

Exclusive Multi Family Offering



The Ruxton

12 Units near KU Medical Center
3845-3847 Wyandotte Street
Kansas City, MO 64111
Marketed by Brice Bradshaw
Price – MARKET
****No Broker Co-op fee offered***





Exclusively Marketed by:

Brice Bradshaw

KCCommercial.net

Reece Commercial

913-901-6305

BBradshaw@ReeceCommercial.com

Property Tours to be scheduled through the Reece Commercial broker. Tours will require approval by broker, management and owner. Broker and Owner reserve the right to set tour times and dates. Please do not contact third party management or tenants.

Potential Buyer acknowledges that Potential Buyer is fully responsible for any commission that may be owed to any agent or broker acting on Potential Buyer's behalf, except listing agent/broker, pursuant to any agreement between Potential Buyer and such agent or broker.

Confidentiality and Disclaimer of Reliance

These materials have been prepared by Reece Commercial and are being provided to you for the sole and limited purpose of conducting preliminary evaluations of the property. They may not be used for any other purpose or made available to any other person or third party without the prior written consent of Reece Commercial.

While the materials provide a summary of the available information and details of the property, the information is not a substitute for you completing a thorough due diligence investigation of your own and by professionals of your choosing. Reece Commercial has not conducted any investigation and does not make any warranty or representation, with respect to the income, expenses, the projected financial performance or future uses of the property. To the extent any such information is provided, it is acknowledged to be estimated and not reliable for making future projections. All features, plans, square footages are approximate and may be subject to change without notice. Further, no representations or warranties either express or implied, are made as to the accuracy of the information or with respect to the suitability, usability, feasibility, merchantability or physical condition of the property and improvements – including but not limited to the presence or absence of any environmental conditions or compliance with State, Federal or local regulations.

The materials are not all inclusive and Reece Commercial has assembled such information for the convenience of the parties. These materials are delivered to prospective purchasers and investors with the understanding that such parties are responsible and liable for conducting independent investigations they deem appropriate and without any reliance upon Reece Commercial and the information set forth herein.

The Ruxton | 12 Units



SITE DESCRIPTION

Address	3845-47 Wyandotte St., Kansas City, MO 64111
Parcel ID	30-220-25-09-00-0-00-000
Zoning	B3-2
Stories	3
Units	12
Year Built	1916
Construction	Brick, wood frame and stone
Occupied	100%

The Ruxton | 12 Units



The Ruxton



Property Summary

The Ruxton is a stately 12 unit apartment complex ideally located near KU Medical Center and Westport in the Midtown area of Kansas City, Missouri. The property stands 3-stories with a brick exterior, patios/balconies (for units in front), and Google Fiber. Of the 12 units at the Ruxton, 9 are one bedroom one bathroom units and 3 are studio units. The studio units have an approximate unit size of 425 sq. ft., while the 6 one bedroom one bathroom units at the front of the complex have an approximate unit size of 560 sq. ft. (+/-). The 3 one bedroom units located at the rear of the building are approximately 40 sq. ft. smaller than the one bedroom units at the front of the building. All units feature hardwood floors, central air, and are separately metered for gas and electric. Specific units at the complex feature walk-in closets, built in hutches, updates to lighting fixtures and fans, and updates to appliances. Capital improvements completed over the past year consist of newly repainted stairwells with updated LED lighting, landscaping improvements, a newer roof, multiple new HVAC units and upgrades to fixtures and appliances in units. Common area laundry and additional storage areas are provided in the basement of the building. The laundry equipment in the basement is not contracted and is owned by the sellers. The basement level is accessed at the rear of the building, or through the interior stairwells located throughout the complex. New owners aiming to achieve higher rents and revenues can look to continue modest upgrades and



