

28 Unit Investor Portfolio - 93% Occupied



Property Highlights

- 93% occupied portfolio, providing strong, consistent cash flows
- Well maintained homes with limited maintenance needs
- Capital improvements, including roofs, windows and many unit interior upgrades have already been completed
- Value-add upside potential through additional improvements, future rental increases, and utility reimbursements
- Free and clear offering allows buyers to take advantage of today's attractive financing market
- Located in the up and coming East Waldo neighborhood of Kansas City
- Several homes include Section 8 rents, enhancing credit and providing reliable income

For more information:

Aaron M. Mesmer, CCIM
816.412.5858
amesmer@blockllc.com

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Waldo East Single Family Portfolio

Investment Opportunity

For Sale

Unit Mix

| | Address | Zip | Bedrooms | Bathrooms | Sq Feet | Notes |
|----|--------------------|-------|----------|-----------|---------|--|
| 1 | 3926 St. John | 64123 | 4 | 2 | 1671 | This large historic home located in the very popular Scarrit Renaissance neighborhood is filled with possibility. This home has been continuously occupied by the same family for 5+ years. |
| 2 | 3909 St. John | 64123 | 4 | 2 | 1755 | 3909 is one of the largest homes in the portfolio. This house is ready to rent. New tile/ linoleum/carpet throughout, fresh exterior paint, fenced back yard, and many other improvements, make this well positioned to rent. |
| 3 | 5421 Norledge Ave | 64123 | 3 | 1 | 1255 | 5421 is a nice house on a quiet corner in Scarritt Renaissance with refinished wood floors, fresh paint, a full basement, and 1 car garage. |
| 4 | 4911 Walrond | 64130 | 3 | 1 | 1280 | 4911 is a solid home with historic features: wood floors, and built-in cabinetry. Major exterior improvements were recently completed including: soffit, paint, and gutters. |
| 5 | 6524 Blue Hills Rd | 64131 | 4 | 1 | 1728 | Located on the corner of Paseo and 66th Street, facing the beautiful Dunn Park, this house has been continuously occupied for 5+ years. Some features of this home include: beautiful wood floors, one car garage, a full basement, and an up-and-coming location. |
| 6 | 1610 E 80th St | 64131 | 4 | 2 | 1000 | 1610 is a well-maintained ranch home with an extremely large fenced back yard, two-car garage, wood floors, and a walk-out basement. |
| 7 | 7335 Tracy | 64131 | 4 | 2 | 1374 | 7335 is a gorgeous Tudor with loads of potential. This property boasts a fully fenced back yard, enclosed front porch, upstairs Mother-In-Law's quarters, garage in basement, large kitchen, and dining room. |
| 8 | 1500 E 77th Ter | 64131 | 3 | 1 | 1139 | 1500 is a unique, tidy Spanish Revival in the heart of Kansas City's renaissance. Surrounded by renewed parks, sidewalks, and storm water gardens, this 3br home has a large deck, huge yard that could be fenced. |
| 9 | 1310 E 81st St | 64131 | 2 | 1 | 900 | 1310 is an adorable bungalow with a huge back yard that is partially fenced, historic built-ins, and a large kitchen which opens to a large recently stained deck. |
| 10 | 6633 Tracy Ave | 64131 | 2 | 1 | 882 | 6633 is within walking distance of everything a person needs: grocery, bank, hospital, and a YMCA. Located on a quiet cul de sac on a block of well-maintained properties, this house has never stayed vacant for very long. It also has a basement garage, and wood floors. |
| 11 | 7310 Lydia Ave | 64131 | 2 | 1 | 966 | 7310 is a unique property with a lot going for it. This home has newly refinished floors, fresh paint on the walls, a new roof, a large deck, and spacious rooms. |
| 12 | 7319 Forest Ave | 64131 | 2 | 1 | 864 | 7319 is a tidy colonial in an amazing location. This house has: new windows, a fenced yard, wood floors, and new gutters. |
| 13 | 1816 E 83rd St | 64132 | 3 | 1 | 864 | 1816 is in close proximity to both 71 and 435 Highways. This house has a large detached garage, two fenced yards, a full, finished basement, and much more to offer a tenant. |
| 14 | 1820 E 75th Ter | 64132 | 3 | 1 | 1314 | 1820 sits on two city lots. This house has a fenced area in back, a shop, wood floors, and a full basement. |
| 15 | 1910 E 80th St | 64132 | 3 | 1 | 1216 | 1910 is an adorable bungalow that has a new roof, refinished wood floors, and fresh paint before the recent tenant moved in. |

