

OFFERING MEMORANDUM

Romanelli Reserve Apartments Investment Sale Opportunity



200 W. GREGORY BOULEVARD

KANSAS CITY, MISSOURI 64114



BLOCK & COMPANY, INC., REALTORS

📞 816.753.6000

📍 605 W. 47th Street, Ste. 200
Kansas City, MO 64112

🌐 www.blockandco.com

FOR MORE INFORMATION CONTACT:

MARSHAL BLOUNT | OWNER/AGENT

📞 816.806.9445

✉ mblount@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contents

- 03** EXECUTIVE SUMMARY
- 04** PROPERTY OVERVIEW
- 05** PRICING SUMMARY
- 06** PRO FORMA & RENT ROLL
- 07** UNIT 100 PHOTOS
- 08** UNIT 100 PLAN & TOUR
- 09** UNIT 200 PHOTOS
- 10** UNIT 200 PLAN & TOUR
- 11** UNIT 300 PHOTOS
- 12** UNIT 300 PLAN & TOUR
- 13** AERIAL
- 14** DEMOGRAPHIC SUMMARY

CONFIDENTIALITY & DISCLAIMER

The information contained herein has been obtained from sources deemed reliable, including the owner of the property, public records, and other third-party sources. However, no representation or warranty, express or implied, is made by the property owner, its affiliates, or any other party as to the accuracy, completeness, or reliability of such information. Prospective investors are advised to conduct their own independent investigation, due diligence, and evaluation of the property, including but not limited to physical, financial, legal, and environmental conditions, as well as any potential risks associated with the investment. Neither the Company, nor any of its affiliates, employees, representatives or agents, make any representations regarding the suitability of the property for any specific investment or use, or the future performance of the property.

These materials do not constitute an offer to sell or a solicitation of an offer to buy the property, and any such offer or solicitation will be made solely through a formal documentation and subject to the terms and conditions therein. The Company reserves the right to withdraw the property from the market or modify the terms of the offering at any time without prior notice. By receiving these materials, the recipient acknowledges that they have read and understood the disclaimers and disclosures contained herein. Any reliance on the information provided in these materials is solely at the recipient's own risk.

These materials and any related documents may contain confidential information and should be treated as proprietary. Distribution of these materials is limited to qualified and accredited investors only, and it may not be reproduced, distributed, or disclosed to any third parties without the prior written consent of the Company. No Investment Advice: This document does not constitute investment, financial, legal, or tax advice. Prospective investors should seek the advice of their own financial, legal, and tax professionals before making any investment decisions.

These materials may contain projections and certain forward-looking estimates and statements. These represent the subjective views of the manager of the Company and are based upon assumptions that are subject to significant uncertainties and contingencies. While the Company believes these assumptions currently are reasonable, their validity may be affected by events and conditions not now contemplated and by other factors, many of which may be beyond the Company's control. Actual results may vary from the projections and forward-looking statements contained in these materials and such variations may be significant. Factors that may cause such differences include, without limitation, the information set forth under the caption "Risk Factors" in the private placement memorandum. No representation or warranty is made regarding any of the forward-looking information contained in these materials.

EXECUTIVE SUMMARY

Overview

The Romanelli Reserve is a brand new community located in the heart of a 100+ year old Brookside neighborhood.

Location & Accessibility

Access to the property is a very walkable, with nearby shopping centers such as Brookside shops, Gregory shops, Romanelli shops, and Waldo shops; all within less than a mile.

Property Features & Amenities

- » Multiple balconies and patios with each unit
- » Hardwood floors
- » 10 foot ceilings
- » GE appliances
- » Full size washer and dryer
- » Walk-in pantry
- » Solid surface waterfall countertops
- » Walk-in showers with custom glass doors and mirrors
- » Dedicated parking and charging station

Market Positioning

The property is positioned as a high end rental option appealing to young professionals, empty nesters, small families, and long time neighborhood residents; looking to cash out of their 100+ year old house, and adopt a maintenance provided lifestyle; while remaining in the neighborhood that they call home.

Neighborhood & Lifestyle Appeal

The surrounding neighborhood offers a balance of suburban comfort and urban convenience, with access to parks, cultural attractions, and retail hubs. A neighborhood median home price of \$400,000.00 makes The Romanelli Reserve an affordable option for those looking to experience a maintenance free home in the Brookside neighborhood of Kansas City.