Property & Unit Amenities

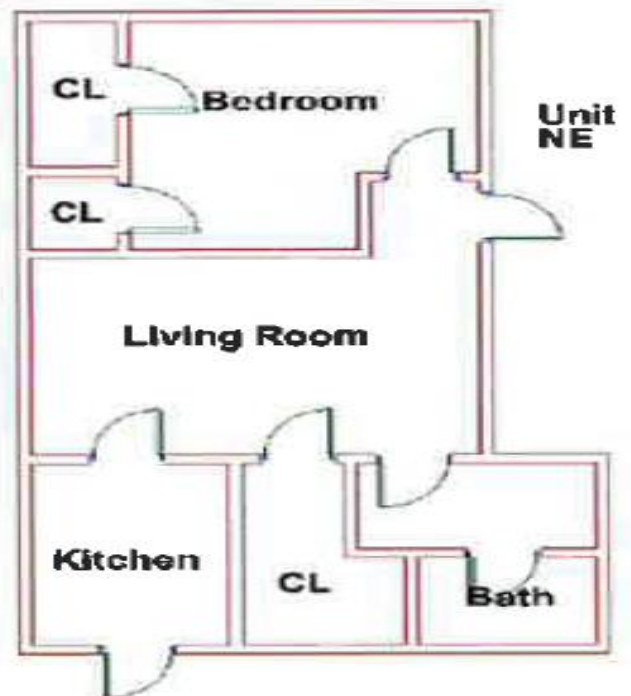
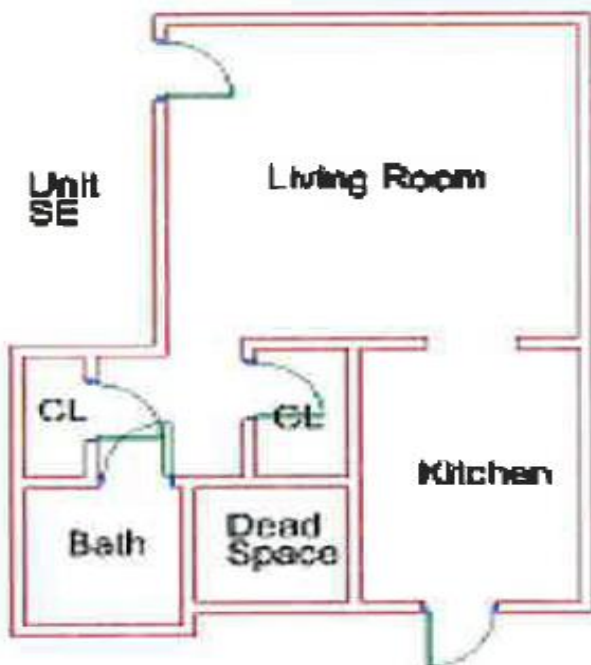
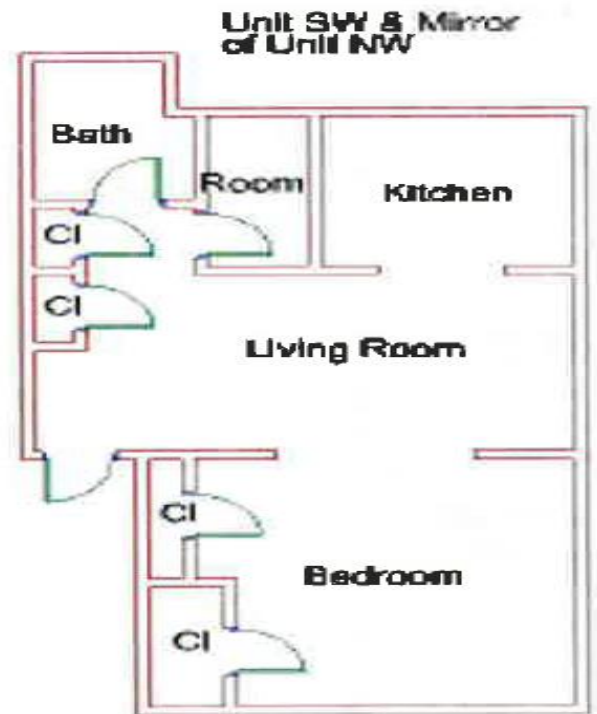
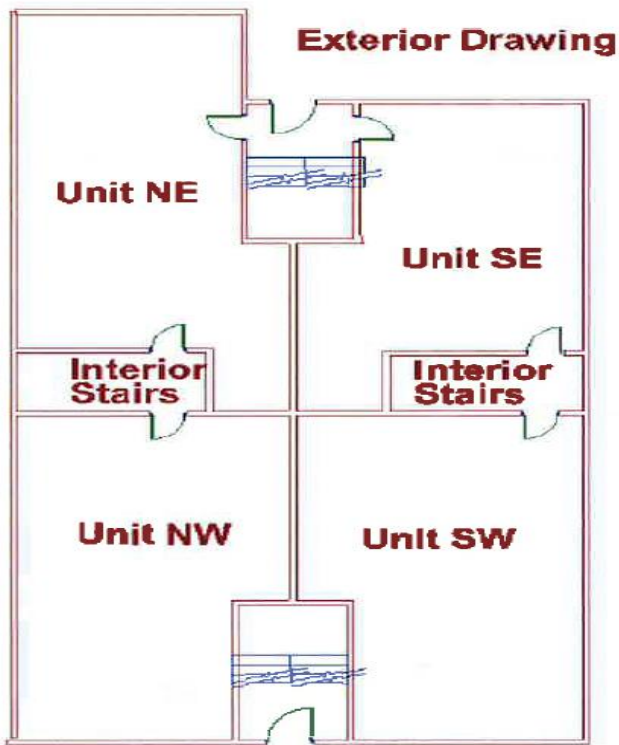
- ❖ Refinished hardwood flooring
- ❖ Walk-in closets *
- ❖ Patio/Balcony
- ❖ Built in hutches *
- ❖ Newer A/C units *
- ❖ New lighting fixtures/fans *
- ❖ New stoves *
- ❖ LED lighting in common areas
- ❖ Repainted stairwells
- ❖ Landscaping improvements
- ❖ New roof section in 2016
- ❖ Google Fiber
- ❖ Separately metered for gas/electric
- ❖ Common area laundry
- ❖ Additional storage area
- ❖ Front & rear unit entrances

