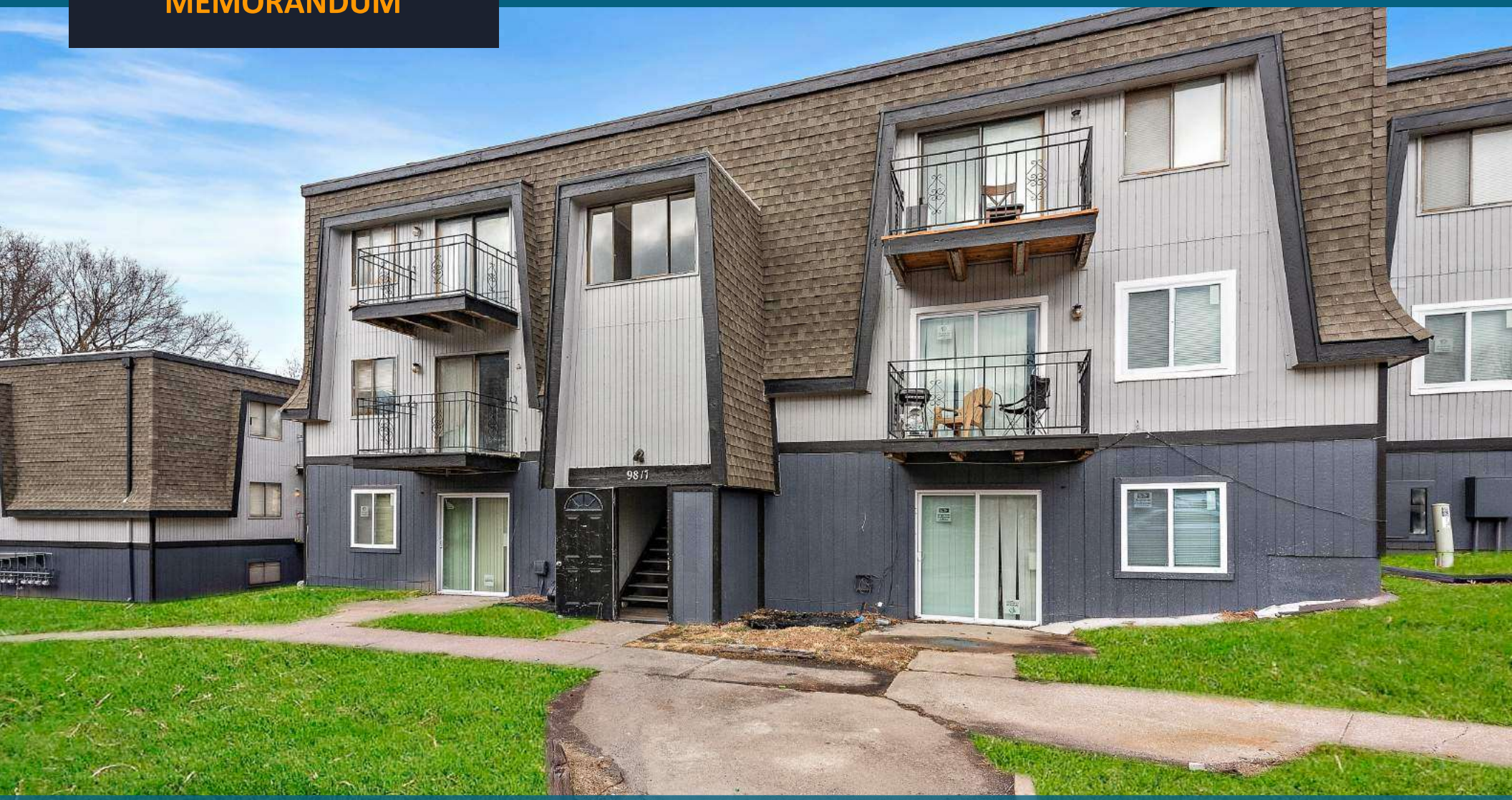
OFFERING MEMORANDUM

Suncrest Apartments, Raytown, Missouri



PREPARED BY

AUSTIN R. PAUL | Principal
417-389-6638
Apaul@ZealPropertyAdvisors.com

KEITEN J. NUSPL | Director
636-669-4291
Knuspl@ZealPropertyAdvisors.com

Non-Disclosure and Confidentiality Notice

All materials and information received or derived from Zeal Property Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Zeal Property Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Zeal Property Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Zeal Property Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Zeal Property Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Exclusively Presented By

