

# Investment Sale

## Fountains Lofts

Garment District - Ground Floor Office Space Condo

712 Broadway, Kansas City, MO 64105



**RE/MAX**  
Premier Realty

2210 W. 75th Street  
Prairie Village, KS 66208  
Office Phone: (913)529-1472

**Kelly Fricker**  
816.729.2946 cell  
913.529.1472 office  
[KellyFricker@Remax.net](mailto:KellyFricker@Remax.net)

MO#2016039893  
KS#00239347



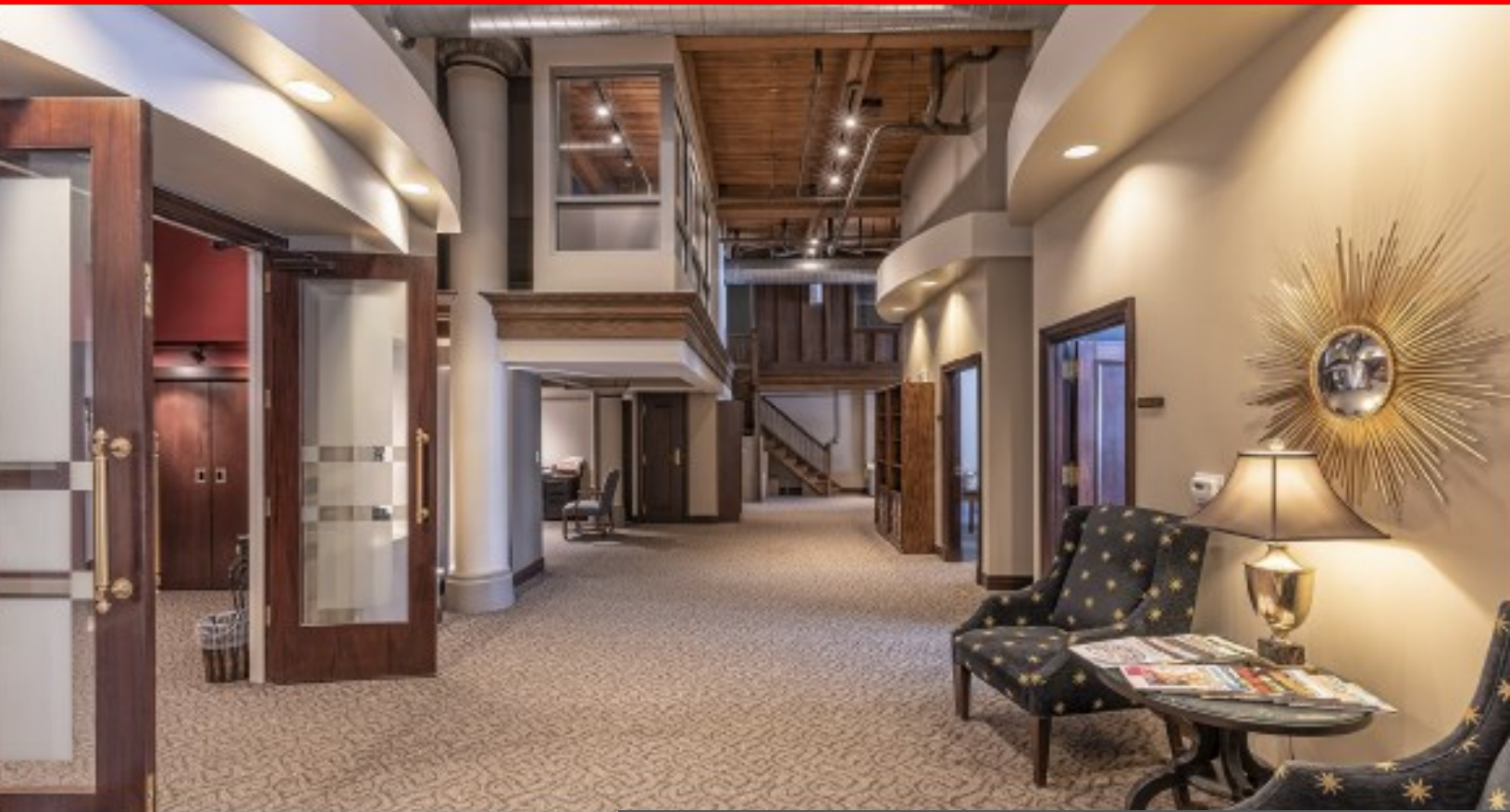


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712 Broadway - Features

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Price: \$1,350,000  
Investment Sale: 8.0% cap  
9,598 square feet  
Class A Loft Office Space  
Leased Through January 31, 2025  
Long-term Law Firm tenant  
Heavy timber ceilings  
Located in Kansas City's Historic  
Garment District

