	<b>P&amp;I Monthly Payment</b>				

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