

# Cash-Flow Duplexes!

## 26 Tenant-Ready Units 8<sup>th</sup> Strongest Rental Market

Kansas City, Missouri

Cash-Flow, Equity and Appreciation



The Orchards at Chapman Farms

Presented by:



Email [properties@reinusa.com](mailto:properties@reinusa.com) for the full research report.

# INVESTMENT OPPORTUNITY

We are pleased to offer our 26-building community consisting of a 104 Townhome units in Blue Springs, Missouri. (Greater Kansas City)

Blue Springs is part of the growing Kansas City metro area and is the 36th largest city in the nation. According to the Kansas City Area Development Council, the Kansas City Metro area has over one million people.

*The Orchards* is located in the master planned community of Chapman Farms.



Kansas City has a strong rental market with high rents and a low vacancy rate.

The project has a community swimming pool, cabana and open space. The Orchards project is a luxury townhome community that could provide strong investment returns.

## FAST FACTS

- 26 units on 12.4 acres.
- Neighborhood pool & cabana house.
- 20 Minutes to the Kansas City Metro.
- Onsite leasing office.
- Highly sought after Lee Summit schools.
- Tenant Ready Townhomes.
- Close to major highway access.
- Located close to future Wal\*Mart.
- Positive cash-flow.
- As little as 10% down-payment to purchase.
- 114% first year Return on Investment (ROI).
- 4% to 6% recent appreciation.
- 40.5% of all housing in Kansas City in 2030 will have been built since 2000.
- At the current rate of development, Greater Kansas City will develop 396 square miles during the next 30 years.



The **DealGrader™** Score measures the *investment quality* of a real estate investment. It is designed to give you an overall snapshot of the profitability and investment risk in the form of an easy to understand score (out of 10).

**DealGrader™** is a *proprietary algorithm* that uses a blend of over 15 different variables including cash-flow, existing equity, internal rates of return (IRR), job growth, market stability, market absorption, macro economic factors, and others.

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# MARKET INFORMATION

## ABOUT MISSOURI

As of 2007, Missouri has an estimated population of 5,842,713, which is an increase of 45,010, or 0.8%, from the prior year and an increase of 246,030, or 4.4%, since 2000.

## ABOUT KANSAS CITY

- According to Fortune Magazine (May 2006), Kansas City is a safe haven for real estate.
- \$8.5 billion has been invested in the 18 counties of the Kansas City region.
- According to the Kansas City Area Development Council, the Kansas City Metro area has over 2.3 million people.
- Rated as top 100 Best Communities for Young People in 2005 by the Alliance for Youth.
- Ranked 23rd smartest city based on bachelor's degrees per capita, number of universities, SAT scores, and Nobel Prize Winners.
- One of the lowest costs in health insurance in the nation.
- Home to Sprint, Hallmark Cards, H&R Block, American Century, DST Systems & Cerner.
- GM, Ford and Harley Davidson have a major presence in Kansas City.
- Home to the NFL's Kansas City Chiefs and MLB's KC Royals.
- Kansas City encompasses 18 square miles – ranked #1 in the Nation for land size.
- Rated #1 in foreign trade zone space, greeting card publishing, frozen food storage, winter wheat production, rail center by tonnage in US, freeways per capita.
- Has the largest underground warehouse in the world.

## ABOUT JACKSON COUNTY

- As a thriving metropolis, Jackson County is anchoring the region as one of the fastest growing business centers in Missouri.
- Jackson County's quality of life has spurred a residential boom that's fueling unsurpassed retail growth.
- Low crime rates, affordable tax rates and short commute times help maintain a steady growth of single and multi-family housing projects.
- Jackson County is home to more than 650,000 people. Covering more than 607 square miles, Jackson County is one of 114 counties in Missouri and contains most of Kansas City, Missouri and 17 other cities and towns. The county maintains one of the most beautiful and comprehensive parks systems in the nation.

## STRONG POTENTIAL FOR APPRECIATION

- Kansas City has been consistently appreciating at 6-10% and the market has not been inundated with new homes. The median age of Kansas City, MO real estate is 43 years.

## RENTAL TRENDS

- 40% of all residents in Kansas City RENT!
- New rental homes are needed because 75% of the homes currently being rented are 25 years or older.
- Last year the largest builder in Kansas City put 300 units on the market.
- Kansas City is projected to be the 8th strongest rental market over the next 5 years.

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## CHANGES IN KANSAS CITY POPULATION (2000-2030)

COUNTY	2000	2010	2020	2030	2000 to 2030
<i>Jackson</i>	<i>654,857</i>	<i>669,782</i>	<i>690,999</i>	<i>709,502</i>	<i>54,645</i>
<b>REGION</b>	<b>1,695,764</b>	<b>1,905,522</b>	<b>2,083,776</b>	<b>2,248,933</b>	<b>553,169</b>

Source: Mid-America Regional Council

## HOUSING UNITS NEEDED BY 2030

Housing Units 2000	Housing Units 2030	Growth Related Units	Units Lost	Total New Housing Units Needed by 2030
741,000	1,015,000	274,000	129,000	<b>403,000</b>

Source: Brookings Institution Metropolitan Policy Program

**40.5% of all housing in Kansas City in 2030 will have been built *since* 2000.**

**At the current rate of development, Greater Kansas City  
will develop 396 square miles during the next 30 years.**

Source: Landmarketing

**Contact us for the FULL VERSION of this Research Report.**

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We are in a market with rapidly changing interest rates. A steady rise in interest rates could alter your cash flow. As with any large purchase, it is highly recommended that you perform your own due diligence. There are no guarantees made and your returns could be higher, lower, or you could lose money. The length of time to build your property can vary depending on weather, city inspections, etc.

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