* Select Units

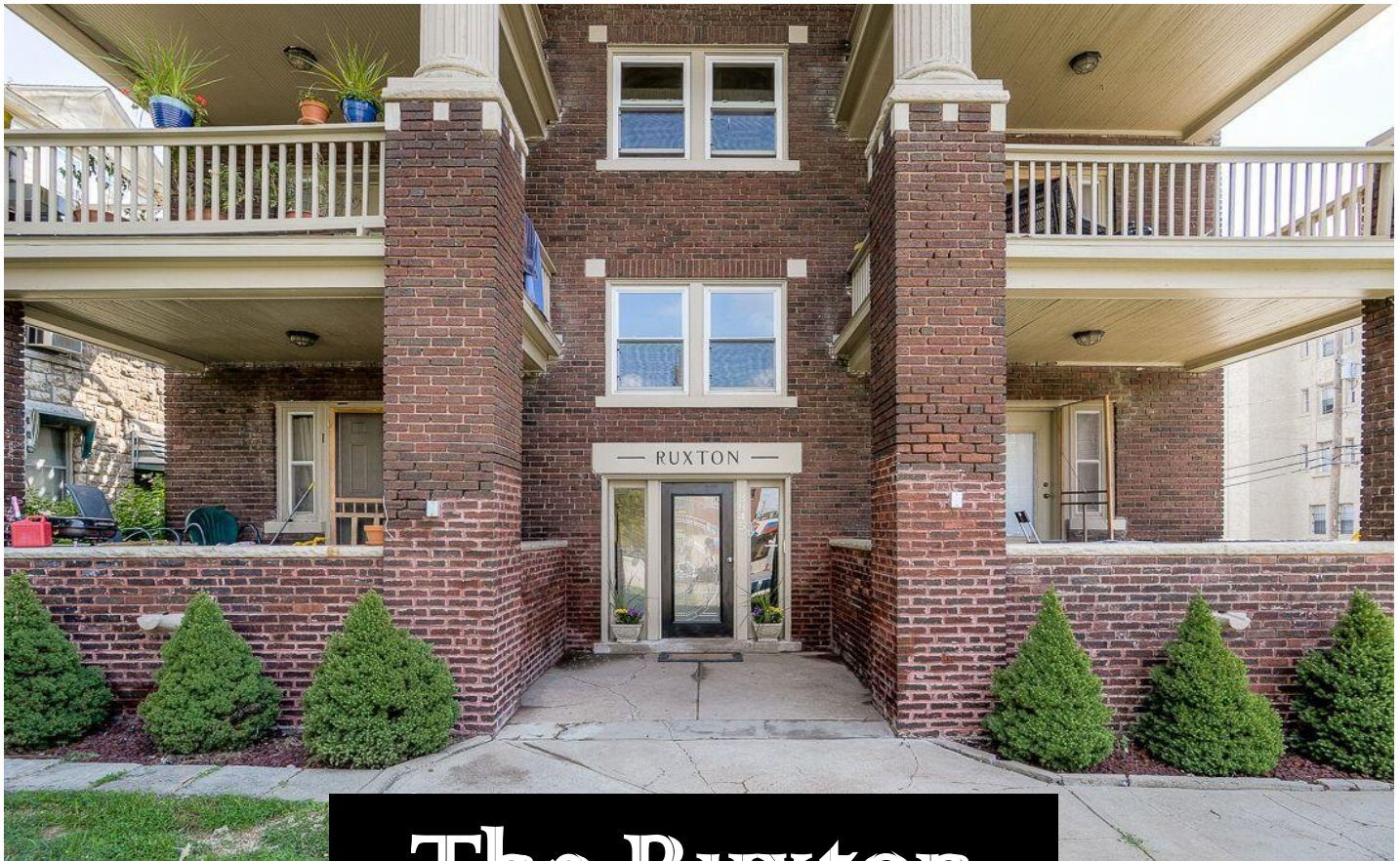
Offering and Property Summary

Asking price	Market
Terms	Free & Clear
Address	3845-3847 Wyandotte
	Kansas City, MO
	64111
County	Jackson County
Class	C
Year Built	1916
Land Acres	0.15 acres
Gross Building Area	8,112 SF +/-
Net Rentable Area	6,195 SF +/-
Stories	3
Units	12
Studio	3
One Bedroom One Bathroom	9
Average Studio Size	425 SF +/-
<i>Average Studio Rent</i>	\$595
Average One Bedroom Size	550 SF +/-
<i>Average One Bedroom Rent</i>	\$672
Metering	Separate
Heat	Forced Air Gas
A/C	Central Air
Hot Water	Common
Exterior	Brick
Laundry	Common Laundry Area
Entry	Front & Rear Secure
Storage	Located in basement
Zoning	B3-2