\$2,999,000
SALE PRICE



6.15%
CAP RATE



9 Units
SIZE

PROPERTY OVERVIEW

PROPERTY SUMMARY	
Type	Brookside Apartment Building
Address	200 W. Gregory Boulevard, Kansas City, MO 64114
County:	Jackson
State:	Missouri
CBSA:	Greater Kansas City
Units:	9
Occupancy	100%
Year Built	2024
Parking	14 Parking Spaces
Parking Ratio	1.55 Spaces/Unit
Zoning	B3-2 & R-6
Roof	Original TPO
Construction	Stick/Stucco/Rock/Steel/Hardwood/Hardie
Parking Surface	Concrete
HVAC	Separate Roof Top Units For Each Apartment



PRICING SUMMARY

PROPERTY SUMMARY	
Price:	\$2,999,000
Cap Rate:	6.15%
Net Operating Income:	\$184,363
Percent Leased:	100%
Year Built:	2024
Number of Units:	9



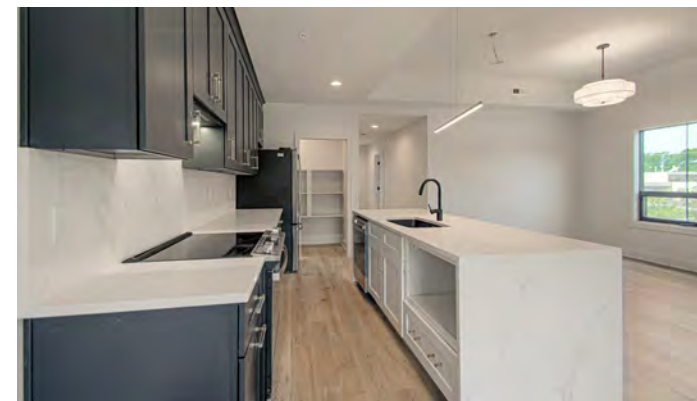
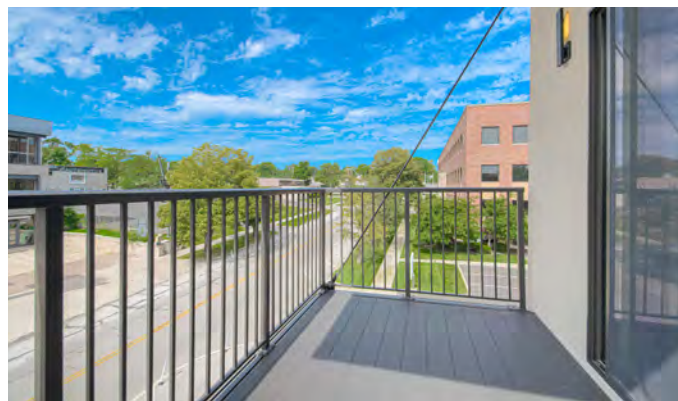
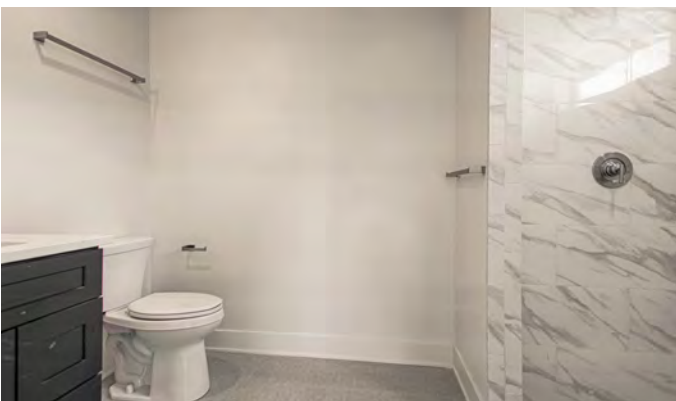
PRO FORMA

IN-PLACE PRO FORMA		PRO FORMA 7/1/2026-6/30/2027
Income		\$262,000
Expenses		\$77,637
Net Operating Income		\$184,363

