

Exclusive Multi Family Offering



South Plaza 12-Plex

12 Units in the South Plaza
5108-5114 Baltimore Avenue
Kansas City, MO 64112

Price – Market



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South Plaza 12-Plex

- ❖ 12 Units – All 2 BR 1BA
- ❖ Exceptional location
- ❖ Complete unit renovations – 5108
- ❖ Hardwood flooring
- ❖ New designer kitchens & bathrooms – 5108
- ❖ Newer roofs
- ❖ Newer HVAC's
- ❖ Value-add opportunities in adding basement units & upgrades to 5112

5108-5110 Property Summary

The South Plaza 12-plex is a vibrant complex ideally located just south of the Country Club Plaza in Kansas City, Missouri. The property consists of two, 6 unit complexes standing 3-stories with a rustic brick exterior and private balconies/patios that provide a scenic view of the area. Building 5108 contains 6 units that are all two bedroom one bathroom units with an approximate unit size of 975 square feet. The property has undergone extensive renovations within the past two years featuring new fixtures and fans, refinished hardwood floors, washer/dryers, dishwashers, granite countertops, stainless appliances, designer kitchens, designer bathrooms, a new roof, new, updated plumbing and new HVAC's. A slight modification to the floor plan was added to each unit providing in unit laundry and storage in the rear of each unit. Additionally, a new meter bank was installed in the basement and electrical upgrades have been made. The property converted to all-electric units with common hot water still operating as gas and units separately metered for electric. These upgrades and modifications allowed the property to achieve rents of \$1,250 a unit. Building 5108 allows for front and rear entry to units and off-street parking is provided at the rear. The basement unit provides an ample amount of space for additional storage and possesses the potential for a value-add opportunity with the addition of a potential 7th unit.



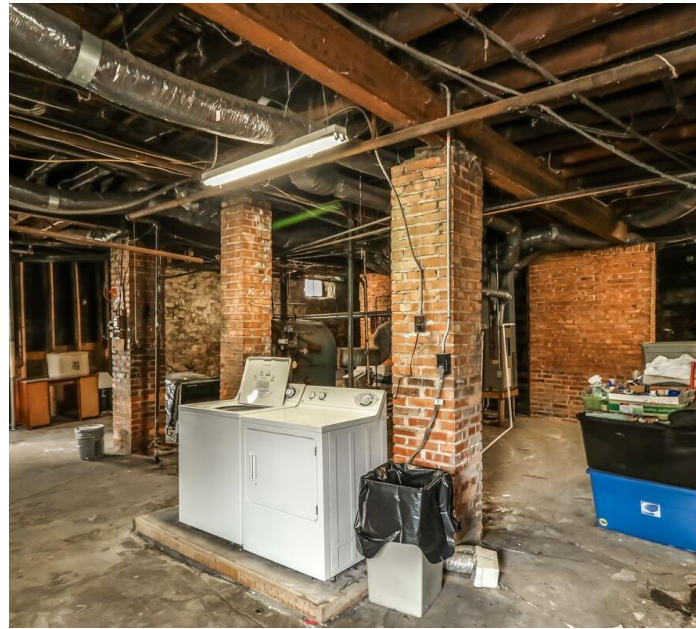
5108 Building & Unit Amenities

- ❖ Hardwood floors
- ❖ Washer & Dryer
- ❖ Balcony/Patios
- ❖ Designer kitchens
- ❖ Designer bathrooms
- ❖ New stainless appliances
- ❖ New lighting fixtures
- ❖ Granite countertops
- ❖ All electric
- ❖ Separately metered
- ❖ New roof *
- ❖ New updated plumbing *
- ❖ New meter bank
- ❖ New HVAC's *
- ❖ Off-street parking
- ❖ Additional storage areas

* *Within the last 2 years*

5112-5114 Property Summary

Building 5110 consists of one, 6 unit complex standing 3-stories with a brick exterior and private, screened-in balconies/patios that provide a great view of the neighborhood. All 6 units in the property are two bedroom one bathroom units with an approximate unit size of 900 square feet. The 6 units at 5112-5114 Baltimore feature hardwood flooring, dishwashers, ceilings fans, and excellent natural lighting from windows. Upgrades to the property consist of a newer roof, newer HVAC's and a new meter bank located in the basement unit of the building. The basement unit of the building offers storage and free laundry and is accessed from a private walkout door at the rear of the building. The property operates as both a gas and electric building and all units are separately metered. Building 5112 allows for front and rear entry to units and off-street parking is provided at the rear. New owners can use building 5108-5110 as a model for a redevelopment plan if aiming to achieve higher rents and revenues. The basement unit at 5110 provides the potential for a value-add opportunity with the addition of a potential 7th unit. The basement features high ceilings and possesses a large amount of unused square footage that potentially could be converted into a unit or usable common area amenity.