Overall Building Configuration



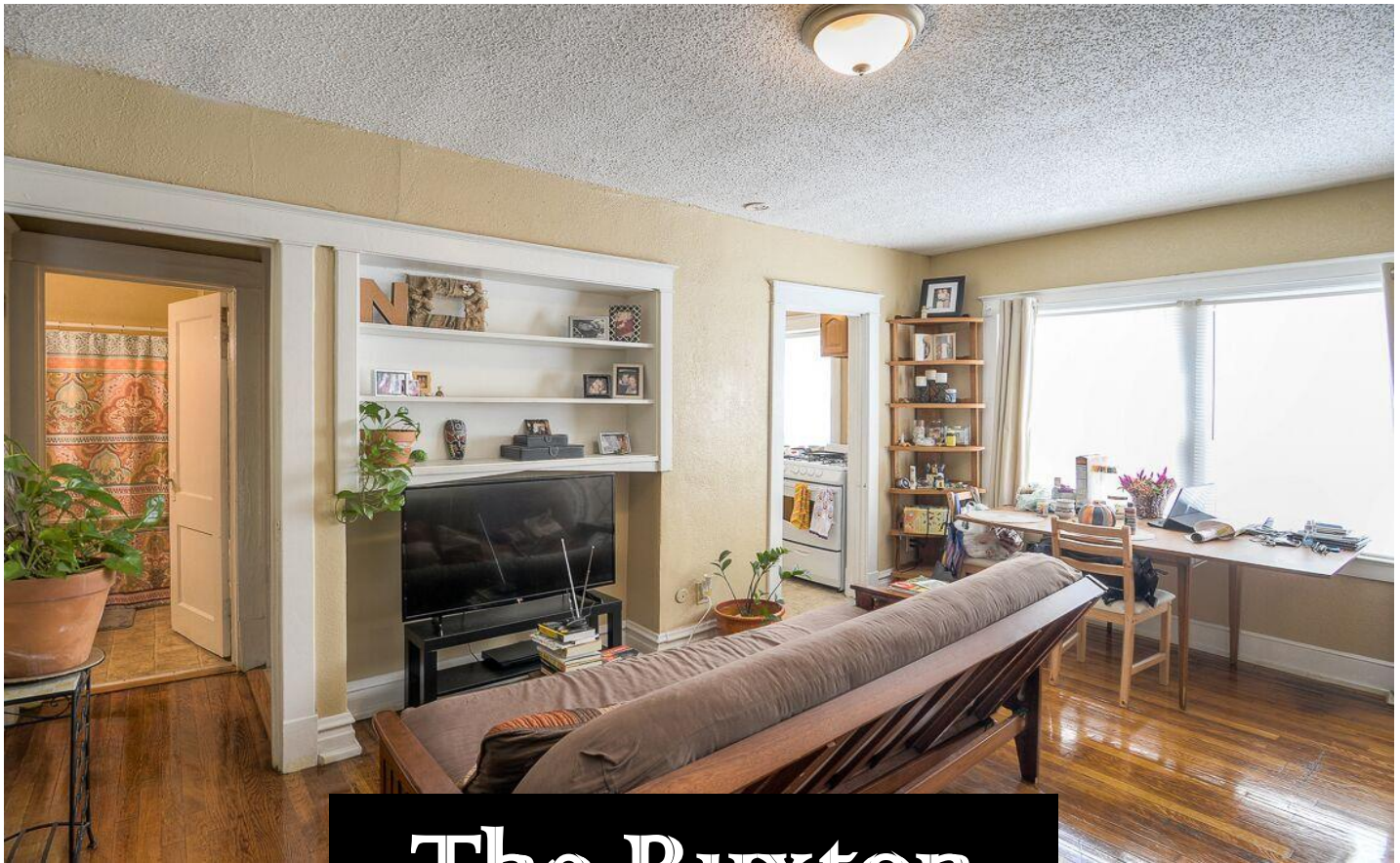
The Ruxton | 12 Units



The Ruxton



The Ruxton | 12 Units



The Ruxton



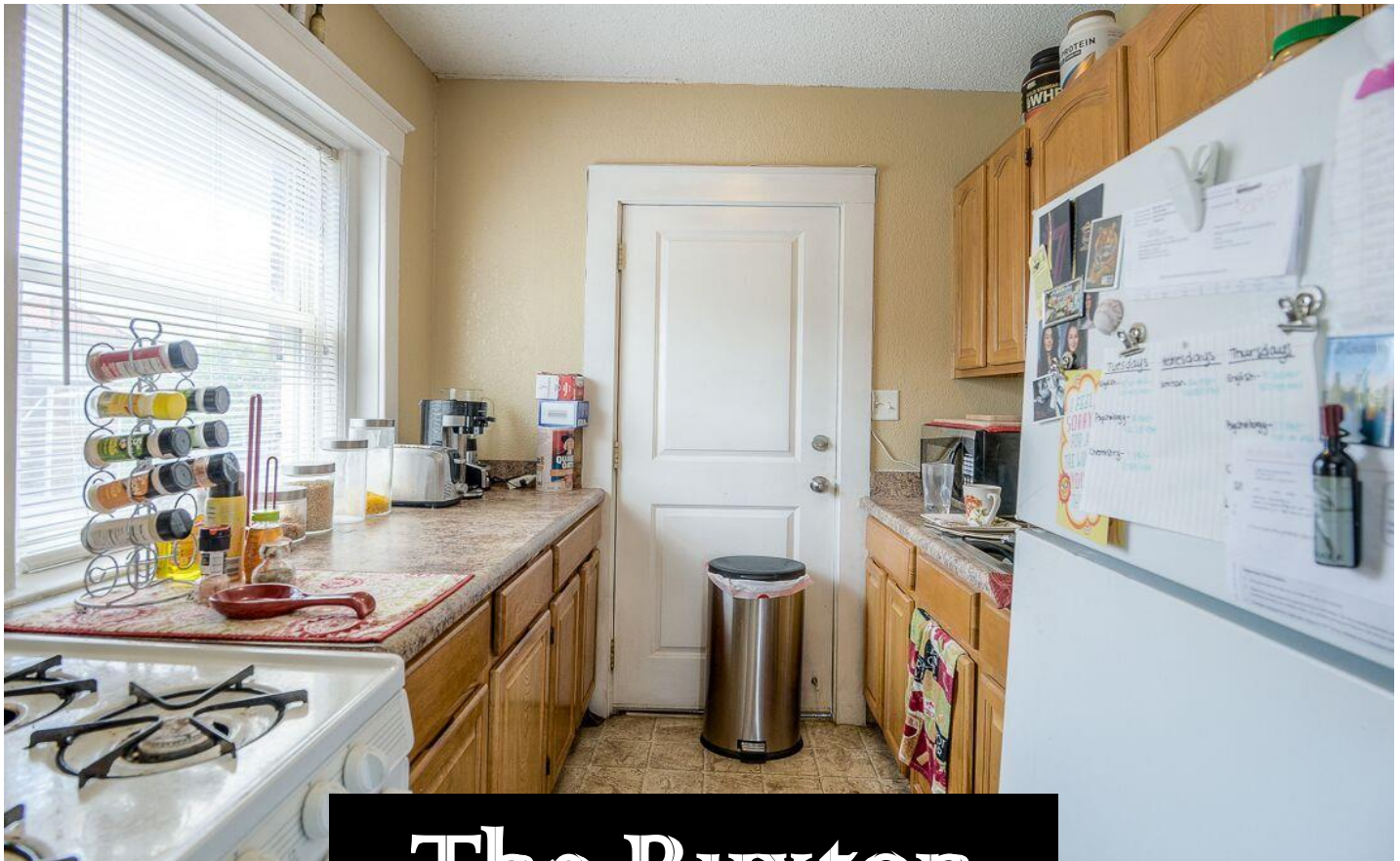
