



**Vogt Strategic
Insights**

Housing Needs Assessment for the City of Lee's Summit, Missouri

For:

Mr. Ryan Elam
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220 Southeast Green Street
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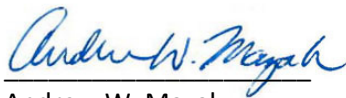
Market Study Certification

This certifies that Mitch Blake, an employee of Vogt Strategic Insights (VSI), personally inspected the Lee's Summit, Missouri market area as well as the surrounding submarkets. Further, the information contained in this report is true and accurate as of June 29, 2022.

This housing needs assessment has been prepared by VSI, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysis industry where applicable in this market assessment. The NCHMA market study standards focus on site-specific market studies, rather than city-wide market studies. However, the general themes and concepts have been applied to this analysis. These standards include the *Standard Definitions of Key Terms Used in Market Studies for Affordable Housing Projects* and *Model Content Standards for the Content of Market Studies for Affordable Housing Projects*. These standards are designed to enhance the quality of market studies and to make them easier to prepare, understand and use by market analysts and by the end users. These standards are voluntary only and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Vogt Strategic Insights is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Vogt Strategic Insights is an independent market analyst. No principal or employee of VSI has any financial interest whatsoever in the future developments for which this analysis has been undertaken.

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I. Introduction

Purpose

The purpose of this updated housing needs assessment is to evaluate the future market demand and support potential for new rental housing developments within the city of Lee's Summit, Missouri. The geographic area of focus for potential residential development is the area bound by U.S. Highway 40 to the north, NE Blackwell Road and SE Ranson Road to the east, State Route 150 to the south and SE Sampson Road and Lee's Summit Road to the west. These boundaries generally encompass the city of Lee's Summit.

Vogt Strategic Insights (VSI) has established the city of Lee's Summit as the focus of this housing needs assessment and has chosen six additional surrounding submarkets to analyze existing supply within the region.

This analysis was initiated by Mr. Ryan Elam of the City of Lee's Summit, Missouri.

Methodologies

The following process and methodologies have been used by VSI in the evaluation of the Lee's Summit area and the surrounding submarkets and the completion of this housing needs assessment:

Demographic, Socioeconomic and Economic Context – The study details and analyzes the following data and corresponding trends as they relate to the potential for residential development in the Lee's Summit market area. Tables detailing various trends are found within the report accompanied by relevant analysis, as well as an addendum document illustrating statistics in chart and table formats.

Population characteristics and trends

Total population trends (historic, current and projections)
Age distribution
Education attainment

Household characteristics

Age levels, including senior and non-senior households
Household trends (historic, current and projections)
Persons per household

Socioeconomic Characteristics

Distribution of households by tenure (renter/owner)
Household income trends by age
Owner-occupied housing values
Total households by age, tenure, income and persons per household
Renter and owner households by number of persons per household
Share of primary residence units vs. units used seasonally/short-term basis

Economic Conditions

Primary employers
Resident employment
Total employment base and trends
Unemployment trends
Income levels
Commuting patterns
Recent and planned economic changes

VSI utilizes the demographic data provider ESRI, which is one of the largest, most well-respected demographic data providers in the country. ESRI provides 2000 and 2010 Census data, current year estimates and five-year projections. Although 10-year projects are not available through ESRI, we have considered stable growth from years 2022 through 2032 in order to provide a 10-year projection. VSI also has the ability to utilize HISTA data, which provides detailed demographic information by breaking down households by income, household size, tenure and age.

It is important to recognize that demographic providers primarily rely on past performance within a market to make future projections. Given the rapidly changing attitudes towards urban and suburban living, the projections often under count the actual performance. Thus, projections should be considered with this caveat.

Field Survey of Conventional Apartments – A field survey of conventional rentals within the Lee's Summit market has been conducted as well as the supply of conventional properties located in nearby surrounding communities. The intent of the field survey is twofold.

First, the field survey will be used to gauge existing supply and measure the overall strength of the Lee's Summit rental housing market. This will be accomplished by evaluations of unit mix, vacancies, rent levels and overall quality of product in the area. The second purpose of the field survey will be to identify those projects that are most likely to be directly comparable to potential new development or redevelopment in the Lee's Summit market. An analysis of the regional rental market has been conducted to gather a general dataset of comparable housing options in the area.

Maps illustrating the locations of surveyed properties are included, and the complete Field Survey of all properties is found as an addendum to this target market study.

The following information was obtained for each surveyed rental project:

- Property name and address
- Type of project (market-rate, subsidized, Low-Income Housing Tax Credit, etc.)
- Condition (quality rating)
- Date of construction and latest renovation (if applicable)
- Type of utilities and utilities included in rent and those paid by tenant
- Number of units
- Unit mix and type of unit, including bedroom/bath configurations and square footage
- Number of vacancies by unit type
- Length of waiting list (if applicable)
- Rents by unit type, including any concessions or incentives offered
- Unit and project amenities
- Contact name, address, and phone number
- Absorption history for recently completed properties

Planned and Proposed – Planned and proposed projects impacting future developments in the Lee's Summit market are discussed. Building and zoning proposals and interviews with officials familiar with area development provide identification of those properties, projects and infrastructure improvements that might be planned or proposed. It is important to establish the likelihood of construction, the timing of the projects and the impact on the markets.

Housing Demand Analyses/Conclusions & Recommendations – Demographic characteristics, along with the current supply, have been evaluated to determine the types of units that are in demand within the Lee's Summit market area. Specifically, VSI has projected a 10-year housing demand forecast for Lee's Summit based on the surplus of income-eligible households and the existing supply of modern units. This demand forecast is conducted for conventional market-rate rental apartments and affordable rental apartments.

VSI has evaluated the projected number of households at the various income levels that would be able to afford varying rental rate ranges.

The demographic demand projections are not product-specific but provide an indication of the likely need for housing in Lee's Summit. VSI has determined the appropriate mixes of product based on price-points and housing type.

Sources

VSI uses various sources to gather and confirm data used in each analysis. These sources include the following:

- The 2000 and 2010 Census on Housing
- ESRI
- Urban Decision Group
- Applied Geographic Solutions
- HISTA Data (household income by household size, tenure and age of head of household) by Ribbon Demographics
- U.S. Department of Labor
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- U.S. Department of Housing and Urban Development (HUD)

Definitions of terms used throughout this report may be viewed at [VSInsights.com/terminology.php](https://vsinsights.com/terminology.php).

U.S. Census and the American Community Survey Statement

Since 2005, the American Community Survey (ACS) has been a critical element of the U.S. Census Bureau's reengineered decennial census program. During previous decennial censuses, most households received a short-form questionnaire, while one household in six received a long form that contained additional questions and provided socioeconomic information about the population that is more detailed.

The 2010 Census was the first exclusively short-form census and it counted all residents living in the United States and asked for name, sex, age, date of birth, race, ethnicity, relationship and housing tenure, resulting in a total of seven variables.

The more detailed socioeconomic information, once collected via the long-form questionnaire, is now collected by the American Community Survey. The survey provides current data about all communities, every year, rather than once every 10 years. It is sent to a small percentage of the population on a rotating basis throughout the decade. No household will receive the survey more often than once every five years.

Each year, the Census Bureau releases three ACS datasets for certain geographic areas. The type of data that is available is dependent upon the total population residing within a geographic area. One-year estimates are available for the largest areas, which are defined as areas with populations of 65,000 or more. Three-year averages of estimates are available for areas with populations of 20,000 or more and five-year averages of estimates are available for all areas regardless of size. It should be noted that the five-year data set has a significantly smaller sample size than that used to compile the long form in previous censuses.

Since 2011, Vogt Strategic Insights (VSI) has included data in our reports from the most recent decennial census in 2010, as well as data available via the ACS that is more detailed. Currently, we are reporting data that is associated with the 2015-2019 ACS.

Direct comparisons between ACS data and the 2010 decennial census should not be made because the sample sizes and collection methods are completely different; the ACS is an average of estimates, while the decennial census is a count. In addition, the ACS data should not be compared to third-party data that provides current-year estimates and five-year projections. The ACS data is provided only as a point of reference.

In addition to the data retrieved from the Census Bureau, VSI utilizes data from several different third-party providers, including ESRI and Urban Decision Group. Each of these data providers has undergone significant internal changes to incorporate the results of both the 2010 decennial census and the most recent ACS into the algorithms used to calculate current-year estimates and five-year projections of census data; the currently available data utilized in VSI's reports includes 2022 estimates and 2027 projections. The emergence and evolution of the ACS and the ongoing nature of its data collection techniques should result in more accurate demographic and income estimates and projections from these third-party data providers. Vogt Strategic Insights will always provide the most accurate census counts and estimates, as well as third-party estimates and projections when they are available.

Report Limitations

The intent of this report is to collect and analyze significant levels of data to forecast the market success of potential development efforts within a specific area. VSI relies on a variety of data sources to generate this report. These data sources are not always verifiable; VSI, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. VSI is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

Any reproduction or duplication of this report without the express approval of the City of Lee's Summit or Vogt Strategic Insights, Ltd. is strictly prohibited.

