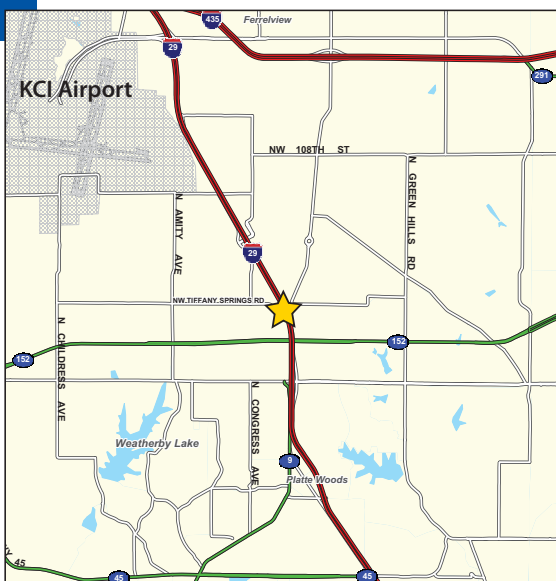


BANK OWNED HOTEL FOR SALE

Presently The Airport Plaza at Kansas City International



Interstate 29 at Highway 152
7301 NW Tiffany Springs Road Kansas City, Missouri



- Bank owned hotel for sale - \$32,000 per key
- Excellent visibility, signage, and market identity
- 7 acre site - 11 story building - 249 rooms
- Over 6,800 sq ft of Ballroom/Banquet Facilities
- Estimated population of 75,127 people within a five mile radius
average household income of \$76,337 with a five mile radius
- Newly renovated restaurant, lobby, and common areas
- Spacious outdoor swimming pool
- Possible seller financing
- Click www.airportplazakansascity.com for more information

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

Max Kosoglad
816.412.7363
mkosoglad@blockandco.com

David Block
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dblock@blockandco.com

7301 NW Tiffany Springs Road, Kansas City, Missouri



7301 NW Tiffany Springs Road, Kansas City, Missouri



BUILDING TO LAND AREA RATIO

The Airport Plaza at Kansas City International



HOTEL EXTERIOR

PROPERTY AND BUILDING FEATURES:

Year built: 1973
Land Area: 6.9 Acres
Building: 11 stories plus basement storage/ballroom
Building Structure: stand up concrete and steel
Roof: EDMP/ 8-10 years
Exterior walls/façade: brick, concrete and washed aggregate
Elevators: 3 Main Elevators
Parking Lot: 450 spaces
Security Cameras: 22
Ice Machines: 6

GUEST ROOM DESCRIPTION:

249 total guestrooms
186 Double Double -- 264 sq ft (12' X 12')
63 Single King -- 264 sq ft (12' X 22')
3 Suites – 588 sq ft (24' X 22')

FUNCTION SPACE:

Hotel Lobby: 2,688 sq ft
Board Room: 366 sq ft – lobby level
Ball Room: 3,288 sq ft - top floor
Banquet Space: 3,521 sq ft - lower level

TOTAL FUNCTION SPACE: 9,863 sq ft

The Airport Plaza at Kansas City International



Access:

Directions from Kansas City International Airport are simple: From Kansas City International Airport or from south of Highway 152, guests proceed south on I-29 (north if approaching from the south) to Tiffany Springs Parkway (exit 10) and proceed west roughly 300 feet to Prairie View Road. Guests head south on Prairie View Road for approximately 1 mile and take a right into The Airport Plaza at Kansas City International. Major improvements to I-29 are currently underway and major improvements to the intersection of I-29 & Highway 152 have been proposed.

Visibility:

The Airport Plaza at Kansas City International's rectangular shaped 11-story main tower provides a striking and unforgettable presence in the Kansas City Northland. The property is strategically positioned at the intersection of two major thoroughfares within clear view of some of the areas top demand generators such as: Toyota, Landmark Medical, CITI Group, Dairy Farmers of America, Worldspan, Grantham University, National American University, and St. Lukes Health Systems. The other three corners of the intersection are occupied by over a combined 3 million sq ft of new major destination retail. Further infrastructure improvements and retail developments are currently underway. The Airport Plaza at Kansas City International provides spectacular views of Downtown Kansas City and for miles around in all directions.

