

# Summit Square II Apartments

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# Summit Square II Apartments

## Summit Square II Overview

### Site Facts

- 5 buildings w/ Built in Club House
  - 326 Dwelling Units
    - 19 Studios
    - 200 1-Beds
    - 107 2-Beds
- 555 Parking Stalls
  - Surface- 317 Carport - 93
  - Tuck under - 93 Detached - 52
- Walking Trails & Water Features

### Units & Amenities

- Luxury Unit Finishes:
  - Wood Plank Floor/Custom Cabinetry/Stainless Appliances/Granite Counters/Elevators/Balconies
- Amenities:
  - Pool & Lap Pool/Fitness Center/Dog Park/Media Lounge/Bistro/Communal Kitchen/Yoga & Meditation Center

# Site Location



# Summit Square II Apartments



**SITE DATA:**

- TUCK UNDER GARAGES = 93 STALLS
- DETACHED GARAGES = 32 STALLS
- SURFACE STALLS = 317 STALLS
- ACCESSIBLE PARKING PROVIDED = 17 STALLS (5%)
- 853 STALLS / 220 DUV = 1.73 STALLS / DU

**CONCEPT SITE PLAN**

SCALE 1"=80'-0"



**BUILDING DATA:**

UNIT TYPE	BUILDING NUMBER					TOTAL DUV	TOTAL DU	TOTAL TU	TOTAL AREA (SQ. FT.)
	1	2	3	4	5				
SMALL STUDIO	12					12	12	849	10,088
LARGE STUDIO	12	16	16	16	16	66	428	4,988	59,856
APART	61	4	4	4	4	81	428	4,988	59,856
BT	4	4	4	4	4	16	103	1,236	14,832
CE	14	4	4	4	4	30	24	263	3,159
PT	3	4	4	4	4	15	15	180	2,160
PR	3	4	4	4	4	15	15	180	2,160
PENTHOUSE	3	4	4	4	4	15	15	180	2,160
TOTAL DUV / BLDG.	112	48	48	48	48	204	1,080	12,924	155,088

UNIT TYPE	COUNT	RENTABLE AREA (SQ. FT.)		TOTAL AREA (SQ. FT.)
		SMALL STUDIO	LARGE STUDIO	
SMALL STUDIO	12	849	10,088	10,937
LARGE STUDIO	66	4,988	59,856	64,844
APART	81	4,988	59,856	64,844
BT	16	1,236	14,832	16,068
CE	30	263	3,159	3,422
PT	15	180	2,160	2,340
PR	15	180	2,160	2,340
PENTHOUSE	15	180	2,160	2,340
TOTAL	204	22,864	278,406	301,270



**SUMMIT SQUARE II LEE'S SUMMIT, MISSOURI**



MARCH 8, 2018

# Club House Elevation



# Elevations



② TYPE D NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



① TYPE D SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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A NEW RESIDENCE / MULTI-FAMILY PROJECT FOR:  
**SUMMIT SQUARE II**  
LEE'S SUMMIT, MISSOURI

REVISIONS:

DATE:  
ISSUE DATE:  
JOB NO.  
SCALE:  
DRAWN BY:  
AUTHOR:  
PROJECT NO.

SD **A2.66**

# Summit Square Phase I Demographics



6 School Age Children

- 3 Attend Lee's Summit North H.S.
- 2 Attend Lee's Summit Christian Academy
- 1 Attends Westview Elementary



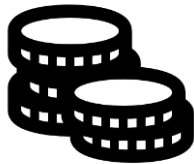
40% Between ages  
25 – 39 Years old  
Average Age: 38 Years

Top Employers:

1. Cerner
2. Honeywell
3. City of Lee's Summit



% of Prior Home Owners  
30%



Median Income  
\$62,544

# Summit Square Phase I





# Summit Square Phase I



# Summit Square Phase I Performance

63% Leased since Oct. 2017

38% Occupied since Oct. 2017

Avg. of 23 Leases/Month

# Summit Square II - PILOT Overview

Historical Projects (Averages)	Summit Square II
PILOT Per Door = \$1000 Total Taxes Generated = \$293,570	PILOT Per Door = \$1075 Total Taxes Generated = \$344,000
% 1 Bed – 42% % 2 Bed – 50% % 3 Bed – 8%	% Studio – 6% % 1 Bed - 62% % 2 Bed – 32% % 3 Bed – 0%
Average Tax Per Bed = \$641.77	Average Tax Per Bed = \$794.46