



401 CHARLOTTE LOFTS

KANSAS CITY, MO

12 UNITS | 100% OCCUPIED | \$2,200,000



NEWMARK

OFFERING MEMORANDUM

THE OFFERING

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire 401 Charlotte Lofts, a 12-unit property located in the historic Columbus Park at 401 Charlotte St, Kansas City, MO 64106. The Property consists of 12 two-bedroom, one-bath units and is fully leased. Built in 2023, the units are townhome-style with private entrances and front patios. Each unit features 21-foot ceilings, stainless steel appliances, an in-unit washer/dryer, and modern finishes.

401 Charlotte Lofts is in an excellent location, within walking distance of the \$1B Berkley Riverfront mixed-use development, newly expanded Kansas City streetcar, and the River Market. Tenants can take advantage of best-in-class nearby amenities while still enjoying the comfortable, residential character of Columbus Park.

PROPERTY SUMMARY

ADDRESS	401 Charlotte St, Kansas City, MO 64106
UNIT MIX	12 Two Bed / One Bath Units
PURCHASE PRICE	\$2,200,000
YEAR BUILT	2023
NUMBER OF UNITS	12
AVERAGE UNIT SF	1,008
IN-PLACE RENT/UNIT	\$1,556
IN-PLACE RENT/SF	\$1.54
OCCUPANCY	100%
SITE ACRES	0.59
PARKING SPACES	23



GUIDED PROPERTY TOURS

Property inspections will be made only by appointment and arranged through Newmark. Inquiries should be directed to:

Michael VanBuskirk, SIOR, CCIM, CRE

Vice Chairman, Principal

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Executive Managing Director, Principal

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Raegen Kersey, CCIM

Associate

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INVESTMENT HIGHLIGHTS

BEST IN CLASS ASSET

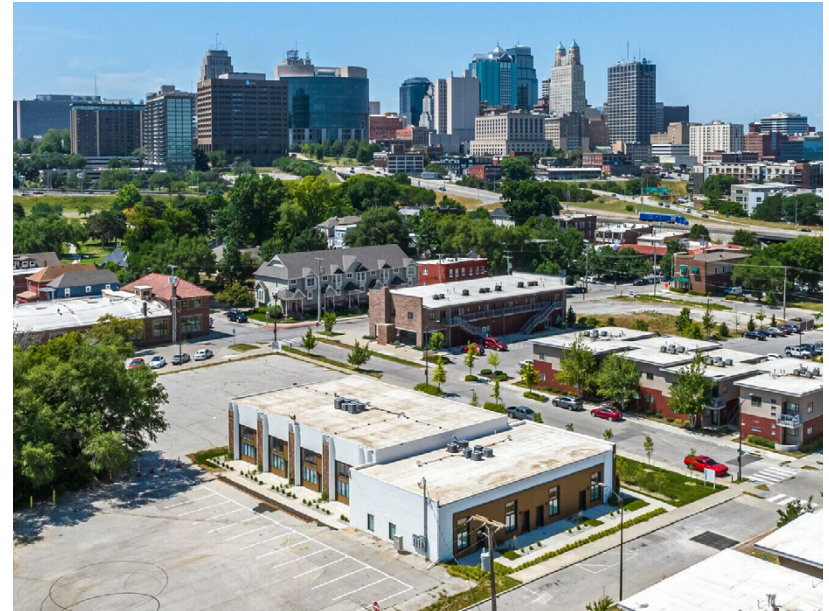
- Large 2-bedroom townhome style units with private entrances
- 2023 construction
- Purchase price of \$2,200,000
- Stainless steel appliances and modern finishes
- 10-year tax abatement
- 100% occupied

PREMIER LOCATION

- Walking distance to the River Market, Berkley Riverfront, and newly expanded Kansas City Streetcar
- 93 Walk Score
- 32,000 residents in downtown KC, expected to grow to 40,000 by 2030

UPSIDE OPPORTUNITIES

- Ability to increase current income by implementing RUBS fees



PROPERTY DESCRIPTION

GENERAL OVERVIEW

ADDRESS 401 Charlotte Street, Kansas City, MO 64106

COUNTY Jackson

YEAR BUILT 2023

NUMBER OF UNITS 12

NUMBER OF BUILDINGS 1

NUMBER OF STORIES 2

RENTABLE AREA 12,100

PARCEL NUMBERS 12-840-25-13-02-0-00-000

ZONING UR - Urban Redevelopment District

SITE ACRES 0.59 Acres

PARKING SPACES 23

PARKING SPACES PER UNIT 1.9

UTILITIES

ELECTRIC Individually Metered, Tenants Pay

WATER & SEWER City of Kansas City, Landlord Pays



UNIT MIX

FLOOR PLAN	UNIT TYPE	# OF UNITS	% OF UNITS	SF PER UNIT	TOTAL SF
1,100 SF	2 Bed/1 Bath	5	41.7%	1,100	5,500
1,000 SF	2 Bed/1 Bath	3	25.0%	1,000	3,000
900 SF	2 Bed/1 Bath	4	33.3%	900	3,600
TOTAL		12	100.0%	1,008	12,100

