

# VISAGE APARTMENTS

For Sale | \$775,000

5 Units | Multifamily Sale



AMG  
Commercial  
Realty



3817 - 3823 BALTIMORE AVE, KANSAS CITY MO

-Turnkey Asset  
-Off-Street Parking  
-Spacious 2BR Units

Colton Howell

913.239.4070

chowell@amg-cr.com



## OFFERING SUMMARY

Sale Price	\$775,000
Unit Count	5
Unit Mix	(4) 2BR/1BA (1) 2BR/2BA
Unit Size	1,200SF & 2,000SF
Property Tax	\$4,958
Year Built	1902
Lot Size	.28 Acres
Submarket	Midtown

## SALE OVERVIEW

The Visage Apartments are a 5 unit turnkey asset consisting of one building, a private courtyard, and newly paved off-street parking with 12 spaces. The property is comprised of four spacious 2 Bedroom units with unique historic charm, high ceilings, and large galley kitchens with refinished hardwood floors. The garden level unit features a 2,000 square foot 2 Bedroom 2 Bathroom completely furnished space. New owners can achieve increased income through minor rent increases to current market and a utility bill back program. An investor could explore the great AirBnb potential of this property.

## PROPERTY HIGHLIGHTS

- Large Two Bedroom Units with Washer/Dryer Included
- Ample Off-Street Private Parking in newly paved lot with 4 additional leased spaces
- Fenced in Courtyard with Grill, Picnic Area, and Water Feature
- Updated exterior with recent tuck-pointing, historic paint colors, and 4 front balconies
- New Roof in 2019 with 20 Year Guarantee
- Updated Plumbing and Electrical



## LOCATION DESCRIPTION

The Visage Apartments are located in the Midtown-Westport market in Kansas City, Missouri. Located just steps away from the Main and 39th St corridor which is one of the destinations on the KC Streetcar Extension announced by the city. The Streetcar will provide transportation to other growing communities and entertainment districts all the way from the River Market to the Country Club Plaza.

Within 2 miles of this asset are two of the biggest employers in the entire KC Metro. KU Med is just a 5 minute drive East on 39th street and St. Luke's Hospital is less than 5 minutes directly to the South. Also, Truman Med and Children's Mercy Hospital are just 2 miles North. The subject property commonly rents out to employees of these hospitals and traveling nurses on short-term leases that pay a premium for rent. The Hallmark and H&R Block world headquarters are also just 2 miles to the North.

Along with great proximity to transportation and major employers, Rockhurst University, UMKC, and the Stowers Institute lie just a few miles away. The location is perfect for a wide variety of tenants seeking walkable access to local employers, universities, and entertainment in Westport and the Plaza. The Crossroads Art District, Crown Center, Downtown KC, and River Market are all a short drive away as well.



## PROPERTY OVERVIEW

- Upgraded Electrical
- Entire exterior has been tuck pointed-
- Exterior spiral staircase replaced
- Newer 75 Gallon gas hot water heater
- Parking lot completely resurfaced
- New fence and gate securing courtyard area
- New roof in 2019

## TWO BEDROOM 1 BATH UNITS (4):

- 3 of 4 balcony floors replaced
- New slider doors looking over the courtyard
- Remodeled kitchens in the last 4 years
- All bathrooms updated
- 3 units with refinished hardwood floors

## TWO BEDROOM 2 BATH UNIT (1):

- Remodeled kitchen
- Both bathrooms updated
- Furnished Unit
- Largest 2BR unit in the market

# ADDITIONAL PHOTOS



# PROXIMITY MAP



Map data ©2020 Google Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# RENT ROLL

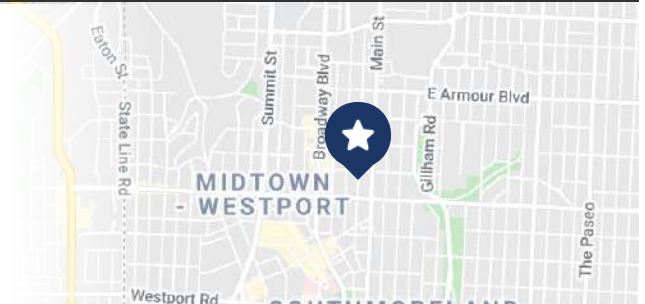
UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE END	CURRENT RENT	MARKET RENT	CURRENT RENT (PER SF)
3871 #1	2	1	1,200	5/20	\$1,250	\$1,250	\$1.04
3817 #2	2	1	1,200	7/20	\$1,150	\$1,250	\$0.96
3819 #1	2	1	1,200	7/20	\$1,150	\$1,250	\$0.96
3819 #2	2	1	1,200	Month-Month	\$1,195	\$1,250	\$1.00
3821	2	2	2,000	8/20	\$1,695	\$1,750	\$0.85
Additional Parking			4 Spaces	Monthly	\$40		
Totals/Averages			6,804		\$6,480	\$6,750	\$0.95