The Ruxton | 12 Units



The Ruxton



The Ruxton | 12 Units



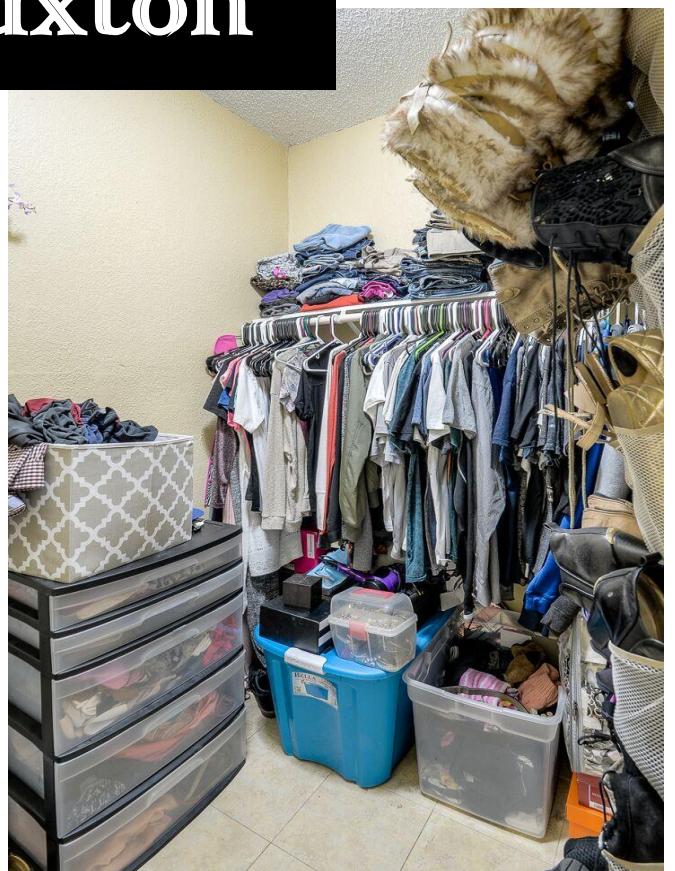
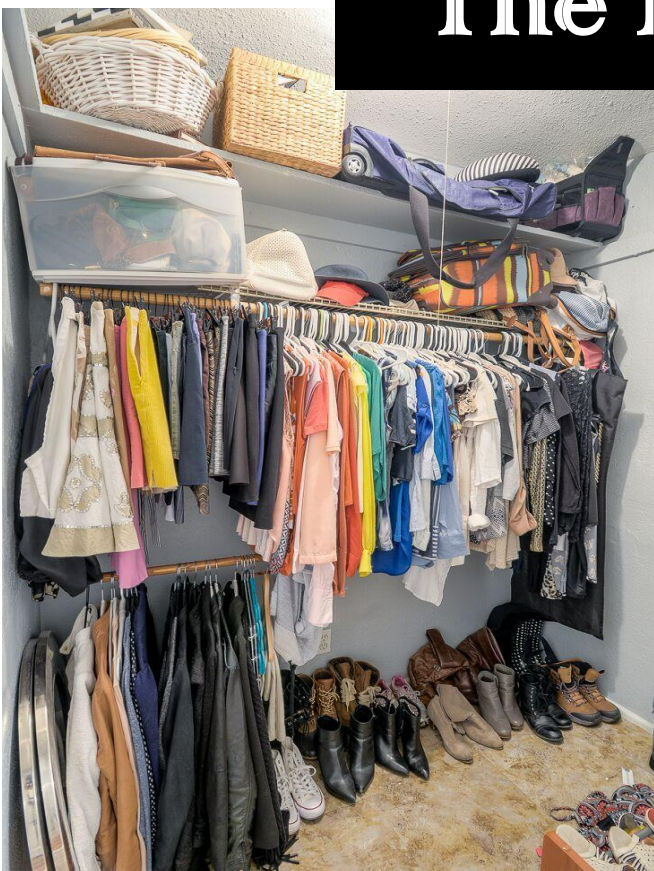
The Ruxton