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For Sale

Unit Mix Continued

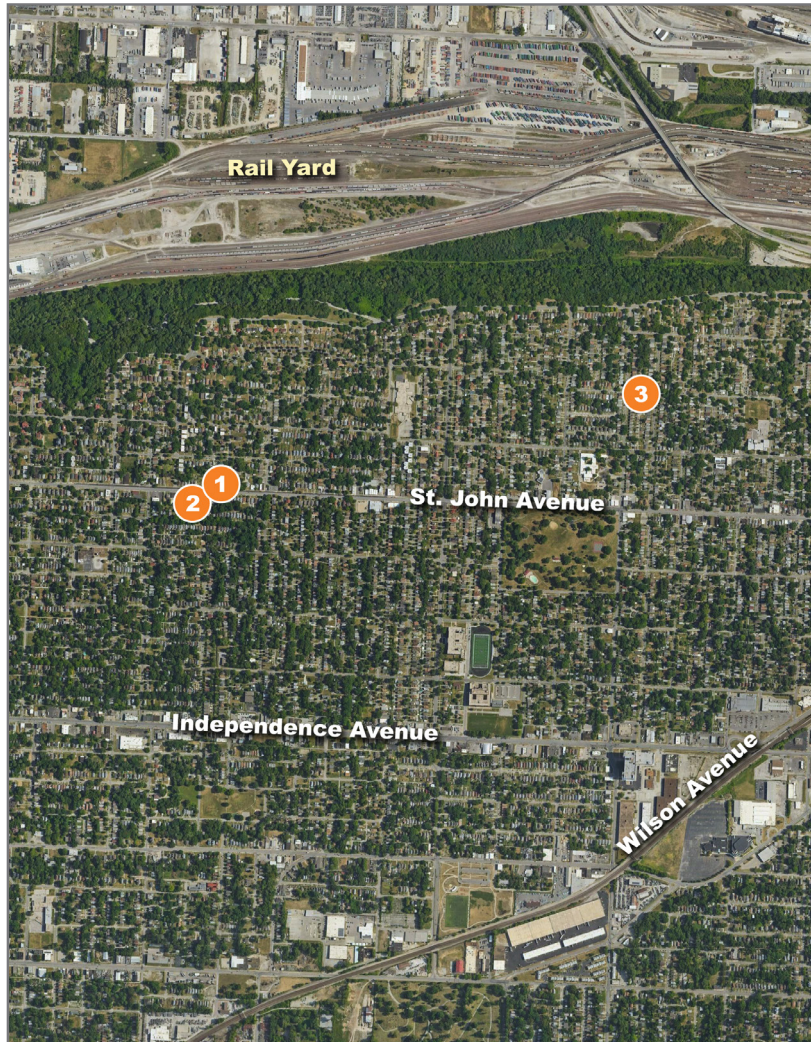
| | Address | Zip | Bedrooms | Bathrooms | Sq Feet | Notes |
|-------------------------|-------------------|-------|-------------|-------------|---------------|---|
| 15 | 1910 E 80th St | 64132 | 3 | 1 | 1216 | 1910 is an adorable bungalow that has a new roof, refinished wood floors, and fresh paint before the recent tenant moved in. |
| 16 | 2017 E Gregory | 64132 | 3 | 1 | 1036 | 2017 is a continuously occupied property with an Independence Housing Voucher tenant. This bungalow has a basement garage, a large back deck, and a very liveable layout. |
| 17 | 2217 E 68th Ter | 64132 | 3 | 1 | 1148 | 2217 is a large, well-maintained bungalow with wood floors, fresh paint, and a wonderful front porch. This house just received a facelift with new windows and siding. |
| 18 | 2221 E 67th St | 64132 | 3 | 1 | 1048 | 2221 is very close to Research Medical Center, and Dunn Park. This house just received new paint and a bathroom facelift, and has wood floors. |
| 19 | 7201 Wabash Ave | 64132 | 3 | 1 | 936 | 7201 is located on a corner lot. This home has a fenced back yard, wood floors, a large kitchen with a breakfast nook, has a finished bonus room in the basement, and a master bedroom that opens to the back yard. |
| 20 | 7625 Brooklyn Ave | 64132 | 3 | 1 | 1744 | 7625 is right next to the beautifully renovated Arleta Park. This home has a full basement, two large bedrooms upstairs, a huge dining room, a large deck, and a shady lot. |
| 21 | 7933 Brooklyn Ave | 64132 | 3 | 1 | 1067 | 7933 has new windows, wood floors, a large lot, and feeds into the desirable Center Schools. |
| 22 | 1834 E 82nd St | 64132 | 2 | 1 | 1112 | 1834 has been continuously occupied for 5+ years. This house has a well-maintained roof, plumbing, a fenced yard, and a large bonus room off the kitchen. |
| 23 | 1850 E 77th St. | 64132 | 2 | 1 | 832 | This tidy little house has had lots of recent upgrades including new tile, windows, bathroom upgrades, and a wonderful, shaded, private back yard. |
| 24 | 1949 E 71st Ter | 64132 | 2 | 1 | 940 | 1949 is a bungalow on a great street. This house has been continuously occupied by its current tenant. |
| 25 | 2022 E 79th St. | 64132 | 2 | 1 | 858 | 2022 is a great house with recently refinished wood floors, and a large fenced back yard. |
| 26 | 7413 Park Ave | 64132 | 2 | 1 | 826 | 7413 is a well-performing property with a fenced back yard, new carpet, and paint throughout. It has a washer/dryer off the kitchen, and a bonus room in the converted garage which backs up to the patio. |
| 27 | 7936 Park Ave | 64132 | 2 | 1 | 1069 | 7936 just received a complete overhaul. This little house up on the hill has newer carpet, new windows, new siding, new roof, and gutters. |
| 28 | 8000 Wabash | 64132 | 2 | 1 | 744 | 8000 has been continuously occupied with a HAKC tenant. This house has a huge bonus room and a very large fenced back yard. Currently in the midst of Housing Authority inspections, this house has new window sills, and new hallway carpet. |
| TOTALS | | | 78 | 32 | 31,568 | |
| WEIGHTED AVERAGE | | | 2.79 | 1.14 | 1,127 | |

