

Fountain Lofts

Fully Leased Class A Office Investment | Kansas City Garment District



Dear Prospective Investor,

We are pleased to present an exceptional investment opportunity: Fountains Lofts — a fully leased, Class A ground-floor office condominium in Kansas City’s vibrant Garment District at 408 W 8th Street. This distinctive property features exposed heavy timber ceilings and sophisticated loft finishes that professional tenants love. The building offers outstanding amenities — fitness center with hot tub, full gym, chef’s kitchen/lounge, game room with pool table, and secure access — that support excellent tenant retention. Its prime Garment District location puts tenants steps from the Missouri River, museums, top dining, convention center, and downtown employment centers in a highly walkable, vibrant submarket.

\$750,000	8.1%	11.3%
Purchase Price	Current Cap Rate	Current ROI
11.2%	23.7%	\$78
Stabilized Cap Rate	Stabilized ROI	Price / SF

INVESTMENT HIGHLIGHTS

- ◆ 100% leased professional office condominium
- ◆ Long-term anchor tenant: Popham Law Firm
 - ◆ Prime Garment District location
 - ◆ Class A loft office space
- ◆ Current NOI: \$60,519 | Stabilized NOI: \$83,864
- ◆ Significant upside through lease renewals and expense recoveries

Investment Sale—\$78 per sf, 8.1% Cap Rate, 12% ROI

Stabilized Office Property With Upside

Fountains Lofts

Garment District - Ground Floor Office Space Condo

408 W 8th Street, Kansas City, MO 64105



Kelly Fricker
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MO#2016039893
KS#00239347

 **REMAX**
Realty & Auction House

17000 MO 45
Parkville, MO 64152
Office Phone: (816)741-0123

Will Fricker
816.298.0913 cell
willfricker@rmxauction.com

MO#413523793



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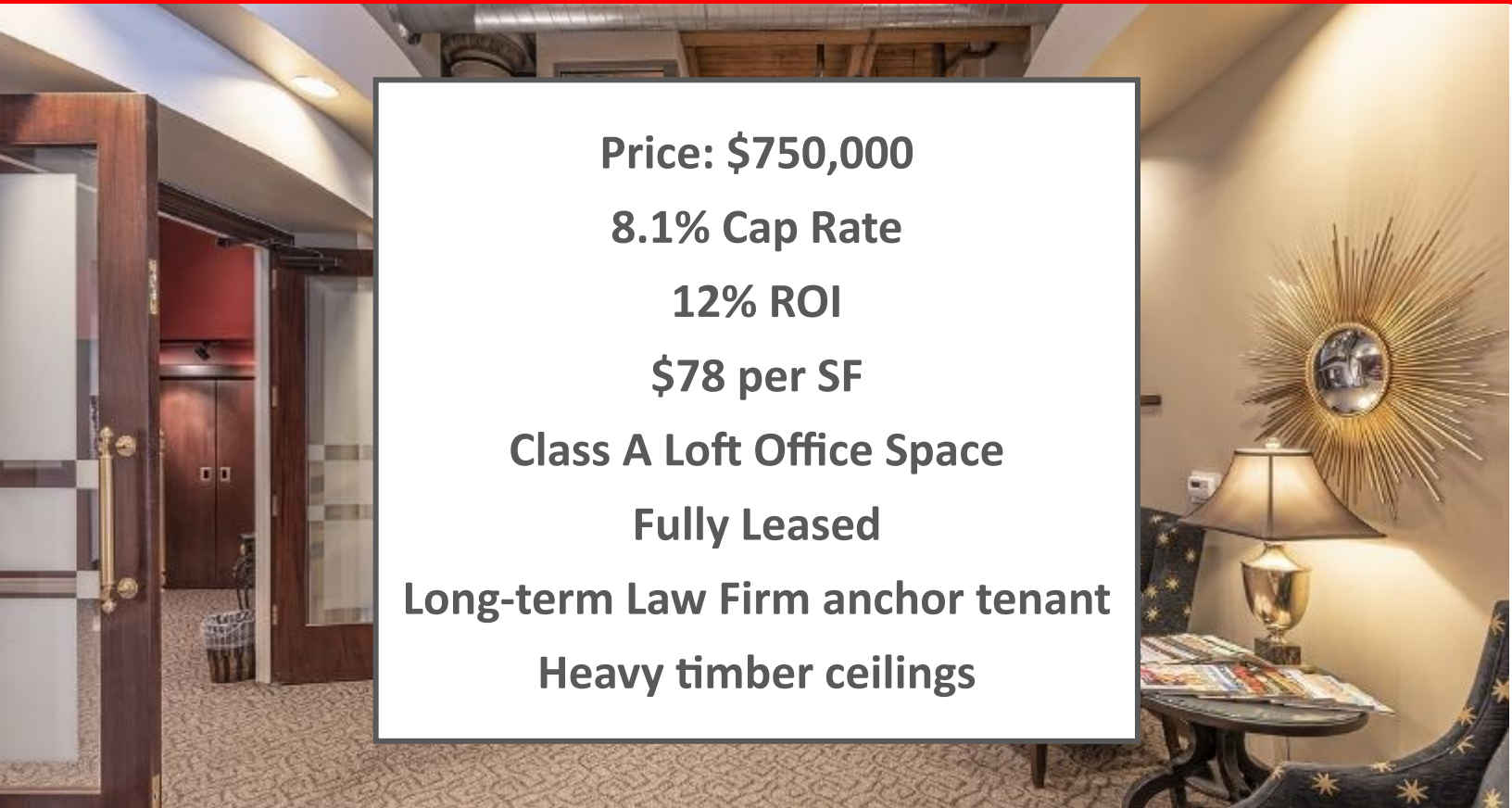
Investment Summary

