

EXCLUSIVE MULTIFAMILY OFFERING



PRICE: \$125,000
6-2BD/1BA

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Charlotte 6 Plex

2759 Charlotte, Kansas City, MO 64109

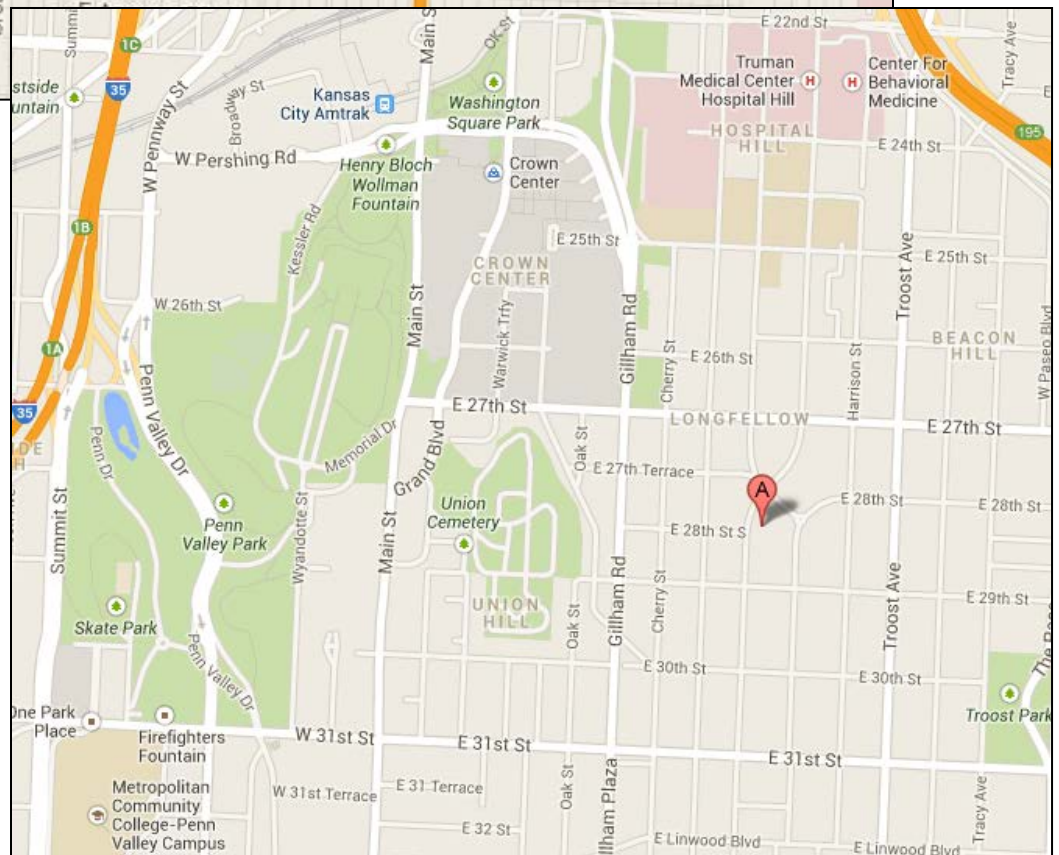
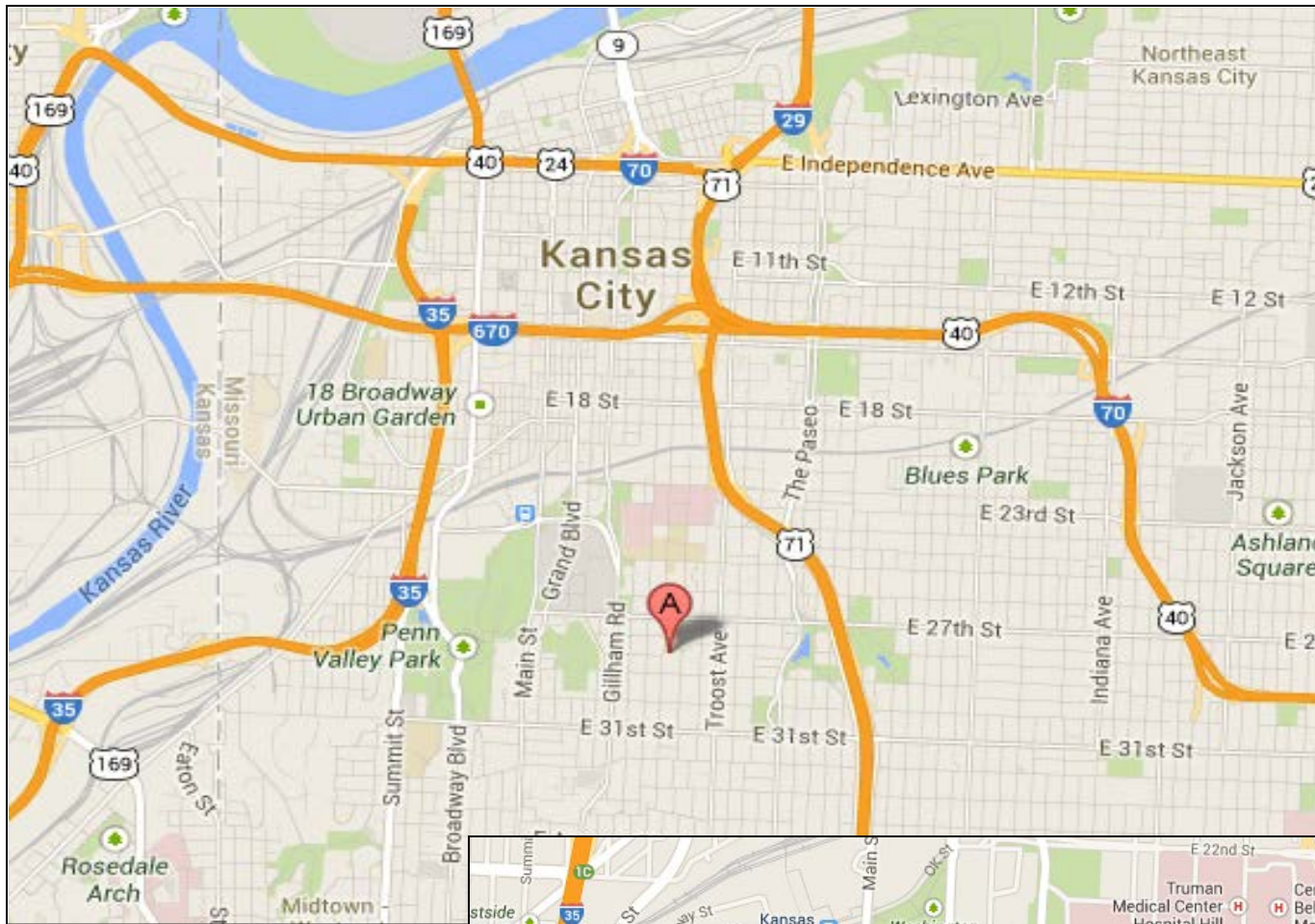
- ❖ Excellent Dutch Hill Location
- ❖ Value Added Asset
- ❖ Extensive Rehab Needed
- ❖ Charming Hardwood Floors
- ❖ Individually Metered
- ❖ 100% Vacant/Utilities Off