AUSTIN R. PAUL | KEITEN J. NUSPL

417.389.6638 | Apaul@ZealPropertyAdvisors.com

CONTENTS

04 Executive Summary

06 Property Overview

08 Property Photos

11 Aerials

15 Financials

23 Demographics

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Zeal Property Advisors, LLC is pleased to present the exclusive offering of Suncrest Apartments ("The Property"), a 120-unit offering located within the Kansas City Metro. The Property is located just north of Raytown Trafficway and 63rd Street within the city of Raytown. The Property features a desirable unit mix consisting of majority 2 bedroom units that are above average in size compared to the submarket comp set. Prospective Investors may take advantage of several operational value-add components such as implementing standard tenant fees in addition to adding utility billbacks.

Suncrest Apartments is offered as a fee simple sale with the ability to assume the current Freddie Mac SBL debt inclusive of step-down pre-payment. Prospective Investors may also offer on a free and clear basis. Please contact the listing brokers for more information.

INVESTMENT HIGHLIGHTS

- Offered Free and Clear Or With Assumable FMAC Debt
- Operational Value-Add Components
- Desirable Unit Mix With 60%+ 2BR Units
- All Units + Interior Corridors Renovated
- Ability to Implement RUBS

PRICE:	Market
NOI:	$394,137
CAP RATE:	N/A

PROPERTY OVERVIEW

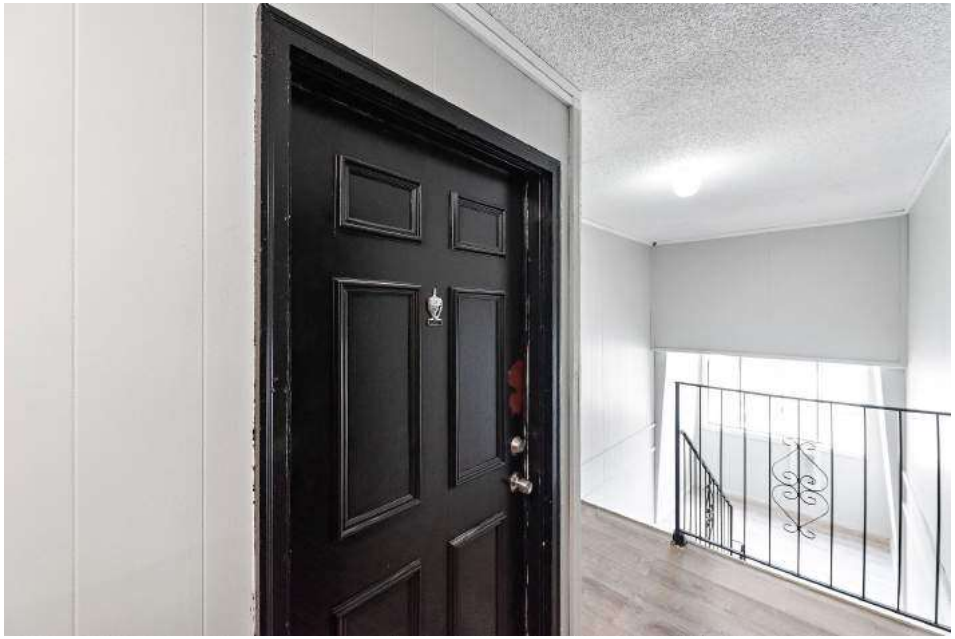
PROPERTY OVERVIEW

Suncrest Apartments is a 120-unit apartment community built in 1973 with interior corridor and unit upgrades in 2021-2022 by the current ownership. The Property encompasses 4.52 AC with approximately 93,878 rentable square feet. The unit mix consists of a very favorable 63% two-bedroom count averaging nearly 900 SF per unit. 2022 unit renovations include upgraded grey LVT flooring throughout living room, kitchen, bedrooms and bath (majority of units), Formica countertops, black and white updated appliances with select stainless steel, baseboards, vanity + toilet and new modern paint scheme. Approximately 30% of all HVAC units have been replaced in addition to all interior corridors upgraded with LVT, baseboards and paint. Prospective investors have the opportunity to bring the pool back online or repurpose for an added amenity in addition to revitalizing the down building (12 units) onsite. Suncrest Apartments provides affordable, well maintained units in a submarket that boasts strengths such as supply constraints and low cost of living.

Address	9805 East 61st Street, Raytown, MO 64133	**Water/Sewer**	Per Building Metered | Paid By Landlord
Units	120	**Electric**	Separately Metered | Paid By Tenant
Year Built	1973 / 2022	**Gas**	Separately Metered | Paid By Tenant
Lot Size	4.52 AC	**HVAC**	Central Air | Per Unit Gas Furnace | 30% HVAC Units Replaced
RSF	93,878	**Hot Water**	Central Domestic | Gas
Number of Buildings	5 Buildings | 3 Stories	**Laundry**	Per Building | 10 Facilities - CSC
Parking	150 Surface Spaces With Additional	**Safety**	Fire Extinguisher Hallway + Unit | Smoke Detector Wired | Fire Doors + Walls
Wiring	Copper	**Plumbing**	Copper
Roofs	TPO | 2008 Replacement	**Exterior**	Mansard
Windows	Single Frame + Dual Pane Vinyl	**Construction Type**	Wood