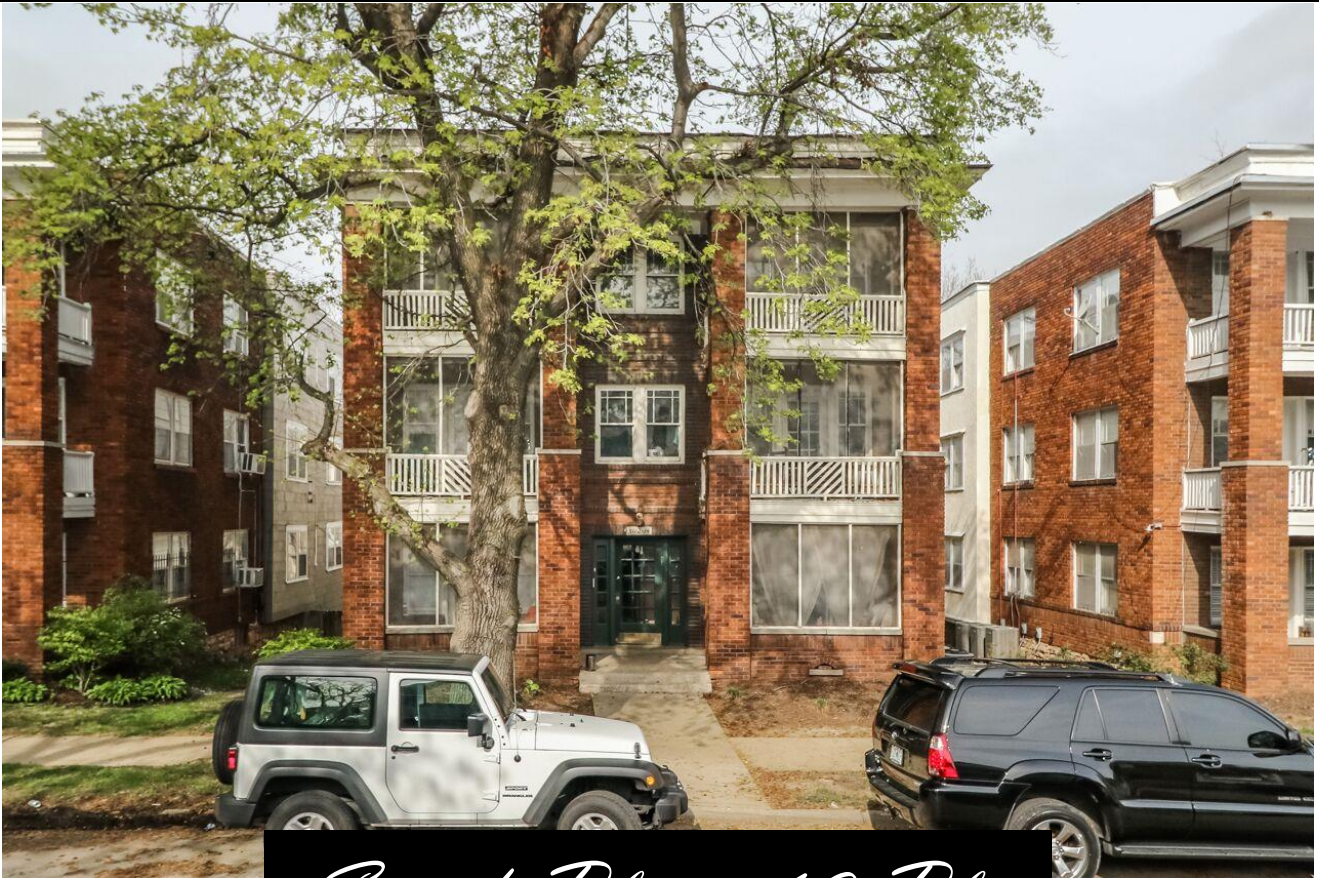
5112 Building & Unit Amenities

- ❖ Hardwood floors
 - ❖ Screened-in balcony/patios
 - ❖ Separately metered gas/electric
 - ❖ New HVAC's *
 - ❖ New roof *
 - ❖ New meter bank
 - ❖ Off-street parking
 - ❖ Free laundry care center
 - ❖ Additional storage areas
- * *Within the last 2 years*

