

NORTHLAND DUPLEX PORTFOLIO | 4 UNITS

4 DUPLEX UNITS

AUDREY NAVARRO MANAGING PARTNER 816.774.4250 audrey@clemonsrealestate.com

PROPERTY SUMMARY

NORTHLAND DUPLEX PORTFOLIO



CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD.





OFFERING SUMMARY

Sale Price \$840.000

Building Style \$210,000

Unit Count

Market Northland KC

PROPERTY OVERVIEW

4 Duplex Units are located in the Ridge neighborhood on Mercier Ct and 77th St. near 169 HWY and Barry Rd. They are less than a year old with three recently completed in 2019. Current rents range from \$1,775 to \$1,875. These 3 BR/2.5 BA units each have large decks, modern kitchens and baths, 1 - 2 car garages, vinyl siding and finished basements plumbed for a third bathroom.

PROPERTY HIGHLIGHTS

- All 4 Units built and maintained by the same Developer in 2019
- Great Highway Access being 15 minutes from Downtown and Airport
- Properties all located family-friendly suburban neighborhood in the Northland market
- In great Northland Suburban School District
- Upgraded Appliances and Fixtures

AUDREY NAVARRO MANAGING PARTNER 816.774.4250 audrey@clemonsrealestate.com

ADDITIONAL PHOTOS

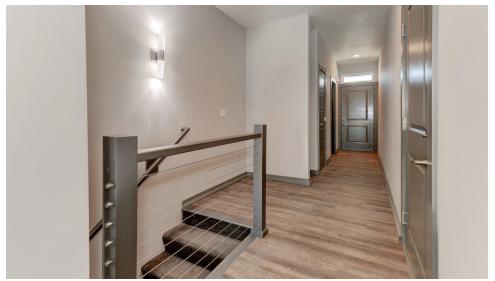
NORTHLAND DUPLEX PORTFOLIO



816.774.4250

3543 BROADWAY BLVD.

CLEMONS REAL ESTATE, LLC









816.774.4250 audrey@clemonsrealestate.com

CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM

RENT ROLL

NORTHLAND DUPLEX PORTFOLIO



| UNIT | BEDS | BATHS | RENT |
|---------------------|------|-------|---------|
| 1232 NW 77th St | 3 | 2.5 | \$1,775 |
| 7602 N. Mercier Ct. | 3 | 2.5 | \$1,750 |
| 7622 N. Mercier Ct. | 3 | 2.5 | \$1,875 |
| 7624 N. Mercier Ct. | 3 | 2.5 | \$1,825 |
| Totals/Averages | | | \$7,225 |