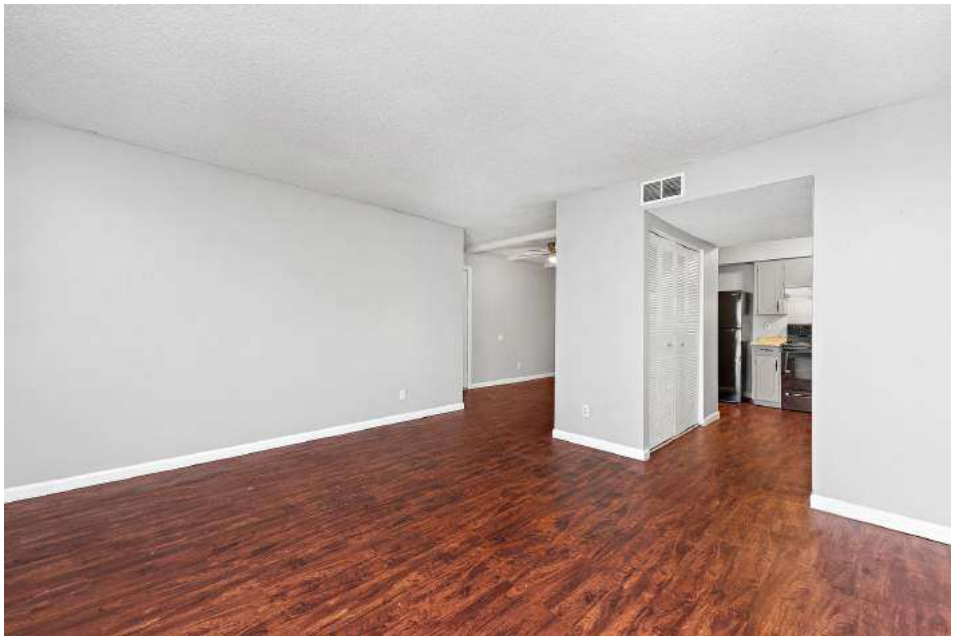
PROPERTY PHOTOS

EXTERIOR PHOTOS



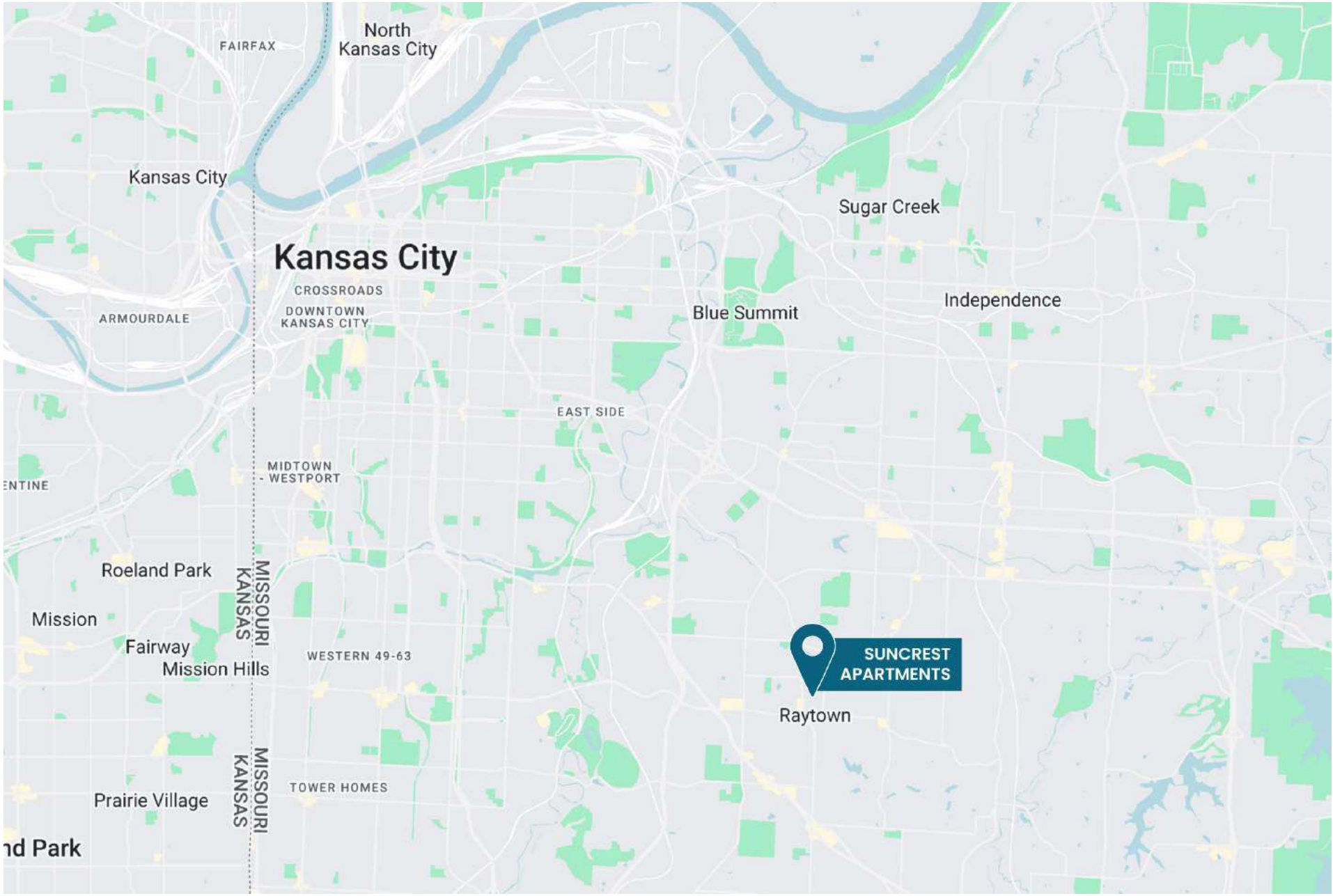
INTERIOR PHOTOS

INTERIOR PHOTOS



AERIALS

REGIONAL MAP



AUSTIN R. PAUL | 417.389.6638 |Apaul@ZealPropertyAdvisors.com | ZealPropertyAdvisors.com

