

VALENTINE 8

3500 JEFFERSON ST,
KANSAS CITY, MO 64111



8 UNITS



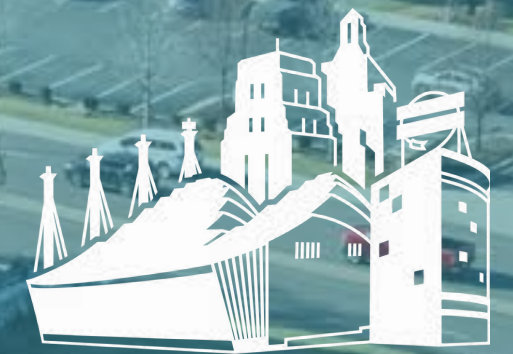
0.463 ACRES LAND

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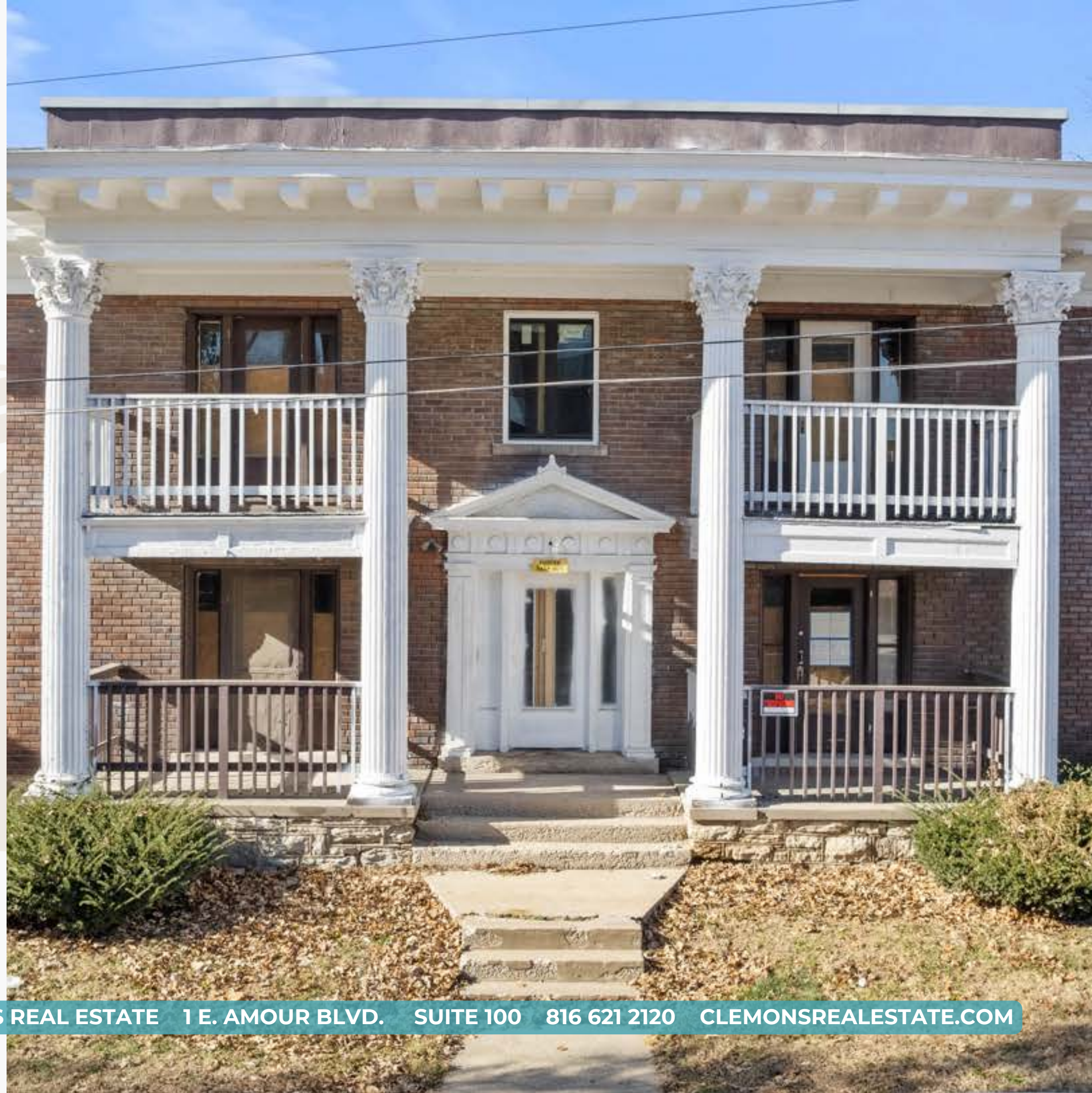
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INVESTMENT STRATEGY