The Ruxton | 12 Units



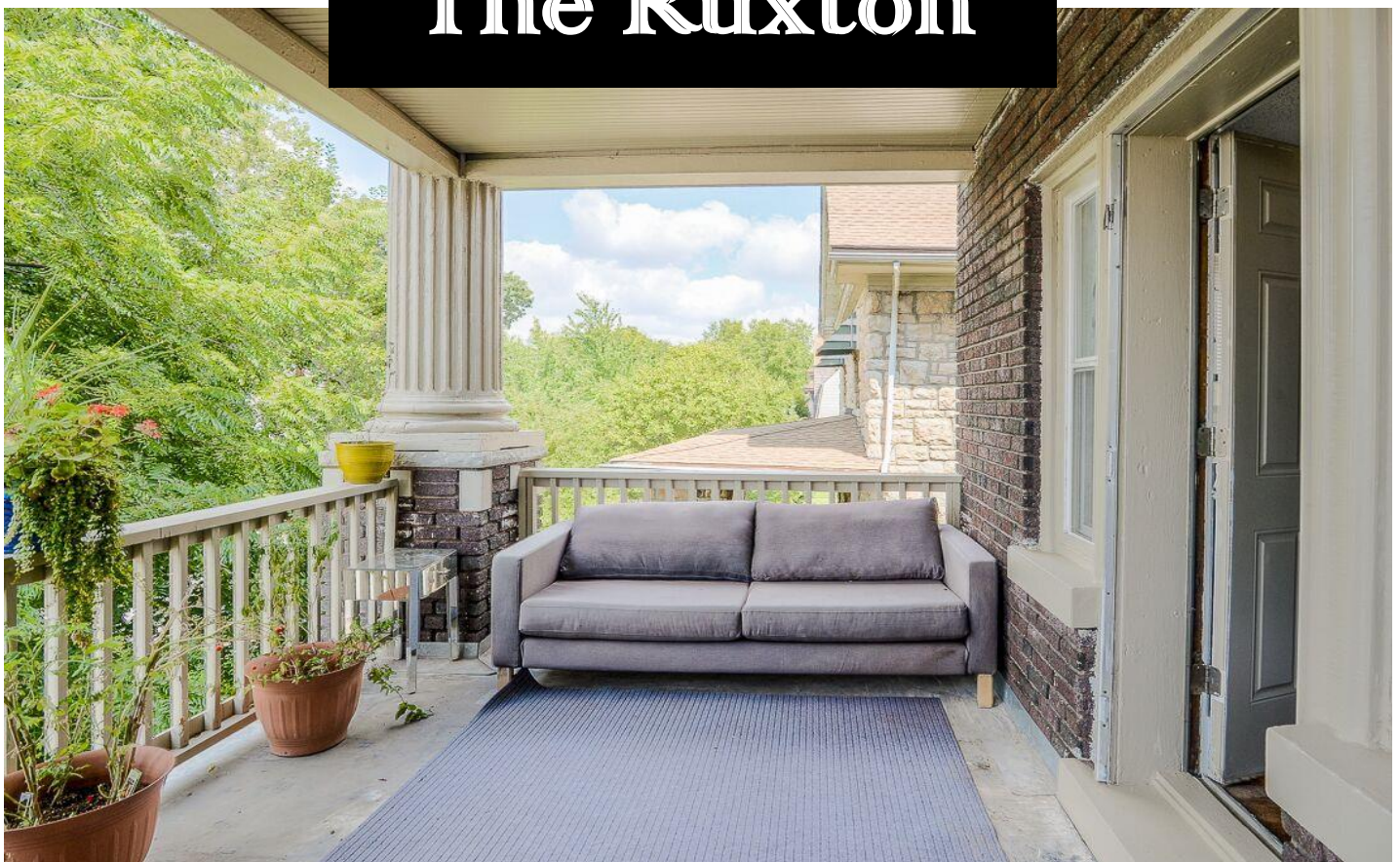
The Ruxton



The Ruxton | 12 Units



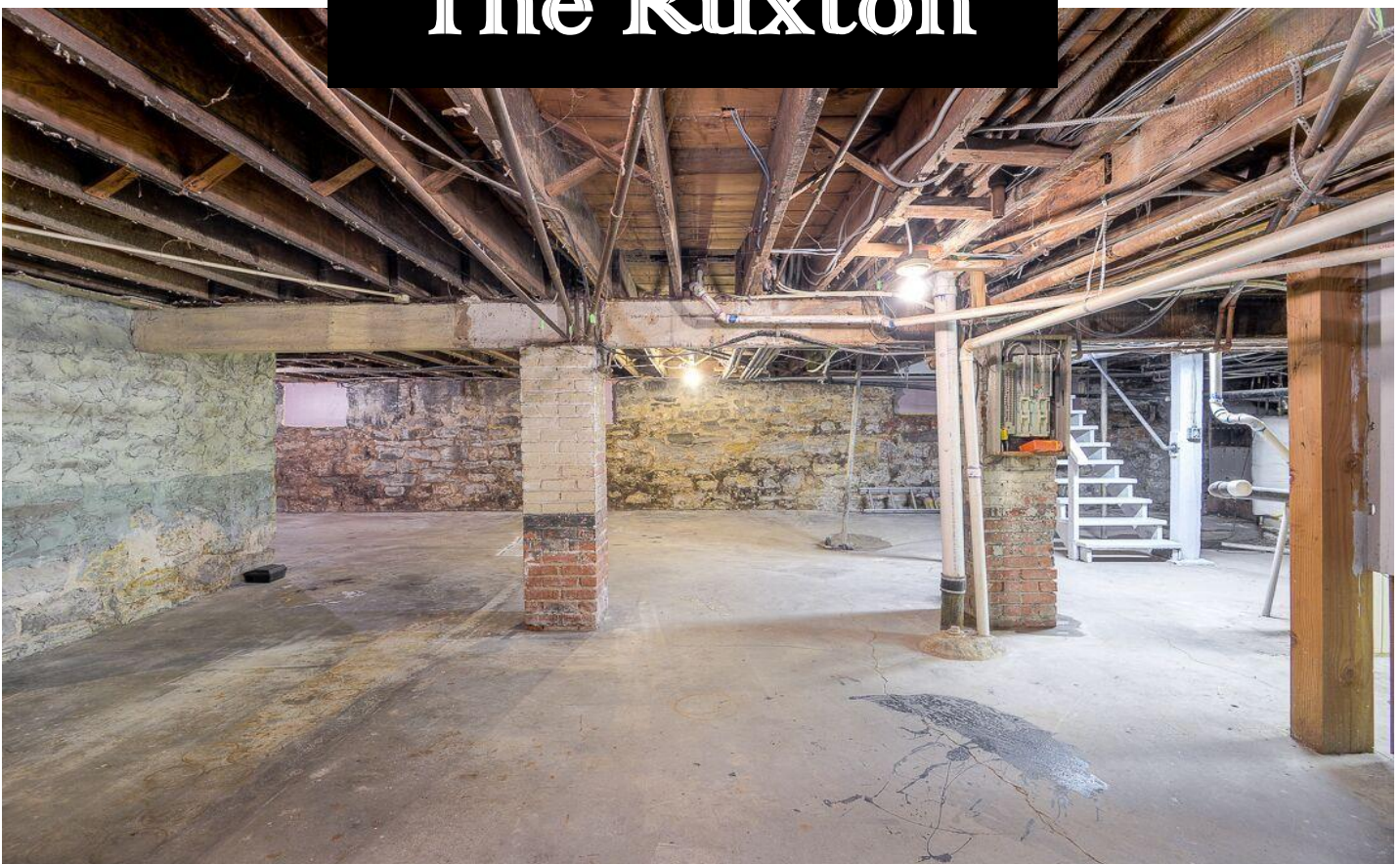
The Ruxton



The Ruxton | 12 Units



The Ruxton



Neighborhood & Submarket Summary

The Ruxton apartment complex is located just a few blocks south of the famed Uptown Theater and near Westport, in the Midtown area of Hyde Park in Kansas City, Missouri. Hyde Park is a vibrant residential/commercial community where businesses, neighborhoods and institutions reinforce one another. Located just east of Westport, The Ruxton is stationed in the neighborhood of Hanover Place, a subdivision of the Hyde Park area. It 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, Hyde Park'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 Ruxton, 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 Ruxton 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.