Waldo East Single Family Portfolio

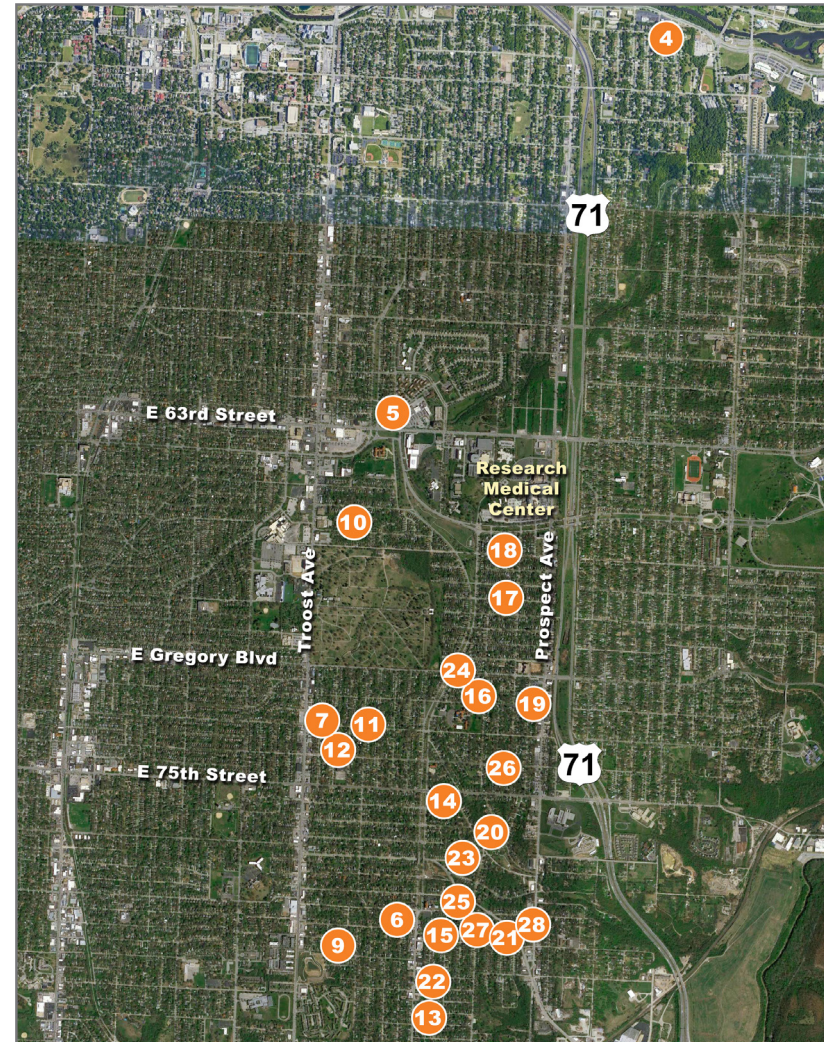
Investment Opportunity

For Sale

North Group



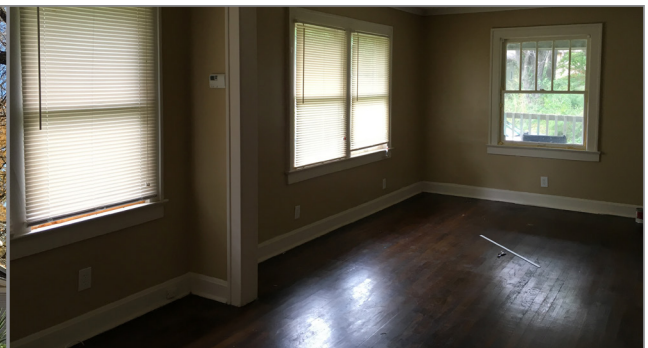
South Group



Property Photos



Property Photos





REAL ESTATE SERVICES, LLC

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700 W 47th Street, Suite 200
Kansas City, MO 64112

Phone: (816) 756-1400

Fax: (816) 932-5598

www.blockllc.com

PRINCIPAL CONFIDENTIALITY STATEMENT

ATTN: AARON MESMER

**Property: Waldo East Single Family Portfolio
28 Homes in Kansas City, Missouri**

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ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2020

Signature _____

Name (Printed) _____

Title _____

Company _____

Address _____

City _____

State _____ Zip _____

Phone Number _____

Buyer's Agent (if any) _____

E-Mail _____



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