Offering and Property Summary

Asking price	Market
Terms	Free & Clear
Address	5108-5114 Baltimore Avenue Kansas City, MO 64112
Year Built	1923
Buildings	2
Stories	3
Units	12
Two Bedroom One Bathroom	12
5108-5110 Average Unit Size	975 SF +/-
5112-5114 Average Unit Size	900 SF +/-
5108-5110 Average Rents	\$1,250
5112-5114 Average Rents	\$840
Metering	Separate Gas/Electric
Heat	Electric(5108-5110)/Gas(5112-5114)
A/C	Central Air
Hot Water	Common
Exterior	Brick
Laundry	In unit(5108-5110)/Care Center(5112-5114)
Parking	18 Spaces & On-street
Entry	Front & Rear Secure

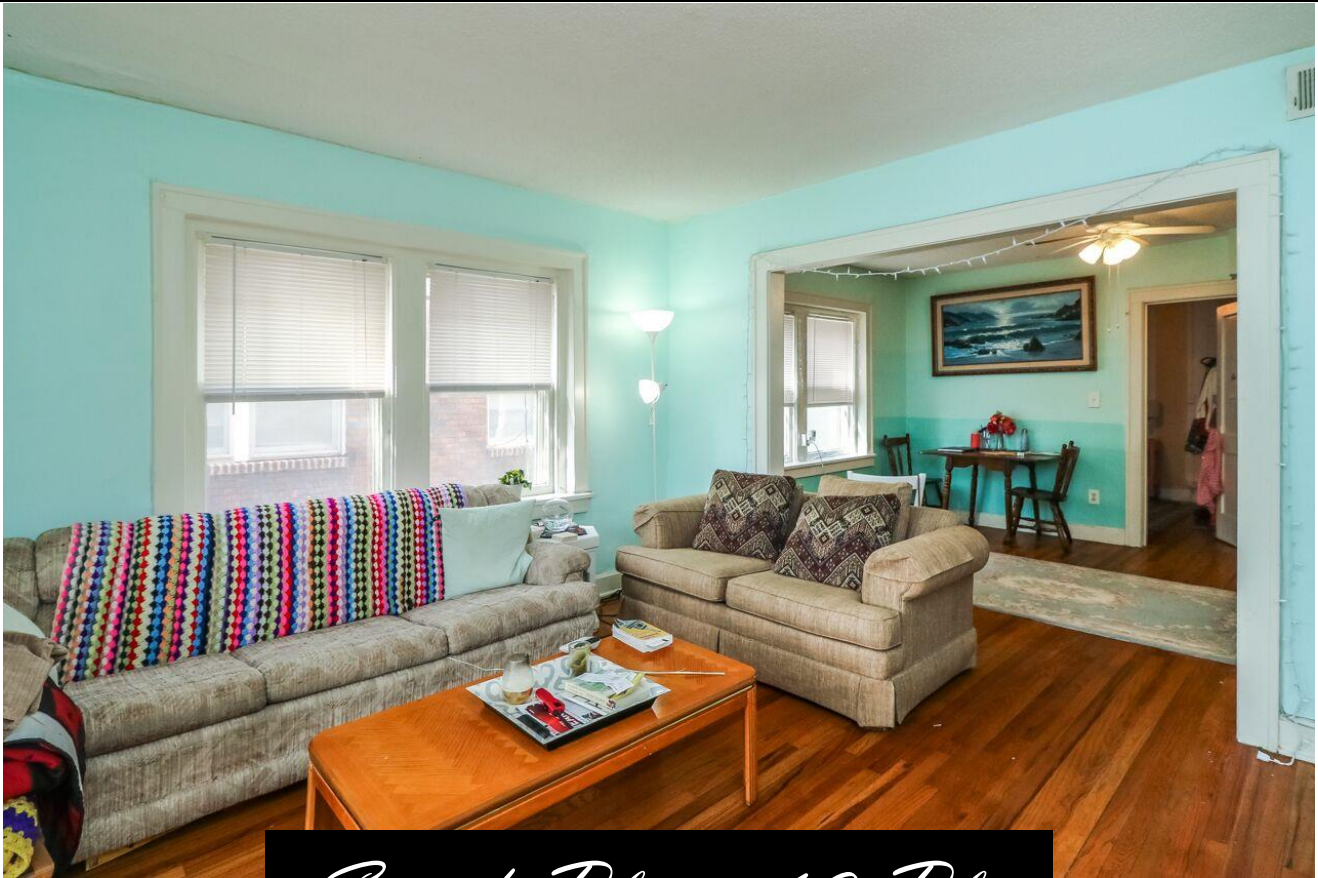
South Plaza 12-Plex | 12 Units