UNIT FEATURES



PRIVATE ENTRANCES



21-FOOT CEILINGS



STAINLESS STEEL
APPLIANCES



HARDWOOD FLOORS

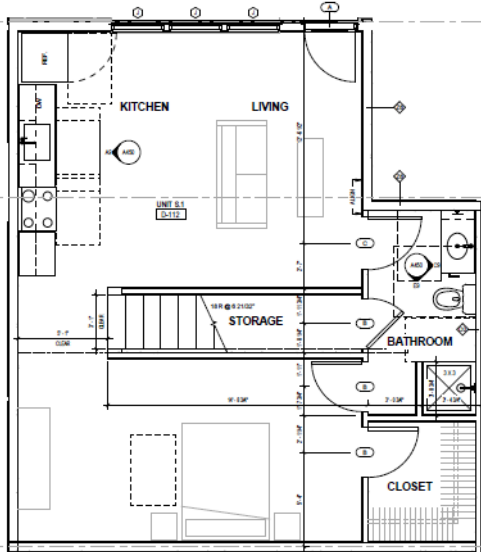


DISHWASHER AND WASHER/
DRYER IN EVERY UNIT

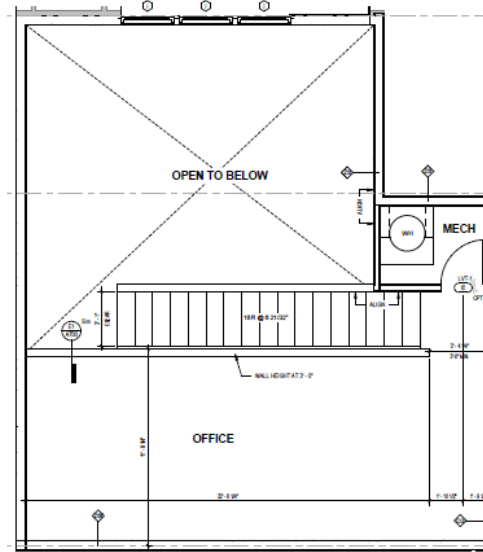


FLOOR PLANS

TYPICAL FLOOR PLAN 1



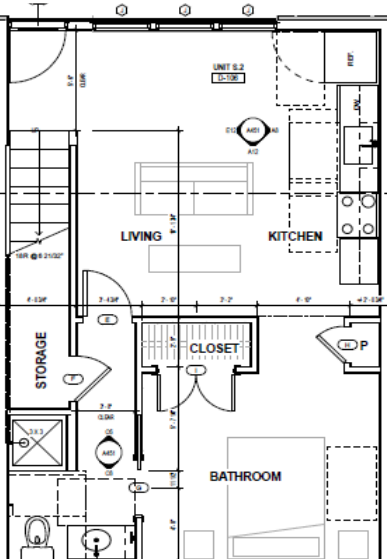
LOWER LEVEL



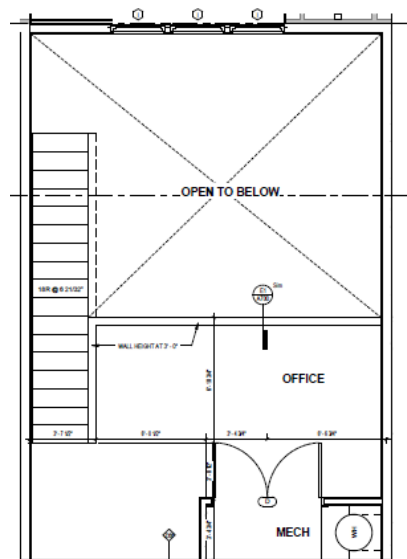
UPPER LEVEL



TYPICAL FLOOR PLAN 2



LOWER LEVEL



UPPER LEVEL



PROPERTY LOCATION

KC STREETCAR LINE



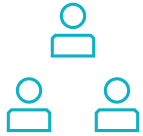
NEARBY DEVELOPMENTS

— KC STREETCAR LINE
— KC STREETCAR RIVERFRONT
 EXTENSION - OPENING 2026

— PLANNED BIKE/PED OVERPASS
 CONNECTING COLUMBUS PARK
 & BERKLEY RIVERFRONT



MAP & DEMOGRAPHICS



2025 TOTAL POPULATION

1 Mile	17,078
3 Mile	79,877
5 Mile	219,808



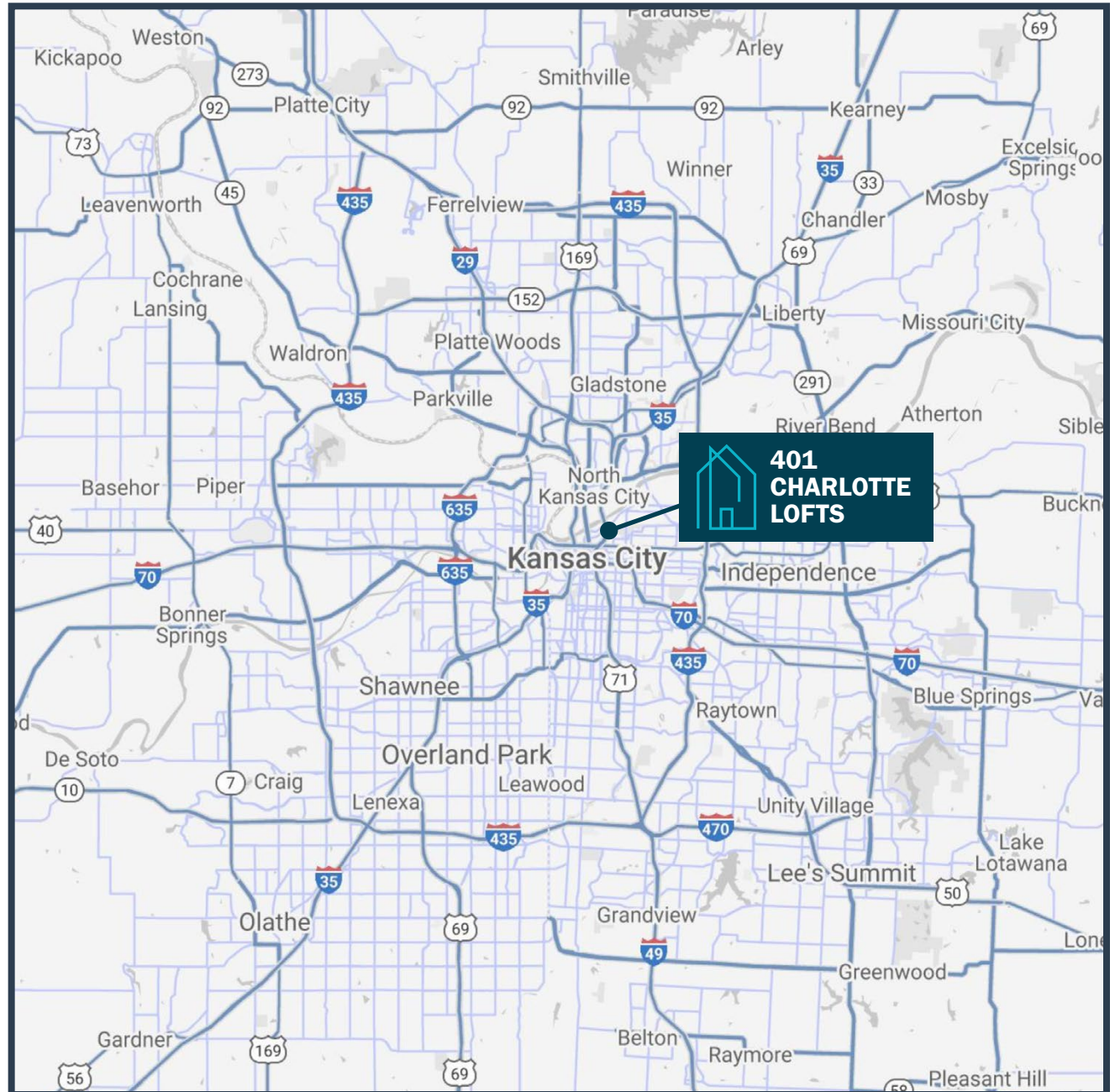
2025 TOTAL HOUSEHOLDS

1 Mile	9,714
3 Mile	36,962
5 Mile	97,698



2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$85,245
3 Mile	\$81,382
5 Mile	\$77,244



DOWNTOWN KANSAS CITY OVERVIEW

Downtown has been the fastest-growing neighborhood of both Kansas City and the entire region for the last two decades as the population has increased 139% since 2000 to more than 32,000 residents. Downtown Kansas City is the region's largest employment center blended with the fastest-growing residential neighborhood in the metropolitan area creating a vibrant, mixed-use district with endless opportunities for social connection. Today, Downtown is the very best place for people and businesses to connect with each other. It occupies the most central location in the region and is home to the highest concentration of spaces where people can come together to collaborate and connect.

\$10B DOWNTOWN INVESTMENT

More than \$9.8 billion in major developments have been completed or are currently under construction

122K DOWNTOWN EMPLOYEES

Downtown is home to more than 122,000 employees and 26.5 million square feet of office space

32K DOWNTOWN RESIDENTS

Downtown is home to more than 32,000 residents with a projected growth to 40,000 residents by 2030



COLUMBUS PARK

Columbus Park is a historic, tight-knit neighborhood immediately northeast of Downtown Kansas City, long known as the city's "Little Italy" and now a diverse, walkable enclave with a strong community identity. Its location offers quick access to the River Market, Berkley Riverfront, KC streetcar, and downtown core while maintaining a more residential, small neighborhood feel.

KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.7 million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.



KANSAS CITY RANKINGS



#1 City to Work Remotely

Iceland Air, 2022



Best Airport in the United States

Travel Awaits, 2023



#3 Best-Paying City for Recent College Grads

Self, 2021



Best Cities to Live in America

Niche, 2021



Top 10 Best Places to Visit in 2024

Wall Street Journal



23 Best Places to Go in the U.S. in 2023

Traveler



Great American City for Creatives

Thrillist, 2022



Best in Travel 2024

Lonely Planet



#2 City to Watch for Rental Activity in 2024

Rent Café



52 Places to Go in 2024

The New York Times



KANSAS CITY BIG WINS

\$1.5 BILLION NEW KANSAS CITY INTERNATIONAL AIRPORT TERMINAL

Kansas City's new single terminal airport opened February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure.

**BEST
AIRPORTS
IN THE U.S.**

*TRAVEL &
LEISURE*



GOOGLE \$1B DATA CENTER

Google will locate a new data center in Kansas City, investing \$1 billion and supporting up to 1,300 jobs. The data center, the company's first in Missouri, will accompany contributions from Google to the region's workforce and energy infrastructure. "We have reached an important inflection point for tech innovation like AI, and data centers are the backbone of this progress," said Monique Picou, Global Vice President of Cloud Supply Chain and Operations at Google. "Our announcement today is a testament to the resources, talent and welcoming spirit of the Kansas City community. Together, Kansas City and Google will help power America's digital future and we are excited to contribute to the bright future of the region."



KANSAS CITY BIG WINS

PANASONIC \$4B EV BATTERY PLANT

In Spring 2025, Panasonic Energy North American will open a 300-acre EV battery manufacturing facility in De Soto, Kansas at Astra Enterprise Park. The 3 million-square-foot building will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant along Kansas 10 in Johnson County, leaving room at the parcel for Panasonic to expand production operations. The plant is set to manufacture lithium-ion 2170 batteries for electric vehicles and when the facility is up and running, it will increase Panasonic Energy's global capacity by 60 percent. More than **4,000 people will be employed** at the Panasonic plant and the project is estimated to deliver **\$2.5 billion in annual economic benefit** to the Kansas City region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.



META DATA CENTER GOLDEN PLAINS TECHNOLOGY PARK

Facebook's parent company Meta Platforms, Inc., is investing more than \$800 million in building a nearly 1-million square foot hyperscale data center on 375 acres at Golden Plains Technology Park in northern Kansas City. The company announced its Kansas City location will become one of the world's most sustainable data centers, adding renewable energy to the region's local grid and achieving net-zero carbon emissions. Meta has acquired an additional 508 acres at the park, leaving potential for further investment.

KANSAS CITY BIG WINS

2026 WORLD CUP HOST CITY

Kansas City is among 16 cities in North America to host the 2026 FIFA World Cup. The event will be the biggest sports event ever in the Kansas City area. Matches will be held at Arrowhead Stadium, home to the Kansas City Chiefs. Held every four years, the FIFA World Cup is the most prestigious and most widely viewed single sporting event. In 2018, a combined 3.572 billion viewers watched the World Cup and an estimated 6.8 million tourists visited host cities. The FIFA World Cup 2026, which will feature a record 80 matches, will be the first hosted by three countries and the first with 48 participating nations. Host cities can expect up to \$652 million in incremental economic activity as a result of World Cup matches according to a study.

