EXCLUSIVE MULTIFAMILY OFFERING



PRICE: \$335,000 | 8 Units

1 Bedroom/1Bathroom

Bradshaw & Hargis

Brice Bradshaw 913-901-6305 BBradshaw@ReeceCommercial.com



KCCOMMERCIAL.NET

Somerset Village 8 Plex

585 N Somerset Terrace | Olathe, KS

- All Electric Units
- ❖ 640 Square Foot Apartments
- Washer & Dryer Hookups in Each Unit
- Individually Metered for Electric and Water
- Off Street Parking
- Excellent Rental Area

Property Description

585 Somerset in an 8 plex, constructed in 1984, located just off I-35. 585 offers a great location close to major job centers and employers. The 8 units are one bedroom one bathroom featuring all electric utilities, washer dryer hookups and plenty of off street parking. The units are approximately 640 square feet and are separately metered for electric and water. The units are cooled by a "through the wall" condensing unit and heated with electric baseboard heat and the condensing unit. The complex is located in a subdivision with other 8 plexes. 585 is professionally third party managed and is 100% occupied. Rental demand is strong in Olathe submarket, a suburb of Kansas City. Olathe is a fast growing community that serves as the County Seat for affluent Johnson County, Kansas.





Neighborhood Description

585 Somerset is located in Olathe, Kansas, a Kansas City suburb with over 130,000 residents. Olathe is the County Seat and ranks highly in quality of life and public schools. Olathe has been ranked among the "Best Cities" to live (Money and Forbes magazines and Relocate-America.com). Johnson County is one of the wealthiest counties in the United States featuring a high quality of life, award winning schools, thriving business community, low crime rate, extensive government services, beautiful parks and recreation areas and well planned business communities. Olathe is home to the headquarters of Garmin International, the world's leading GPS company, a FAA regional air traffic control center and Mid-American Nazarene University. Johnson County is home to the headquarters of Sprint, Black and Veatch, Bayer Animal Health, Honeywell, Waddell & Reed and YRC Worldwide. 585 is just blocks from highway access (I-35) that offers a direct route to Downtown Kansas City to the North and the new BNSF Intermodal Facility to the South in Edgerton, Kansas.