II. Executive Summary and Conclusions

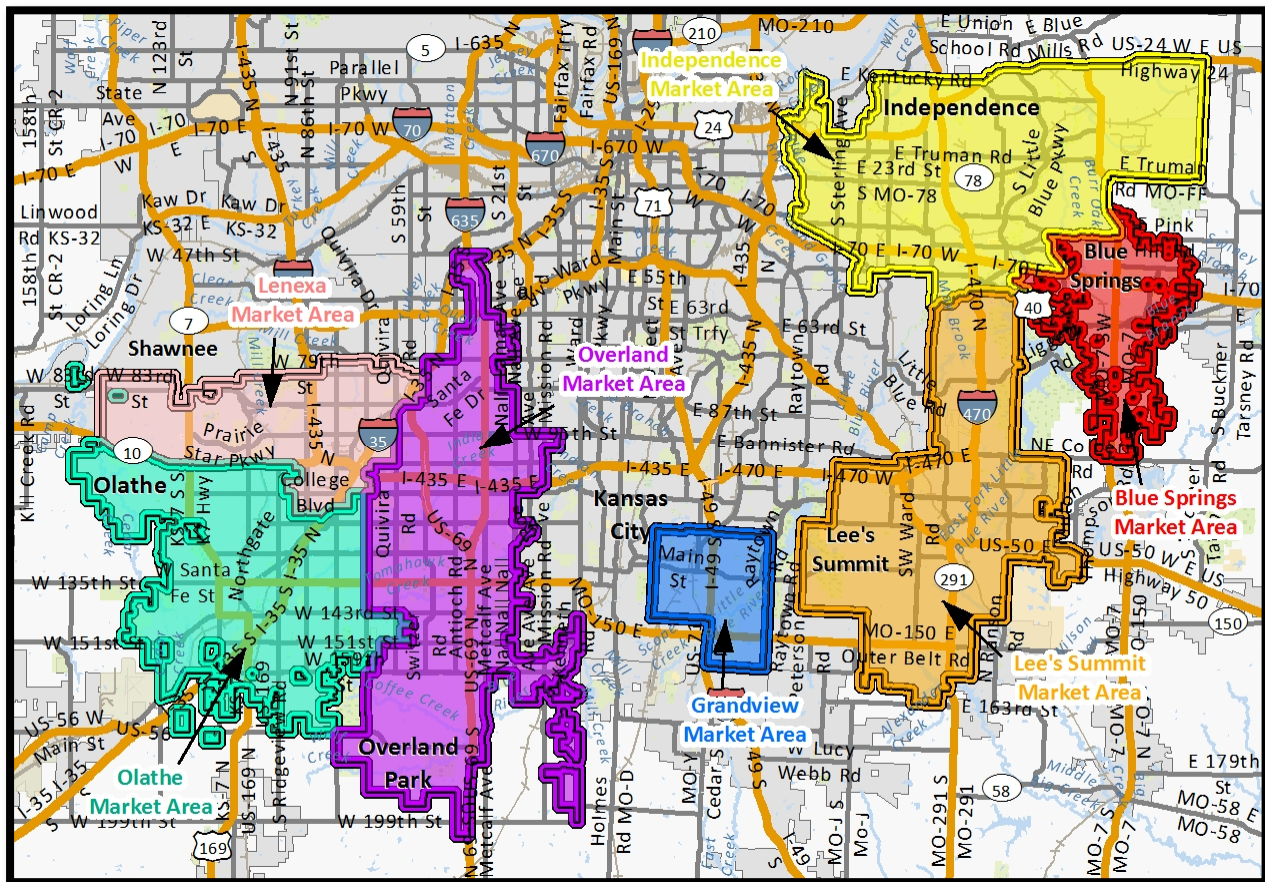
The purpose of this updated housing needs assessment is to evaluate the future market demand and support potential for new rental housing developments within the city of Lee's Summit, Jackson County, Missouri.

Considering the demographic characteristics, economic forecast and performance of the existing housing market, it is our opinion that the Lee's Summit market has a need for additional rental housing to meet projected rental housing demand (and housing preference) over the next 10 years.

The following is a summary of the key findings of this housing needs assessment.

Market Area and Surrounding Market Delineation

We have surveyed conventional rental housing options available within Lee's Summit as well as the surrounding submarkets. These six submarkets include: Independence, MO; Blue Springs, MO; Grandview, MO; Overland Park, KS; Olathe, KS; and Lenexa, KS. We have identified modern rental properties in these select submarkets in order to assess rents, unit mixes, amenities and occupancy rates on a regional level. The following map illustrates the boundaries of the various geographic area of Lee's Summit and the six selected submarkets.



Further description of the determination of these geographic areas and a full-page map illustrating the boundaries of the Lee’s Summit market and the selected surrounding submarkets can be found in Section III of this report.

Demographic Analysis

Demographic trends for the Lee’s Summit market area are compared to the six surrounding submarkets in the following table.

Demographic Overview														
	Lee’s Summit Market Area		Independence Market Area		Blue Springs Market Area		Grandview Market Area		Overland Park Market Area		Olathe Market Area		Lenexa Market Area	
	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.
2000 Census	71,156	26,556	113,719	47,525	48,522	17,476	24,841	9,695	151,297	60,450	94,193	32,690	40,184	15,581
2010 Census	91,432	34,484	116,860	48,754	52,607	19,534	24,475	9,640	173,714	71,549	125,925	44,528	48,190	19,288
Change '00-'10	20,276	7,928	3,141	1,229	4,085	2,058	-366	-55	22,417	11,099	31,732	11,838	8,006	3,707
% Change '00-'10	28.5%	29.9%	2.8%	2.6%	8.4%	11.8%	-1.5%	-0.6%	14.8%	18.4%	33.7%	36.2%	19.9%	23.8%
Estimated 2022	100,546	37,977	119,613	50,077	55,781	20,861	26,173	10,389	199,567	82,005	142,970	50,345	58,175	23,521
Change '10-'22	9,114	3,493	2,753	1,323	3,174	1,327	1,698	749	25,853	10,456	17,045	5,817	9,985	4,233
% Change '10-'22	10.0%	10.1%	2.4%	2.7%	6.0%	6.8%	6.9%	7.8%	14.9%	14.6%	13.5%	13.1%	20.7%	21.9%
Projected 2027	105,088	39,636	121,613	50,898	57,251	21,400	26,955	10,716	210,472	86,451	151,070	53,089	62,569	25,418
Change '22-'27	4,542	1,659	2,000	821	1,470	539	782	327	10,905	4,446	8,100	2,744	4,394	1,897
% Change '22-'27	4.5%	4.4%	1.7%	1.6%	2.6%	2.6%	3.0%	3.1%	5.5%	5.4%	5.7%	5.5%	7.6%	8.1%
2032 Projected	109,630	41,295	123,613	51,719	58,721	21,939	27,737	11,043	221,377	90,897	159,170	55,833	66,963	27,315
Change '27-'32	4,542	1,659	2,000	821	1,470	539	782	327	10,905	4,446	8,100	2,744	4,394	1,897
% Change '27-'32	4.3%	4.2%	1.6%	1.6%	2.6%	2.5%	2.9%	3.1%	5.2%	5.1%	5.4%	5.2%	7.0%	7.5%
Total Change 2022-2032	9,084	3,318	4,000	1,642	2,940	1,078	1,564	654	21,810	8,892	16,200	5,488	8,788	3,794
% Change 2022-2032	9.0%	8.7%	3.3%	3.3%	5.3%	5.2%	6.0%	6.3%	10.9%	10.8%	11.3%	10.9%	15.1%	16.1%

Source: VSI; ESRI; 2000, 2010 Census

H.H. – Households

Pop. – Population

As illustrated in the preceding table, the population and households of Lee’s Summit increased significantly by 28.5% and 29.9%, respectively, between 2000 and 2010. Among the six comparable submarkets, only the Olathe market area experienced a higher population and household increase.

Between 2010 and 2022, the estimated population growth rate is 10.0%, and the estimated household growth rate is 10.1% within the Lee’s Summit market area. These are considered moderate growth rates.

Between 2022 and 2032, the population within Lee’s Summit is projected to increase by 9,084 (9.0%), and the number of households is projected to increase by 3,318 (8.7%).

It is important to note that the projected population and household numbers do not consider the optimum future development. As more modern units and homes are added to a community, additional demand is created from homeowners and renters who would not have previously considered a community due to the existing supply of housing available.

The following table summarizes the distribution of population by age in the Lee’s Summit market and the six selected surrounding markets over the next 10 years.

	Year	Population by Age								Total
		< 19	20-24	25-34	35-44	45-54	55-64	65-74	75+	
Lee’s Summit	2022	26,624	5,214	12,698	13,796	12,884	13,098	9,251	6,982	100,546
	2027	26,972	4,841	13,615	14,816	12,875	12,651	10,714	8,605	105,088
	% Change	1.3%	-7.2%	7.2%	7.4%	-0.1%	-3.4%	15.8%	23.2%	4.5%
	2032	27,320	4,468	14,532	15,836	12,866	12,204	12,177	10,228	109,630
	% Change	1.3%	-7.7%	6.7%	6.9%	-0.1%	-3.5%	13.7%	18.9%	4.3%
Independence	2022	27,934	6,516	15,599	15,039	13,531	16,146	13,446	11,401	119,613
	2027	28,688	6,556	14,475	15,951	13,793	14,394	14,787	12,968	121,613
	% Change	2.7%	0.6%	-7.2%	6.1%	1.9%	-10.9%	10.0%	13.7%	1.7%
	2032	29,442	6,596	13,351	16,863	14,055	12,642	16,128	14,535	123,613
	% Change	2.6%	0.6%	-7.8%	5.7%	1.9%	-12.2%	9.1%	12.1%	1.6%
Blue Springs	2022	14,387	3,291	8,035	7,698	6,725	6,864	5,552	3,229	55,781
	2027	14,436	3,046	8,147	8,371	6,772	6,340	5,772	4,367	57,251
	% Change	0.3%	-7.4%	1.4%	8.7%	0.7%	-7.6%	4.0%	35.2%	2.6%
	2032	14,485	2,801	8,259	9,044	6,819	5,816	5,992	5,505	58,721
	% Change	0.3%	-8.0%	1.4%	8.0%	0.7%	-8.3%	3.8%	26.1%	2.6%
Grandview	2022	7,095	1,653	4,078	3,521	2,784	2,994	2,420	1,628	26,173
	2027	7,387	1,647	3,873	3,880	2,896	2,722	2,601	1,949	26,955
	% Change	4.1%	-0.4%	-5.0%	10.2%	4.0%	-9.1%	7.5%	19.7%	3.0%
	2032	7,679	1,641	3,668	4,239	3,008	2,450	2,782	2,270	27,737
	% Change	4.0%	-0.4%	-5.3%	9.3%	3.9%	-10.0%	7.0%	16.5%	2.9%
Overland Park	2022	48,225	11,259	26,399	28,540	24,701	25,725	20,085	14,633	199,567
	2027	49,010	11,335	28,745	29,684	26,087	24,744	22,513	18,354	210,472
	% Change	1.6%	0.7%	8.9%	4.0%	5.6%	-3.8%	12.1%	25.4%	5.5%
	2032	49,795	11,411	31,091	30,828	27,473	23,763	24,941	22,075	221,377
	% Change	1.6%	0.7%	8.2%	3.9%	5.3%	-4.0%	10.8%	20.3%	5.2%
Olathe	2022	43,041	8,104	20,704	22,551	17,154	15,070	10,284	6,062	142,970
	2027	44,807	8,287	21,884	23,109	18,306	14,974	11,660	8,043	151,070
	% Change	4.1%	2.3%	5.7%	2.5%	6.7%	-0.6%	13.4%	32.7%	5.7%
	2032	46,573	8,470	23,064	23,667	19,458	14,878	13,036	10,024	159,170
	% Change	3.9%	2.2%	5.4%	2.4%	6.3%	-0.6%	11.8%	24.6%	5.4%
Lenexa	2022	14,536	3,831	8,378	8,077	6,794	7,227	5,663	3,668	58,175
	2027	15,405	3,938	9,348	8,813	7,035	6,717	6,370	4,942	62,569
	% Change	6.0%	2.8%	11.6%	9.1%	3.5%	-7.1%	12.5%	34.7%	7.6%
	2032	16,274	4,045	10,318	9,549	7,276	6,207	7,077	6,216	66,963
	% Change	5.6%	2.7%	10.4%	8.4%	3.4%	-7.6%	11.1%	25.8%	7.0%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

The following table summarizes the distribution of households by age in the Lee’s Summit market and the six selected surrounding markets between 2022 and 2032.