ZEAL PROPERTY ADVISORS

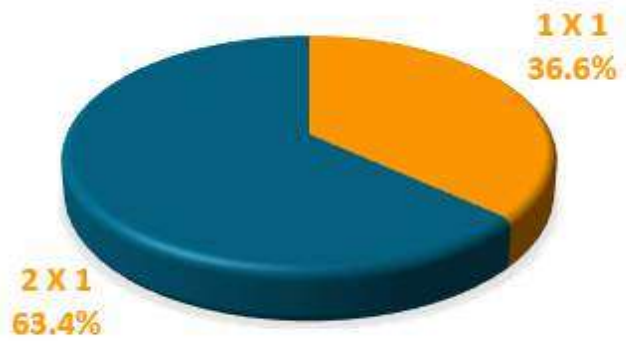
AERIAL

FINANCIALS

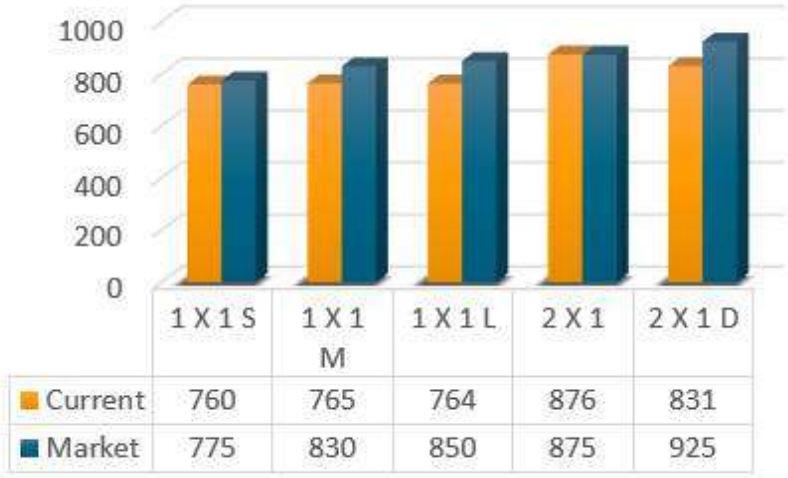
RENT ROLL SUMMARY

Unit Type	Count	% Total	Size (SF)	Avg Rent	Avg Rent / SF	Market Rent
1 X 1	24	20.0%	572	$760	$1.33	$775
1 X 1	10	8.3%	676	$765	$1.13	$830
1 X 1	10	8.3%	695	$764	$1.10	$850
2 X 1	39	32.5%	808	$876	$1.08	$875
2 X 1 Deluxe	37	30.9%	944	$831	$0.88	$925
TOTAL / AVERAGE	120	100%	782	$828	$1.06	$865