The Airport Plaza at Kansas City International



FOOD AND BEVERAGE:

Tiffany Café: light-filled restaurant overlooking the pool

Continental Breakfast Buffet: yogurt, pastries, coffee, tea, etc.

Prairie View Lounge: sports bar

ENHANCEMENT AND UPSIDE OPPORTUNITY:

The Airport Plaza at Kansas City International offers major upside potential to increase revenues and profitability from a number of strategic value-added and positioning opportunities.

These opportunities include:

- **New Flag**
- **Expand Guest Room Inventory**
- **Expand Food & Beverage Outlets**
- **Increase Marketing & Sales**
- **Accessibility Improvements from I-29 & Highway 152**

The Airport Plaza at Kansas City International



AMENITIES AND SERVICES:

As a staple in the Kansas City community, The Airport Plaza at Kansas City International prides itself in providing superior hotel amenities and services which are vital to the appeal of the overall hotel and guest experience.

Hotel Amenities Include the Following:

- **Spacious Outdoor Swimming Pool** surrounded by an expansive sundeck that accommodates 100 lounge chairs in the summer season. The Main pool is heated and measures 20' x 40' (800 sq ft). The pool area is approximately 2,400 sq ft
- **Fitness Center** measuring 28' x 20' (560 sq ft)
- **Executive Business Center**
- **Room Service**
- **Free WiFi** in every room
- **Complimentary Parking** for autos, trucks, RV's, busses or semi-trailers
- **Airport Pick up and drop off**