	Year	Households by Age								Total
		< 25	25-34	35-44	45-54	55-64	65-74	75-84	85+	
Lee’s Summit	2022	968	5,726	7,206	6,963	7,340	5,380	3,020	1,374	37,977
	2027	963	6,028	7,559	6,827	6,906	6,078	3,625	1,650	39,636
	% Change	-0.5%	5.3%	4.9%	-2.0%	-5.9%	13.0%	20.0%	20.1%	4.4%
	2032	958	6,330	7,912	6,691	6,472	6,776	4,230	1,926	41,295
	% Change	-0.5%	5.0%	4.7%	-2.0%	-6.3%	11.5%	16.7%	16.7%	4.2%
Independence	2022	2,003	7,275	7,951	7,579	9,526	8,307	4,756	2,680	50,077
	2027	2,089	6,720	8,418	7,701	8,464	9,110	5,370	3,026	50,898
	% Change	4.3%	-7.6%	5.9%	1.6%	-11.1%	9.7%	12.9%	12.9%	1.6%
	2032	2,175	6,165	8,885	7,823	7,402	9,913	5,984	3,372	51,719
	% Change	4.1%	-8.3%	5.5%	1.6%	-12.5%	8.8%	11.4%	11.4%	1.6%
Blue Springs	2022	734	3,628	3,984	3,558	3,770	3,250	1,438	498	20,861
	2027	701	3,644	4,239	3,526	3,417	3,307	1,906	659	21,400
	% Change	-4.5%	0.4%	6.4%	-0.9%	-9.4%	1.8%	32.6%	32.3%	2.6%
	2032	668	3,660	4,494	3,494	3,064	3,364	2,374	820	21,939
	% Change	-4.7%	0.4%	6.0%	-0.9%	-10.3%	1.7%	24.6%	24.4%	2.5%
Grandview	2022	541	1,879	1,973	1,601	1,814	1,523	865	194	10,389
	2027	553	1,795	2,166	1,661	1,644	1,626	1,038	234	10,716
	% Change	2.2%	-4.5%	9.8%	3.7%	-9.4%	6.8%	20.0%	20.6%	3.1%
	2032	565	1,711	2,359	1,721	1,474	1,729	1,211	274	11,043
	% Change	2.2%	-4.7%	8.9%	3.6%	-10.3%	6.3%	16.7%	17.1%	3.1%
Overland Park	2022	3,241	13,101	15,652	13,821	14,869	12,044	5,603	3,674	82,005
	2027	3,424	13,966	15,959	14,455	14,004	13,195	6,914	4,534	86,451
	% Change	5.6%	6.6%	2.0%	4.6%	-5.8%	9.6%	23.4%	23.4%	5.4%
	2032	3,607	14,831	16,266	15,089	13,139	14,346	8,225	5,394	90,897
	% Change	5.3%	6.2%	1.9%	4.4%	-6.2%	8.7%	19.0%	19.0%	5.1%
Olathe	2022	1,735	9,357	11,816	9,473	8,389	6,121	2,107	1,348	50,345
	2027	1,886	9,777	11,929	9,981	8,229	6,800	2,737	1,751	53,089
	% Change	8.7%	4.5%	1.0%	5.4%	-1.9%	11.1%	29.9%	29.9%	5.5%
	2032	2,037	10,197	12,042	10,489	8,069	7,479	3,367	2,154	55,833
	% Change	8.0%	4.3%	0.9%	5.1%	-1.9%	10.0%	23.0%	23.0%	5.2%
Lenexa	2022	1,354	4,180	4,465	3,756	4,096	3,375	1,393	902	23,521
	2027	1,463	4,715	4,794	3,884	3,808	3,717	1,844	1,193	25,418
	% Change	8.1%	12.8%	7.4%	3.4%	-7.0%	10.1%	32.4%	32.3%	8.1%
	2032	1,572	5,250	5,123	4,012	3,520	4,059	2,295	1,484	27,315
	% Change	7.5%	11.3%	6.9%	3.3%	-7.6%	9.2%	24.5%	24.4%	7.5%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

The Lee’s Summit market is projecting total population and household growth between 2022 and 2032. Both population and household growth is projected to increase the greatest among the oldest age cohorts.

		Households by Tenure							
		2010 (Census)		2022 (Estimated)		2027 (Projected)		2032 (Projected)	
Lee’s Summit	Owner-Occupied	26,320	76.3%	28,300	74.5%	29,502	74.4%	30,704	74.4%
	Renter-Occupied	8,164	23.7%	9,676	25.5%	10,133	25.6%	10,590	25.6%
	Total	34,484	100.0%	37,977	100.0%	39,636	100.0%	41,295	100.0%
Independence	Owner-Occupied	32,081	65.8%	32,695	65.3%	33,741	66.3%	34,787	67.3%
	Renter-Occupied	16,673	34.2%	17,381	34.7%	17,157	33.7%	16,933	32.7%
	Total	48,754	100.0%	50,076	100.0%	50,898	100.0%	51,720	100.0%
Blue Springs	Owner-Occupied	14,116	72.3%	15,168	72.7%	15,791	73.8%	16,414	74.8%
	Renter-Occupied	5,418	27.7%	5,693	27.3%	5,609	26.2%	5,525	25.2%
	Total	19,534	100.0%	20,861	100.0%	21,400	100.0%	21,939	100.0%
Grandview	Owner-Occupied	5,555	57.6%	5,731	55.2%	5,946	55.5%	6,161	55.8%
	Renter-Occupied	4,085	42.4%	4,658	44.8%	4,770	44.5%	4,882	44.2%
	Total	9,640	100.0%	10,389	100.0%	10,716	100.0%	11,043	100.0%
Overland Park	Owner-Occupied	47,229	66.0%	51,563	62.9%	54,401	62.9%	57,239	63.0%
	Renter-Occupied	24,320	34.0%	30,443	37.1%	32,051	37.1%	33,659	37.0%
	Total	71,549	100.0%	82,005	100.0%	86,451	100.0%	90,897	100.0%
Olathe	Owner-Occupied	32,279	72.5%	37,270	74.0%	39,552	74.5%	41,834	74.9%
	Renter-Occupied	12,249	27.5%	13,074	26.0%	13,536	25.5%	13,998	25.1%
	Total	44,528	100.0%	50,345	100.0%	53,089	100.0%	55,833	100.0%
Lenexa	Owner-Occupied	12,537	65.0%	13,502	57.4%	14,437	56.8%	15,372	56.3%
	Renter-Occupied	6,751	35.0%	10,019	42.6%	10,981	43.2%	11,943	43.7%
	Total	19,288	100.0%	23,521	100.0%	25,418	100.0%	27,315	100.0%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

The Lee’s Summit market as well as the six surrounding market areas are projecting an increase in the total number of renter households from 2022 to 2032.

Additional analysis of demographic trends in the local market can be found in Section IV of this report.

Economic Analysis

Business and industry in Lee’s Summit include call centers, manufacturing, education, medical and other services. The large retail developments of Summit Woods Crossing and Summit Fair are located off of U.S. Highway 50, just south of Interstate 470, providing a major concentration of retail employment.

Jackson County underperformed both the state and the U.S. from 2005 to 2021, recording a 0.6% employment decline overall. This compares to a 2.8% employment increase statewide over the same period. Employment in Jackson County peaked in 2019 and declined during the pandemic, resulting in a 6.3% increase during the past 11-year period.

The local Jackson County economy has generally recovered from the impact of the COVID-19 pandemic and government-mandated orders for social distancing. As of April 2022, the most recent unofficial, not seasonally adjusted unemployment rate for Jackson County was 3.0%. Future population and household growth within Lee’s Summit will be driven largely by employment growth within Lee’s Summit and Jackson County. As additional employment opportunities continue to be created within the region, the need for additional housing will also continue to increase. Stable employment growth within Lee’s Summit and Jackson County will continue to be the main catalyst for additional market-rate housing within the Lee’s Summit market. Additional regional economic growth will also have an ancillary impact on the demand for housing in Lee’s Summit.

Further information on the local economy is located in Section V of this report.

Overall Rental Housing Market Conditions

We identified and personally surveyed 34 conventional housing projects containing a total of 4,934 units within the Lee’s Summit market. This survey is considered comprehensive based on the survey of rental units in the market as reported by the Census. The following table details the number of units by structure by type for the Lee’s Summit market as reported by the 2016-2020 American Community Survey (ACS).

Unit Structure	Owner		Renter	
	Units	Percent	Units	Percent
Single-Family	25,524	94.0%	1,694	21.9%
Duplex	1,371	5.1%	1,466	19.0%
2 to 4	120	0.4%	2,141	27.7%
5 to 9	0	0.0%	367	4.8%
10 to 19	17	0.1%	868	11.2%
20 to 49	46	0.2%	797	10.3%
50+	33	0.1%	355	4.6%
Other Housing Structures	30	0.1%	38	0.5%
Total	27,141	100.0%	7,726	100.0%

Source: American Community Survey (ACS) 2016-2020

According to ACS data, there are 4,566 rental housing units among structures with two or more units. Our field survey of over 4,900 is considered comprehensive and accounts for the most recent conventional rental housing units available with the Lee’s Summit market.

Further, we surveyed 180 conventional housing projects containing more than 27,000 units within the surrounding suburban market areas.

This survey was conducted to establish the overall strength of the Lee’s Summit rental market, as well as the surrounding markets, and to identify those properties that would be theoretically most comparable to modern, new construction projects in the Lee’s Summit market. These rentals within the region have a combined occupancy rate of 98.0%, a high rate for rental housing. Specific to the Lee’s Summit market, the combined occupancy rate of surveyed projects is 96.3%, a stable rate for rental housing.