UNIT MIX



UNIT RENT



FINANCIAL ANALYSIS

	2022 YE	EOY 1	Pro Forma	Notes	Per Unit
INCOME					
Gross Scheduled Rent	$1,192,320	$1,228,090	$1,245,000	[1]	$10,375
Physical Vacancy	(188,386) 15.8%	(61,405) 5.0%	(62,250) 5.0%		(519)
Office / Model / Storage	(29,808) 2.5%	(29,808) 2.4%	(22,200) 1.8%	[2]	(185)
Down Units	(119,232) 10.0%	None	None		0
Concessions	None	None	(6,225) 0.5%		(52)
Bad Debt	(23,766) 2.0%	(12,281) 1.0%	(12,450) 1.0%		(103)
Total Vacancy	(361,192) 30.3%	(103,494) 8.4%	(103,125) 8.3%		(859)
Economic Occupancy	69.7%	91.6%	91.7%		
Effective Rental Income	831,128	1,124,596	1,141,875		9,515
Utility Reimbursement	None	74,556	74,556	[3]	621
Other Income	16,270	43,680	43,680	[4]	364
Effective Gross Income	$847,398	$1,242,832	$1,260,111		$10,500
EXPENSES					
Real Estate Taxes	44,252	45,580	107,160	[5]	893
Insurance	55,308	57,000	57,000		475
Utilities	102,345	102,345	102,345		852
Trash Removal	28,614	10,200	10,200	[6]	100
Repairs and Maintenance	46,474	42,000	42,000		350
Contract Services	14,021	30,000	30,000		250
Turnover	R&M	27,000	27,000		225
Marketing / Advertising	None	12,000	12,000		100
Payroll	115,205	120,000	120,000		1,000
General and Administration	840	15,000	15,000		125
Management Fee	46,202 (5.5%)	43,499 (3.5%)	44,103 (3.5%)		367
Replacement Reserves	None	30,000	30,000		250
Total Expenses	$453,261	$534,624	$596,808		$4,973
Net Operating Income	**$394,137**	**$708,208**	**$663,303**		**$5,528**

Notes

[1] Pro Forma GSR reflects unit mix section market rents annualized.
[2] Pro Forma includes the conversion of Storage Unit back into rentable unit.
[3] Utility Reimbursement reflects monthly charges of $45 for 1 BR units and $60 for 2 BR units for water/sewer at 95% physical occupancy.
[4]Other Income increase reflects implementation of standard tenant charges.
[5] Jackson County reassesses every odd year. Pro Forma represents 2025 reassessment by the county.
[6] Trash Removal reduced to submarket standards.

PRICING SUMMARY

Summary	
Price	Market
Number of Units	120
Price Per Unit	N/A
Rentable SF	93,878
Price Per SF	N/A
Lot Size	4.52 Acres
Year Built	1973 | 2022
Type of Ownership	Fee Simple

For More Information Regarding Financing This Asset:

GRANDBRIDGE REAL ESTATE CAPITAL

Frank Sciara, CCIM

Vice President

T: 913.748.4453

Fsciara@Grandbridge.com

Debt Analysis		
Loan Type		Freddie Mac SBL
Proposed Financing		**Loan Assumption**
Loan Amount		$3,320,000
Origination		01/23/2018
Term	02/01/2028	10-Years
Interest Rate		4.74% Fixed
Amortization		30-Years
Interest Only		None
Pre-Payment Penalty		Step-Down
Recourse		Yes
Debt Service		$207,584