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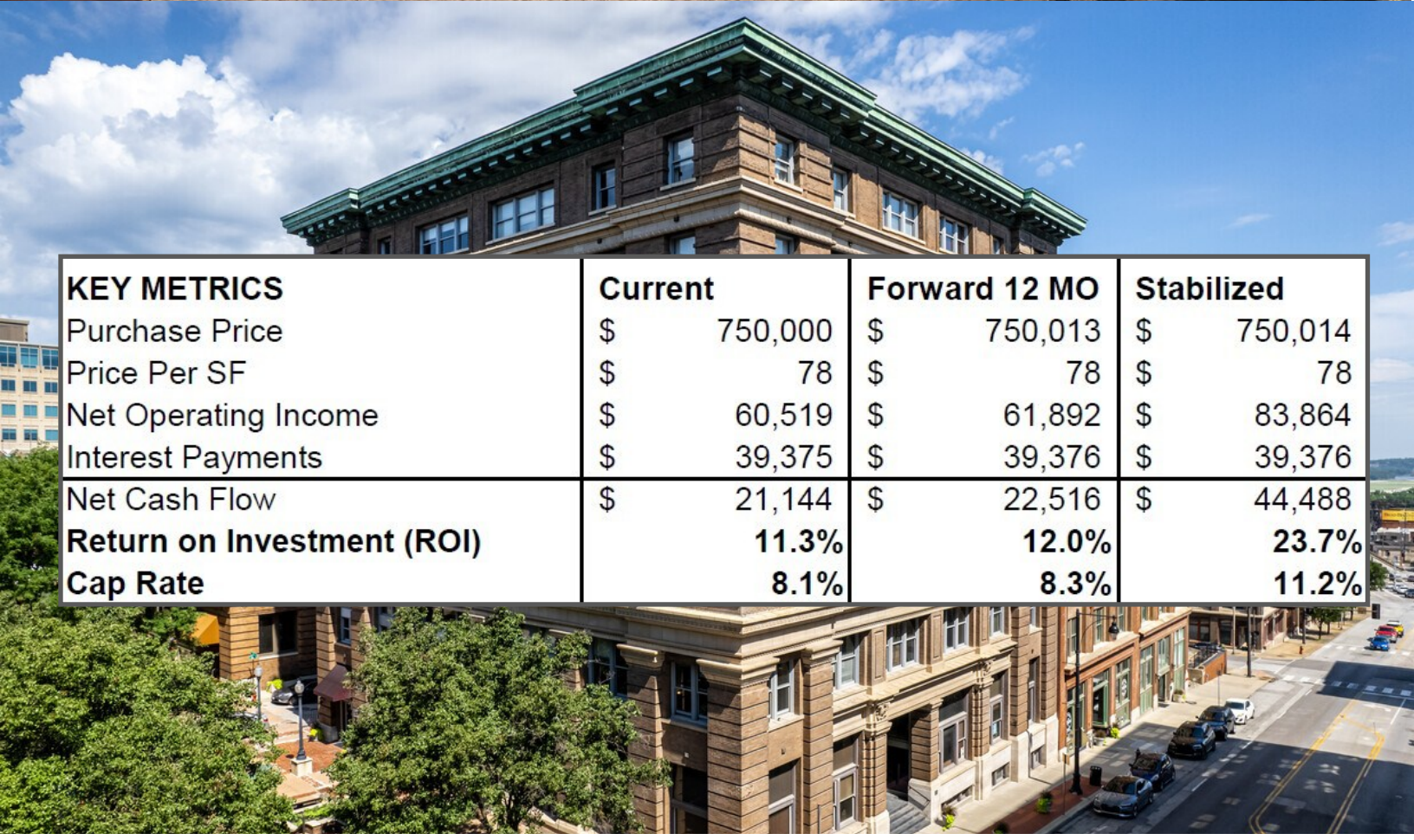
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Price: \$750,000
8.1% Cap Rate
12% ROI
\$78 per SF
Class A Loft Office Space
Fully Leased
Long-term Law Firm anchor tenant
Heavy timber ceilings