## SUBJECT PROPERTY

3817-3819 Baltimore Ave | Kansas City, MO 64111

Sale Price:	\$775,000	Lot Size:	0.28 AC
Year Built:	1902	Building SF:	6,500 SF
No. Units:	5	Price / Unit:	\$155,000



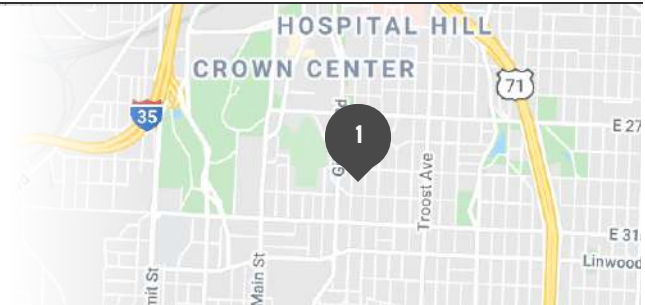
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## THE PALMS ON HOLMES

2924 Holmes St | Kansas City, MO 64109

Sale Price:	\$590,000	Lot Size:	0 Acres
Year Built:	1900	Building SF:	3,720 SF
Price PSF:	\$158.60	No. Units:	4
Price / Unit:	\$147,500	Closed:	09/04/2018



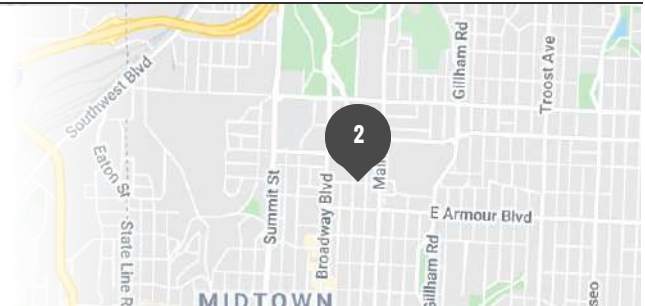
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## 105-107 WEST 35TH ST

105 West 34th St | Kansas City, MO 64111

Sale Price:	\$500,000	Lot Size:	0 Acres
Year Built:	1902	Building SF:	4,800 SF
Price PSF:	\$104.17	No. Units:	4
Price / Unit:	\$125,000	Closed:	06/20/2018

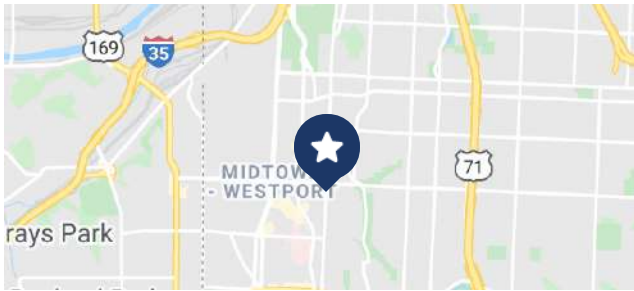






## SUBJECT PROPERTY

3817-3819 Baltimore Ave  
Kansas City, MO 64111



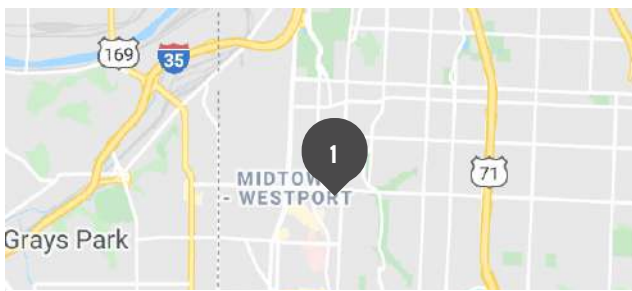
Lease Type:                      Year Built:    1902  
Lot Size:                        0.28 AC            No. Units:    5  
Avg. Rent/SF: \$0.91            Avg. Rent:       \$1,233  
Avg. Size:                      1,360 SF

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2BR/1BA	4	80.0	1,200	\$1,118	\$0.93
2BR/2BA	1	20.0	2,000	\$1,695	\$0.85
<b>TOTAL/AVG</b>	<b>5</b>	<b>100%</b>	<b>1,360</b>	<b>\$1,233</b>	<b>\$0.91</b>



## 3813 CENTRAL

3813 Central  
Kansas City, MO 64111



Bldg Size:                      1,000 SF            Lot Size:       0 AC  
Avg. Rent/SF: \$1.20            Avg. Size:       1,000 SF  
Avg. Rent:                      \$1,200

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2BR/1BA	1	100	1,000	\$1,200	\$1.20
<b>TOTAL/AVG</b>	<b>1</b>	<b>100%</b>	<b>1,000</b>	<b>\$1,200</b>	<b>\$1.20</b>



## 3813 WALNUT

3813 Walnut St  
Kansas City, MO 64111



Bldg Size:                      1,800 SF            Lot Size:       0 AC  
Avg. Rent/SF: \$0.96            Avg. Size:       1,800 SF  
Avg. Rent:                      \$1,720

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2BR/2BA	1	100	1,800	\$1,720	\$0.96
<b>TOTAL/AVG</b>	<b>1</b>	<b>100%</b>	<b>1,800</b>	<b>\$1,720</b>	<b>\$0.96</b>