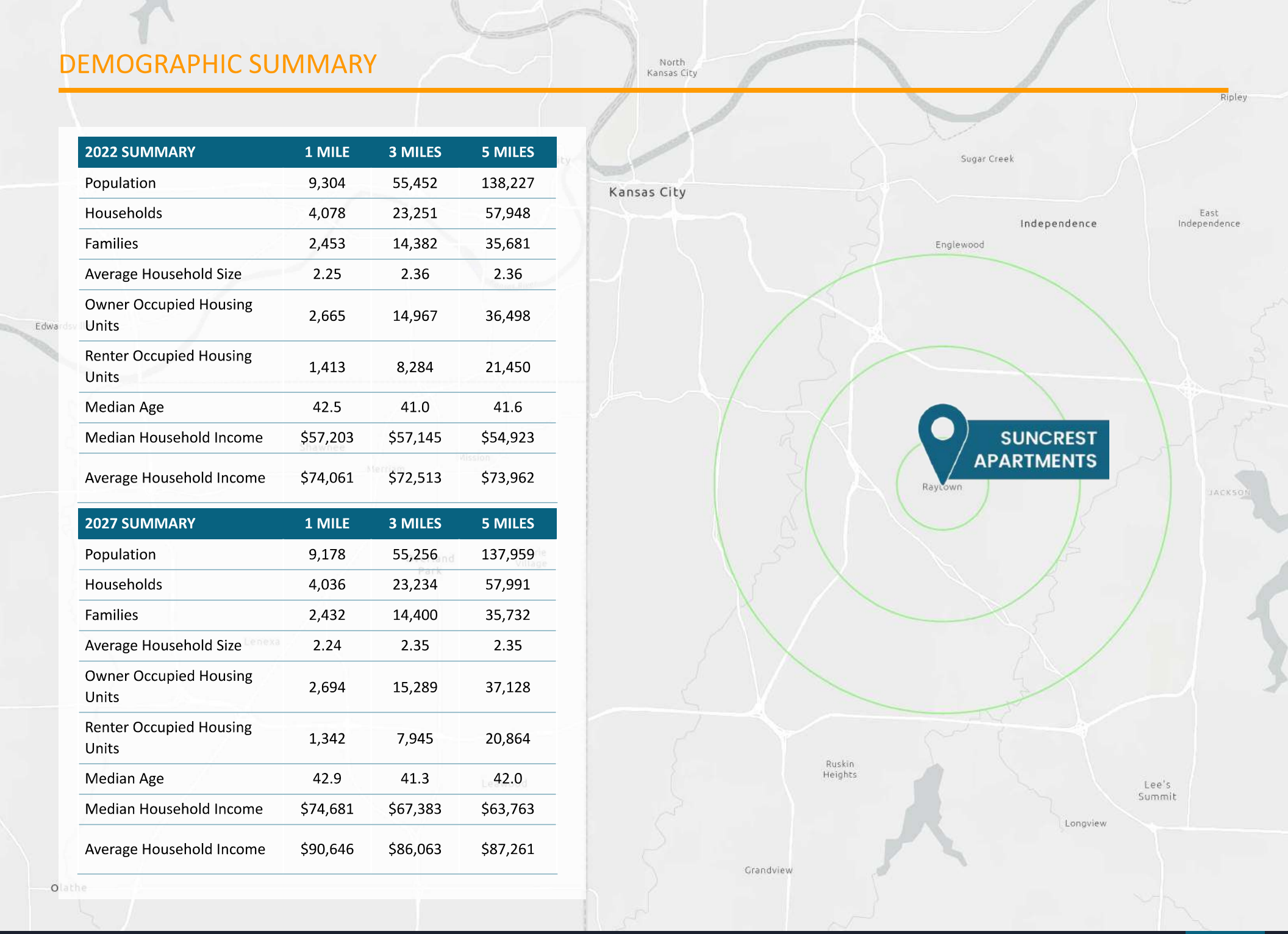
Unit Type	Unit Count	Size (SF)	Current Rents	Pro Forma Rents
1 X 1	24	572	$760	$775
1 X 1	10	676	$765	$830
1 X 1	10	695	$764	$850
2 X 1	39	808	$876	$875
2 X 1	37	944	$831	$925
Total / Average	**120**	**782**	**$828**	**$865**