Presenting Valentine 8

a unique multifamily value-add opportunity in the highly coveted Valentine neighborhood of Kansas City, Missouri. This development includes two buildings with a total of 8 luxury apartment units, each featuring 2 bedrooms and 1 bathroom. Work has already begun, offering a head start for the new owner to complete. In addition to these 8 units, the property boasts approximately 0.5 acres of prime development land, ready for additional units as per the buyer's vision. This is an exceptional investment prospect in a sought-after location with excellent potential for growth and profitability.

HIGHLIGHTS

- 8 Luxury 2 bed 2 bath apartments with significant work already complete
- Construction Set available for new buyer to take over swiftly
- Additional ~0.5 Acres presents further development opportunity
- Immediately adjacent southwest trafficway and walkable to midtown
- Off-street parking on-site plus close proximity to the Kansas City Streetcar



INVESTMENT STRATEGY

8 Luxury 2 bed 2 bath apartments with significant work already complete

Luxury 2-bedroom, 2-bathroom units in Midtown Kansas City attract diverse tenants, drive higher rents, and reduce vacancies. Rare size, these upscale apartments can attract long-term occupancy, promising excellent returns and sustained demand.

Construction Set available for new buyer to take over swiftly

Step into a development project with complete construction documents and ongoing work, saving time and resources, accelerating project completion, and minimizing uncertainties for a smoother, more efficient investment.

Additional ~0.5 Acres presents further development opportunity

Acquiring 0.5 acres of prime development land alongside the existing project offers expansion opportunities, increased investment potential, and flexibility for future growth, maximizing the overall value and return on investment.

Immediately adjacent southwest trafficway and walkable to midtown

Prime location in Valentine adjacent to Kansas City's Southwest Trafficway offers quick access to Downtown, the Country Club Plaza, and Westport, while remaining walkable to numerous Midtown amenities, enhancing convenience and lifestyle.

Off-street parking on-site plus close proximity to the Kansas City Streetcar

Including off-street parking ensures convenience for tenants, while the short 0.5-mile walk to a future Kansas City streetcar stop offers excellent connectivity, enhancing accessibility and appeal for residents.





PROPERTY SUMMARY

VALENTINE 8
3500 JEFFERSON ST,
KANSAS CITY, MO 64111

Total # of Units:	8
Year Built:	1920
Year Renovated:	2020
Average Unit Size (SF):	1250
# of Buildings:	2
# of Stories:	2
Roofs:	TPO
Windows:	Dual Pane / Vinyl
Plumbing:	PVC / PEX
Electrical:	200 Amp Panel Copper Grounded
Parking:	20
Parking Ratio:	2.5
Development Land (Acres):	0.463
Zoning:	R-1.5
Utilities Summary:	
Electric:	Individual Evergy
Gas:	Individual Spire
Water:	Central Kansas City Water
Trash:	Kansas City Trash