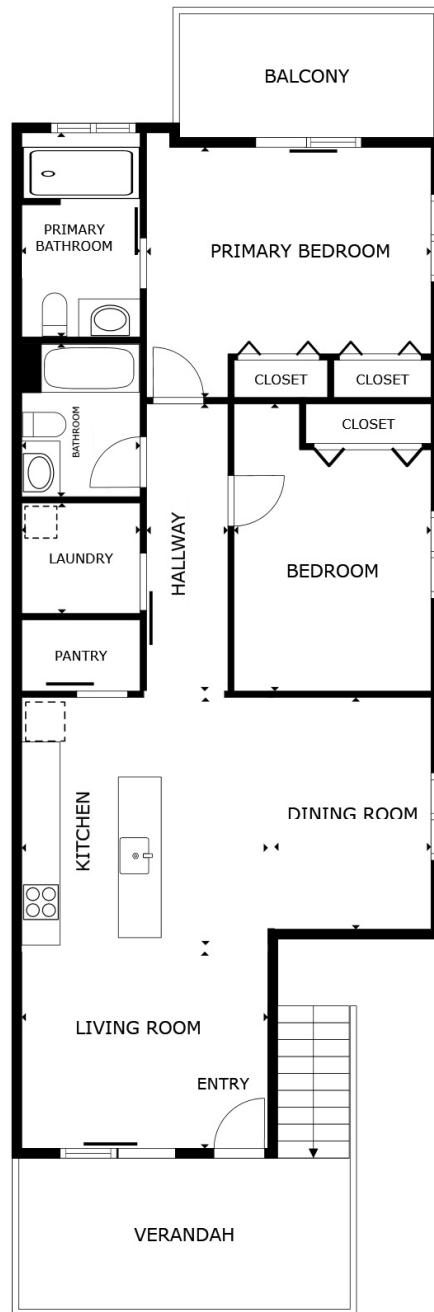
RENT ROLL

Tenant	Rent	Utilities	Lease Period
RR101	2,320.00	125.00	08.01.24 - 08.01.27
RR102	2,320.00	125.00	08.01.24 - 05.31.27
RR103	2,195.00	75.00	07.22.24 - 08.22.26
RR201	2,220.00	125.00	07.01.26 - 06.30.27
RR202	2,245.00	125.00	10.17.25 - 03.31.27
RR203	2,245.00	125.00	09.03.25 - 08.31.26
RR301	2,320.00	125.00	07.26.24 - 07.26.27
RR302	2,320.00	125.00	08.16.24 - 08.31.27
RR303	2,320.00	125.00	07.26.24 - 08.26.27
	20,505.00	1,075.00	
	21,580.00		

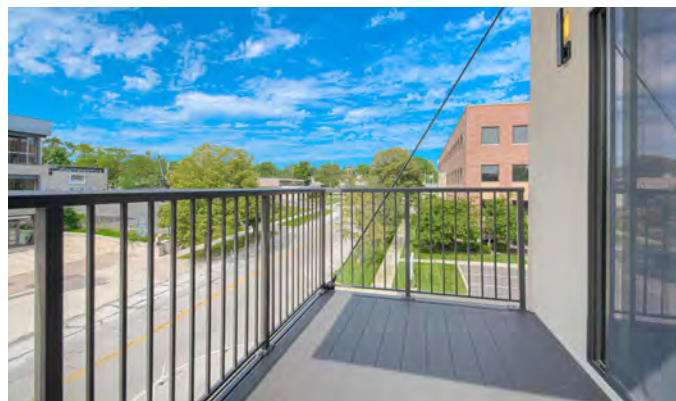
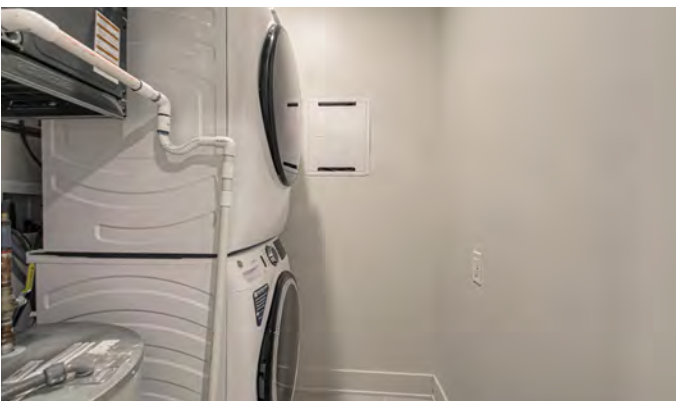
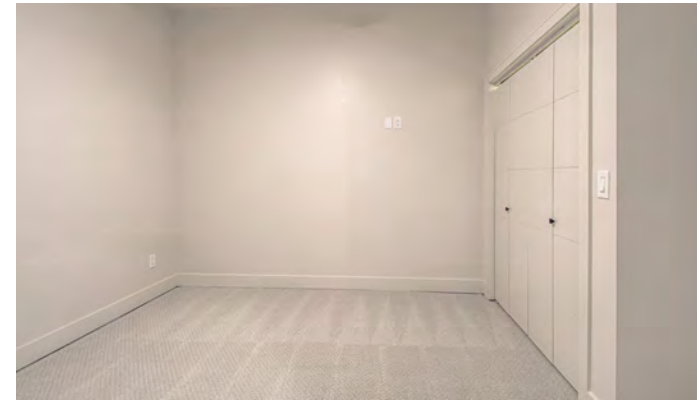
UNIT 100 PHOTOS