KEY METRICS	Current	Forward 12 MO	Stabilized
Purchase Price	\$ 750,000	\$ 750,013	\$ 750,014
Price Per SF	\$ 78	\$ 78	\$ 78
Net Operating Income	\$ 60,519	\$ 61,892	\$ 83,864
Interest Payments	\$ 39,375	\$ 39,376	\$ 39,376
Net Cash Flow	\$ 21,144	\$ 22,516	\$ 44,488
Return on Investment (ROI)	11.3%	12.0%	23.7%
Cap Rate	8.1%	8.3%	11.2%

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Financials

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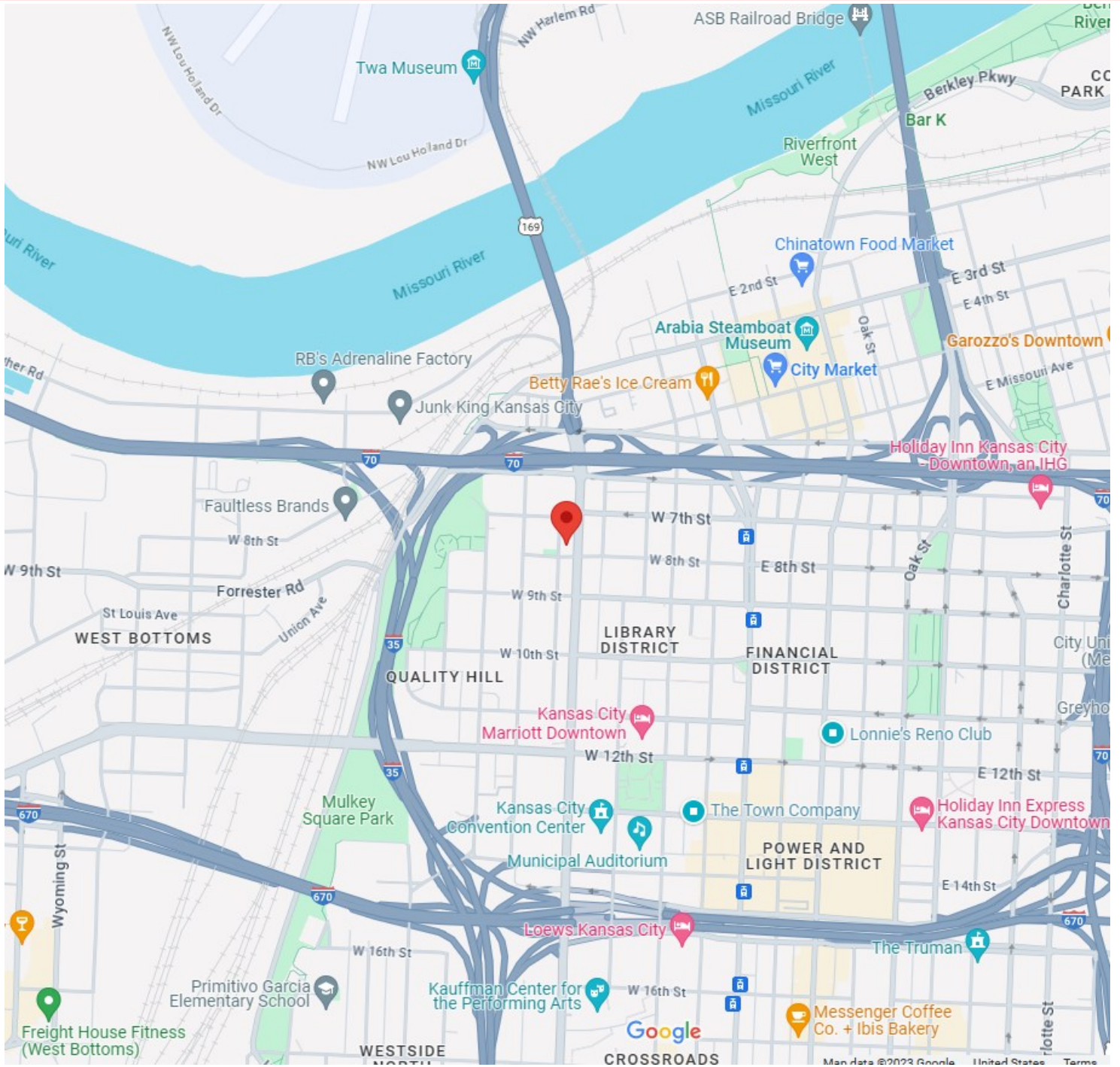
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Fountains Lofts - Current and Projected Operations

