# EXCLUSIVE MULTI-FAMILY OFFERING

3700 WARWICK BOULEVARD | KANSAS CITY, MO 64111 | 27 UNITS | VALUE-ADD OPPORTUNITY



Unit Mix: (9) 1-BR Units/(18) 2-BR Units

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#### **Exclusively Marketed by:**

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OFFERING & PROPERTY SUMMARY				
Asking Price	Market			
Terms	Free & Clear			
Address	3700 Warwick Boulevard Kansas City, MO 64111			
County	Jackson County			
Neighborhood	Hanover Place			
Zoning	R-1.5			
Year Built	1965 (previous appraisal)			
Construction/Exterior	Stone, Brick & Wood Shingle Siding; Garden-Style; Brick & Wooden Exterior Walls; Flat Built-Up Roofs			
Site Size	24,966 sq. ft. or 0.57 acres (previous appraisal)			
Net Rentable Area	21,600 sq. ft. (+/-)			
Buildings	3 (adjoined)			
Stories	2.5			
Units	27			
2 Bedroom 1 Bathroom	18			
Average Unit Size	850 sq. ft. (+/-)			
Average Unit Rent	\$825			
1 Bedroom 1 Bathroom	9			
Average Unit Size	700 sq. ft. (+/-)			
Average Unit Rent	\$698			

UTILITIES & AMENITIES SUMMARY					
Metering	Separate (Gas & Electric)				
Heat	Gas				
A/C	Central Air				
Hot Water	Individual				
Laundry	On-Site				
Entry	Front & Rear Secured				
Parking	20 off-street parking spaces				
Internet	Google Fiber				
Landlord Utilities	Landlord pays water & trash (tenant's responsible for electric & gas)				

### **Property Summary**

Warwick Plaza is an attractive, brick and stone exterior, garden style apartment complex comprised of three 2.5-story adjoining buildings ideally located in the Midtown/Westport area of Kansas City, Missouri. The lower level of the buildings is partially below grade and units are accessed via enclosed stairwells and are provided front and rear access. The complex provides an on-site laundry facility in the middle building, as well as 20 off-street parking spaces at the south and west sides of the building (additional on-street parking as well). Warwick Plaza is comprised of 27 total units, 9 one-bedroom units and 18 two-bedroom units, and features 3 total floorplans. The one-bedroom/one-bathroom units have an approximate unit size of 700 square feet. The two-bedroom/one-bathroom units have an approximate unit size of 850 square feet.

Built in 1965, Warwick Plaza has undergone and completed upgrades over the last several years consisting of a new roof (2017/2018), new windows, new fixtures, updates to appliances (as needed), updates to flooring (as needed), and updates to the interior hallways. All units at the complex feature vinyl plank and carpeted flooring, central air, fully equipped kitchens with stainless steel appliances, dishwashers and disposals, spacious closets, balconies/patios, excellent natural lighting and Google Fiber. Units are individually metered for gas and electric and possess individual hot water heaters. Tenants are responsible for gas and electric, while the landlord is responsible for water, sewer and trash. Additional value-add exists with Warwick Plaza with continued unit and property updates. These updates could include the addition of washers and dryers to units, updated balconies or repurposing of the courtyard area.

The complex is ideally located just two blocks from Main Street, the soon to be completed street car expansion, and one block from the new Plexpod Campus (old Westport Middle School) in Hyde Park, a highly desirable area in Midtown. Its close proximity to Westport, the Country Club Plaza, Kansas City's central commerce corridor, KCAI, the Nelson-Atkins Museum and KU Medical provide the complex with an abundance of "qualified" tenants.