**\$652
MILLION**
*ESTIMATED
ECONOMIC
IMPACT*

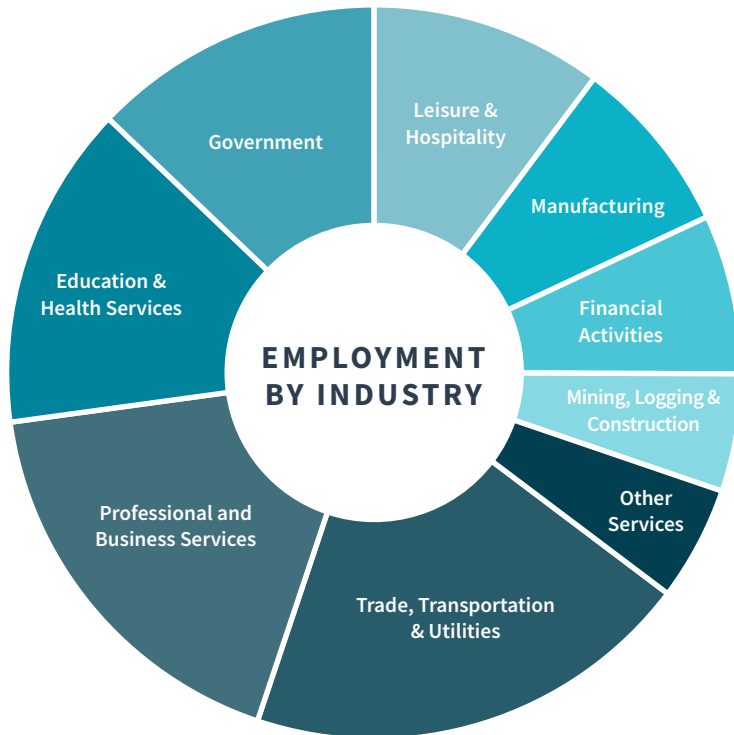


KC CURRENT STADIUM

In 2024, the Kansas City Current opened the CPKC stadium. The \$117M stadium seats 11,500 and is the first professional women's sport stadium in the world. CPKC Stadium at Berkley Riverfront Park will be the anchor of the ongoing riverfront development project undertaken by Port KC. In this stadium, KC Current not only signals its commitment to its athletes and fans, but its commitment to Kansas City.

The KC Current, along with Palmer Square Real Estate Management and Marquee Development, recently broke ground on a \$200 million expansion along the riverfront. The development will include 429 multi-family homes, 48,000 square feet of retail and more than two acres of riverfront gathering space, including a town square and riverfront promenade.

KANSAS CITY ECONOMY



The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block.

MAJOR EMPLOYERS



2.7M

KANSAS CITY MSA
POPULATION



\$328,700

MEDIAN HOME
SALE PRICE



\$75,280

MEDIAN HOUSEHOLD INCOME
(10% ABOVE NATIONAL MEDIAN)



37.6

MEDIAN AGE
(U.S. 38)

Source: U.S. Bureau of the Census and Bureau of Labor Statistics (March 2025)

KANSAS CITY ECONOMY



\$104.7 Million
Impact on Payroll
due to the Additions



16 COMPANIES
Attracted to the Greater
Kansas City Area in 2024



\$1.8 Billion
Capital Invested in 2024



1,498
New Jobs in 2024

ATTRACTING BUSINESS TO KANSAS CITY

In 2024 Kansas City attracted 16 new companies to the region, driving \$1.8 billion in capital investment, 1,498 new jobs, \$104.7 million in wages and 2.3 million square feet of new space.

COST OF LIVING COMPARISON

CITY	COMPOSITE INDEX
Austin, TX	97.4
Chicago, IL	115.1
Phoenix, AZ	106.3
Kansas City, MO	91.1
Los Angeles, CA	149.4
Minneapolis, MN	93.6
Denver, CO	108.6

Source: The Council for Community and Economic Research, Annual Average 2024

FISERV OPENS REGIONAL HUB IN OVERLAND PARK

Fiserv, a global financial technology company, is establishing a new regional hub in Overland Park, Kansas, near Kansas City. The hub is expected to create 2,000 jobs and have a projected \$6.5 billion economic impact over the next decade.

fiserv.



KANSAS CITY TOURISM

Among a healthy business environment Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series, and the Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII and Super Bowl LVIII. Kansas City Current women's soccer team opened the first professional women's soccer stadium in the world.