The various surveyed apartment units are segmented by project type. Market-rate apartments in conventional properties operate without any government subsidies or rent/income restrictions. Tax Credit rental housing generally targets moderate-income households, often those with incomes between approximately 40% and 60% of the Area Median Household Income (AMHI). Residents in these units must earn annual incomes of at least a certain amount in order to pay the asking rents, but not more than the maximum allowable income at 60% of AMHI. Government-subsidized rental housing targets households generally with incomes well below 50% of AMHI, although the majority of households living in subsidized rental housing typically earn less than 40% of AMHI.

The following table summarizes the breakdown of conventional housing units surveyed by project type in the Lee’s Summit market and surrounding submarkets. In addition, we have surveyed a sampling of conventional apartments in the surrounding submarkets for comparison purposes.

Geographic Area	Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Lee’s Summit	Market-rate	25 (26*)	3,999 (4,236*)	46 (173*)	98.8% (95.9%*)	273
	Tax Credit	3	256	11	95.7%	0
	Tax Credit/Government-Subsidized	1	74	0	100.0%	0
	Government-Subsidized	4	368	0	100.0%	0
	Total	33 (34*)	4,697 (4,934*)	57 (184*)	98.8% (96.3%*)	273
Surrounding Submarkets	Market-rate	119	20,491	555	97.3%	1,063
	Market-rate/Tax Credit	10	1,651	1	99.9%	0
	Market-rate/Tax Credit/Government-Subsidized	1	70	0	100.0%	0
	Tax Credit	19	1,874	2	99.9%	0
	Tax Credit/Government-Subsidized	10	1,662	0	100.0%	0
	Government-Subsidized	21	2,188	4	99.8%	0
Total	180	27,936	562	98.0%	1,063	

Source: VSI Field Survey

*Denotes properties and units that were in lease-up at the time of VSI’s in-person survey

In general, as is common in most housing markets across the U.S., the affordable subsidized and Tax Credit rental units in the region are generally experiencing higher occupancy levels than the market-rate units given the affordable rents offered. It should be noted that the stabilized Lee’s Summit rental projects surveyed have a combined occupancy rate of 98.8%, which is higher than the 2017 combined occupancy rate of 98.4%.

Overall, the demand for conventional apartments in the Lee’s Summit market is considered very strong. The typical overall market occupancy rate for conventional apartments in a well-developed market similar to Lee’s Summit is approximately 95%. A 5% vacancy rate generally provides enough available rental options to allow current residents to migrate to other housing choices throughout the market. A vacancy rate of less than 5% indicates that overall market demand is exceeding the supply of available rental housing options. Currently, the demand for rental housing in the Lee’s Summit market area exceeds the available supply. Despite the recent development of rental housing over the past five years, there is still continued demand for more housing in the area.

Section VI of this report contains further analysis of our survey of rental product in the Lee’s Summit market and surrounding market areas.

Modern Rental Housing Supply Analysis

Of the properties surveyed within the Lee’s Summit market and surrounding market areas, we selected 15 market-rate properties within the region that we consider representative of modern rental developments in terms of amenities, unit and building type, rents and overall quality. Six of the selected properties are located within the Lee’s Summit market area, and the remaining nine are located in the surrounding market areas of Lenexa, Olathe and Overland Park. Note that we have limited the number of selected properties to 15, however, additional high-quality, modern properties exist in the region. The 15 comparable properties are summarized as follows:

Map ID	Project Name	Location	Year Opened	Quality Rating	Total Units	Occupancy Rate	Lease-Up Rate
13	Summit Square	Lee’s Summit, MO	2017	A	308	100.0%	~14 UPM
17	The Donovan	Lee’s Summit, MO	2020	A	327	97.6%	~25 UPM
24	Summit at West Pryor	Lee’s Summit, MO	2021	A	237	57.8%	~15-16 UPM
27	Summit Crossing	Kansas City, MO	2016	A	324	(90.7*)	N/A
29	The Residences at New Longview	Lee’s Summit, MO	2015	A	309	96.4%	N/A
31	Meridian at View High	Lee’s Summit, MO	2019	A	312	96.8%	N/A
33	Residences at Echelon Apts.	Lee’s Summit, MO	2019	A	243	99.2%	N/A
48	Vale Overland Park	Overland Park, KS	2021	A	251	96.4%	~30 UPM
49	The Villas at Waterside	Lenexa, KS	2021	A	298	90.3%	~20 UPM
56	The Residences at Bluhawk	Overland Park, KS	2020	A	370	94.9%	N/A
140	The Apex at CityPlace	Overland Park, KS	2018	A	282	97.9%	~25 UPM
143	Element 25	Overland Park, KS	2019	A	289	98.3%	N/A
206	The Kessler Residences	Prairie Village, KS	2018	A	282	97.9%	N/A
211	Satori Olathe	Olathe, KS	2020	A	240	99.6%	~30 UPM
212	The District Flats	Lenexa, KS	2016	A	324	97.8%	N/A

UPM – Units per month

*Summit at West Pryor was 57.8% occupied when VSI conducted our in-person survey; however, current reports show the project is now

The stabilized comparable properties have a combined occupancy rate of 97.0%. It should be noted that Summit at West Pryor was 57.8% occupied when VSI completed our in-person evaluation, an update of the performance indicated that the project is currently 90.7% leased and has experienced an absorption of approximately 15 to 16 units per month, since beginning to lease units in June 2021.

The reported known lease-up rates among the other selected market-rate properties range from 14 to 30 units per month with most of the projects experiencing a 20 to 30 units per month absorption. Overall, despite the abundance of new multifamily rental product developed over the past few years, absorption and lease-up has been quick, further indicating the strong and continued pent-up market demand for additional rental housing.

The gross rent (which is the collected/street rent plus the cost of tenant-paid utilities) per square foot for each selected property’s unit type is compared in the following tables (note: the gross rents include concessions and discounts and are current collected rents plus the cost of tenant-paid utilities).

Map ID	Project Name	Studio per Square Foot			
		Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
49	The Villas at Waterside	1.0	\$1,272 - \$1,518	568 - 640	\$2.24 - \$2.37
140	The Apex at CityPlace	1.0	\$1,222 - \$1,567	482 - 640	\$2.45 - \$2.54
143	Element 25	1.0	\$1,244	455	\$2.73
206	The Kessler Residences	1.0	\$1,633	638	\$2.56
212	The District Flats	1.0	\$1,171 - \$1,453	429 - 646	\$2.25 - \$2.73
Weighted Average			\$1,398	572	\$2.45

Map ID	Project Name	One-Bedroom per Square Foot			
		Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
13	Summit Square	1.0	\$1,346 - \$1,631	725 - 1,017	\$1.60 - \$1.86
17	The Donovan	1.0	\$1,296 - \$1,716	665 - 1,014	\$1.69 - \$1.95
24	Summit at West Pryor	1.0	\$1,437 - \$1,877	657 - 922	\$2.04 - \$2.19
27	Summit Crossing	1.0	\$1,305 - \$1,729	659 - 751	\$1.98 - \$2.30
29	The Residences at New Longview	1.0	\$1,585 - \$1,615	785 - 850	\$1.90 - \$2.02
31	Meridian at View High	1.0	\$1,501 - \$1,616	740 - 880	\$1.84 - \$2.03
33	Residences at Echelon Apts.	1.0	\$1,328 - \$1,527	727 - 899	\$1.70 - \$1.83
48	Vale Overland Park	1.0	\$1,460 - \$1,770	684 - 1,005	\$1.76 - \$2.13
49	The Villas at Waterside	1.0	\$1,531 - \$1,784	743 - 841	\$2.06 - \$2.12
56	The Residences at Bluhawk	1.0	\$1,367 - \$1,462	787 - 822	\$1.74 - \$1.78
140	The Apex at CityPlace	1.0	\$1,701 - \$1,878	773 - 1,135	\$1.65 - \$2.20
143	Element 25	1.0	\$1,427 - \$1,622	565 - 951	\$1.71 - \$2.53
206	The Kessler Residences	1.0	\$1,652 - \$2,238	720 - 995	\$2.25 - \$2.29
211	Satori Olathe	1.0	\$1,462 - \$1,824	695 - 953	\$1.91 - \$2.10
212	The District Flats	1.0	\$1,526 - \$1,976	760 - 1,063	\$1.86 - \$2.01
Weighted Average			\$1,612	832	\$1.94

Map ID	Project Name	Two-Bedroom per Square Foot			
		Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
13	Summit Square	2.0	\$1,696 - \$2,106	1,208 - 1,572	\$1.34 - \$1.40
17	The Donovan	2.0	\$1,886 - \$2,696	1,128 - 1,453	\$1.67 - \$1.86
24	Summit at West Pryor	2.0	\$2,117 - \$2,527	1,045 - 1,313	\$1.92 - \$2.03
27	Summit Crossing	1.0 - 2.5	\$1,600 - \$1,997	926 - 1,486	\$1.34 - \$1.73
29	The Residences at New Longview	2.0	\$2,026 - \$2,073	900 - 1,300	\$1.59 - \$2.25
31	Meridian at View High	2.0	\$1,845 - \$1,913	1,043 - 1,062	\$1.77 - \$1.80
33	Residences at Echelon Apts.	2.0	\$1,656 - \$1,849	1,109 - 1,172	\$1.49 - \$1.58
48	Vale Overland Park	2.0	\$1,786 - \$2,246	1,149 - 1,459	\$1.54 - \$1.55
49	The Villas at Waterside	2.0	\$1,842 - \$1,977	1,113 - 1,602	\$1.23 - \$1.65
56	The Residences at Bluhawk	2.0	\$1,577 - \$1,877	1,163 - 1,202	\$1.36 - \$1.56
140	The Apex at CityPlace	2.0	\$2,098 - \$2,577	1,032 - 1,843	\$1.40 - \$2.03
143	Element 25	2.0	\$1,727 - \$2,167	958 - 1,248	\$1.74 - \$1.80
206	The Kessler Residences	2.0 - 2.5	\$2,459 - \$3,527	1,013 - 1,441	\$2.43 - \$2.45
211	Satori Olathe	2.0	\$1,801 - \$2,669	1,021 - 1,440	\$1.76 - \$1.85
212	The District Flats	2.0	\$1,964 - \$2,518	1,104 - 1,413	\$1.78 - \$1.78
Weighted Average			\$2,108	1,248	\$1.69

Map ID	Project Name	Three-Bedroom per Square Foot			
		Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
27	Summit Crossing	2.0 - 2.5	\$1,840 - \$2,482	1,316 - 1,610	\$1.40 - \$1.54
29	The Residences at New Longview	2.0	\$2,378	1,400	\$1.70
31	Meridian at View High	2.0	\$2,338	1,317 - 1,334	\$1.75 - \$1.78
33	Residences at Echelon Apts.	2.0	\$1,921 - \$2,044	1,214 - 1,262	\$1.58 - \$1.62
48	Vale Overland Park	2.0	\$2,299 - \$3,185	1,535 - 1,585	\$1.50 - \$2.01
56	The Residences at Bluhawk	2.0	\$2,314 - \$2,364	1,530 - 1,563	\$1.51 - \$1.51
140	The Apex at CityPlace	3.0	\$2,884 - \$3,284	1,707 - 2,094	\$1.57 - \$1.69
143	Element 25	2.0	\$2,414	1,360	\$1.78
211	Satori Olathe	2.0	\$2,553 - \$3,031	1,508 - 1,590	\$1.69 - \$1.91
Weighted Average			\$2,339	1,471	\$1.59

Due to the variety of bedroom sizes offered among the 15 selected market-rate apartment projects, rents per square foot range considerably among various floor plans. The weighted average gross rents per square foot among the most modern/comparable properties are \$2.45 for studio units, \$1.94 for one-bedroom units, \$1.69 for two-bedroom units and \$1.59 for three-bedroom units.