SITE DESCRIPTION				
ADDRESS	3700 WARWICK BLVD. KANSAS CITY, MO 64111			
COUNTY	JACKSON COUNTY			
NEIGHBORHOOD	HANOVER PLACE			
ZONING	R-1.5			
PARKING	20 OFF-STREET SPACES			
STORIES	2.5-STORIES (3 BUILDINGS)			
# of Units	27			
YEAR BUILT	1965			

PROPERTY & UNIT HIGHLIGHTS
Vinyl Plank/Carpet
Central Air
Google Fiber
Balcony/Patio
Spacious Closets
Dishwasher & Disposals
Stainless Steel Appliances
New Roof (2017/2018)
Newer Windows
Secured Entry (Enclosed Stairwells)
On-Site Laundry
Central Courtyard Area
20 off-street secured parking spaces
Additional on-street parking
Separately Metered (Gas & Electric)
Individual Hot Water Heaters
Value-Add Opportunity





## LIVING AREA PICTURES

































### Neighborhood & Submarket Summary

The 27 units at Warwick Plaza are located just a few blocks south of the famed Uptown Theater 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 north of Westport, Warwick Plaza 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 Sustainable Development Partners Kansas City have recently announced its partnership with Plexpod to develop the world's largest co-working facility at the Westport Commons (previously Westport Middle School) two blocks south of Warwick Plaza. Development of the entrepreneurial center has completed and the facility encompasses a next-gen workspace for entrepreneurs, start-ups, and growth stage companies of all sizes. The Crossroads Art District, located north of Warwick Plaza, 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. Warwick Plaza is just minutes away from the Nelson-Atkins Museum of Art, the Kemper Museum of Modern Art, the Kansas City Art Institute, 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 and Westport due to the high quality of life and area amenities.





# COUNTRY CLUB PLAZA







UNIVERSITY OF MISSOURI-KANSAS CITY



STOWERS INSTITUTE



AMERICAN CENTURY TOWERS



UNIVERSITY OF KANSAS MEDICAL CENTER



ST. LUKE'S HOSPITAL - KANSAS CITY



**NELSON ATKINS MUSEUM** 



OLD WESTPORT



KEMPER MUSEUM



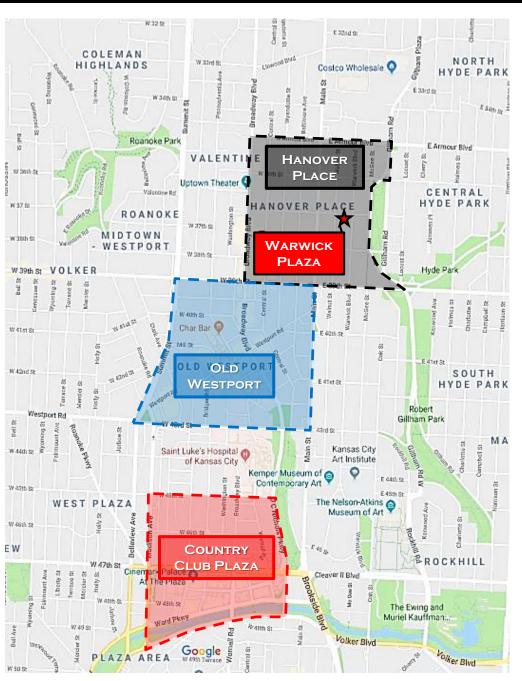
KANSAS CITY ART INSTITUTE

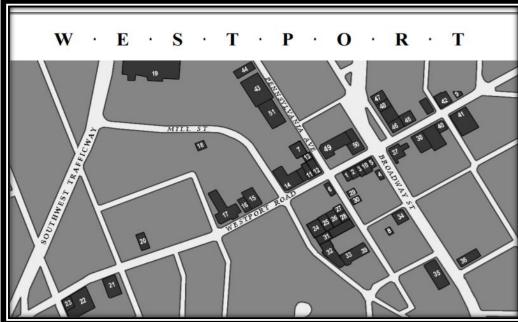
### **Kansas City Information**

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 3<sup>rd</sup> 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.





- JERUSALEM CAFÉ
- MATSU
- 3. Blayney's
- BROADWAY CAFÉ
- STARBUCK'S COFFEE
- HARRY'S BAR & TABLES
- 7. TIZER'S
- MESA WRAPS
- MARIO'S IN WESTPORT
- 10. CHINA ONE EXPRESS
- 11. JOHNNY DARE'S
- 12. KELLY'S WESTPORT INN
- 13. JOE'S PIZZA BUY THE SLICE
- 14. AMERICA'S PUB
- 15. CHILI'S
- 16. FUJI
- 17. QUARTERAGE HOTEL
- 18. Boston Market
- 19. SUNFRESH
- 20. Napoleon Bakery
- 21. HOLIDAY INN EXPRESS
- 22. WESTPORT FLEA MARKET
- 23. SPIVIE'S BOOKS
- 24. PANERA BREAD
- 25. CACTUS CAFÉ
- 26. BUZZARD BEACH