AERIAL OVERVIEW



Pennsylvania Avenue

Jefferson Street

NORMAN SCHOOL LOFTS

Southwest Trafficway

35th Street





AERIAL OVERVIEW



One Park Place
Luxury Condos



Southwest Trafficway

Jefferson Street

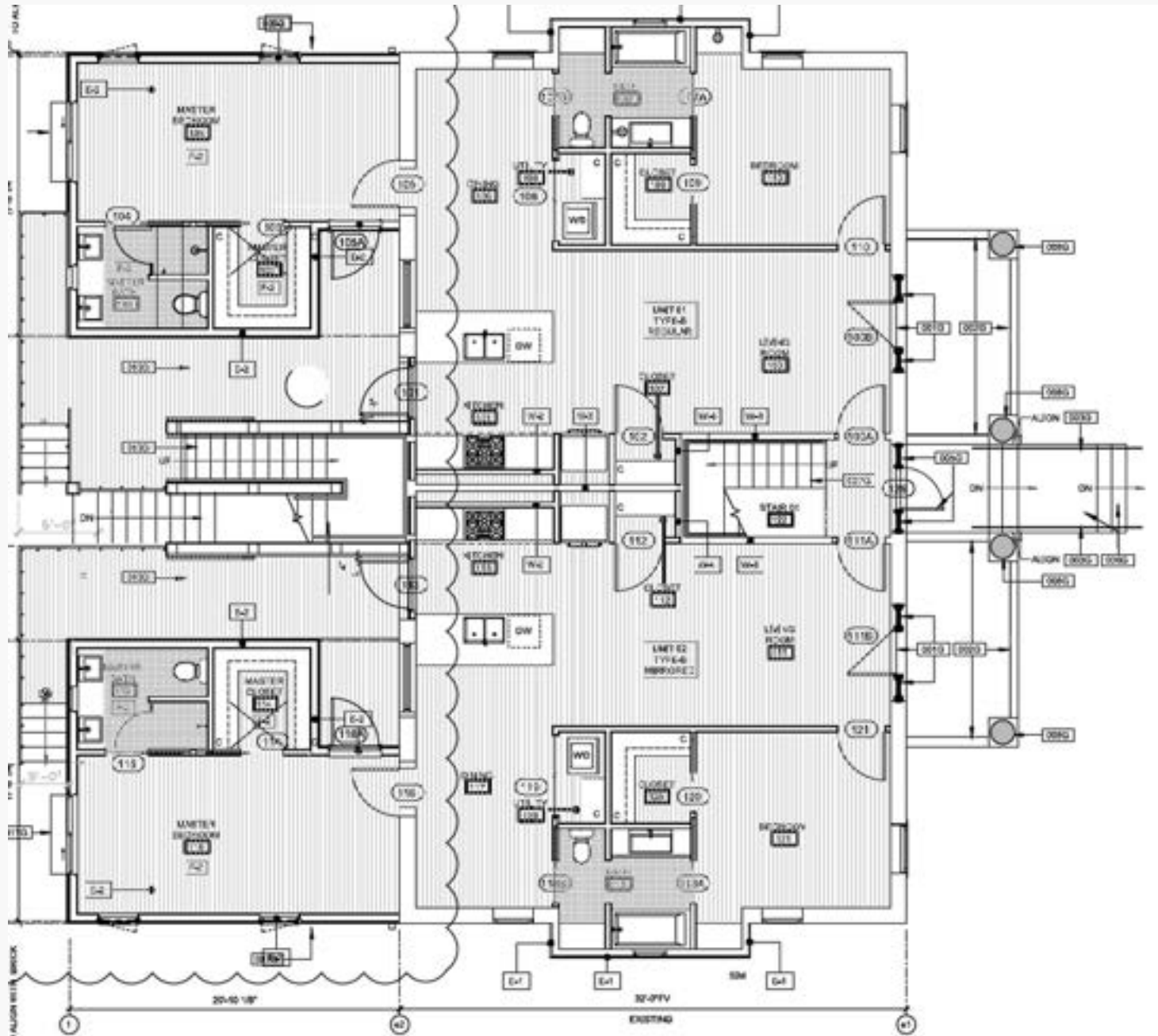
Pennsylvania Avenue

35th Street

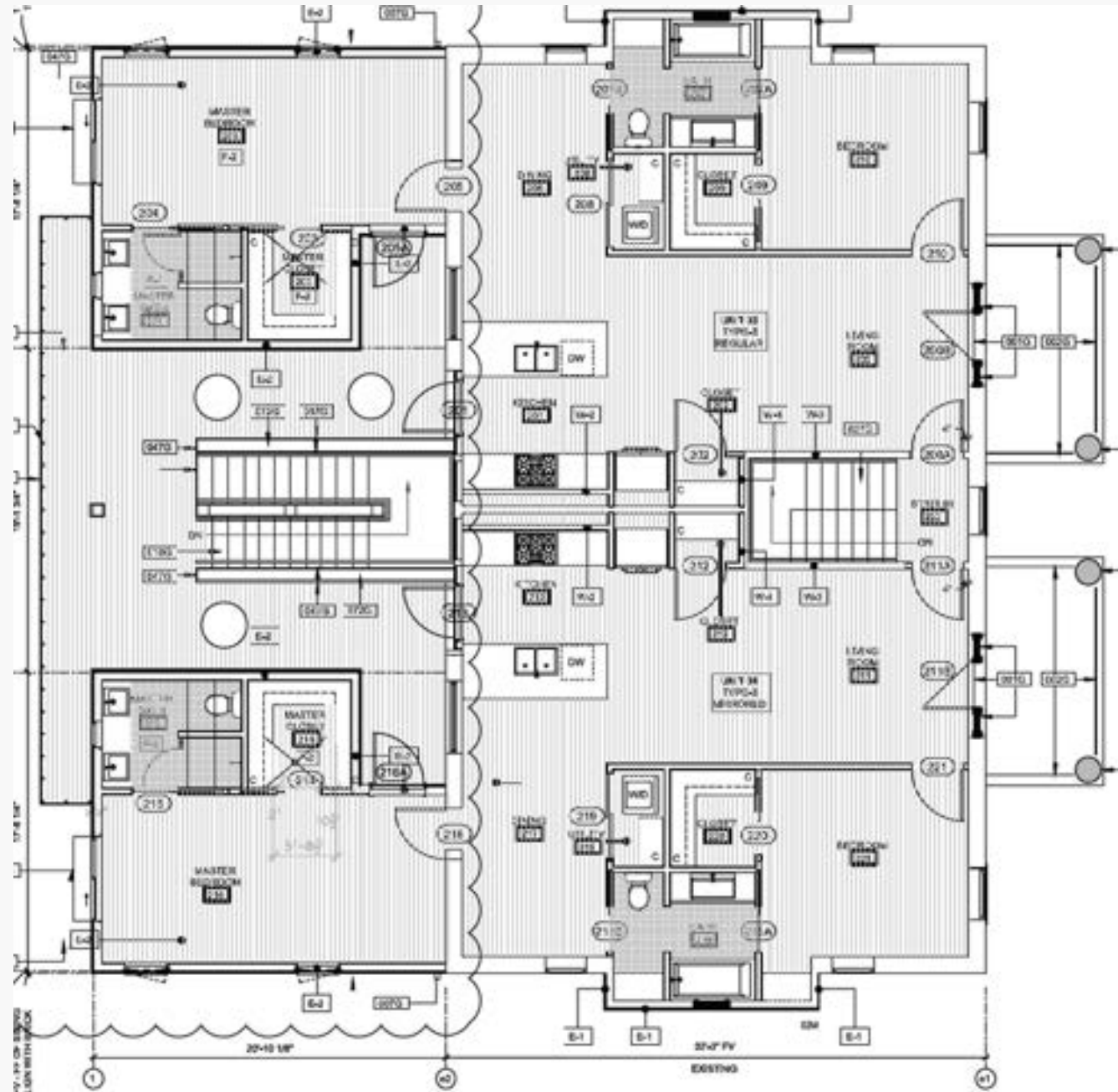


UNIT SUMMARY

Units	Type	Unit SF	Total SF	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/SF
8	2 Bed / 2 Bath	1,250	10,000	\$1,750	\$21,000	\$1.40



First Floor



Second Floor



COMPARABLE RENTALS



Midtown Plaza Apartments

3420 Broadway Blvd

Miles Away:
0.3 miles

Units:
107

Year Built/Renovated
1965/2020

Avg Rent/ 2 Bed Unit:
\$1,768



Ambassador - Kansas City Apartments

3560 Broadway Blvd.

Miles Away:
0.3 miles

Units:
115

Year Built/Renovated
1924/2015

Rent/Unit:
\$1,425



Penn 38 Townhomes

3802-3806 Pennsylvania Ave

Miles Away:
0.6 miles

Units:
4

Year Built/Renovated
1982/

Rent/Unit:
\$1,995



MARKET OVERVIEW

MIDTOWN

The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.