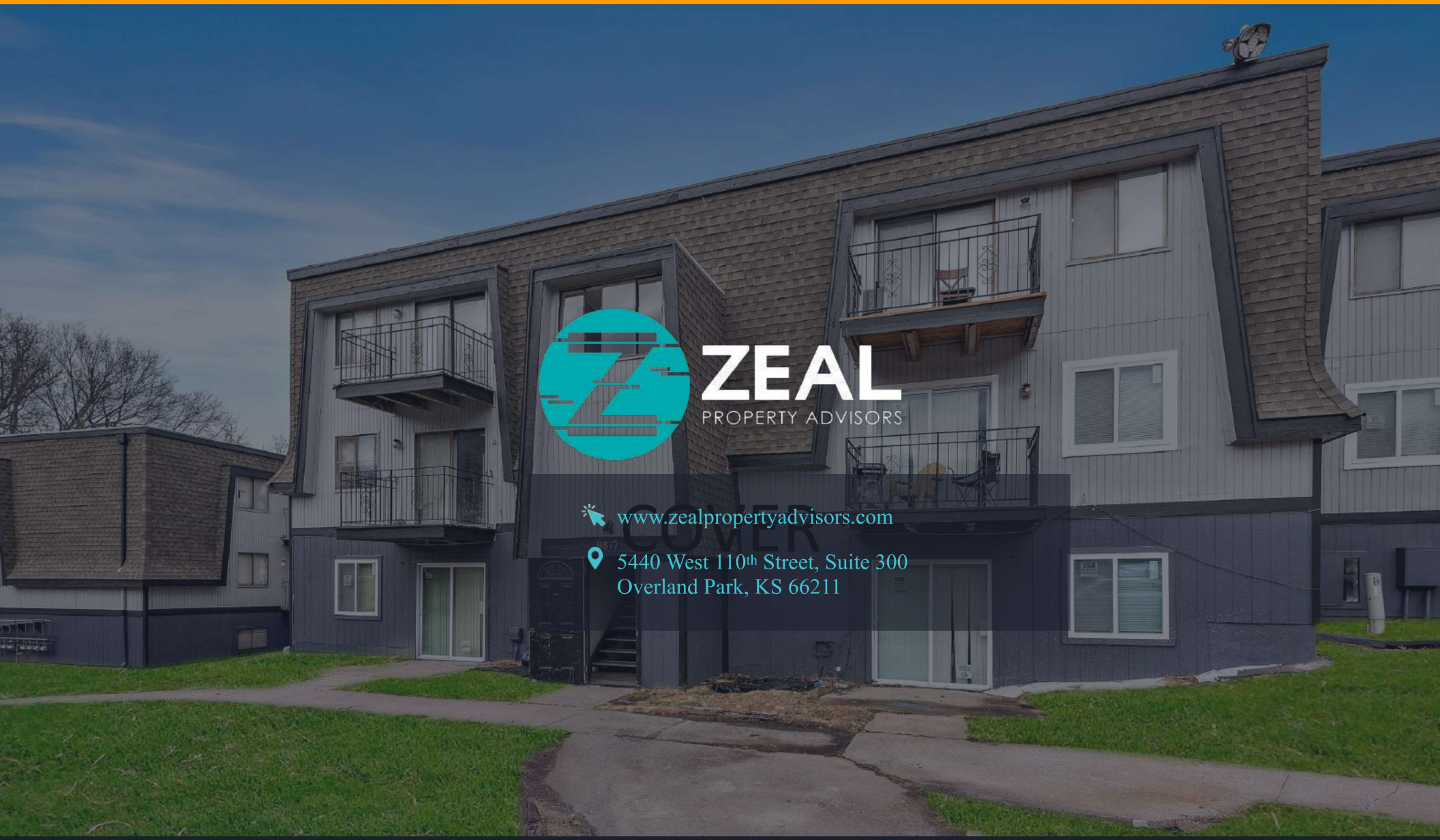
DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,304	55,452	138,227
Households	4,078	23,251	57,948
Families	2,453	14,382	35,681
Average Household Size	2.25	2.36	2.36
Owner Occupied Housing Units	2,665	14,967	36,498
Renter Occupied Housing Units	1,413	8,284	21,450
Median Age	42.5	41.0	41.6
Median Household Income	$57,203	$57,145	$54,923
Average Household Income	$74,061	$72,513	$73,962

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,178	55,256	137,959
Households	4,036	23,234	57,991
Families	2,432	14,400	35,732
Average Household Size	2.24	2.35	2.35
Owner Occupied Housing Units	2,694	15,289	37,128
Renter Occupied Housing Units	1,342	7,945	20,864
Median Age	42.9	41.3	42.0
Median Household Income	$74,681	$67,383	$63,763
Average Household Income	$90,646	$86,063	$87,261





www.zealpropertyadvisors.com

5440 West 110th Street, Suite 300
Overland Park, KS 66211