Overall, based on the preceding evaluation of selected modern, high-quality market-rate projects in Lee’s Summit and surrounding market areas, the following table summarizes the suggested market-rate unit sizes and gross rents for new rental housing developments in Lee’s Summit. Furthermore, the suggested achievable market rents assume that a new project offers a modern/appealing design, as well as competitive amenities/features and floor plans.

Suggested Market-Rate Unit Sizes and Gross Rents (2022)			
Bedrooms/Baths	Square Feet	Gross Rents	Gross Rent Per Square Foot
One-Bedroom/1.0-Bath	700 - 850	\$1,450 - \$1,650	~\$1.75 - \$2.40
Two-Bedroom/2.0-Bath	950 - 1,300	\$1,800 - \$2,250	~\$1.65 - \$2.30
Three-Bedroom/2.0-Bath	1,200 - 1,500	\$2,200 - \$2,500	~\$1.50 - \$2.00

To estimate the potential rent a new development could achieve in 2032, we have used the suggested 2022 gross rents and applied an annual growth rate. Although recent rent growth has been much higher than previously experienced (5% to 15% per year at some of the high quality, modern rental properties in the Lee’s Summit area and surrounding region), we have taken into consideration the previous/historical rent growth over a longer period of time. Overall, annual rent growth in the region has ranged between 1.5% and 2.5% over the past 10+ years. We have used the conservative figure of 2.0% for the annual rent growth in the table below.

Bedrooms/Baths	Gross Rent Growth					
	2022	2024*	2026*	2028*	2030*	2032*
One-Bedroom./1.0-Bath	\$1,450 - \$1,650	\$1,510 - \$1,715	\$1,570 - \$1,785	\$1,630 - \$1,855	\$1,695 - \$1,930	\$1,765 - \$2,005
Two-Bedroom/2.0-Bath	\$1,800 - \$2,250	\$1,875 - \$2,340	\$1,950 - \$2,435	\$2,025 - \$2,530	\$2,105 - \$2,630	\$2,185 - \$2,735
Three-Bedroom/2.0-Bath	\$2,200 - \$2,500	\$2,290 - \$2,600	\$2,380 - \$2,700	\$2,475 - \$2,810	\$2,575 - \$2,925	\$2,675 - \$3,040

*Annual compounded increase of approximately 2%

By 2032, we project a modern, high-quality development should be able to achieve rents between \$1,765 and \$2,005 for one-bedroom units, \$2,185 and \$2,735 for two-bedroom units and \$2,675 and \$3,040 for three-bedroom units.

Based on the unit mixes at the existing modern properties located within Lee’s Summit and the surrounding market areas, as well as the demographic support based on renter household sizes, the appropriate unit mix to target a variety of household sizes is illustrated in the following table.

Suggested Market-Rate Unit Mix for a Lee’s Summit Development	
Bedrooms	Recommended Share of Units
One-Bedroom	45% - 60%
Two-Bedroom	30% - 45%
Three-Bedroom	5% - 10%

Note that lower rents at a new development increase the share of units that can potentially be supported due to a larger base of “step-up” support potential. “Step-up” support originates from renter households that would consider paying more in rent per month (typically 10% to 15% more) for a better quality unit. This is the typical progression of renters as they migrate through the rental market. Additionally, individuals/couples often prefer larger units if the price is affordable. If a new development offers greater value than area competition, a lower share of one-bedroom units and a higher share of two-bedroom units can be supported.

Demographic Support Conclusions

There are primarily two sources of support for new rental housing. The first source is new households in the market (i.e. moving to the market) and the second source is from households already residing within the market. The first source of demand is generally easily quantifiable but presents challenges to accurately forecast. This is especially true in growing markets, such as Lee’s Summit, in which demographic projections indicate modest growth over the next five to ten years. However, economic growth is occurring and job opportunities in and surrounding Lee’s Summit present notable potential support for new rental housing.

Another component of household growth that is difficult to quantify are households that are attracted to the area when additional living alternatives are made available to them. This growth variable considers those households who would never have considered a move to a location based on the current supply of existing living alternatives. A new development that attracts these households would likely spur additional demographic growth beyond projections. It is also important to note that the projected household numbers do not consider the optimum future development. Given the unknown of future development possibilities within a respective geographic region, it is not surprising that this growth variable is virtually impossible to anticipate in forecasting demand for respective housing alternatives added to the market.

To project the future housing demand through 2032, we have considered the age and condition of the existing housing supply and the units that are currently under construction in the Lee’s Summit markets. Note that this does not consider projects current proposed that have yet to begin construction, as some of the entitled projects may not come to fruition.

Income-Eligible Renter Households (Market-Rate Analysis)

It is important to consider the total number of income-eligible renter households that currently exist in the Lee’s Summit market, as this is where the majority of support for a new rental housing development is likely to originate. Based on the survey of existing rental housing within the Lee’s Summit market and considering the under construction projects within the region, we have projected the demographic support for modern, quality (B quality and higher) rental housing development through 2032.

Considering market-rate rental housing does not have maximum income limitations (as do the government-subsidized and Tax Credit rental programs), and given we are only evaluating demographic support from renter-occupied households, we have not applied a maximum income to the following support calculations.

The following table summarizes the estimated income range for residency at a market-rate rental project in 2032 within Lee’s Summit.

Project Type	Market-Rate Household Income Range	
	Minimum	Maximum
Good to Excellent Quality Rental Housing-2032	\$60,000	No limit

Based on interviews with Lee’s Summit property managers, approximately 20% to 30% of support for apartment projects originates from households currently living outside the Lee’s Summit area. We anticipate this trend to continue for future developments within Lee’s Summit, based on the forecasted minimum rent growth.

Most of these households originating from outside the Lee’s Summit market either work nearby or are attracted to a suburban neighborhood environment. We have quantified this in the following demographic support analysis considering the size- and income-appropriate renter households projected to exist in the Lee’s Summit market in 2032. Modern quality rental properties will attract households with incomes of at least \$60,000 per year.

Market-Rate (2032) Renter Demographic Support Analysis				
Income Range	Total Renter Households 2022	Total Renter Households 2032	Change 2022 to 2032	Income-Qualified Renters (\$60,000 and Higher) 2032
Up to \$10,000	520	293	-227	-
\$10,000 to \$20,000	1,165	726	-439	-
\$20,000 to \$30,000	971	671	-300	-
\$30,000 to \$40,000	832	718	-114	-
\$40,000 to \$50,000	909	821	-88	-
\$50,000 to \$60,000	788	640	-148	-
\$60,000 to \$75,000	1,108	1,042	-66	1,042
\$75,000 to \$100,000	1,254	1,113	-141	1,113
\$100,000 to \$125,000	752	1,131	+379	1,131
\$125,000 to \$150,000	684	1,437	+753	1,437
\$150,000 to \$200,000	352	1,015	+663	1,015
\$200,000 and Higher	340	983	+643	983
Total	9,676	10,590	+914	6,721
Income-, Age- and Size-Appropriate Renters				6,721
20% Additional Support Component From Homeowner Conversion to Renters and New Renter Households Currently Outside the Lee’s Summit market				+ 1,680 (= 6,721 / 80% [- 6,721])
Projected Demographic Support Base (2032)				= 8,401
Modern Units (Quality) (Existing, Under Construction and Pipeline)				- 4,127 (= 3,854 existing + 273 U/C)
Projected Housing Demand (2032)				= approximately 4,275 Housing Units

Source: Ribbon Demographics; ESRI; Urban Decision Group
U/C – Under construction

As illustrated in the preceding table, it is projected there will be a demand for 4,275 quality, modern, conventional rental housing units within Lee’s Summit. Note that the above calculation includes all current B quality and higher units within the Lee’s Summit market; however, it is likely some of these units will experience lower quality in 2032 if the units are not renovated/upgraded. This scenario presents an opportunity to support additional housing. The list of B quality and higher properties and under construction properties are located in Section VI of this report.

Applying the projected demand (4,275) to the share of units by bedroom type (found in Section VI of this housing needs assessment) results in the following distribution of additional supportable rental units in the Lee’s Summit market by 2032.

Projected Housing Demand for Market-Rate Units by Bedroom Type (2032)		
Bedrooms	Suggested Share of Units	Supportable Units
One-Bedroom	45% - 60%	1,900 – 2,500 units
Two-Bedroom	30% - 45%	1,300 – 2,500 units
Three-Bedroom	5% - 10%	200 – 400 units
Total		4,275

The existing market-rate units in the Lee’s Summit market have excellent occupancy levels, indicating ongoing market demand and that demographic support currently exists for additional units. This considers all of the currently under construction market-rate units in the market. Given the size of typical newer market-rate apartment projects in Lee’s Summit, we anticipate that a newly developed apartment project would likely offer 280 to 320 units. Naturally, there could be opportunities to develop smaller projects and even larger projects in multi-phased development plans. Assuming this project size, approximately 12 to 14 additional apartment concepts could potentially be supported in the Lee’s Summit market over the next 10 years.

Senior Renter Households (Senior Analysis Age 55 and Older)

Similar to the preceding market-rate analysis, we have also considered the market for market-rate, senior-oriented (age 55 and older) rental housing. This is a subset of the total renter demographic demand presented earlier.