28.4 MILLION

ANNUAL VISITORS

\$6.7 BILLION

ANNUAL TOURISM ECONOMIC IMPACT

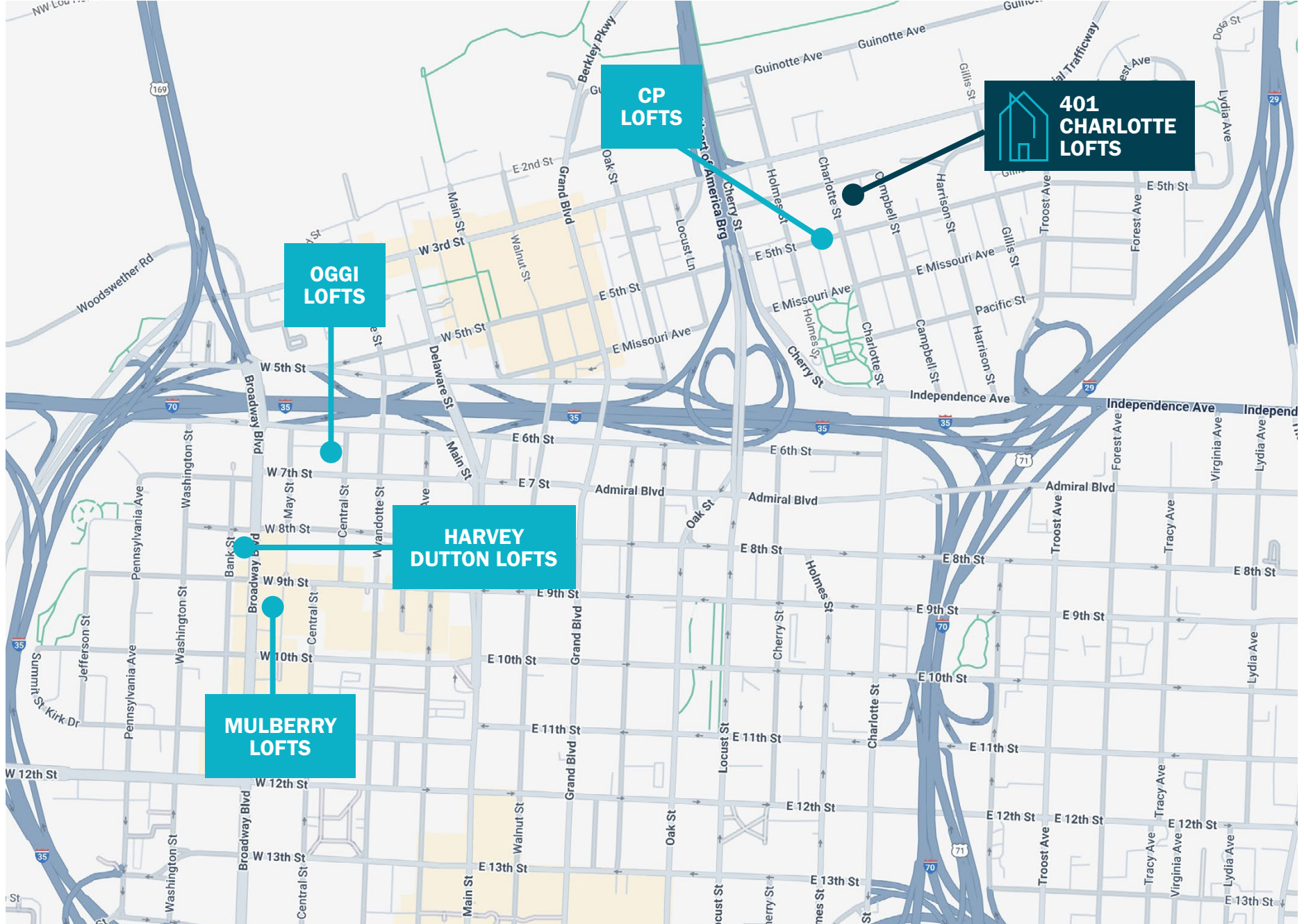
12.1 MILLION

ANNUAL MCI AIRPORT PASSENGERS

Source: Visit KC



MARKET RENT COMPARABLES



MARKET RENT COMPARABLES

#	PROPERTY	ADDRESS	YEAR BUILT/ RENOVATED	TOTAL UNITS	UNIT TYPE	AVG UNIT SIZE (SF)	MONTHLY RENT	RENT PER SF
1	CP Lofts	770 E 5th St Kansas City, MO	2016	108	2 Bedroom / 1 Bath	897	\$1,286	\$1.43
					2 Bedroom / 2 Bath	854	\$1,462	\$1.71
2	Oggi Lofts	600 Central St Kansas City, MO	1902/2019	60	2 Bedroom / 1 Bath	1,313	\$2,195	\$1.67
3	Mulberry Lofts	905 Broadway Blvd Kansas City, MO	2020	283	2 Bedroom / 2 Bath	1,117	\$2,549	\$2.28
4	Harvey Dutton Lofts	802 Broadway Blvd Kansas City, MO	1903/2025	38	2 Bedroom / 2 Bath	708	\$1,700	\$2.40
AVERAGE						978	\$1,839.20	\$1.90



MARKET RENT & RENT ROLL

MARKET RENT												
				CURRENT					MARKET			
UNIT TYPE	# of Units	Average SF Per Unit	Total SF	Occupied Units	Monthly Rent Per Unit	Rent Per SF	Monthly Rental Income	Annual Rental Income	Monthly Rent Per Unit	Rent Per SF	Monthly Rental Income	Annual Rental Income
2 BEDROOM 1 BATH	5	1,100	5,500	5	\$1,590	\$1.45	\$7,950	\$95,400	\$1,725	\$1.57	\$8,625	\$103,500
2 BEDROOM 1 BATH	3	1,000	3,000	3	\$1,567	\$1.57	\$4,700	\$56,400	\$1,725	\$1.73	\$5,175	\$62,100
2 BEDROOM 1 BATH	4	900	3,600	4	\$1,506	\$1.67	\$6,025	\$72,300	\$1,725	\$1.92	\$6,900	\$82,800
	12	1,008	12,100	12	\$1,556	\$1.54	\$18,675	\$224,100	\$1,725	\$1.71	\$20,700	\$248,400

RENT ROLL					
SUITE	OCCUPIED	SF	CURRENT RENT	COMMENCEMENT DATE	EXPIRATION DATE
101	Occupied	1,100	\$1,375.00	12/10/25	4/30/27
102	Occupied	1,000	\$1,650.00	2/1/26	1/31/27
103	Occupied	1,100	\$1,600.00	3/1/26	2/28/27
104	Occupied	1,100	\$1,500.00	1/10/26	12/31/26
105	Occupied	1,100	\$1,675.00	7/1/26	9/27/27
106	Occupied	900	\$1,575.00	3/1/26	2/28/27
107	Occupied	900	\$1,550.00	6/1/26	8/31/27
108	Occupied	1,000	\$1,575.00	11/1/25	10/31/26
109	Occupied	1,000	\$1,475.00	8/15/25	8/31/26
110	Occupied	900	\$1,425.00	11/28/25	11/30/26
111	Occupied	900	\$1,475.00	2/1/26	1/31/27
112	Occupied	1,100	\$1,800.00	9/1/23	8/31/26
TOTAL			\$18,675.00		