South Plaza 12-Plex



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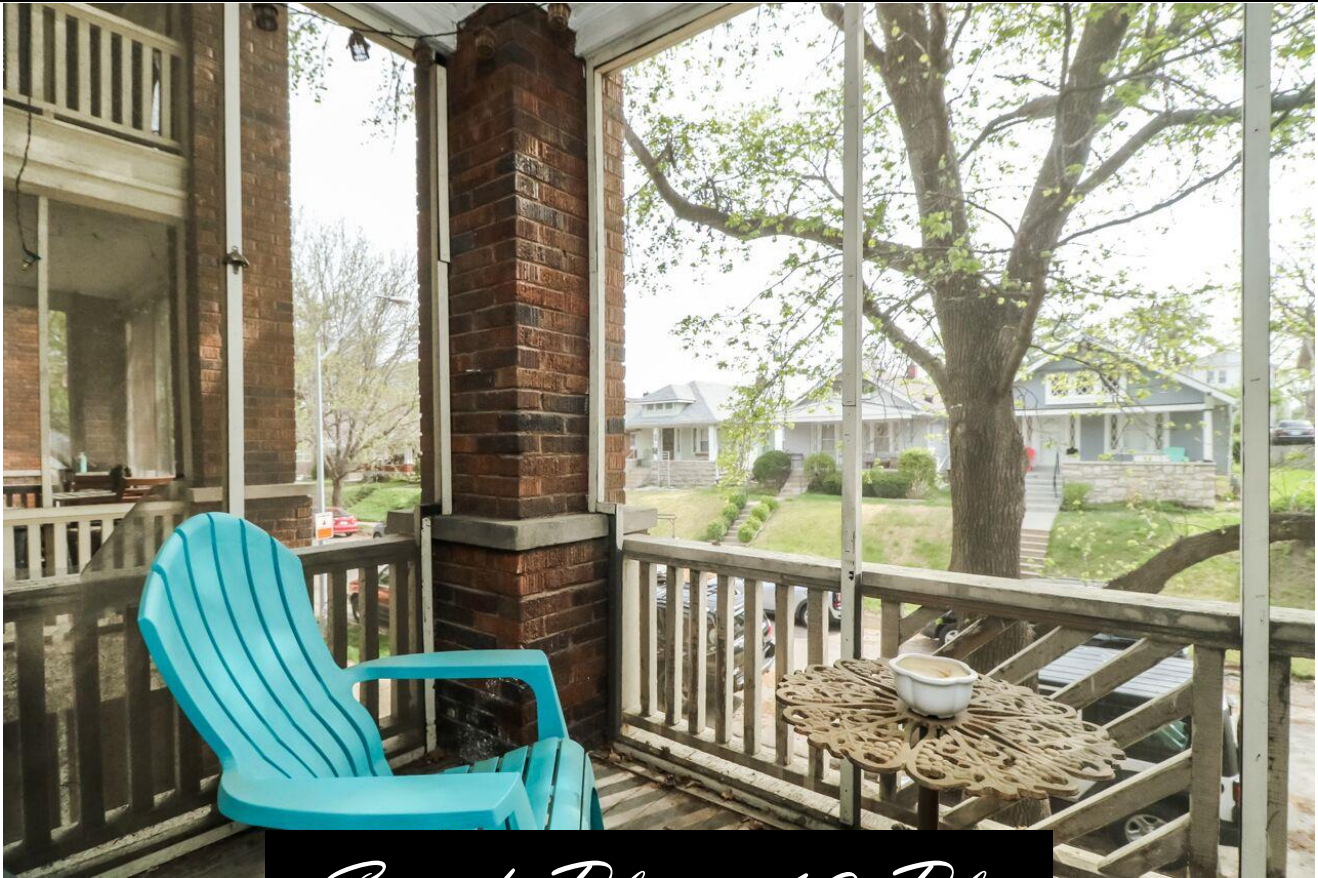
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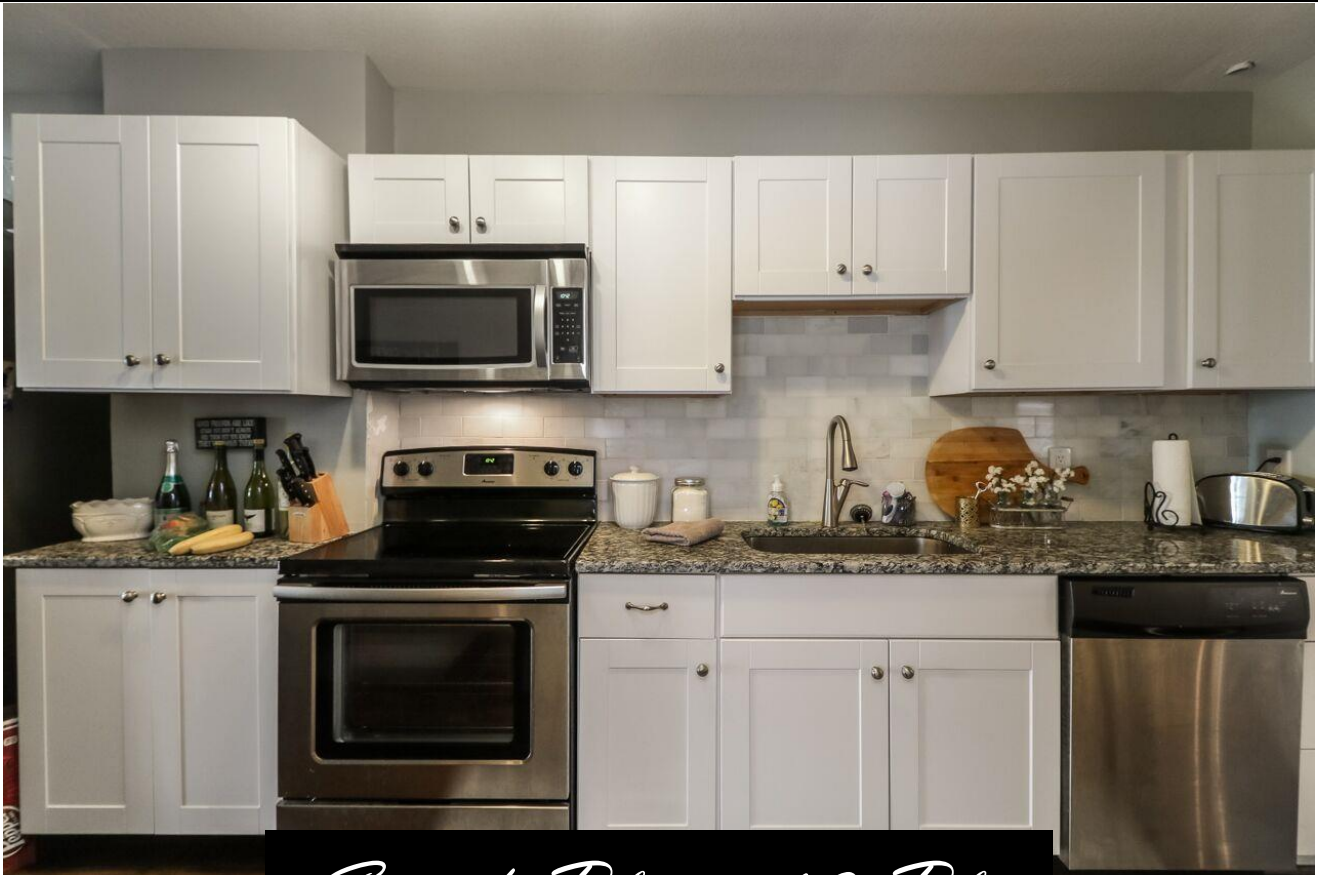
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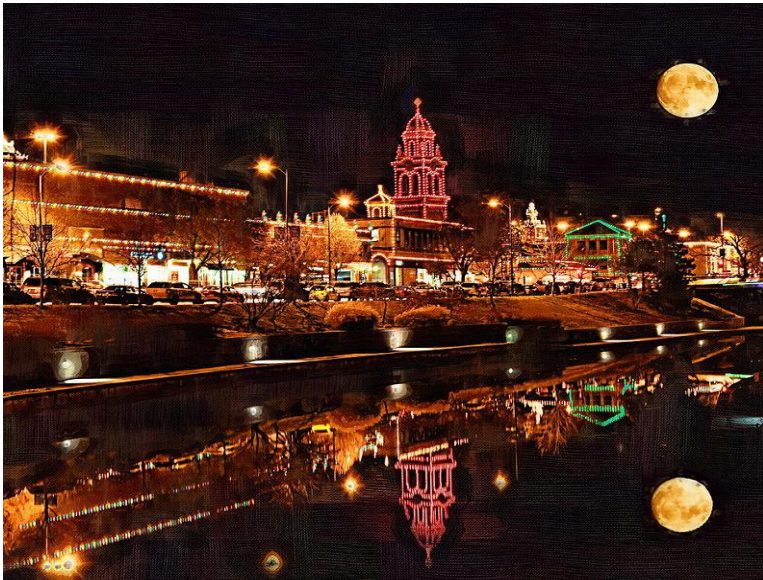


