

# APARTMENT COMPLEX

## For Sale



### Six Unit Apartment Complex - 800 Sq Ft per Unit

3909 - 3911 Scarritt Avenue, Kansas City, Missouri



Estimated Population  
**167,562**

Average Household Income  
**\$41,194**

Five Mile Radius

- Complex is fully rented
- 10% CAP rate
- Car port in back of property
- Near Kansas City Museum

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:

**Bill Maas**  
816.412.7392  
bmaas@blockandco.com

**David Block**  
816.412.7400  
dblock@blockandco.com

**3909 - 3911 Scarritt Avenue, Kansas City, Missouri**  
**PROJECTED PROFORMA**

SITE INFORMATION							
Number of Units		6		For more information contact Bill Maas or David Block 816-753-6000			
Occupancy		100%					
ACTUAL 2010 RENT AND EXPENSES				2013 Projected Financial Information			
CURRENT RENTROLL (without increases)				PROJECTED RENTROLL (with increases)			
Unit	Rentable Sq Ft	Monthly Rent	Annual Rent	Unit	Rentable Sq Ft	Monthly Rent	Annual Rent
3W	800	\$395	\$4,740.00	3W	800	\$415	\$4,980.00
3E	800	\$395	\$4,740.00	3E	800	\$415	\$4,980.00
2W	800	\$395	\$4,740.00	2W	800	\$415	\$4,980.00
2E	800	\$395	\$4,740.00	2E	800	\$415	\$4,980.00
1W	800	\$395	\$4,740.00	1W	800	\$415	\$4,980.00
1E	800	\$425	\$5,100.00	1E	800	\$415	\$4,980.00
Subtotal	4800	\$2,400	\$28,800.00	Subtotal	4800	\$2,490	\$29,880.00
Vacant	0	\$0	\$0.00	Vacant	0	\$0	\$0.00
<b>Total</b>	<b>4800</b>	<b>\$2,400</b>	<b>\$28,800.00</b>	<b>Total</b>	<b>4800</b>	<b>\$2,490</b>	<b>\$29,880.00</b>
2010 ACTUAL EXPENSES		Annual Figures	\$/sf Rounded	Projected Income Generators			
CAM		\$500.00	\$0.10	Fees for garage Usage \$720			
Insurance		\$1,300.00	\$0.27	Residents pay share of Water \$720			
Utilities		\$300.00	\$0.06	Add coin operated laundry \$240			
Water		\$1,800.00	\$0.38	Security Deposit - new Tenant \$1,200.00			
Real Estate Taxes		\$1,200.00	\$0.25				
Repairs & Maintenance		\$2,000.00	\$0.42				
Total Operating Expense		\$7,100.00	\$1.48				
Total Gross Income (Actual)			\$28,800.00				
Total Operating Expense			\$7,100.00				
<b>Net Operating Income</b>			<b>\$21,700.00</b>				



Lat: 39.1148 Lon: -94.5356 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.

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**3909 - 3911 Scarritt Avenue**  
**Kansas City, Missouri**

April 2011

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.114795/-94.535606

April 2011

RS1

3909 - 3911 Scarritt Avenue Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	15,666	68,651	167,562
	2014 Projected Population	14,704	66,903	162,623
	2000 Census Population	17,085	70,438	175,590
	1990 Census Population	15,483	70,804	185,907
	Historical Annual Growth 1990 to 2009	0.1%	-0.2%	-0.5%
	Projected Annual Growth 2009 to 2014	-1.2%	-0.5%	-0.6%
	2009 Median Age	32.3	32.7	34.6
<b>HOUSEHOLDS</b>	2009 Estimated Households	5,527	26,874	69,224
	2014 Projected Households	5,185	26,425	67,054
	2000 Census Households	5,979	26,591	72,194
	1990 Census Households	6,229	28,436	76,811
	Historical Annual Growth 1990 to 2009	-0.6%	-0.3%	-0.5%
	Projected Annual Growth 2009 to 2014	-1.2%	-0.3%	-0.6%
<b>POPULATION BY RACE</b>	2009 Estimated White	57.8%	44.5%	50.3%
	2009 Estimated Black or African American	12.7%	36.3%	35.8%
	2009 Estimated Asian & Pacific Islander	6.5%	4.2%	2.4%
	2009 Estimated American Indian & Native Alaskan	0.7%	0.5%	0.5%
	2009 Estimated Other Races	22.3%	14.5%	11.0%
	2009 Estimated Hispanic	35.8%	22.1%	16.7%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 36,800	\$ 37,489	\$ 41,194
	2009 Estimated Median Household Income	\$ 33,678	\$ 31,484	\$ 35,021
	2009 Estimated Per Capita Income	\$ 13,519	\$ 15,446	\$ 17,541
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	8.5%	6.5%	4.9%
	2009 Some High School	17.5%	16.7%	13.8%
	2009 High School Graduate	36.0%	34.8%	35.2%
	2009 Some College	18.0%	20.0%	20.4%
	2009 Associates Degree Only	4.8%	5.6%	6.1%
	2009 Bachelors Degree Only	10.3%	11.3%	12.9%
	2009 Graduate Degree	4.8%	5.2%	6.6%
<b>BUSINESS</b>	Number of Businesses	277	5,206	10,939
	Total Number of Employees	3,690	123,997	233,551
	Employee Population per Business	13.3	23.8	21.4
	Residential Population per Business	56.5	13.2	15.3

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