Rent Roll as of January 2026. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

FINANCIAL ASSUMPTIONS

UNDERWRITING ASSUMPTIONS

MARKET RENT GROWTH	3.00%
OPERATING EXPENSE INCREASES	2.50%
LOSS TO LEASE (% OF GPRI):	0.50%
VACANCY (% OF GPRI):	5.00%
COLLECTION LOSS (% OF GPRI):	0.50%
OTHER INCOME PER UNIT:	\$100.00
MANAGEMENT (% OF GROSS OPERATING INCOME)	8.00%
CAPITAL RESERVES PER UNIT	\$100

TAX SUMMARY - 2025 TAXES

0.067 Acre Parking

PARCEL ID	12-840-25-13-01-0-00-000
MARKET VALUE	\$20,680.00
ASSESSMENT RATE	32.00%
ASSESSED VALUE	\$6,617.00
TAXABLE VALUE	\$6,617.00
ESTIMATED MILL LEVY	9.83%
2024 TAXES	\$650.15

DEPOSITS AND FEES

APPLICATION FEE	\$55
SECURITY DEPOSIT	\$750
PET FEES	One time pet fee \$250 and \$25 pet rent per pet for 2 pets. 3+ pets one time pet fee is \$500. 4 pets max.



410 Charlotte Lofts benefits from a Chapter 99 tax abatement that abates the taxes for 10 years, beginning on construction completion. 410 Charlotte Lofts is located in Jackson County, Missouri. The state of Missouri reassesses taxes every odd-numbered year.

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PRO FORMA CASH FLOW

INCOME	ANNUALIZED T6 - JUNE 2026	PER UNIT		YEAR 1	PER UNIT
Gross Potential Rental Income	\$197,809.04	\$16,484.09		\$248,400.00	\$20,700.00
Loss to Lease	\$0.00	\$0.00	0.50%	-\$1,242.00	-\$103.50
Vacancy	\$0.00	\$0.00	5.00%	-\$12,420.00	-\$1,035.00
Collection Loss	\$0.00	\$0.00	0.50%	-\$1,242.00	-\$103.50
TOTAL RENTAL INCOME	\$197,809.04	\$16,484.09		\$233,496.00	\$19,458.00
Other Income	\$0.00	\$0.00		\$1,200.00	\$100.00
GROSS OPERATING INCOME	\$197,809.04	\$16,484.09		\$234,696.00	\$19,558.00
EXPENSES				YEAR 1	PER UNIT
Telephone & Internet	\$3,336.00	\$278.00		\$0.00	\$0.00
Repairs and Maintenance	\$7,057.74	\$588.15		\$6,000.00	\$500.00
Grounds	\$5,556.00	\$463.00		\$6,000.00	\$500.00
Turnover	\$0.00	\$0.00		\$2,400.00	\$200.00
Contract Services	\$0.00	\$0.00		\$1,800.00	\$150.00
Administrative	\$6,206.78	\$517.23		\$3,600.00	\$300.00
Marketing	\$0.00	\$0.00		\$1,200.00	\$100.00
Management Fee	\$22,400.00	\$1,866.67	8.00%	\$18,775.68	\$1,564.64
TOTAL VARIABLE EXPENSES	\$44,556.52	\$3,713.04		\$39,775.68	\$3,314.64
Real Estate Taxes	\$1,306.80	\$108.90		\$2,929.60	\$244.13
Insurance	\$15,294.00	\$1,274.50		\$7,800.00	\$650.00
Utilities & Trash	\$11,098.00	\$924.83		\$16,800.00	\$1,400.00
TOTAL EXPENSES	\$72,255.32	\$6,021.28		\$67,305.28	\$5,608.77
Expenses % of GOI					28.68%
Capital Reserves	\$0.00	\$0.00		\$1,200.00	\$100.00
NET OPERATING INCOME	\$125,553.72	\$10,462.81		\$166,190.72	\$13,849.23