The Airport Plaza at Kansas City International

RESTAURANT

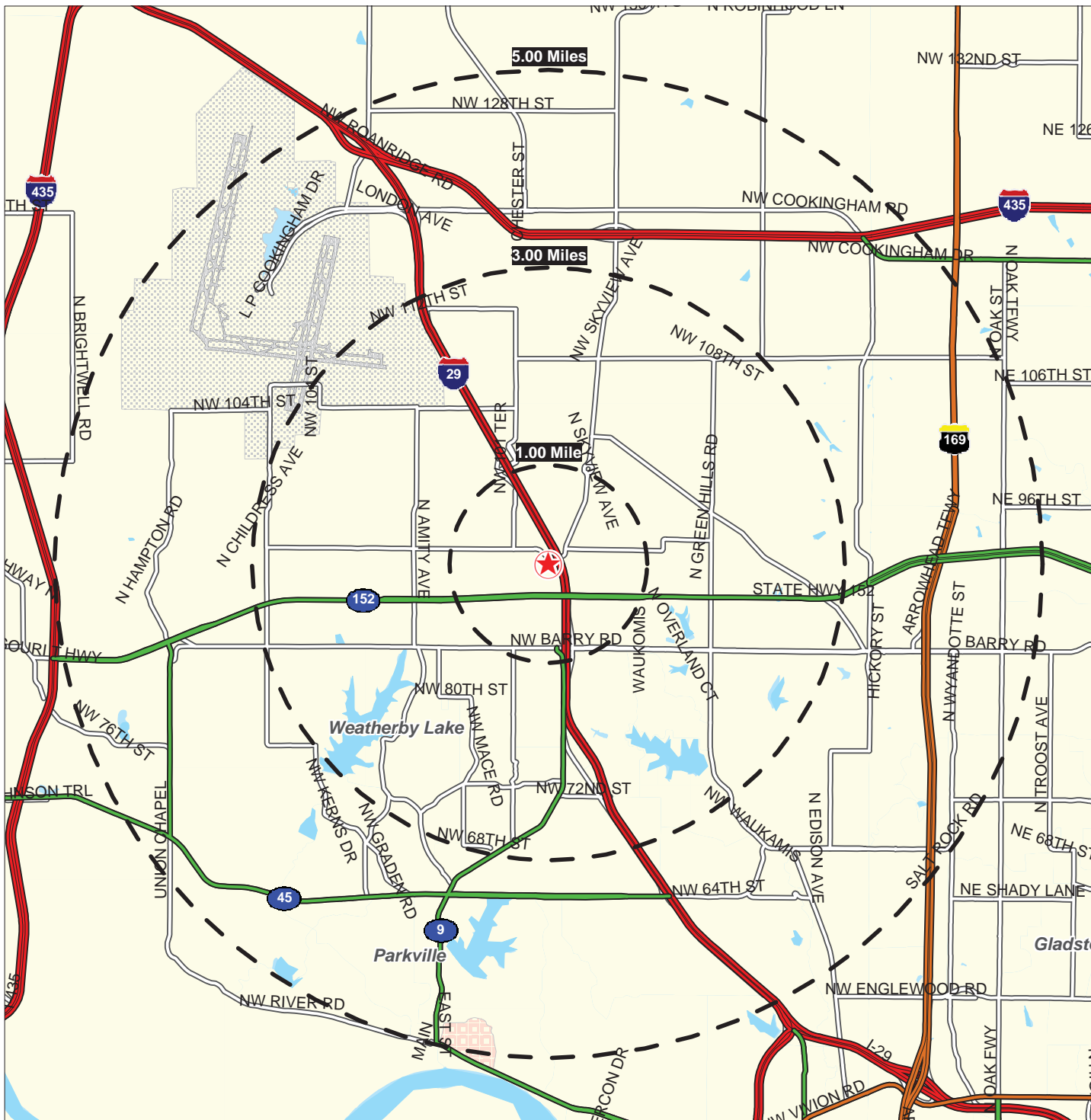


SWIMMING POOL



GUEST ROOM





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7301 NW Tiffany Springs Road
Kansas City, Missouri

January 2010

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.2592/-94.661697

January 2010

RS1

7301 NW Tiffany Springs Road Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	3,732	29,029	75,127
	2014 Projected Population	4,200	31,600	84,186
	2000 Census Population	3,119	24,311	62,867
	1990 Census Population	2,177	18,356	47,805
	Historical Annual Growth 1990 to 2009	3.8%	3.1%	3.0%
	Projected Annual Growth 2009 to 2014	2.5%	1.8%	2.4%
2009 Median Age	30.6	37.7	36.0	
HOUSEHOLDS	2009 Estimated Households	1,541	11,347	28,154
	2014 Projected Households	1,524	10,863	28,445
	2000 Census Households	1,401	10,208	25,412
	1990 Census Households	987	7,296	18,467
	Historical Annual Growth 1990 to 2009	3.0%	2.9%	2.8%
	Projected Annual Growth 2009 to 2014	-0.2%	-0.9%	0.2%
POPULATION BY RACE	2009 Estimated White	82.2%	88.0%	87.9%
	2009 Estimated Black or African American	8.0%	5.2%	4.6%
	2009 Estimated Asian & Pacific Islander	4.8%	3.8%	2.8%
	2009 Estimated American Indian & Native Alaskan	-	0.0%	0.2%
	2009 Estimated Other Races	4.9%	3.0%	4.5%
	2009 Estimated Hispanic	7.6%	5.5%	5.8%
INCOME	2009 Estimated Average Household Income	\$ 66,424	\$ 74,504	\$ 76,337
	2009 Estimated Median Household Income	\$ 65,111	\$ 73,135	\$ 73,233
	2009 Estimated Per Capita Income	\$ 27,427	\$ 29,311	\$ 28,937
EDUCATION (AGE 25+)	2009 Elementary	0.2%	0.9%	0.8%
	2009 Some High School	2.6%	2.9%	3.3%
	2009 High School Graduate	22.1%	23.7%	25.1%
	2009 Some College	23.2%	22.6%	22.8%
	2009 Associates Degree Only	11.6%	9.5%	10.2%
	2009 Bachelors Degree Only	28.4%	26.2%	25.6%
	2009 Graduate Degree	11.8%	14.2%	12.2%
BUSINESS	Number of Businesses	204	1,018	2,361
	Total Number of Employees	3,677	17,233	34,939
	Employee Population per Business	18.0	16.9	14.8
	Residential Population per Business	18.3	28.5	31.8

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