Neighborhood and Submarket Summary

The South Plaza 12-plex is located just west of the University of Missouri Kansas City (UMKC) in the storied South Plaza neighborhood of Kansas City, Missouri. South Plaza is a vibrant residential/commercial community where businesses, neighborhoods and institutions reinforce one another. Lying in the middle of Kansas City, the neighborhood is inhabited by nearly 2,500 residents and sits blocks away from historical sites, parks, theaters, art studios and restaurants. Loose Park, one of the most interactive parks in the city, lies just minutes away, with a running track, playgrounds, a mini water park, a rose garden and areas for picnicking. The area remains known for its welcoming community and various architectural styles that represent Kansas City. The neighborhood boasts several strips that have various bars and restaurants around 50th and Main Street and is considered a walker-friendly neighborhood offering easy access to stores, schools, museums and cultural institutions. The Country Club Plaza and Westport are also nearby, featuring nearly 200 specialty shops and restaurants, fountains, tennis courts, gardens, and an annual Shakespeare Festival. 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 Plaza" is home to many Kansas City cultural traditions and experiences including the Plaza Art Fair, Waterfire and the Plaza Lighting Ceremony. The area features many parks and walking trails including scenic Brush Creek. 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 Plaza 36 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 in the area due to the high quality of life and area amenities.



South Plaza 12-Plex | 12 Units



COUNTRY CLUB PLAZA

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UNIVERSITY OF MISSOURI-KANSAS CITY