Taxes do not include extra land

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CASH FLOW PROJECTION

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Rental Income	\$248,400	\$255,852	\$263,528	\$271,433	\$279,576	\$287,964	\$296,603	\$305,501	\$314,666	\$324,106
Loss to Lease	\$(1,242)	\$(1,279)	\$(1,318)	\$(1,357)	\$(1,398)	\$(1,440)	\$(1,483)	\$(1,528)	\$(1,573)	\$(1,621)
Vacancy	\$(12,420)	\$(12,793)	\$(13,176)	\$(13,572)	\$(13,979)	\$(14,398)	\$(14,830)	\$(15,275)	\$(15,733)	\$(16,205)
Collection Loss	\$(1,242)	\$(1,279)	\$(1,318)	\$(1,357)	\$(1,398)	\$(1,440)	\$(1,483)	\$(1,528)	\$(1,573)	\$(1,621)
TOTAL RENTAL INCOME	\$233,496	\$240,501	\$247,716	\$255,147	\$262,802	\$270,686	\$278,806	\$287,171	\$295,786	\$304,659
Other Income	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433	\$1,476	\$1,520	\$1,566
GROSS OPERATING INCOME	\$234,696	\$241,737	\$248,989	\$256,459	\$264,152	\$272,077	\$280,239	\$288,646	\$297,306	\$306,225
EXPENSES										
Repairs and Maintenance	\$6,000	\$6,150	\$6,304	\$6,461	\$6,623	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493
Grounds	\$6,000	\$6,150	\$6,304	\$6,461	\$6,623	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493
Turnover	\$2,400	\$2,460	\$2,522	\$2,585	\$2,649	\$2,715	\$2,783	\$2,853	\$2,924	\$2,997
Contract Services	\$1,800	\$1,845	\$1,891	\$1,938	\$1,987	\$2,037	\$2,087	\$2,140	\$2,193	\$2,248
Administrative	\$3,600	\$3,690	\$3,782	\$3,877	\$3,974	\$4,073	\$4,175	\$4,279	\$4,386	\$4,496
Marketing	\$1,200	\$1,230	\$1,261	\$1,292	\$1,325	\$1,358	\$1,392	\$1,426	\$1,462	\$1,499
Management Fee	\$18,776	\$19,339	\$19,919	\$20,517	\$21,132	\$21,766	\$22,419	\$23,092	\$23,784	\$24,498
TOTAL VARIABLE EXPENSES	\$39,776	\$40,864	\$41,982	\$43,131	\$44,312	\$45,526	\$46,773	\$48,054	\$49,371	\$50,724
Real Estate Taxes	\$2,930	\$3,003	\$3,078	\$3,155	\$3,234	\$3,315	\$3,397	\$3,482	\$3,569	\$3,659
Insurance	\$7,800	\$7,995	\$8,195	\$8,400	\$8,610	\$8,825	\$9,046	\$9,272	\$9,504	\$9,741
Utilities & Trash	\$16,800	\$17,220	\$17,651	\$18,092	\$18,544	\$19,008	\$19,483	\$19,970	\$20,469	\$20,981
TOTAL EXPENSES	\$67,305	\$69,082	\$70,906	\$72,778	\$74,700	\$76,673	\$78,699	\$80,778	\$82,913	\$85,105
Capital Reserves	\$1,200	\$1,230	\$1,261	\$1,292	\$1,325	\$1,358	\$1,392	\$1,426	\$1,462	\$1,499
NET OPERATING INCOME	\$166,191	\$171,425	\$176,823	\$182,389	\$188,128	\$194,046	\$200,149	\$206,442	\$212,931	\$219,622

Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

CONFIDENTIALITY & CONDITIONS

This Offering Memorandum was prepared by Newmark and has been reviewed by Columbus Park Development Group 2, LLC ("Owner"). It contains selected information pertaining to 401 Charlotte Street, Kansas City, Missouri, Jackson County ("Property") and does not purport to be all-inclusive or to contain all of the information which a prospective Purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective Purchasers through NZ.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal, without notice, and does not constitute a recommendation, endorsement or advice as to the value of the Property by the Owner or NZ. Information furnished regarding Property stems from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Each prospective Purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and NZ expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any Purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner, and any conditions to Owner's obligations thereunder have been satisfied or waived. NZ is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of NZ and may be used only by parties approved by NZ. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to NZ immediately upon request of NZ or Owner, and (ii) that this Offering Memorandum may not be copied or otherwise reproduced or disclosed to anyone without the prior written authorization from NZ or Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to NZ. The property is being sold "as is, where is" and subject to all faults. Buyer acknowledges that it is not relying on any representation or warranty of NZ, Owner or any agent or representative of Owner.

OFFERING PROCEDURE

Owner and NZ will assess the qualifications of any party submitting a non-binding letter of intent in accordance with Seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to price, timing of closing, and the perceived ability of the purchaser to complete the transaction.

BIDDING PROCESS

The Owner reserves the right to reject any or all offers to purchase and reserves the right to terminate discussions with any prospective purchasers at any time without notice or cause.

DEADLINE

Notification will be sent calling for offers on a specific date. Offers should be submitted in the form of a nonbinding letter of intent and should specify the following:

- Offering Price
- Due Diligence Requirements
- Closing Period
- Earnest Money Deposit
- Contingencies
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt, if applicable)
- Any other information having direct bearing on the purchaser's ability to close the proposed transaction.



401 CHARLOTTE LOFTS

KANSAS CITY, MO

NEWMARK MULTIFAMILY CENTRAL TEAM

KANSAS CITY TEAM

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NEWMARK

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