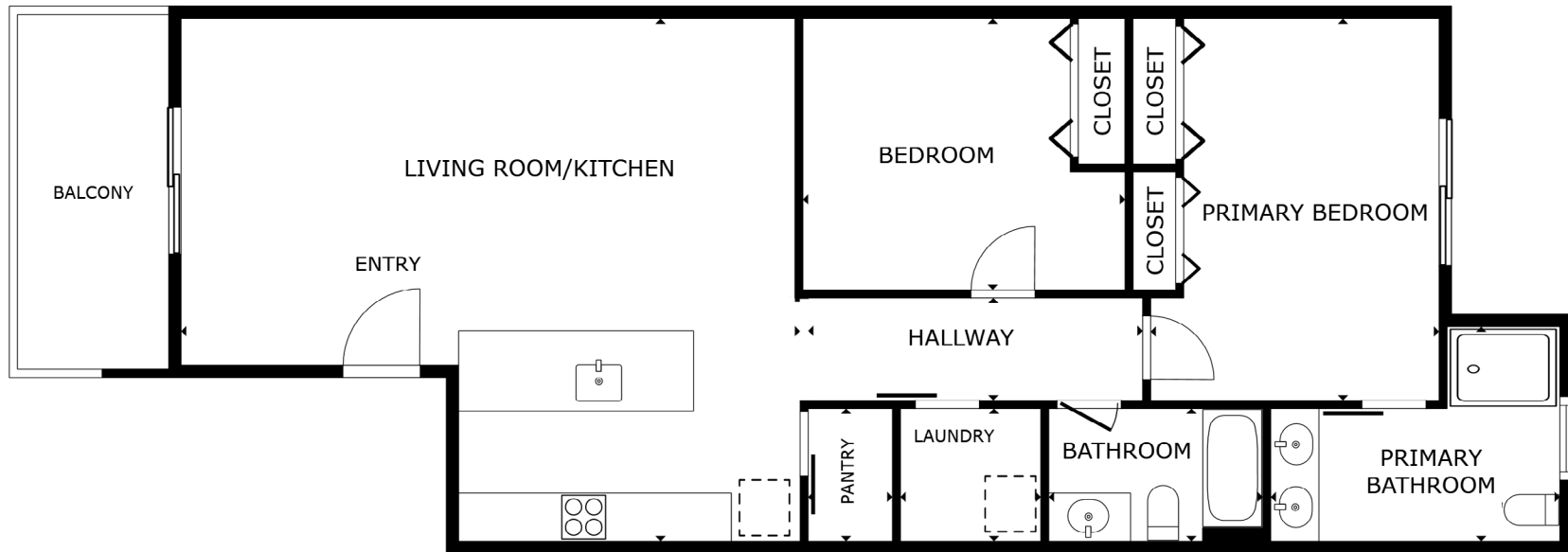
UNIT 100 FLOOR PLAN & VIRTUAL TOUR



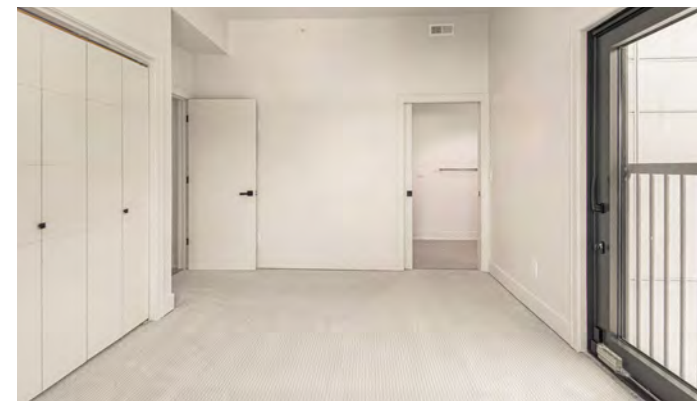