Senior (Age 55+) Market-Rate (2032) Demographic Support Analysis				
Income Range	2022 1- & 2-Person H.H. (Age 55+)	2032 1- & 2-Person H.H. (Age 55+)	Change 2022 - 2032	Targeted Senior (55+) Renters 2032 (\$60,000 and Higher)
Up to \$10,000	271	215	-56	-
\$10,000 to \$20,000	515	357	-158	-
\$20,000 to \$30,000	399	345	-54	-
\$30,000 to \$40,000	211	215	4	-
\$40,000 to \$50,000	248	269	21	-
\$50,000 to \$60,000	196	156	-40	-
\$60,000 to \$75,000	287	332	45	332
\$75,000 to \$100,000	240	182	-58	182
\$100,000 to \$125,000	126	166	40	166
\$125,000 to \$150,000	102	130	28	130
\$150,000 to \$200,000	56	95	39	95
\$200,000 and Higher	69	124	55	124
Total	2,720	2,583	-137	1,029

Source: Ribbon Demographics; ESRI; Urban Decision Group
H.H. – Households

Between 2022 and 2032, it is projected there will be a net decline of 137 senior (age 55 and older) renter households and a total of 1,029 senior renter households that would qualify for a modern, quality (B rated and higher) market-rate unit within Lee’s Summit.

Of the 4,275 housing units in the projected housing need in 2032, an appropriate share of units that target senior renters (age 55 and older) or offer features attractive to seniors such as first-floor entry or elevator access is 15% to 20% of this total. Applying this alone yields potential support for 640 to 850 senior rental units.

Market-Rate Projected Housing Units	Appropriate Share of Senior Units	Senior Projected Housing Units
4,275	15% to 20%	640 - 850

Support for this demographic will be affected by homeowners converting to renters by choice and shedding the burden of maintenance required with homeownership. Additional support from this demographic will be from seniors moving to the area to be closer to their adult children.

Note that the demand for senior units does not consider senior assisted living units that offer services such as daily meals, housekeeping and medical services. These higher level of care units are not considered comparable to conventional apartment developments.

Income-Eligible Renter Households (Moderate-Income/Workforce Analysis)

In addition to evaluating the number of income-eligible renter households that currently exist in the Lee’s Summit market that can support market-rate rental housing, it is also important to consider the number of income-eligible renters that need or desire affordable moderate-income/workforce (Low-Income Housing Tax Credit) rental housing.

Although workforce projects generally target households with income between 60% and 100% of AMHI, for the purpose of this analysis, we have assumed that households with incomes between 40% and 60% of AMHI would likely be attracted to a new affordable rental project. The following table summarizes the maximum allowable income by household size for the Kansas City, MO-KS HUD FMR Area at 40%, 50%, 60% and 100% of AMHI.

2022 HUD Income Limits Kansas City, MO-KS HUD FMR Area				
Household Size	40%	50%	60%	100%
One-Person	\$27,120	\$33,900	\$40,680	\$67,800
Two-Person	\$31,000	\$38,750	\$46,500	\$77,500
Three-Person	\$34,880	\$43,600	\$52,320	\$87,200
Four-Person	\$38,720	\$48,400	\$58,080	\$96,800
Five-Person	\$41,840	\$52,300	\$62,760	\$104,600
2022 Median Four-Person Household Income: \$97,700				

We anticipate that a general occupancy affordable rental project developed in the Lee’s Summit market would primarily appeal to renter households with incomes between approximately \$30,000 and \$75,000 (60% of AMI) in 2032. These minimum and maximum figures were computed by applying a 2.0% annual increase to the maximum gross rent for a one-bedroom 40% of AMI unit (\$726 per month) and to the maximum income limit for a five-person household earning up to 60% of the AMI.

Project Type	Affordable (Tax Credit) General Occupancy Rental Income Range	
	Minimum	Maximum
Tax Credit Rental Project	\$30,000	\$75,000

Typically, due in part to the pent-up market demand for affordable rental housing options, Tax Credit rental communities offering a mix of one- through three-bedroom units often appeal to households with up to five persons. The following demographic analysis evaluates the demographic support for affordable rental units in the Lee’s Summit market. Note that we have not considered an additional 30% support component from homeowners converting to rentership or from support from outside the market. However, we have deducted the 256 existing non-subsidized Tax Credit units from the support analysis.

General Occupancy Tax Credit (2032) Demographic Support Analysis		
Income Range	2032 Total Renter Households	2032 Targeted Renters (\$30,000 to \$75,000)
Up to \$10,000	293	-
\$10,000 to \$20,000	726	-
\$20,000 to \$30,000	671	-
\$30,000 to \$40,000	718	718
\$40,000 to \$50,000	821	821
\$50,000 to \$60,000	640	640
\$60,000 to \$75,000	1,042	1,042
\$75,000 to \$100,000	1,113	-
\$100,000 to \$125,000	1,131	-
\$125,000 to \$150,000	1,437	-
\$150,000 to \$200,000	1,015	-
\$200,000 and Higher	983	-
Total	10,590	3,221
Income- and Size-Appropriate Renters (2032)		3,221
Modern Tax Credit Units (Existing)		- 256
Net Support Base		2,965
15% Support Factor		x 15%
Projected Affordable Housing Demand (2032)		= approximately 450 Housing Units

Source: Ribbon Demographics; ESRI; Urban Decision Group

The projected number of income-qualified renters within Lee’s Summit that would qualify for Tax Credit housing is 2,965. This is not the need for this type of housing but rather simply the number of households who would qualify for this housing. The net support based of 2,965 income-qualified renters represents potential support for a new affordable project. Many of the projected 2,965 income-qualified renters are residing in lower quality market-rate alternatives.

Typically, 10% to 15% of income-qualified households are likely to respond to a new affordable housing alternative. Considering the significant development of high quality rental housing with rents much higher than households would be able to afford with incomes between 60% and 100% of AMI, we have applied the 15% share to realistically evaluate the demographic support potential for more affordable rental housing in the area. When applying a 15% share to the 2,965 net support base of income-qualified renters, the projected affordable housing demand is up to approximately 450 housing units. An additional 450 affordable units would provide additional quality rental alternatives to the market without generating significant vacancies in the conventional lower-quality, low-rent market-rate supply.

Based on our evaluation of the Lee’s Summit market and the supply of current rental housing and the character of the area, it was determined that clear pent-up market demand exists for additional affordable rental housing in the area.

Income-Eligible Renter Households (Affordable Senior Analysis)

Similar to the preceding affordable moderate-income Tax Credit analysis, we have also conducted an affordable, senior-oriented (age 55 and older) Tax Credit analysis. This is a subset of the moderate-income/workforce housing analysis.

Senior (Age 55+) Tax Credit (2032) Demographic Support Analysis			
Income Range	Total Senior (Age 55+) Renters	1- & 2-Person Renter Households	Targeted Senior (55+) Renters (\$30,000 to \$60,000)
Up to \$10,000	271	215	-
\$10,000 to \$20,000	515	357	-
\$20,000 to \$30,000	399	345	-
\$30,000 to \$40,000	211	215	215
\$40,000 to \$50,000	248	269	269
\$50,000 to \$60,000	196	156	156
\$60,000 to \$75,000	287	332	-
\$75,000 to \$100,000	240	182	-
\$100,000 to \$125,000	126	166	-
\$125,000 to \$150,000	102	130	-
\$150,000 to \$200,000	56	95	-
\$200,000 and Higher	69	124	-
Total	2,720	2,583	640

Source: Ribbon Demographics; ESRI; Urban Decision Group

Of the overall 450 housing units projected for the affordable housing demand in 2032, an appropriate share of affordable units that target senior renters (age 55 and older) or offer features attractive to seniors such as first-floor entry or elevator access is 25% to 30%.

Projected Affordable Housing Unit	Appropriate Share of Senior Units	Project Total Senior Housing Demand	Net Senior Projected Housing Units
450	25% - 30%	110 to 135	= 110 to 135 units

Based on this analysis, a demographic support surplus of 640 senior age 55 and older households exists for the Lee’s Summit market area. Demographic support and market demand exist for these affordable units tailored to the specific needs of moderate-income seniors. We anticipate demand for approximately 110 to 135 new affordable senior rental housing units in 2032.

Overall Demographic Support Conclusions and Market Conclusions

The following is a summary of the demographic support surplus calculations for the Lee’s Summit market.

Demographic Support – 2032 Conclusions	
Type of Housing	Projected Housing Demand For New Units
Rental: Market-Rate	4,275 Housing Units
Rental: Market-Rate (Age 55+)	640 - 850 Housing Units
Rental: Affordable (Tax Credit)	450 Housing Units
Rental: Affordable (Tax Credit) Senior (Age 55+)	110 to 135 Housing Units

Strong demographic support and market demand exist for additional rental housing developments. As the Lee’s Summit market continues to develop and the number of residential land uses increases, we anticipate additional community services, restaurants, shopping options, etc. will also be developed. Further, there are large plots of developable land in the northern, southern and western portions of Lee’s Summit near desirable community services and highway/interstate access.

Another factor to consider is the overall rise in the share of renter households on a national level over the next 10 years. Additional modern housing developments will be able to attract renter households from outside of the Lee’s Summit market that would not have considered residing there due to the lack of modern alternatives. This factor alone may boost projection over the 2032 trends identified.

III. Market Area and Surrounding Markets Delineation

Market Area

Vogt Strategic Insights (VSI) has evaluated the rental housing supply for the city of Lee's Summit, which is a suburb of Kansas City, Missouri. We have defined the Lee's Summit market area to include the areas bound by U.S. Highway 40 to the north, NE Blackwell Road and SE Ranson Road to the east, State Route 150 to the south and SE Sampson Road and Lee's Summit Road to the west. These boundaries generally encompass the city of Lee's Summit.

This market area was defined to analyze the housing supply within the city of Lee's Summit. During our in-person and demographic evaluation of the Lee's Summit market, VSI gathered and obtained information on the geographic areas surrounding Lee's Summit. For comparison purposes, we have established six surrounding submarkets that are considered comparable suburban markets offering modern rental housing options.

We have surveyed conventional rental housing options available within Lee's Summit, as well as the surrounding submarkets. These six submarkets include:

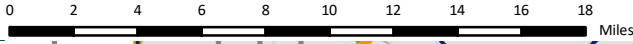
- Independence, MO
- Blue Springs, MO
- Grandview, MO
- Overland Park, KS
- Olathe, KS
- Lenexa, KS

We have included these submarkets in our survey of conventional rental properties located in Addendum A to gain insight into the rental housing trends for the region. We have identified modern rental properties in these select submarkets in order to assess rents, unit mixes, amenities and occupancy rates on a regional level.