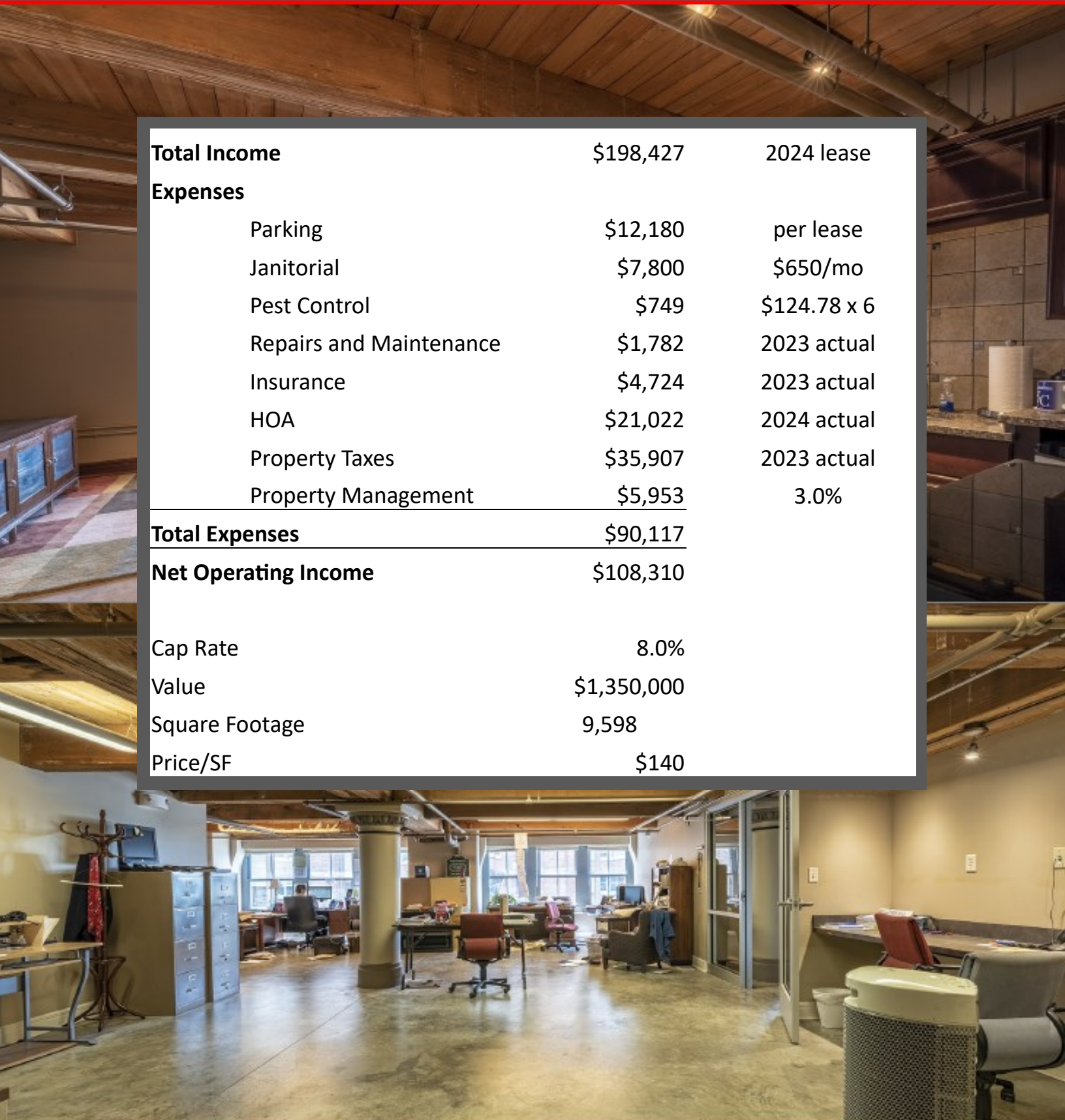
# Fountains Lofts

712 Broadway - Financials

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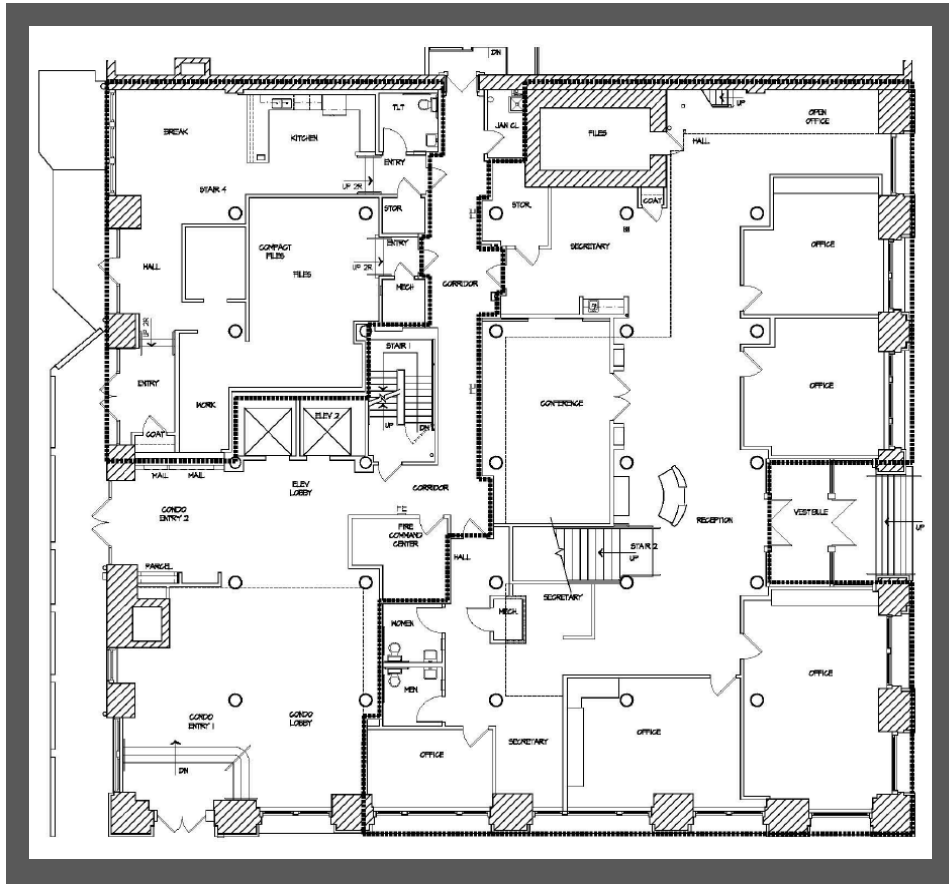
<b>Total Income</b>	\$198,427	2024 lease
<b>Expenses</b>		
Parking	\$12,180	per lease
Janitorial	\$7,800	\$650/mo
Pest Control	\$749	\$124.78 x 6
Repairs and Maintenance	\$1,782	2023 actual
Insurance	\$4,724	2023 actual
HOA	\$21,022	2024 actual
Property Taxes	\$35,907	2023 actual
Property Management	\$5,953	3.0%
<b>Total Expenses</b>	\$90,117	
<b>Net Operating Income</b>	\$108,310	
Cap Rate	8.0%	
Value	\$1,350,000	
Square Footage	9,598	
Price/SF	\$140	