STOWERS INSTITUTE



AMERICAN CENTURY
TOWERS



NELSON ATKINS MUSEUM



KAUFFMAN FOUNDATION



KEMPER MUSEUM



KANSAS CITY ART
INSTITUTE

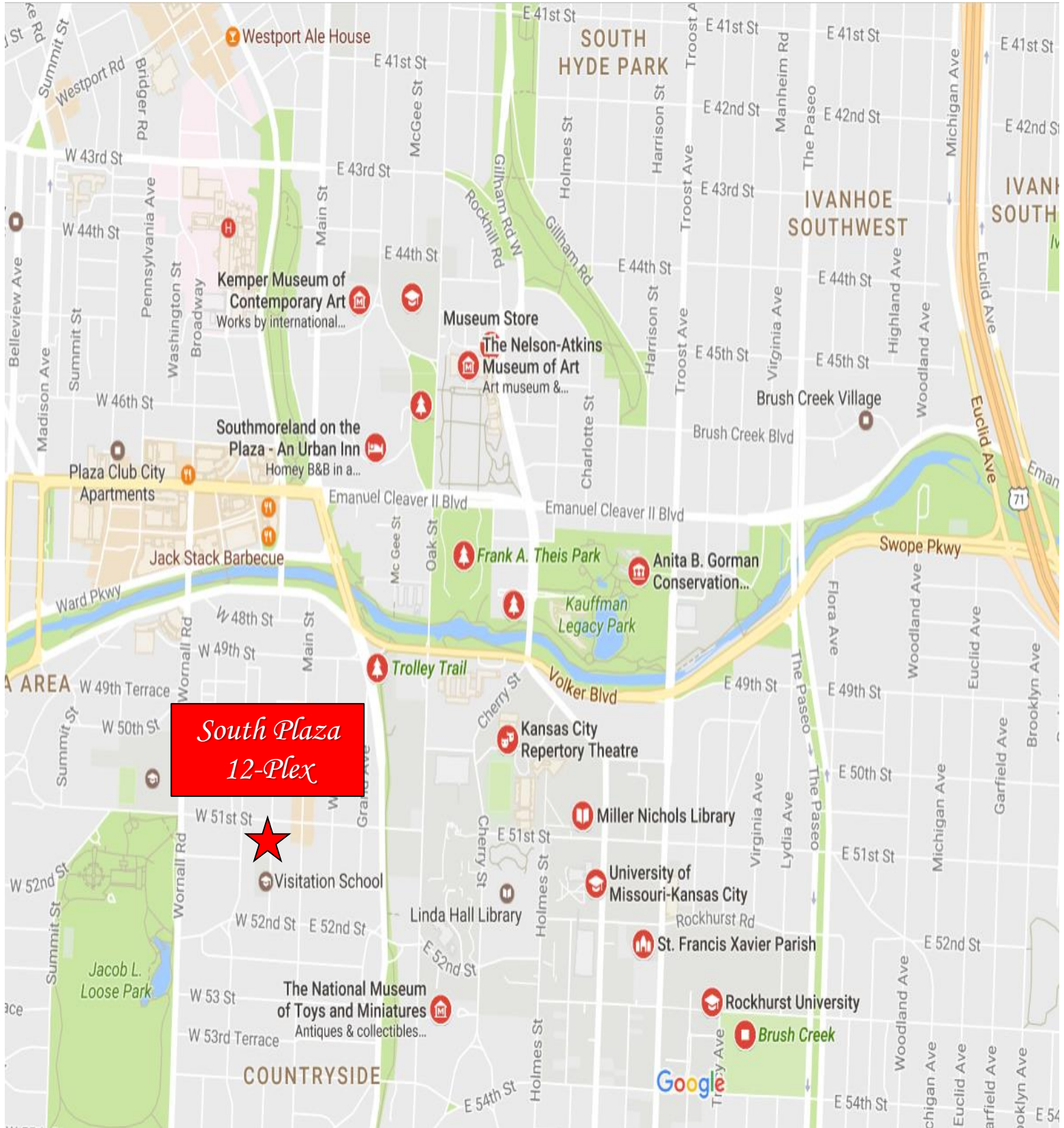
Kansas City Information

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.