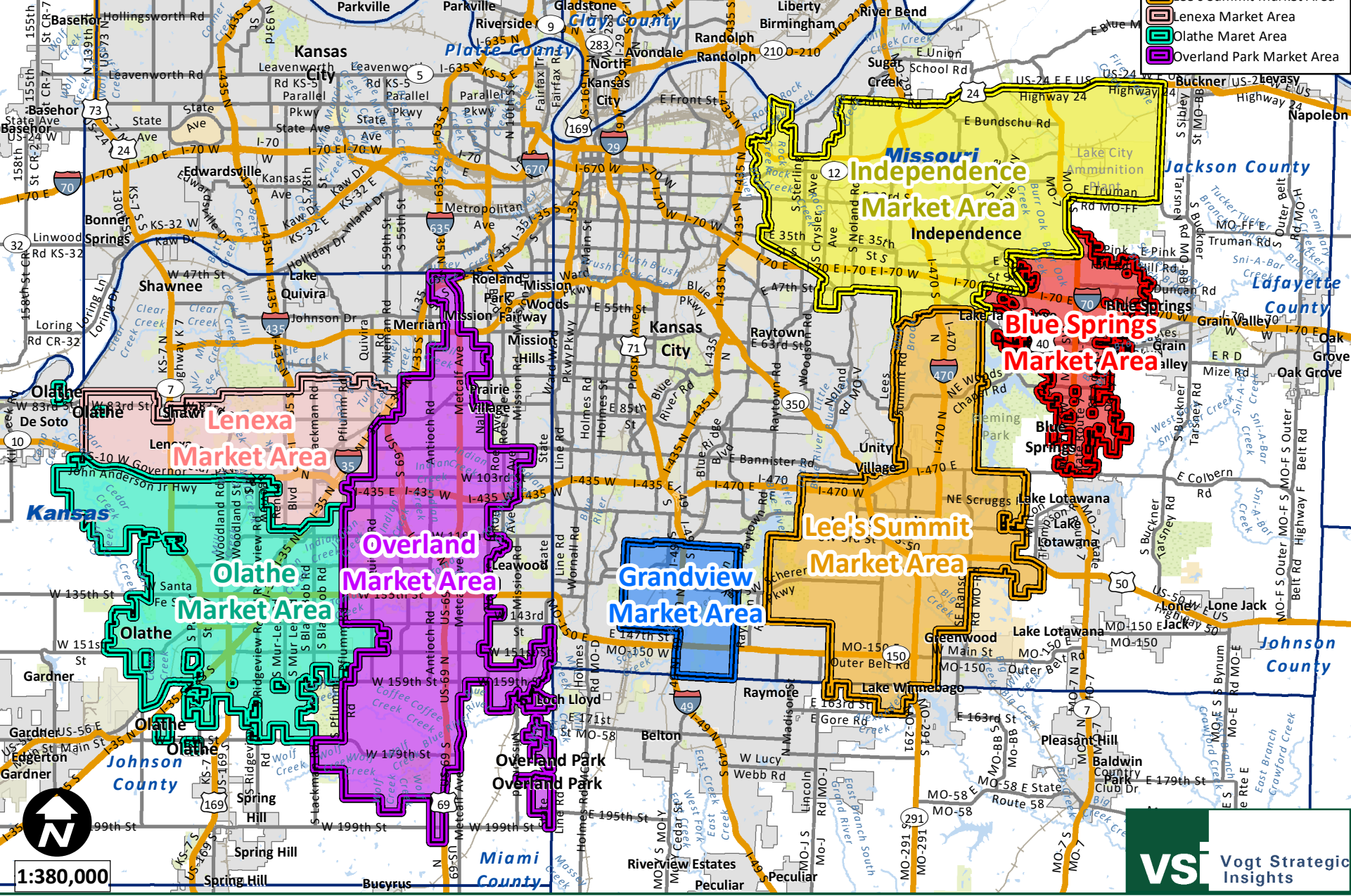
Additional details of these areas can be found in the demographic analysis portion of this report.

A map delineating the boundaries of the Lee's Summit market and the six surrounding submarkets is on the following page.

Lee's Summit, MO Market Areas



- Legend**
- Blue Springs Market Area
 - Grandview Market Area
 - Independence Market Area
 - Lee's Summit Market Area
 - Lenexa Market Area
 - Olathe Market Area
 - Overland Park Market Area



IV. Demographic Trends and Crime Analysis

Demographic trends for the Lee’s Summit market area are compared to the six surrounding submarkets in the following table.

	Demographic Overview													
	Lee’s Summit Market Area		Independence Market Area		Blue Springs Market Area		Grandview Market Area		Overland Park Market Area		Olathe Market Area		Lenexa Market Area	
	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.
2000 Census	71,156	26,556	113,719	47,525	48,522	17,476	24,841	9,695	151,297	60,450	94,193	32,690	40,184	15,581
2010 Census	91,432	34,484	116,860	48,754	52,607	19,534	24,475	9,640	173,714	71,549	125,925	44,528	48,190	19,288
Change '00-'10	20,276	7,928	3,141	1,229	4,085	2,058	-366	-55	22,417	11,099	31,732	11,838	8,006	3,707
% Change '00-'10	28.5%	29.9%	2.8%	2.6%	8.4%	11.8%	-1.5%	-0.6%	14.8%	18.4%	33.7%	36.2%	19.9%	23.8%
Estimated 2022	100,546	37,977	119,613	50,077	55,781	20,861	26,173	10,389	199,567	82,005	142,970	50,345	58,175	23,521
Change '10-'22	9,114	3,493	2,753	1,323	3,174	1,327	1,698	749	25,853	10,456	17,045	5,817	9,985	4,233
% Change '10-'22	10.0%	10.1%	2.4%	2.7%	6.0%	6.8%	6.9%	7.8%	14.9%	14.6%	13.5%	13.1%	20.7%	21.9%
Projected 2027	105,088	39,636	121,613	50,898	57,251	21,400	26,955	10,716	210,472	86,451	151,070	53,089	62,569	25,418
Change '22-'27	4,542	1,659	2,000	821	1,470	539	782	327	10,905	4,446	8,100	2,744	4,394	1,897
% Change '22-'27	4.5%	4.4%	1.7%	1.6%	2.6%	2.6%	3.0%	3.1%	5.5%	5.4%	5.7%	5.5%	7.6%	8.1%
2032 Projected	109,630	41,295	123,613	51,719	58,721	21,939	27,737	11,043	221,377	90,897	159,170	55,833	66,963	27,315
Change '27-'32	4,542	1,659	2,000	821	1,470	539	782	327	10,905	4,446	8,100	2,744	4,394	1,897
% Change '27-'32	4.3%	4.2%	1.6%	1.6%	2.6%	2.5%	2.9%	3.1%	5.2%	5.1%	5.4%	5.2%	7.0%	7.5%
Total Change 2022-2032	9,084	3,318	4,000	1,642	2,940	1,078	1,564	654	21,810	8,892	16,200	5,488	8,788	3,794
% Change 2022-2032	9.0%	8.7%	3.3%	3.3%	5.3%	5.2%	6.0%	6.3%	10.9%	10.8%	11.3%	10.9%	15.1%	16.1%

Source: VSI; ESRI; 2000, 2010 Census

H.H. – Households

Pop. – Population

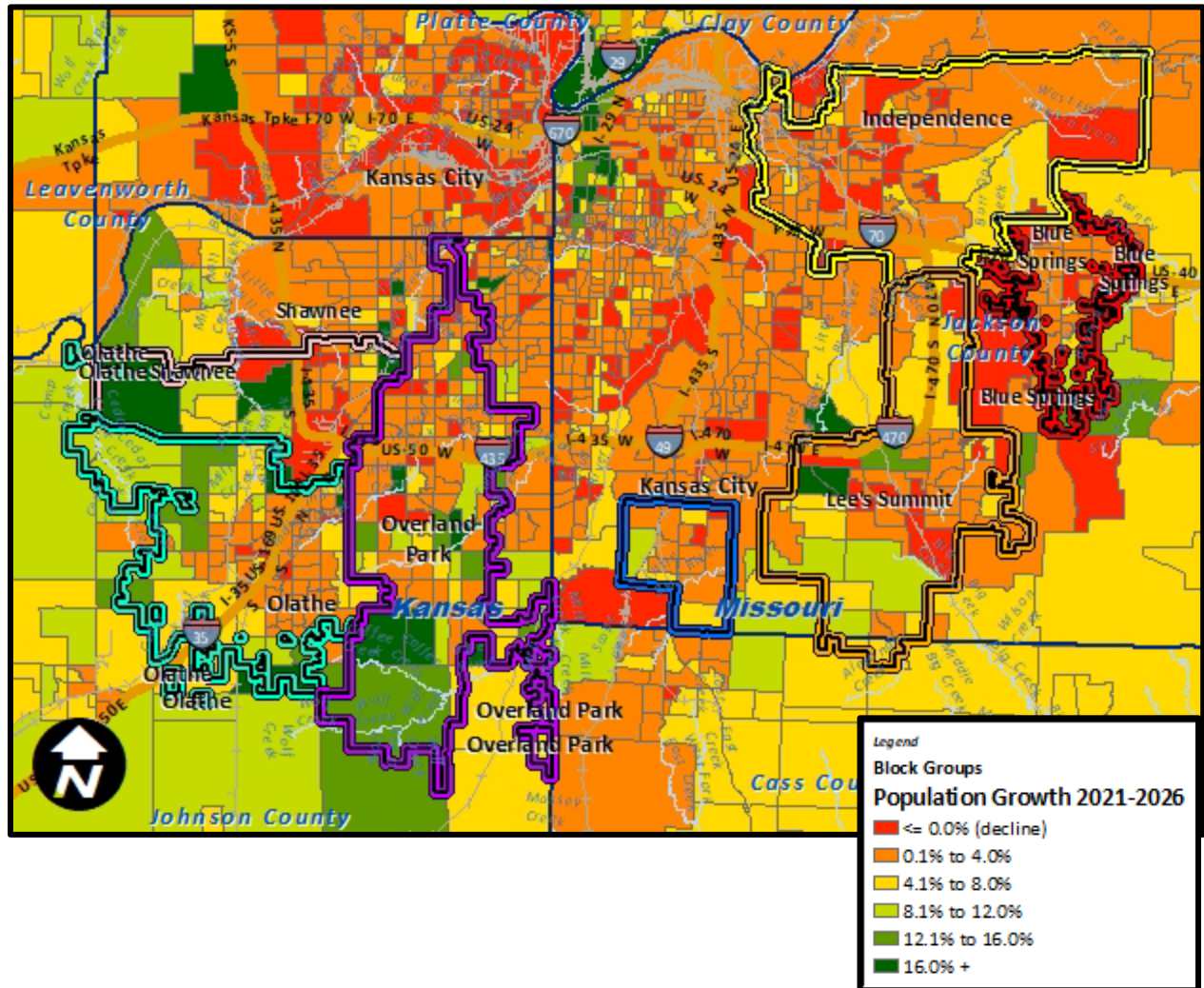
As illustrated in the preceding table, the population and households of Lee’s Summit increased significantly by 28.5% and 29.9%, respectively, between 2000 and 2010. Among the six comparable submarkets, only the Olathe market area experienced a higher population and household increase.