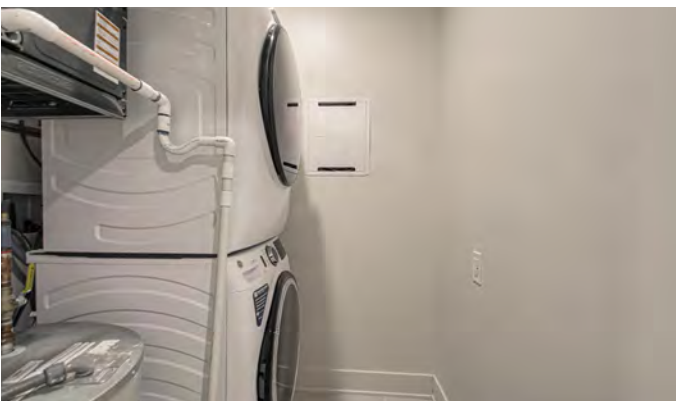
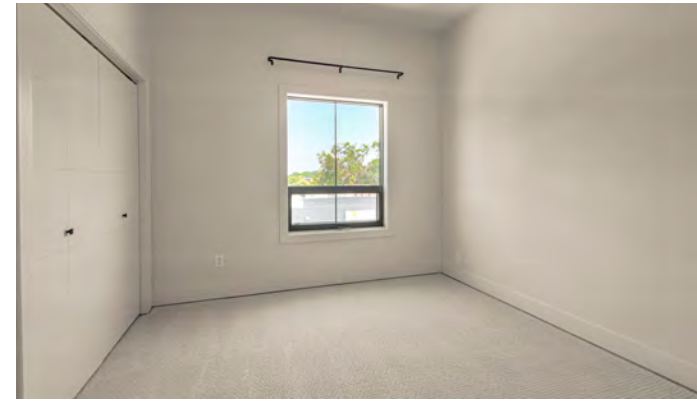
UNIT 200 PHOTOS