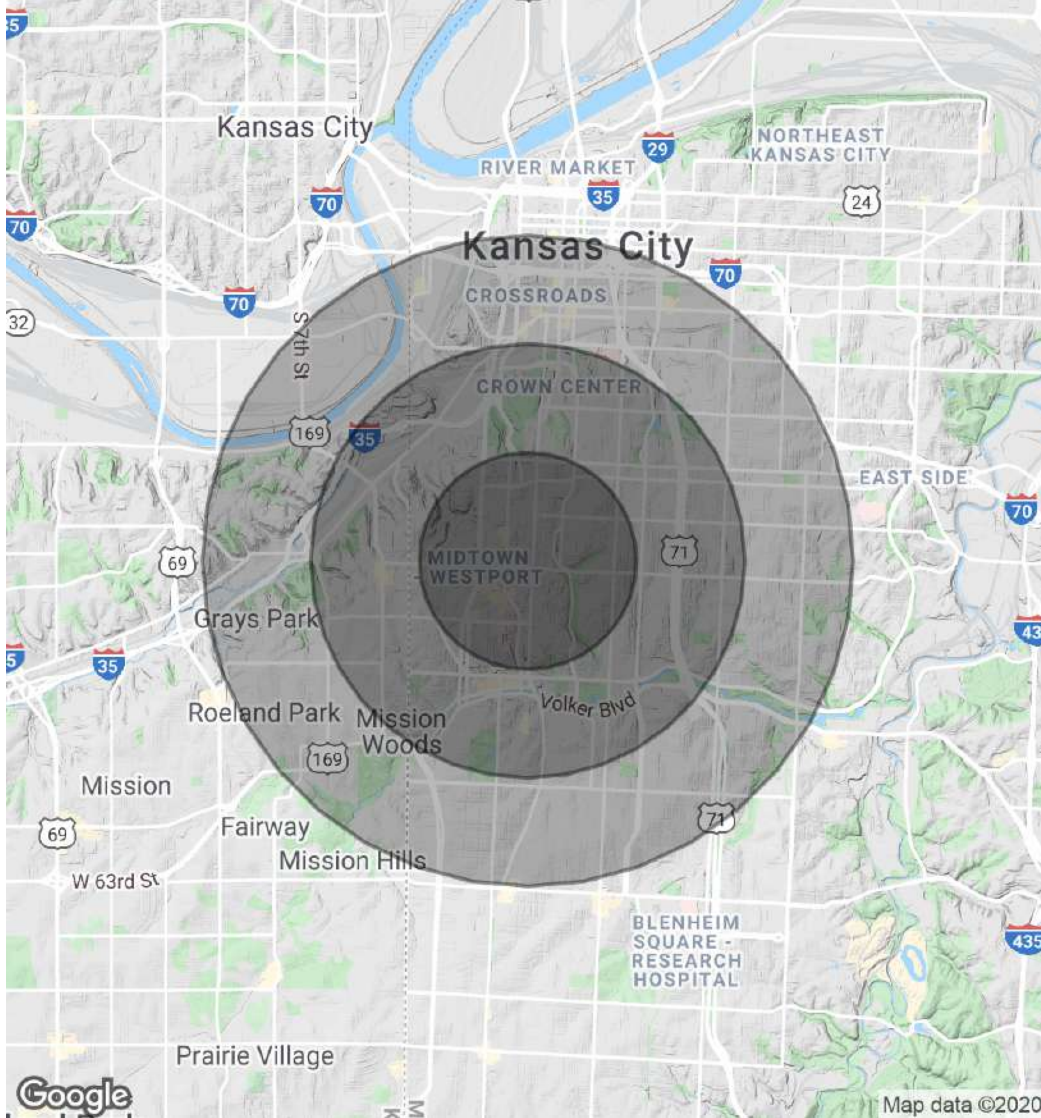
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	18,406	57,313	113,045
Median age	35.1	35.1	35.5
Median age (Male)	36.4	35.8	34.4
Median age (Female)	33.2	34.2	35.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	10,382	30,484	54,215
# of persons per HH	1.8	1.9	2.1
Average HH income	\$49,838	\$56,608	\$59,463
Average house value	\$225,106	\$219,788	\$235,216

\* Demographic data derived from 2010 US Census



# ADDITIONAL PHOTOS





## COLTON HOWELL

Investment Commercial Sales

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**Direct:** 913.239.4070

### PROFESSIONAL BACKGROUND

Investment Sales agent focused on Multifamily sales throughout the Kansas City Metro. Our top priority is providing accurate market data, evaluations, and resources to owners and investors in the Kansas City market. In mid 2019 Colton Howell joined AMG Commercial Realty in the brokerage department. Working with Richard Redding in the second half of 2019, Colton did over \$15M worth of sales.

### EDUCATION

B.A in Commercial Real Estate from the University of Northern Iowa

### MEMBERSHIPS

Licensed in KS, MO, and IA

#### AMG COMMERCIAL REALTY

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