The Ruxton | 12 Units



COUNTRY CLUB PLAZA



The Ruxton | 12 Units



UNIVERSITY OF MISSOURI-KANSAS CITY



STOWERS INSTITUTE



AMERICAN CENTURY
TOWERS

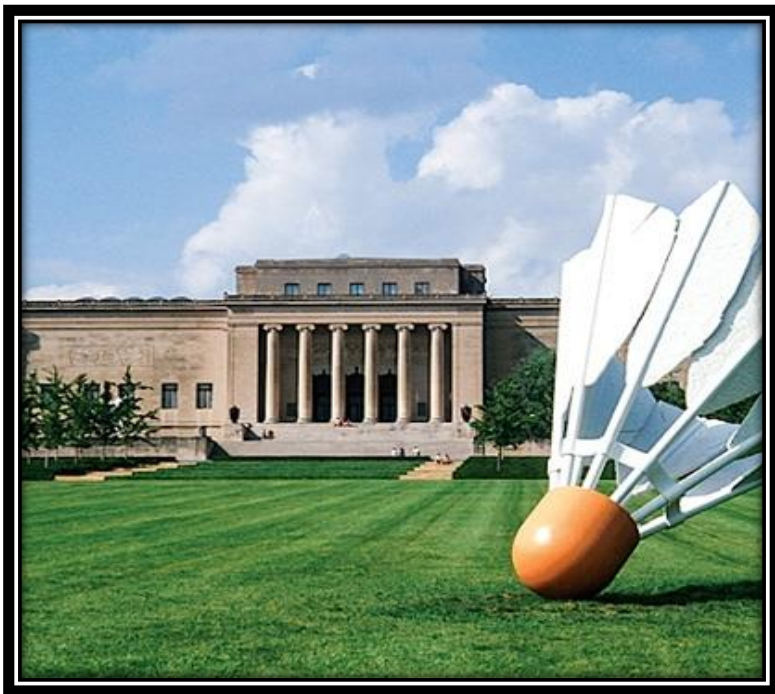
The Ruxton | 12 Units



UNIVERSITY OF KANSAS MEDICAL CENTER



ST. LUKE'S HOSPITAL – KANSAS CITY



NELSON ATKINS MUSEUM



KAUFFMAN FOUNDATION



KEMPER MUSEUM



KANSAS CITY ART
INSTITUTE

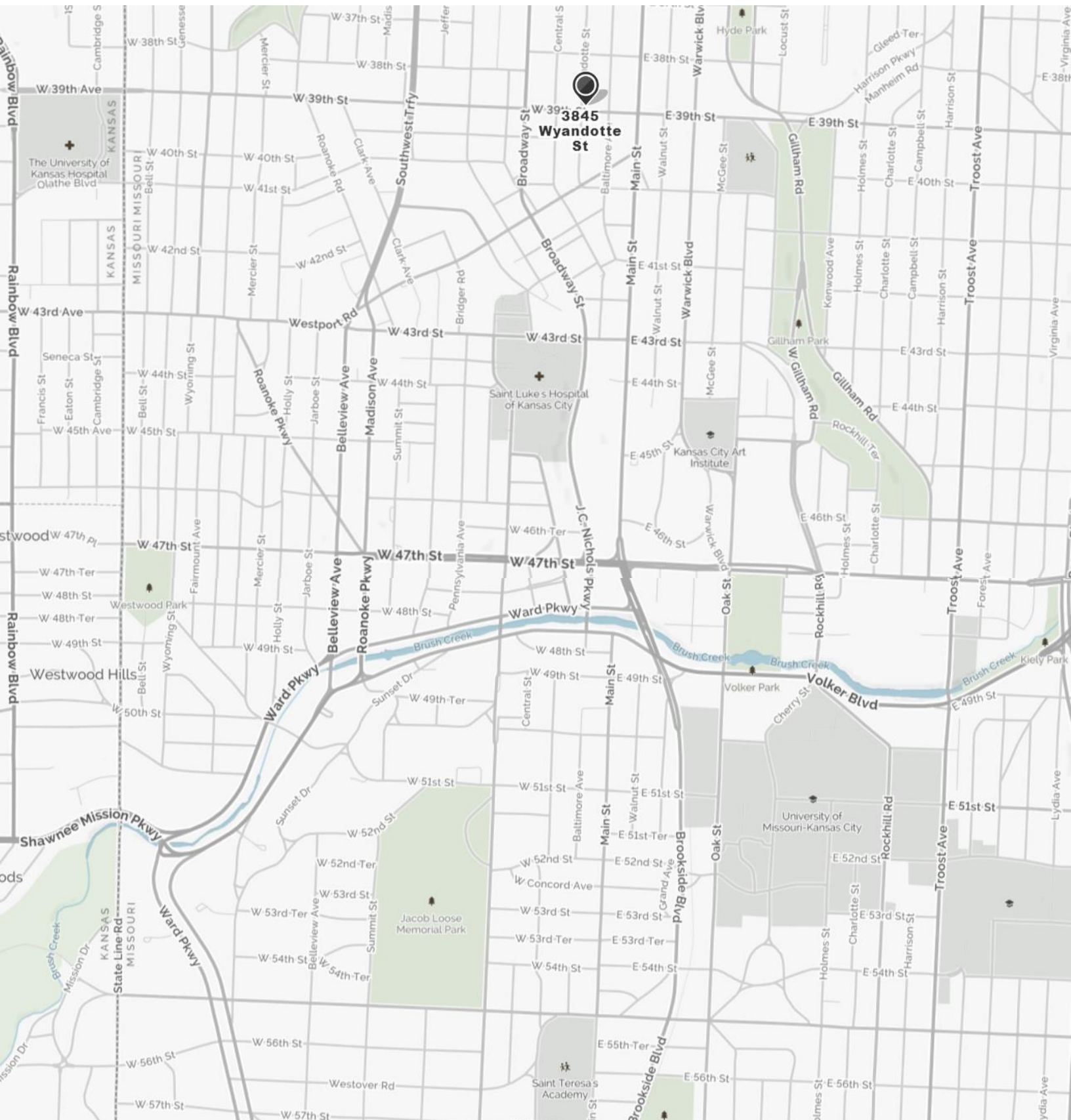
Kansas City Information

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. U.S. News recently analyzed 100 cities in the United States to try and find the best places to live based on quality of life and the job market in each city, as well as the value of living there and people's desire to live there. Kansas City ranked #49 on the list and continues to gain attraction throughout the country. The Huffington Post recently named Kansas City as the "Coolest" City in America and, for the fifth year in a row, named Kansas City the #1 affordable getaway. In Travel + Leisure's "America's Favorite Places" survey, readers voted Kansas City #24 while the Culture Trip voted Kansas City as one of the "12 Best U.S. cities for culture." Kansas City is famous for its musical heritage and has been a great jazz city since the 1930's. The history of the city's music and art heritage can be explored at the American Jazz Museum, the Kauffman Center, the Kemper Museum of Contemporary Art and the Nelson-Atkins Museum of Art. The Nelson-Atkins Museum of Art was named the #1 best museum in the U.S. by both *USA Today* and Yelp. Additionally, Yelp's #5 best museum in the country went to the National WWI Museum & Memorial, the only WWI museum in the country.