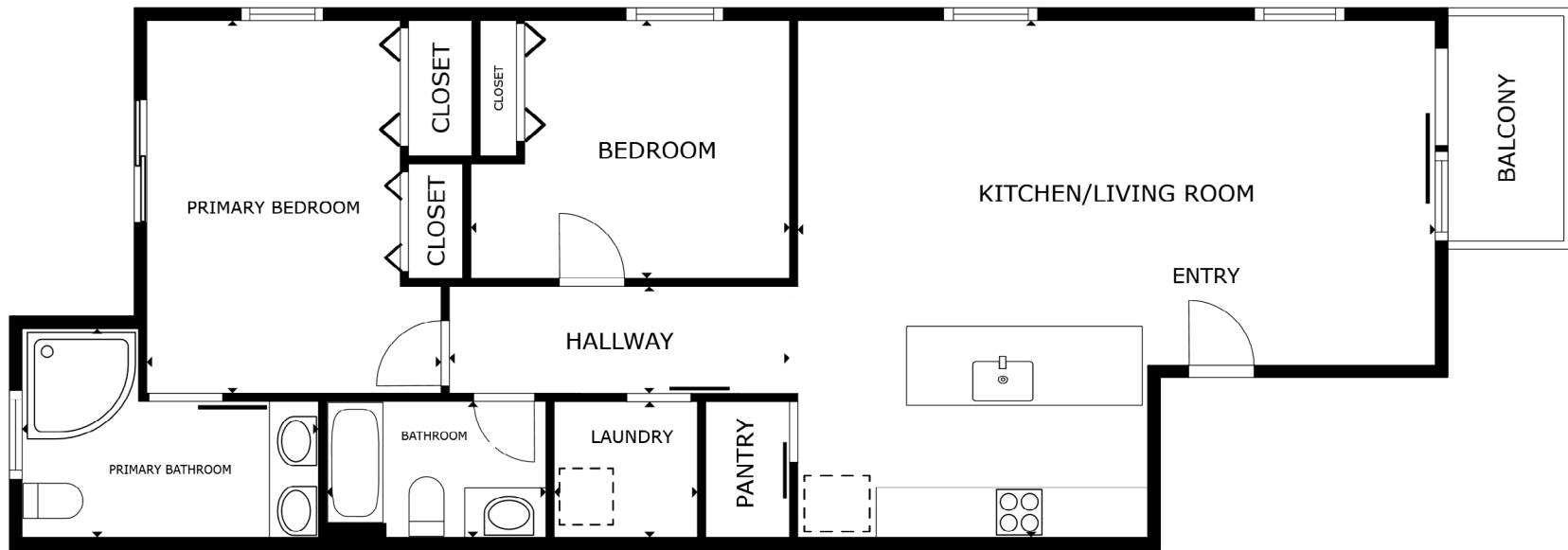
UNIT 200 FLOOR PLAN & VIRTUAL TOUR



UNIT 300 PHOTOS



UNIT 300 FLOOR PLAN & VIRTUAL TOUR





**COUNTRY CLUB
PLAZA**

Ward Parkway



Brookside Boulevard

63rd Street

BROOKSIDE

Wornall Road

SITE

Troost Avenue

Gregory Boulevard

**Romanelli
Shops**

**Gregory
Shops**

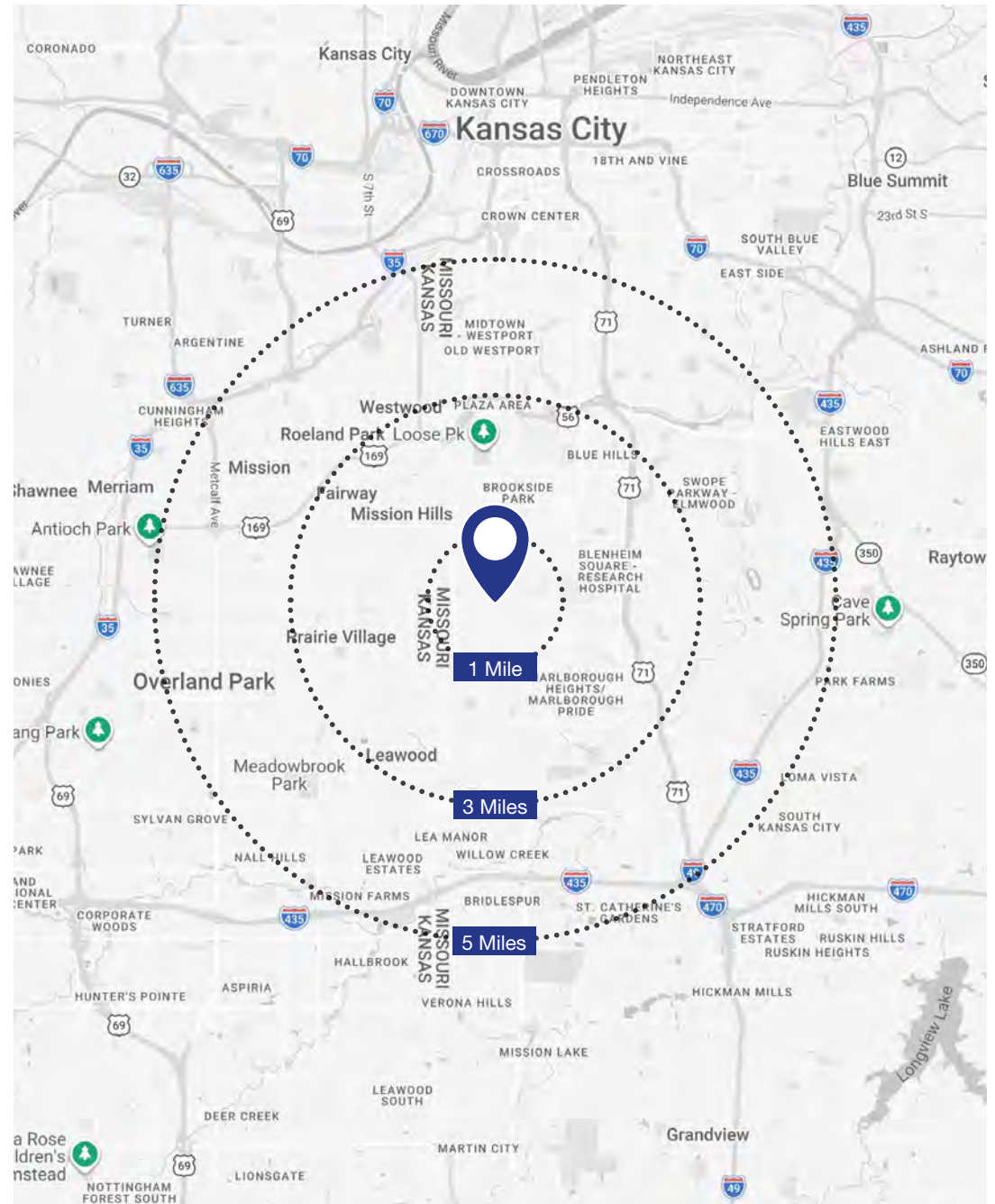
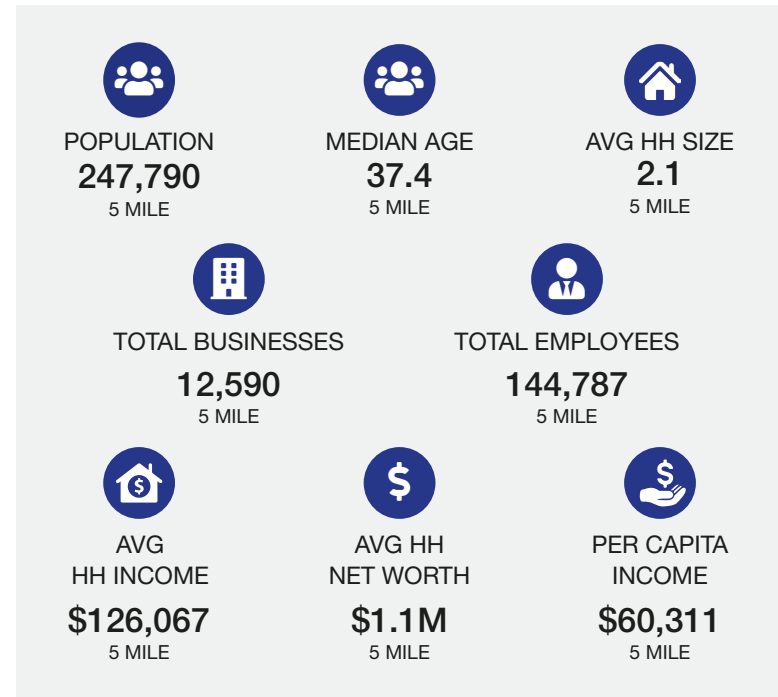
75th Street

WALDO

DEMOGRAPHIC SUMMARY

2026 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	15,195	103,570	247,790
Households	7,149	46,571	118,316
Employees	6,575	53,871	144,787
Median Age	39.1	38.0	37.4
Median Household Income	\$135,745	\$112,405	\$93,807
Average Household Income	\$167,255	\$155,368	\$126,067

2031 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	15,236	103,570	247,790
Households	7,150	45,775	118,565
Median Household Income	\$134,766	\$111,175	\$92,272
Average Household Income	\$165,492	\$154,160	\$124,653



200 W. Gregory



**THE
ROMANELLI
RESERVE**

FOR MORE INFORMATION CONTACT:

MARSHAL BLOUNT | OWNER/AGENT

📞 816.806.9445

✉️ mblount@blockandco.com



BLOCK & COMPANY, INC., REALTORS

📞 816.753.6000

📍 605 W. 47th Street, Ste. 200
Kansas City, MO 64112

🌐 www.blockandco.com