



Loulu Lee 6-Plex

FOR SALE

- 6-Plex in Kansas City -
Offered at \$450,000

Jesse Tait 913.444.0778





Loulu Lee 6-Plex



PROPERTY POINTS

- 6 Units (2 bed / 1 bath)
- High Occupancy
- Central Location
- Tenants in Place
- Value Add

SCAN ME



VIRTUAL TOUR



Loulu Lee 6-Plex

THE INVESTMENT

Exceptional opportunity to acquire a 6 UNIT apartment located in the heart of Kansas City, offering stable in-place cash flow with clear upside potential. Each unit features a 2 bedroom, 1 bathroom layout, a highly desirable unit mix that continues to attract long-term tenants.

The portfolio is well occupied with stable tenancy, providing immediate income, while below market rents present a compelling value add opportunity through rent increases as leases turn. The consistent floor plans allow for efficient management and streamlined maintenance.

Situated in the heart of Kansas City, the property benefits from proximity to employment centers, retail, schools, and major transportation corridors. This offering is ideal for investors seeking scale, stability, and upside in a stable and growing Kansas City rental market.



UNIT MIX

Type	Units	Current Average Rent	Market Rent
2 Bed/1 Bath	6	\$735	\$1000

FEATURES

- 3 bedroom 2 bathroom Units
- Updated Units
- Low Maintenance Brick Siding
- Large Rooms
- Desirable Floorplan/Layout

VALUE ADD OPPORTUNITY

With high occupancy savvy investors will receive an asset generating immediate revenue, while also having the opportunity to add value by increasing rent to market rates. Adding laundry to the basement will help drive rents, and provide another income source.





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PROPERTY DETAILS

Unit Count.	6
Building Count	1
Stories	3
Age	96 years (built in 1930)
Electric	Separately Metered
Gas	NA
Water	Tenants billed \$50 p/m
A/C	Central
Heating	Central
Parking.	Rear Lot, Off-Street
Laundry	NA
Lot Size	.25 Acres
Building SqFt	5,712 (tax record)
Foundation	Stone
Basement.	Unfinished
Windows	Newer / Efficient
Roof	Tar/Gravel



All information deemed reliable. Buyer and/or Buyer's Agent to verify all information during their due diligence period.





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FINANCIAL DETAILS

Unit	Status	Rent	Move-In	Lease End
3319 E 30th St Unit 1E	Current	750.00	09/01/2024	08/31/2026
3319 E 30th St Unit 1W	Current	720.00	09/27/2024	09/30/2026
3319 E 30th St Unit 2E	Current	690.00	12/14/2023	06/30/2026
3319 E 30th St Unit 2W	Current	750.00	03/08/2022	02/28/2023
3319 E 30th St Unit 3W	Current	750.00	11/01/2021	10/31/2022
3319 E 30th St Unit 3E	Vacant-Unrented			

12 Month Income/Expense

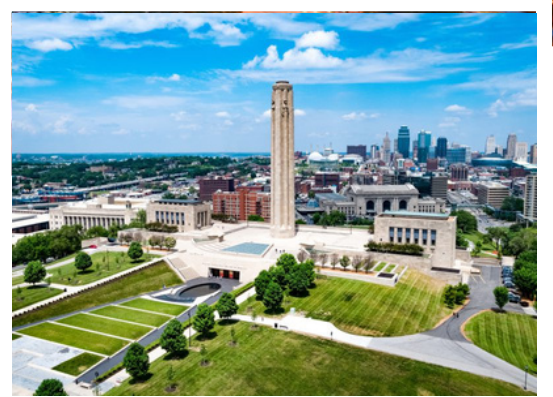
April '25 - March '25

Total Operating Income: \$55,842.50

Total Operating Expense: \$29,692.87

Net Operating Income: \$26,149.63





WELCOME TO KANSAS CITY - THE HEARTLAND OF AMERICA!



Kansas City and its greater metropolitan area offer a rare combination of cultural authenticity, economic resilience, and long-term growth potential that sets the region apart from many U.S. cities. Located at the geographic center of the country and spanning both Missouri and Kansas, the metro brings together a diverse mix of urban neighborhoods, historic districts, and fast-growing suburbs such as Overland Park, Olathe, and Lee's Summit. With more than two million residents, Kansas City feels substantial without being overwhelming, delivering big-city amenities alongside a livable, approachable scale. Culturally, the city is deeply rooted in American history, particularly as a birthplace of jazz, a legacy that continues to shape its creative identity through music venues, festivals, and institutions like the 18th & Vine Jazz District. That artistic spirit is reinforced by nationally respected assets such as the Nelson-Atkins Museum of Art and a thriving local food scene that extends well beyond its world-famous barbecue to include innovative chefs, international cuisine, and a growing craft beer and distilling culture. Sports play a major role in civic life, with the Kansas City Chiefs providing national visibility and unifying the region, while major international events further elevate the city's profile. From a lifestyle standpoint, Kansas City stands out for its affordability and quality of life. Housing costs and overall living expenses remain well below those of comparable metros, commutes are manageable, and residents enjoy access to parks, boulevards, and distinct neighborhoods that support a wide range of lifestyles. For investors, the region's fundamentals are compelling. Kansas City's central location makes it a critical logistics and distribution hub, supported by extensive rail and highway infrastructure. Its economy is diversified across healthcare, manufacturing, finance, technology, and professional services, providing stability and reducing exposure to single-industry risk. Combined with steady population growth and relatively low barriers to entry, these factors position Kansas City as a market offering both durability and opportunity, making it an attractive place to live, build, and invest.



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BIO

Jesse take a hands-on, full-cycle approach to real estate, working closely with clients through both the acquisition and liquidation phases of their investments. Having grown up in a family deeply involved in the real estate industry, and being a local KC RE Investor himself, he has developed an understanding of property ownership, market cycles, and the importance of disciplined decision-making. He has extensive experience working with real estate investors throughout the Kansas City market, helping them source opportunities, underwrite deals, navigate due diligence, and execute acquisitions with confidence. Equally important, he assists clients in positioning, marketing, and exiting assets strategically, whether through disposition, portfolio rebalancing, or timing sales to align with broader market conditions. The focus is on providing practical, local insight, clear communication, and hands-on support that extends beyond a single transaction, ensuring clients are prepared not only to buy well, but to exit effectively and maximize long-term value.

DISCLAIMER

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