- 27. FIDEL'S
- 28. TORRE'S PIZZA
- 29. HARPO'S
- 30. TEA DROPS
- 31. MURRAY'S ICE CREAM
- 32. CALIFORNO'S
- 33. RE-RUNS
- 34. STREETSIDE RECORDS
- 35. THE MUSIC EXCHANGE
- 36. Gojo's
- 37. BANK OF AMERICA
- 38. LOMAVISTA
- 39. THAI PLACE
- 40. BROADWAY ROASTING COMPANY
- 41. ARIZONA TRADING COMPANY
- 42. VIDEO MANIA
- 43. WESTPORT BEACH CLUB
- 44. WESTPORT COFFEE HOUSE
- 45. Dave's Stage Coach
- 46. THE CORNER
- 47. FREAKS TATTOO
- 48. Zowie!
- 49. McCoy's Public House
- 50. THE HURRICANE
- 51. BEAUMONT CLUB





### Warwick Plaza - Current Rent Roll

Unit #	<b>Unit Type</b>	Unit SF	Rent	<b>Annual Rent</b>	Rent Per SF
1	2x1	850 +/-	\$895	\$10,740	\$1.05
2	2x1	850 +/-	\$750	\$9,000	\$0.88
3	2x1	850 +/-	\$850	\$10,200	\$1.00
4	2x1	850 +/-	\$795	\$9,540	\$0.94
5	2x1	850 +/-	\$895	\$10,740	\$1.05
6	2x1	850 +/-	\$795	\$9,540	\$0.94
7	2x1	850 +/-	\$795	\$9,540	\$0.94
8	1x1	700 +/-	\$695	\$8,340	\$0.99
9	2x1	850 +/-	\$795	\$9,540	\$0.94
10	1x1	700 +/-	\$695	\$8,340	\$0.99
11	2x1	850 +/-	\$850	\$10,200	\$1.00
12	1x1	700 +/-	\$695	\$8,340	\$0.99
13	2x1	850 +/-	\$795	\$9,540	\$0.94
14	2x1	850 +/-	\$850	\$10,200	\$1.00
15	2x1	850 +/-	\$895	\$10,740	\$1.05
16	2x1	850 +/-	\$795	\$9,540	\$0.94
17	2x1	850 +/-	\$875	\$10,500	\$1.03
18	2x1	850 +/-	\$750	\$9,000	\$0.88
19	2x1	850 +/-	\$875	\$10,500	\$1.03
20	1x1	700 +/-	\$695	\$8,340	\$0.99
21	2x1	850 +/-	\$795	\$9,540	\$0.94
22	1x1	700 +/-	\$695	\$8,340	\$0.99
23	2x1	850 +/-	\$795	\$9,540	\$0.94
24	1x1	700 +/-	\$695	\$8,340	\$0.99
25	1x1	700 +/-	\$725	\$8,700	\$1.04
26	1x1	700 +/-	\$695	\$8,340	\$0.99
27	1x1	700 +/-	\$695	\$8,340	\$0.99
27		21,600 +/-	\$21,130	\$253,560	\$0.98

#### Warwick Plaza - Current Unit Mix

# of Units	Unit Type	Unit SF	Rent	Monthly Rent	Annual Rent	Rent Per SF
8	1x1	700	\$695	\$5,560	\$66,720	\$0.99
1	1x1	700	\$725	\$725	\$8,700	\$1.04
8	2x1	850	\$795	\$6,360	\$76,320	\$0.94
3	2x1	850	\$895	\$2,685	\$32,220	\$1.05
3	2x1	850	\$850	\$2,550	\$30,600	\$1.00
2	2x1	850	\$875	\$1,750	\$21,000	\$1.03
2	2x1	850	\$750	\$1,500	\$18,000	\$0.88
27		21600		\$21,130	\$253,560	\$0.98