ZipRecruiter, an online job platform, concluded that Kansas City is the 4th best metro area in the country to find a job in 2017. 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. Forbes ranked Kansas City as the 3rd best city for renters out of 46 cities because they have the most investor interest, while also declaring Kansas City to have the best "rental affordability" among the 46 city list. WalletHub reaffirmed Forbes lofty ranking by putting Kansas City in its Top 50 for "Best Real-Estate Markets" for large cities. 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 Waterpark 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.

The Ruxton | 12 Units





2016 Actual Financials – Current Rents

Unit	Unit Type	Square Footage	Market Rent	Monthly Rent	Annual Rent
3845-01	1 Bd./ 1 Ba.	560 +/-	\$725	\$660	\$7,920
3845-02	1 Bd./ 1 Ba.	560 +/-	\$725	\$725	\$8,700
3845-03	1 Bd./ 1 Ba.	560 +/-	\$725	\$725	\$8,700
3845-04	1 Bd./ 1 Ba.	560 +/-	\$725	\$725	\$8,700
3845-05	1 Bd./ 1 Ba.	560 +/-	\$725	\$695	\$8,340
3845-06	1 Bd./ 1 Ba.	560 +/-	\$725	\$600	\$7,200
3847-01	Studio	425 +/-	\$595	\$595	\$7,140
3847-02	1 Bd./ 1 Ba.	520 +/-	\$650	\$650	\$7,800
3847-03	Studio	425 +/-	\$595	\$595	\$7,140
3847-04	1 Bd./ 1 Ba.	520 +/-	\$650	\$625	\$7,500
3847-05	Studio	425 +/-	\$595	\$595	\$7,140
3847-06	1 Bd./ 1 Ba.	520 +/-	\$650	\$645	\$7,740
12		6,195 +/-	\$8,085	\$7,835	\$94,020

# of Units	Unit Type	Unit SF	Unit Rent	Total Monthly Rent	Unit Yearly Rent
3	Studio	425 +/-	\$595	\$1,785	\$21,420
1	1 Bd./ 1 Ba.	560 +/-	\$600	\$600	\$7,200
1	1 Bd./ 1 Ba.	520 +/-	\$625	\$625	\$7,500
1	1 Bd./ 1 Ba.	520 +/-	\$645	\$645	\$7,740
1	1 Bd./ 1 Ba.	520 +/-	\$650	\$650	\$7,800
1	1 Bd./ 1 Ba.	560 +/-	\$660	\$660	\$7,920
1	1 Bd./ 1 Ba.	560 +/-	\$695	\$695	\$8,340
3	1 Bd./ 1 Ba.	560 +/-	\$725	\$2,175	\$26,100
12				\$7,835	\$94,020

Gross Scheduled Income - Current Rents	\$94,020	% GSI
Vacancy & Credit Losses	\$4,700	5.00%
Other Income	\$5,437	5.78%
Adjusted Gross Income	\$94,757	% AGI
Repairs & Maintenance	\$6,000	6.33%
Cleaning, Lawn & Snow Removal	\$2,500	2.64%
Management	\$7,580	8.00%
Insurance	\$4,618	4.87%
Real Estate Taxes	\$3,057	3.23%
Utilities	\$6,206	6.55%
Replacement Reserves	\$3,000	3.17%
Total Expenses	\$32,961	34.78%
Net Operating Income	\$61,796	

Property Proforma – Market Rents

Unit	Unit Type	Square Footage	Market Rent	Annual Rent
3845-01	1 Bd./ 1 Ba.	560 +/-	\$725	\$8,700
3845-02	1 Bd./ 1 Ba.	560 +/-	\$725	\$8,700
3845-03	1 Bd./ 1 Ba.	560 +/-	\$725	\$8,700
3845-04	1 Bd./ 1 Ba.	560 +/-	\$725	\$8,700
3845-05	1 Bd./ 1 Ba.	560 +/-	\$725	\$8,700
3845-06	1 Bd./ 1 Ba.	560 +/-	\$725	\$8,700
3847-01	Studio	425 +/-	\$595	\$7,140
3847-02	1 Bd./ 1 Ba.	520 +/-	\$650	\$7,800
3847-03	Studio	425 +/-	\$595	\$7,140
3847-04	1 Bd./ 1 Ba.	520 +/-	\$650	\$7,800
3847-05	Studio	425 +/-	\$595	\$7,140
3847-06	1 Bd./ 1 Ba.	520 +/-	\$650	\$7,800
12		6,195 +/-	\$8,085	\$97,020

# of Units	Unit Type	Unit(s) SF	Unit(s) Mkt. Rent	Total Monthly Mkt. Rent	Unit(s) Annual Mkt. Rent
3	Studio	425 +/-	\$595	\$1,785	\$21,420
3	1 Bd./ 1 Ba.	520 +/-	\$650	\$1,950	\$23,400
6	1 Bd./ 1 Ba.	560 +/-	\$725	\$4,350	\$52,200
Total				\$8,085	\$97,020

Gross Scheduled Income - Market Rents	\$97,020	% GSI
Vacancy & Credit Losses	\$4,850	5.00%
Other Income	\$3,000	3.09%
Adjusted Gross Income	\$95,170	% AGI
Administration & Legal	\$500	0.53%
Repairs & Maintenance	\$8,000	8.41%
Cleaning, Lawn & Snow Removal	\$4,000	4.20%
Management	\$7,610	8.00%
Insurance	\$4,200	4.41%
Real Estate Taxes	\$3,100	3.26%
Utilities	\$6,500	6.83%
Replacement Reserves	\$2,400	2.52%
Total Expenses	\$36,310	38.15%
Net Operating Income	\$58,860	



Exclusively marketed by:

Brice Bradshaw

913.901.6305

bbradshaw@reececommercial.com