Charlotte 6 Plex | Price \$125,000 | 6 Units

2759 Charlotte presents a value add rehab project in an excellent submarket. The six unit partial brick complex, originally constructed in the early 1900s, features two bedroom one bathroom units. The units are approximately 850 sq/ft of great potential space. The units feature charming hardwood floors, excellent natural light and attractive living spaces. In the last 10 years the roof has been replaced and the partial brick exterior has been tuck pointed. The kitchens, baths, appliances, electrical, plumbing, front balconies, rear staircase, rear garage, HVAC systems, rear siding, windows, and laundry facility need repair or replacement and scope of work determined. Potential off street parking exists in the rear of the complex. The complex features a full basement with ample storage capacity. Charlotte features individually metered units for gas and electric, on site laundry, a front interior hallway/stairwell and front and rear exits from the units. Charlotte is located on a tree lined street in the quiet and charming Dutch Hill Neighborhood. Charlotte is close to Kansas City's central commerce corridor and downtown.



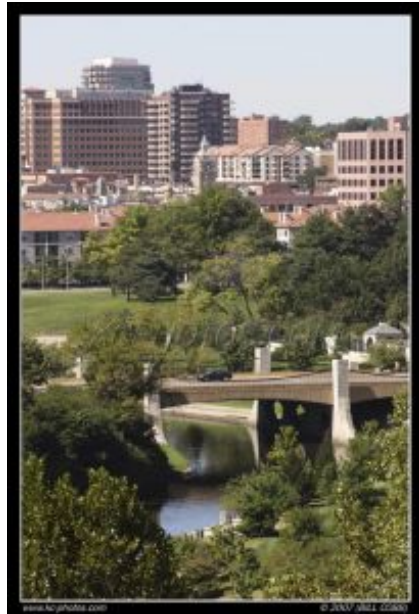
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NEIGHBORHOOD DESCRIPTION

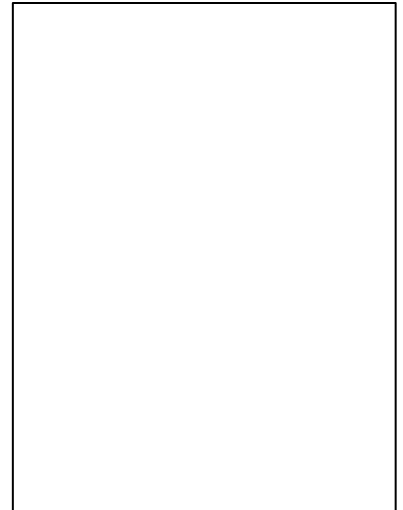
Charlotte is located on a quiet residential street in the historic Dutch Hill neighborhood in the midtown area of Kansas City, Missouri. Midtown is between Downtown and the Country Club Plaza. The charming neighborhood just blocks from the world headquarters for Hallmark Cards, the UMKC Schools of Dentistry,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



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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. Travel and Leisure ranked Kansas City of the Top 20 for "Cities for Hipsters" in 2012.

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: 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 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 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.