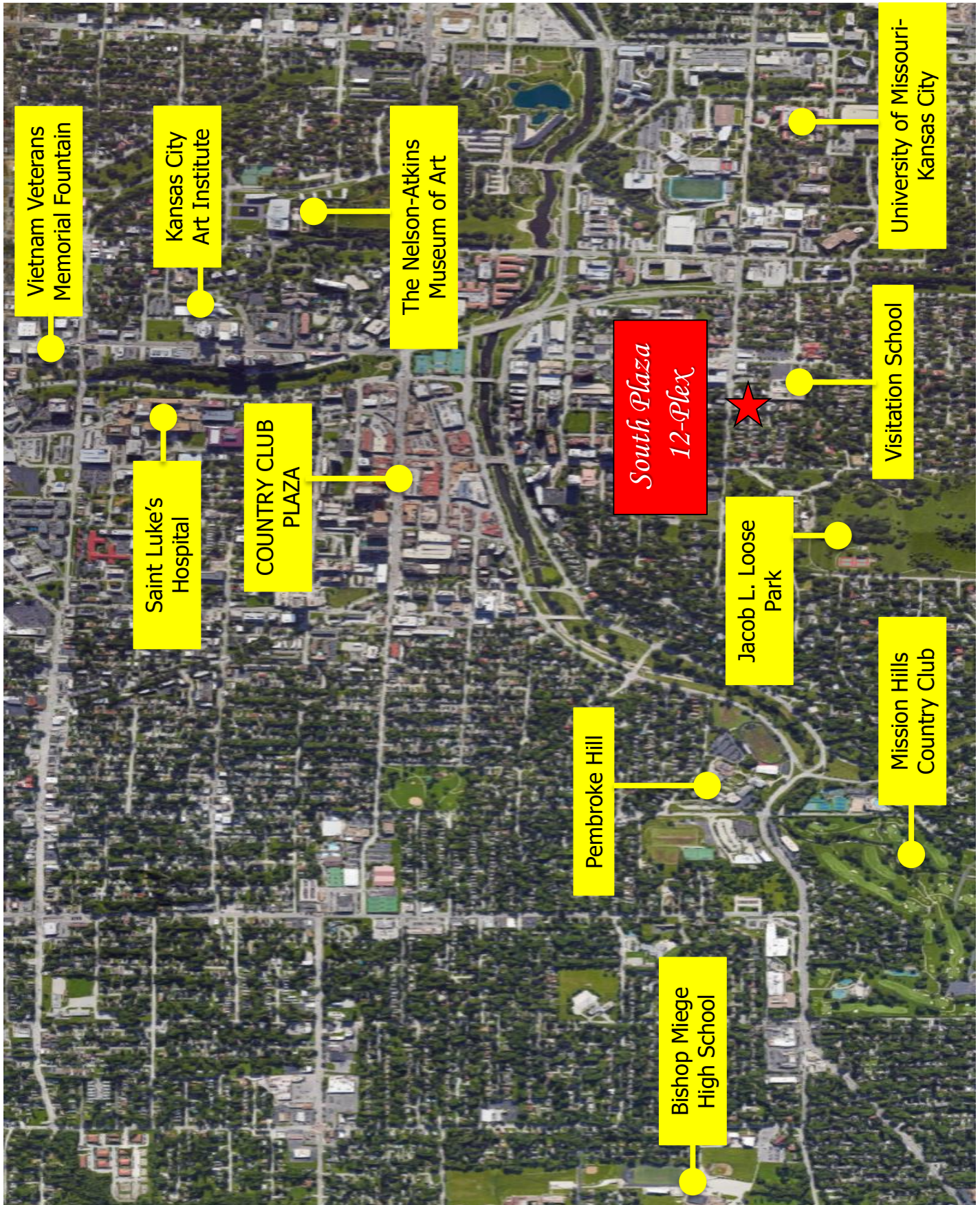
ZipRecruiter, an online job platform, concluded that Kansas City is the 4th best metro area in the country to find a job in 2017. The Kansas City area is home to such companies as: Hallmark, H&R Block, Black & Veatch, Seaboard, DST Systems, Russell Stovers, Garmin and Sprint. Kansas City is also home 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.

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Property Actuals – Current Rents & Financials

Unit Type	Unit SF	Rent	Market Rent	Annual Rent
2 Bd./ 1 Ba.	975 +/-	\$1,250	\$1,250	\$15,000
2 Bd./ 1 Ba.	975 +/-	\$1,250	\$1,250	\$15,000
2 Bd./ 1 Ba.	975 +/-	\$1,250	\$1,250	\$15,000
2 Bd./ 1 Ba.	975 +/-	\$1,250	\$1,250	\$15,000
2 Bd./ 1 Ba.	975 +/-	\$1,250	\$1,250	\$15,000
2 Bd./ 1 Ba.	975 +/-	\$1,250	\$1,250	\$15,000
2 Bd./ 1 Ba.	900 +/-	\$825	\$855	\$9,900
2 Bd./ 1 Ba.	900 +/-	\$865	\$855	\$10,380
2 Bd./ 1 Ba.	900 +/-	\$850	\$855	\$10,200
2 Bd./ 1 Ba.	900 +/-	\$875	\$875	\$10,500
2 Bd./ 1 Ba.	900 +/-	\$810	\$855	\$9,720
2 Bd./ 1 Ba.	900 +/-	\$825	\$855	\$9,900
11,250 +/-		\$12,550	\$12,650	\$150,600

Gross Scheduled Income	\$151,800	% GSI
Vacancy & Credit Losses	\$6,072	4.00%
Other Income	\$1,065	0.70%
Adjusted Gross Income	\$146,793	% AGI
Repairs & Maintenance	\$8,113	5.53%
Cleaning, Lawn, & Snow Removal	\$3,564	2.43%
Contract Labor	\$955	0.65%
Management	\$8,305	5.66%
Insurance	\$7,500	5.11%
Real Estate Taxes	\$5,539	3.77%
Utilities	\$9,122	6.21%
Other Expenses	\$1,088	0.74%
Replacement Reserves	\$3,000	2.04%
Total Expenses	\$47,186	32.14%
Net Operating Income	\$99,607	



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