### Warwick Plaza - Current Unit Mix

# of Units	Unit Type	Unit SF	Rent	Monthly Rent	Annual Rent	Rent Per SF
8	1x1	700	\$695	\$5,560	\$66,720	\$0.99
1	1x1	700	\$725	\$725	\$8,700	\$1.04
8	2x1	850	\$795	\$6,360	\$76,320	\$0.94
3	2x1	850	\$895	\$2,685	\$32,220	\$1.05
3	2x1	850	\$850	\$2,550	\$30,600	\$1.00
2	2x1	850	\$875	\$1,750	\$21,000	\$1.03
2	2x1	850	\$750	\$1,500	\$18,000	\$0.88
27		21600		\$21,130	\$253,560	\$0.98

#### 2018 Actual Financial Performance

Adjusted Gross Income	\$238,069	%AGI	Per Unit
Legal & Administration	\$1,900	0.80%	\$70.37
Repairs & Maintenance	\$40,000	16.80%	\$1,481.48
Cleaning, Lawn, Pest & Snow Removal	\$4,100	1.72%	\$151.85
Utilities	\$24,658	10.36%	\$913.26
Management	\$18,460	7.75%	\$683.70
Property Tax	\$8,611	3.62%	\$318.91
Insurance	\$8,337	3.50%	\$308.78
Total Expenses	\$106,065	44.55%	\$3,928.35
Net Operating Income	\$132,003		\$4,889.01

Warwick Arms has undergone unit by unit upgrades/renovations over the last several years which has resulted in less collections for 2018. The current ownership allowed unit turnovers to happen naturally as units became vacant and the individual unit rehabs were done one at a time. Vacancy was prolonged due to the scope of the work completed. A small amount of capitals expenses have been adjusted and removed from the "Repairs & Maintenance" line item. The "Gross Income" line item reflects the total revenue collected after factoring in vacancy, credit losses and other income segments for 2018.

#### **Pro-Forma Unit Mix**

# of Units	<b>Unit Type</b>	Unt SF	Proforma Rent	<b>Monthly Rent</b>	Annual Rent
9	1x1	700	\$750	\$6,750	\$81,000
18	2x1	850	\$895	\$16,110	\$193,320
27				\$22,860	\$274,320

#### **Pro-Forma Financial Performance**

WARWICK PLAZA (27 Units) Pro-Forma						
Gross Potential Income – Pro-Forma Rents	\$274,320	%GSI	Per Unit			
Vacancy & Credit Losses	\$13,716	5.00%	\$508.00			
Other Income	\$6,000	2.19%	\$222.22			
Adjusted Gross Income	\$266,604	%AGI	Per Unit			
Legal & Administration	\$1,500	0.56%	\$55.56			
Repairs & Maintenance	\$32,400	12.15%	\$1,200.00			
Cleaning, Lawn, Pest & Snow Removal	\$4,725	1.77%	\$175.00			
Utilities	\$24,658	9.25%	\$913.26			
Management	\$21,328	8.00%	\$789.94			
Property Tax	\$8,611	3.23%	\$318.93			
Insurance	\$10,125	3.80%	\$375.00			
Replacement Reserves	\$5,400	2.03%	\$200.00			
Total Expenses	\$108,747	40.79%	\$4,027.68			
Net Operating Income	\$157,857		\$5,846.54			

Our pro-forma assumes full occupancy of units at Market Rents. Our 'Gross Scheduled Income' revenue category encompasses annualized Market Rents of \$750 (1-BR) and \$895 (2-BR). These rents are currently being achieved with several units at the complex. Additionally, our proforma assumes static vacancy (5%) and management (8%) charges. For our CAP rate calculations, we added replacement reserves of \$200 per unit to account for expenditures.

#### **Sources of Information**

This offering memorandum was prepared by the Broker solely for the use of perspective purchasers of the property. Neither the Owner nor Broker makes any representation or warranty as to the completeness or the accuracy of the material contained in this offering memorandum. All information is based on surveys, public records and old appraisals. The financial 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 Commercial/KCCommercial.net 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 factor having to do with the valuation of property. All information outlined in this offering memorandum was obtained from a number of sources, including but not limited to the following:

- The Jackson County Assessor's Office and online databases
- The City of Kansas City, Missouri
- Loopnet, CoStar, and Multiple Listing Services (MLS)
- ❖ Market participants and property managers familiar with the market area
- Public records, surveys, and appraisals

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