MIDTOWN DEMOGRAPHICS



61,924

Population



109,559

Daytime Population



\$188,359

Median Home Value



30%

Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS



2.2 M

Population



474,110

Daytime Population



\$240,254

Median Home Value



37.2%

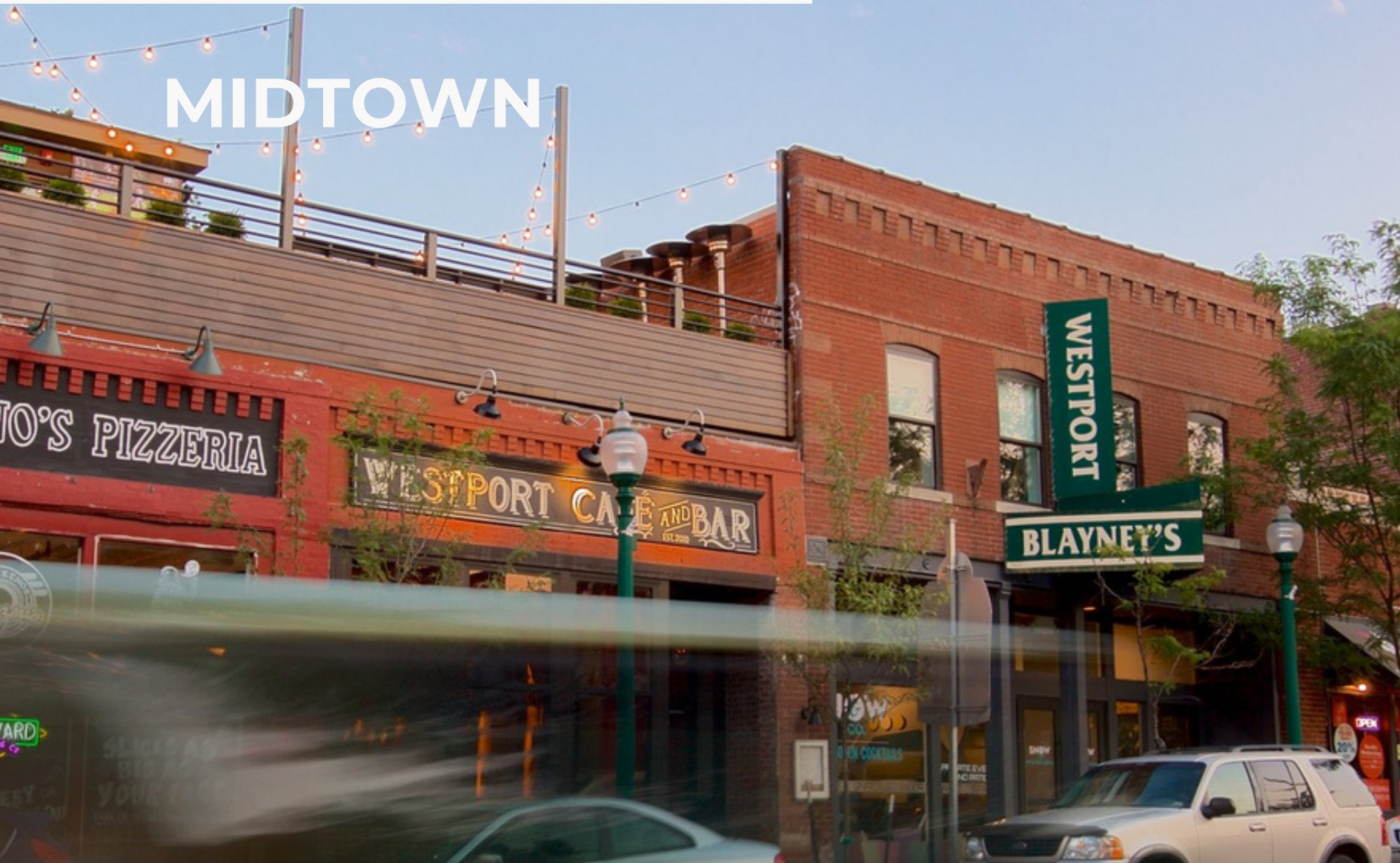
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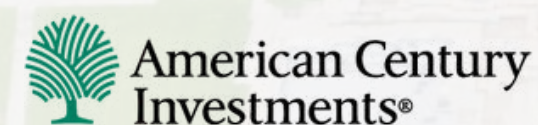
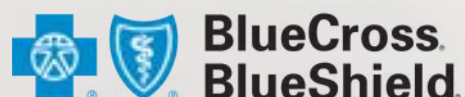


MARKET OVERVIEW

MIDTOWN

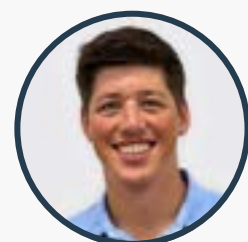


MAJOR CORPORATIONS IN THE AREA





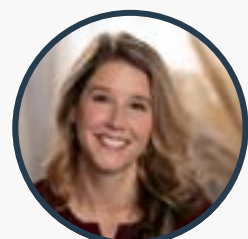
CONFIDENTIALITY AGREEMENT



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DISCLAIMER AND CONFIDENTIALITY AGREEMENT

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