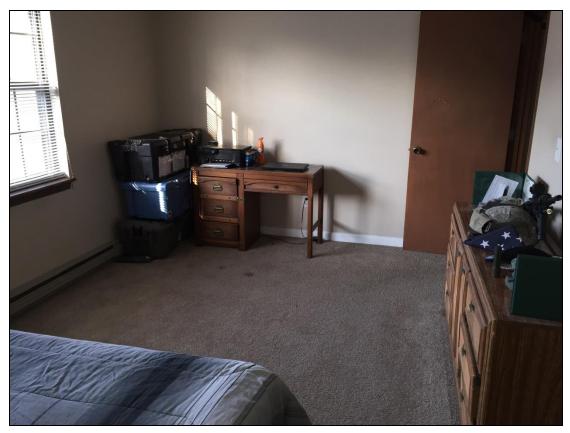












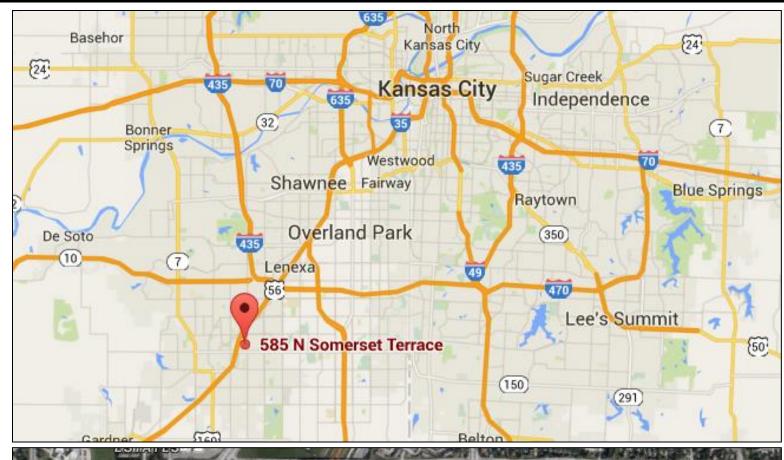


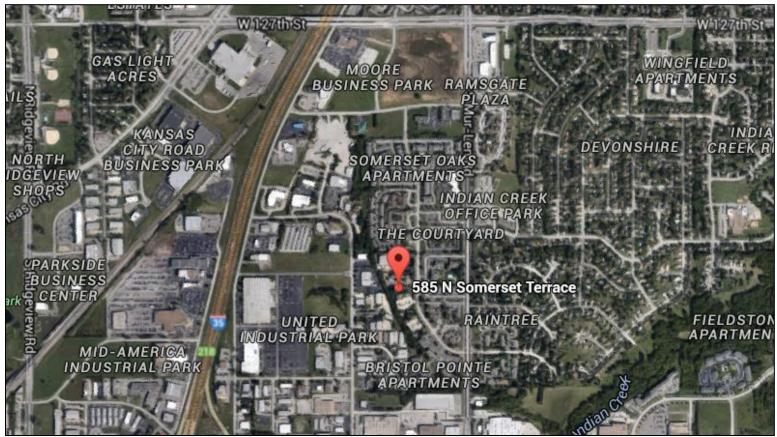












Kansas City Information

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. Site Selection in 2013 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 Stover, YRC Worldwide, 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. In 2013 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 for 2014. MarketWatch 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.

PROPERTY INFORMATION

Number of Units 8
Year Constructed 1984
Type of Buildings 2 Story
Parking Off Street
Metering Separate Electric & Water
HVAC No
Hot Water Individual
Roofs Pitched
Exterior Wood Frame/Wood Siding



INVESTMENT INFORMATION

Price \$335,000 Price/Unit \$ 41,875 **Pro Forma Cap Rate** 7.9% **Loan Amount** \$251,250 \$ 83,750 **Down Payment Interest Rate** 4.25% **Amortization** 25 Years **Monthly Payments** \$ 1,361.12





Somerset Proforma

MULTI - FAMILY STAT / PROFORMA SHEET Property Address: 585 North Somerset Terrace Eity: Olathe State: KS Zip BRICE BRADSHAW Date: Listing Price: \$335,000 Phone: 913-901-6305

Directions:

KCCommercial.net

KCCommer										ercial.net
Unit Description			Current Data			Market Rental Data				
# of Units	# Bed	# Bath	Unit Rent	Mo. Rent	Yearly Rent	5	nit Rent	Mo. Rer	nt	Yearly Rent
8	1	1	\$513	\$4,104	\$49,248		\$525	\$4,200		\$50,400
			\$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
TOTALS \$4,104					\$49,248	TOTALS		\$4,200		\$50,400
PROFORMA					↓					↓
6	GROSS SCHEDULED INCOME:				\$49,248		% GSI	% GSI		\$50,400
7	Vacancy and Credit Losses:				\$2,462	←	5.0%	5.0%	\rightarrow	\$2,520
8	Other Income:				\$360	←	0.7%	0.7%	\rightarrow	\$360
9	ADJUSTED GROSS INCOME (L6-(L7+L8)):				\$47,146		% AGI	% AGI		\$48,240
10						←	0.0%	0.0%	\rightarrow	
11	Administrative:				\$600	←	1.3%	1.2%	\rightarrow	\$600
12	Repairs and Maintenance:				\$6,000	←	12.7%	12.4%	\rightarrow	\$6,000
13	Cleaning, Lawn Care and Snow Removal:				\$1,200	←	2.5%	2.5%	\rightarrow	\$1,200
14	Management:				\$4,007	←	8.5%	8.5%	\rightarrow	\$4,100
15	Insurance:				\$3,200	←	6.8%	6.6%	\rightarrow	\$3,200
16	Taxes:				\$3,451	←	7.3%	7.2%	\rightarrow	\$3,451
17	Utilities:				\$825	←	1.7%	1.7%	\rightarrow	\$825
18	Replacement Reserves:				\$2,400	←	5.1%	5.0%	\rightarrow	\$2,400
19						←	0.0%	0.0%	\rightarrow	
20	Other:					←	0.0%	0.0%	\rightarrow	
21	Total Expenses(sum L10 - L20):				\$21,683	←	46.0%	45.1%	\rightarrow	\$21,776
22		Net Operating I			\$25,462					\$26,464
23			S Annual Deb		16,333	←	34.6%	33.9%	\rightarrow	16,333
24			(Cash Flow)		9,129					10,130
25		CAP RATE (NO	I ÷ PURCHAS	E PRICE):	7.60%					7.90%
26		RETURN ON INVE	STMENT (NI	÷ DOWN):	10.90%	l				12.10%

Estimated Financing

 Purchase Price:
 \$335,000
 4.25%
 :Interest

 25%
 Down:
 \$83,750
 25
 :Years Amortized

 Amount Financed:
 \$251,250
 \$1,361.12
 :P&I Monthly Payment

Exclusively Marketed by:

Brice Bradshaw KCCommercial.net Reece Commercial 913-901-6305 Bbradshaw@ReeceCommercial.com

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

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