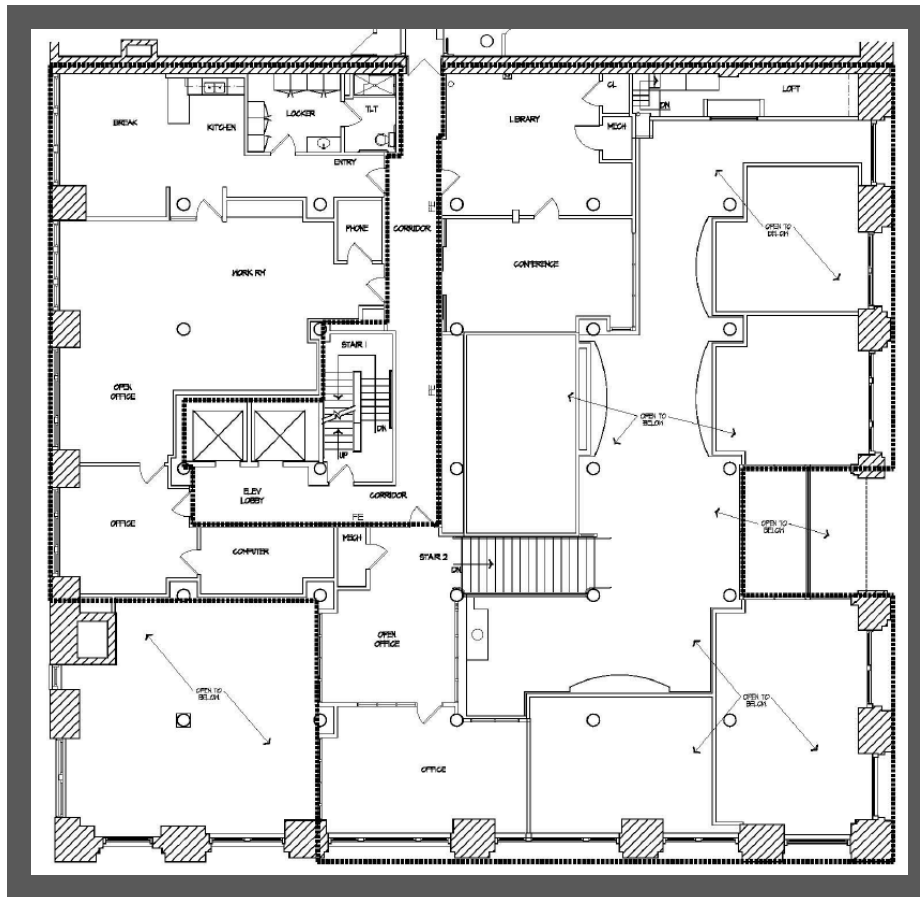
# Fountains Lofts

712 Broadway - 1st Floor



# Fountains Lofts

712 Broadway - 2nd Floor





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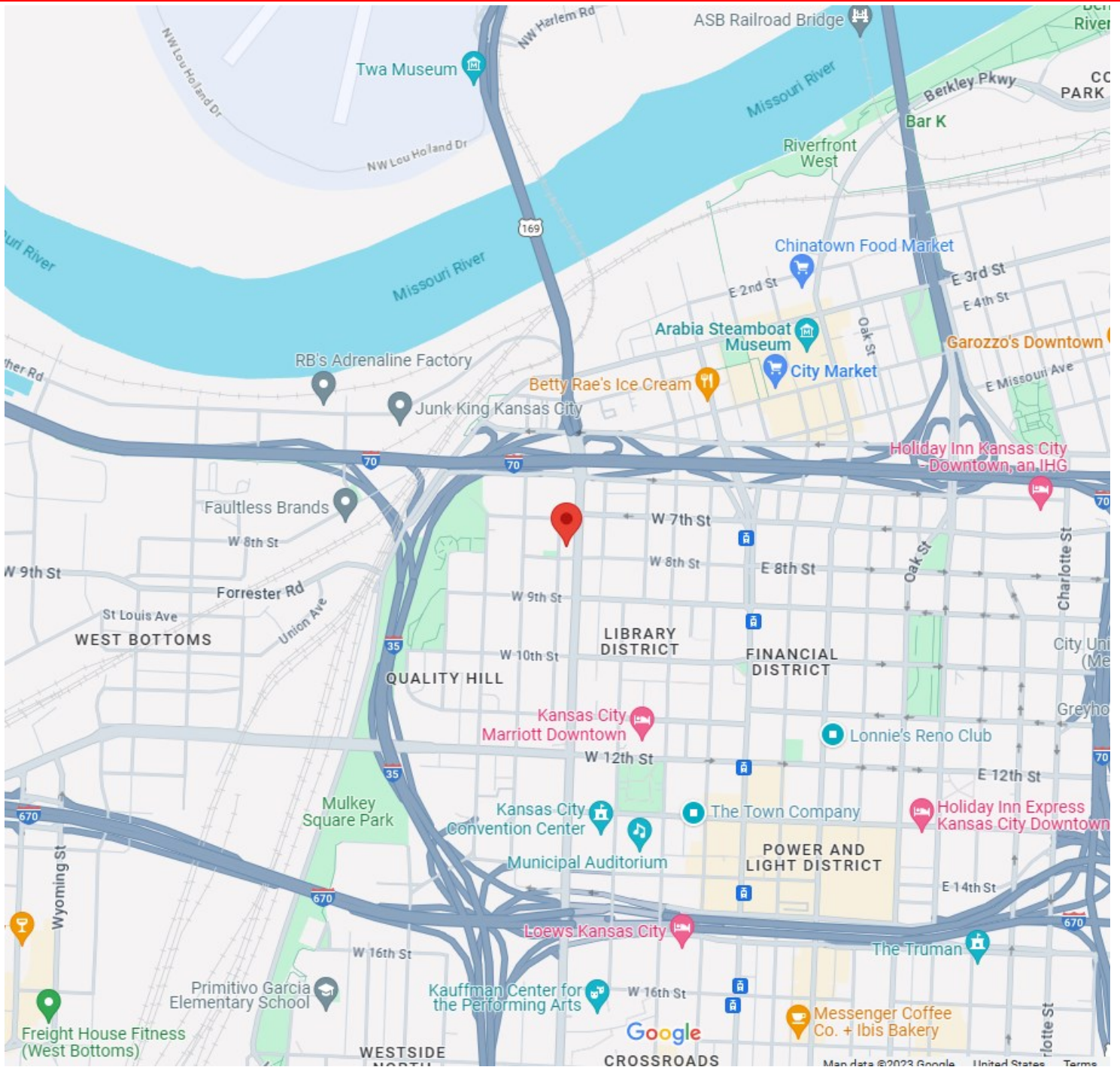
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Location

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