	Current	Forward 12 MO	Stabilized	Notes
INCOME				
Popham Law Firm	\$ 127,716	\$ 129,396	\$ 134,436	1
Argent Trust Company	\$ 11,970	\$ 11,970	\$ 11,970	2
United Contractor Services	\$ 38,079	\$ 38,714	\$ 39,983	2
Total Operating Income	\$ 177,765	\$ 180,080	\$ 186,389	
OPERATING EXPENSES				
Administrative				
Internet	\$ 848	\$ 848	\$ -	3
Parking (Bank Street Garage)	\$ 15,300	\$ 15,300	\$ -	4
Advertising & Marketing	\$ 1,398	\$ 1,398	\$ -	5
Repairs & Maintenance				
Janitorial	\$ 4,800	\$ 4,800	\$ 4,800	6
Other R&M	\$ 3,588	\$ 3,588	\$ 3,588	7
Electric (Landlord)	\$ -	\$ -	\$ -	8
HOA Dues	\$ 56,529	\$ 57,472	\$ 59,356	9
Insurance — GL Premises	\$ 3,728	\$ 3,728	\$ 3,728	10
Property Taxes	\$ 31,054	\$ 31,054	\$ 31,054	11
Total Operating Expenses	\$ 117,246	\$ 118,188	\$ 102,526	
NET OPERATING INCOME	\$ 60,519	\$ 61,892	\$ 83,864	
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Price Per SF	\$ 78	\$ 78	\$ 78	
Net Operating Income	\$ 60,519	\$ 61,892	\$ 83,864	
Interest Payments	\$ 39,375	\$ 39,376	\$ 39,376	12
Net Cash Flow	\$ 21,144	\$ 22,516	\$ 44,488	
Return on Investment (ROI)	11.3%	12.0%	23.7%	
Cap Rate	8.1%	8.3%	11.2%	

NOTES

1. Actual per lease
2. Actual per lease + projected renewal
3. This can be charged to upstairs tenants in the future
4. Removable with Popham's renewal
5. Sales marketing- Loopnet
6. Actual
7. Current insurance is \$3,728 annually. November renewal estimated 5% increase
8. T12 average
9. Actual HOA expense through December + 5% increase for 2027
10. Current insurance is \$3,728 annually. November renewal estimated 5% increase
11. Based on 2025 final tax appeal valuations
12. 75% Loan, 25 years, 7% interest