Between 2010 and 2022, the estimated population growth rate is 10.0%, and the estimated household growth rate is 10.1% within the Lee’s Summit market area. These are considered moderate growth rates.

Between 2022 and 2032, the population within Lee’s Summit is projected to increase by 9,084 (9.0%), and the number of households is projected to increase by 3,318 (8.7%).

It is important to note that the projected population and household numbers do not consider the optimum future development. As more modern units and homes are added to a community, additional demand is created from homeowners and renters who would not have previously considered a community due to the existing supply of housing available.

The following is a demographic thematic map illustrating the projected population growth by census block groups between 2021 and 2026.



The 2021 to 2026 population growth map indicates that areas in northern, southern and western portions of Lee's Summit are projected to have population increases over 8.1%. The central and eastern portions of Lee's Summit are considered developed areas, therefore, land for additional developments is limited, resulting in limited population growth in these areas.

Population Trends

The following table summarizes the distribution of population by age in the Lee’s Summit market and the six selected surrounding markets over the next 10 years.

	Year	Population by Age								Total
		< 19	20-24	25-34	35-44	45-54	55-64	65-74	75+	
Lee’s Summit	2022	26,624	5,214	12,698	13,796	12,884	13,098	9,251	6,982	100,546
	2027	26,972	4,841	13,615	14,816	12,875	12,651	10,714	8,605	105,088
	% Change	1.3%	-7.2%	7.2%	7.4%	-0.1%	-3.4%	15.8%	23.2%	4.5%
	2032	27,320	4,468	14,532	15,836	12,866	12,204	12,177	10,228	109,630
	% Change	1.3%	-7.7%	6.7%	6.9%	-0.1%	-3.5%	13.7%	18.9%	4.3%
Independence	2022	27,934	6,516	15,599	15,039	13,531	16,146	13,446	11,401	119,613
	2027	28,688	6,556	14,475	15,951	13,793	14,394	14,787	12,968	121,613
	% Change	2.7%	0.6%	-7.2%	6.1%	1.9%	-10.9%	10.0%	13.7%	1.7%
	2032	29,442	6,596	13,351	16,863	14,055	12,642	16,128	14,535	123,613
	% Change	2.6%	0.6%	-7.8%	5.7%	1.9%	-12.2%	9.1%	12.1%	1.6%
Blue Springs	2022	14,387	3,291	8,035	7,698	6,725	6,864	5,552	3,229	55,781
	2027	14,436	3,046	8,147	8,371	6,772	6,340	5,772	4,367	57,251
	% Change	0.3%	-7.4%	1.4%	8.7%	0.7%	-7.6%	4.0%	35.2%	2.6%
	2032	14,485	2,801	8,259	9,044	6,819	5,816	5,992	5,505	58,721
	% Change	0.3%	-8.0%	1.4%	8.0%	0.7%	-8.3%	3.8%	26.1%	2.6%
Grandview	2022	7,095	1,653	4,078	3,521	2,784	2,994	2,420	1,628	26,173
	2027	7,387	1,647	3,873	3,880	2,896	2,722	2,601	1,949	26,955
	% Change	4.1%	-0.4%	-5.0%	10.2%	4.0%	-9.1%	7.5%	19.7%	3.0%
	2032	7,679	1,641	3,668	4,239	3,008	2,450	2,782	2,270	27,737
	% Change	4.0%	-0.4%	-5.3%	9.3%	3.9%	-10.0%	7.0%	16.5%	2.9%
Overland Park	2022	48,225	11,259	26,399	28,540	24,701	25,725	20,085	14,633	199,567
	2027	49,010	11,335	28,745	29,684	26,087	24,744	22,513	18,354	210,472
	% Change	1.6%	0.7%	8.9%	4.0%	5.6%	-3.8%	12.1%	25.4%	5.5%
	2032	49,795	11,411	31,091	30,828	27,473	23,763	24,941	22,075	221,377
	% Change	1.6%	0.7%	8.2%	3.9%	5.3%	-4.0%	10.8%	20.3%	5.2%
Olathe	2022	43,041	8,104	20,704	22,551	17,154	15,070	10,284	6,062	142,970
	2027	44,807	8,287	21,884	23,109	18,306	14,974	11,660	8,043	151,070
	% Change	4.1%	2.3%	5.7%	2.5%	6.7%	-0.6%	13.4%	32.7%	5.7%
	2032	46,573	8,470	23,064	23,667	19,458	14,878	13,036	10,024	159,170
	% Change	3.9%	2.2%	5.4%	2.4%	6.3%	-0.6%	11.8%	24.6%	5.4%
Lenexa	2022	14,536	3,831	8,378	8,077	6,794	7,227	5,663	3,668	58,175
	2027	15,405	3,938	9,348	8,813	7,035	6,717	6,370	4,942	62,569
	% Change	6.0%	2.8%	11.6%	9.1%	3.5%	-7.1%	12.5%	34.7%	7.6%
	2032	16,274	4,045	10,318	9,549	7,276	6,207	7,077	6,216	66,963
	% Change	5.6%	2.7%	10.4%	8.4%	3.4%	-7.6%	11.1%	25.8%	7.0%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

Population Share by Race – 2010 (Census)								
	White	Black	Indian	Asian	Pacific Islander	Some Other Race	Two or More Races	Total
Lee’s Summit	86.1%	8.3%	0.3%	1.7%	0.1%	1.1%	2.4%	100.0%
Independence	85.7%	5.6%	0.6%	1.0%	0.7%	3.2%	3.2%	100.0%
Blue Springs	88.0%	5.9%	0.5%	1.2%	0.2%	1.3%	3.0%	100.0%
Grandview	48.4%	40.8%	0.5%	1.1%	0.1%	5.1%	4.0%	100.0%
Overland Park	84.5%	4.3%	0.3%	6.2%	0.0%	2.1%	2.5%	100.0%
Olathe	83.1%	5.3%	0.4%	4.1%	0.1%	4.1%	3.0%	100.0%
Lenexa	84.3%	5.9%	0.4%	3.7%	0.1%	3.0%	2.5%	100.0%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

Household Trends

	Year	Households by Age								Total
		< 25	25-34	35-44	45-54	55-64	65-74	75-84	85+	
Lee’s Summit	2022	968	5,726	7,206	6,963	7,340	5,380	3,020	1,374	37,977
	2027	963	6,028	7,559	6,827	6,906	6,078	3,625	1,650	39,636
	% Change	-0.5%	5.3%	4.9%	-2.0%	-5.9%	13.0%	20.0%	20.1%	4.4%
	2032	958	6,330	7,912	6,691	6,472	6,776	4,230	1,926	41,295
	% Change	-0.5%	5.0%	4.7%	-2.0%	-6.3%	11.5%	16.7%	16.7%	4.2%
Independence	2022	2,003	7,275	7,951	7,579	9,526	8,307	4,756	2,680	50,077
	2027	2,089	6,720	8,418	7,701	8,464	9,110	5,370	3,026	50,898
	% Change	4.3%	-7.6%	5.9%	1.6%	-11.1%	9.7%	12.9%	12.9%	1.6%
	2032	2,175	6,165	8,885	7,823	7,402	9,913	5,984	3,372	51,719
	% Change	4.1%	-8.3%	5.5%	1.6%	-12.5%	8.8%	11.4%	11.4%	1.6%
Blue Springs	2022	734	3,628	3,984	3,558	3,770	3,250	1,438	498	20,861
	2027	701	3,644	4,239	3,526	3,417	3,307	1,906	659	21,400
	% Change	-4.5%	0.4%	6.4%	-0.9%	-9.4%	1.8%	32.6%	32.3%	2.6%
	2032	668	3,660	4,494	3,494	3,064	3,364	2,374	820	21,939
	% Change	-4.7%	0.4%	6.0%	-0.9%	-10.3%	1.7%	24.6%	24.4%	2.5%
Grandview	2022	541	1,879	1,973	1,601	1,814	1,523	865	194	10,389
	2027	553	1,795	2,166	1,661	1,644	1,626	1,038	234	10,716
	% Change	2.2%	-4.5%	9.8%	3.7%	-9.4%	6.8%	20.0%	20.6%	3.1%
	2032	565	1,711	2,359	1,721	1,474	1,729	1,211	274	11,043
	% Change	2.2%	-4.7%	8.9%	3.6%	-10.3%	6.3%	16.7%	17.1%	3.1%
Overland Park	2022	3,241	13,101	15,652	13,821	14,869	12,044	5,603	3,674	82,005
	2027	3,424	13,966	15,959	14,455	14,004	13,195	6,914	4,534	86,451
	% Change	5.6%	6.6%	2.0%	4.6%	-5.8%	9.6%	23.4%	23.4%	5.4%
	2032	3,607	14,831	16,266	15,089	13,139	14,346	8,225	5,394	90,897
	% Change	5.3%	6.2%	1.9%	4.4%	-6.2%	8.7%	19.0%	19.0%	5.1%
Olathe	2022	1,735	9,357	11,816	9,473	8,389	6,121	2,107	1,348	50,345
	2027	1,886	9,777	11,929	9,981	8,229	6,800	2,737	1,751	53,089
	% Change	8.7%	4.5%	1.0%	5.4%	-1.9%	11.1%	29.9%	29.9%	5.5%
	2032	2,037	10,197	12,042	10,489	8,069	7,479	3,367	2,154	55,833
	% Change	8.0%	4.3%	0.9%	5.1%	-1.9%	10.0%	23.0%	23.0%	5.2%
Lenexa	2022	1,354	4,180	4,465	3,756	4,096	3,375	1,393	902	23,521
	2027	1,463	4,715	4,794	3,884	3,808	3,717	1,844	1,193	25,418
	% Change	8.1%	12.8%	7.4%	3.4%	-7.0%	10.1%	32.4%	32.3%	8.1%
	2032	1,572	5,250	5,123	4,012	3,520	4,059	2,295	1,484	27,315
	% Change	7.5%	11.3%	6.9%	3.3%	-7.6%	9.2%	24.5%	24.4%	7.5%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

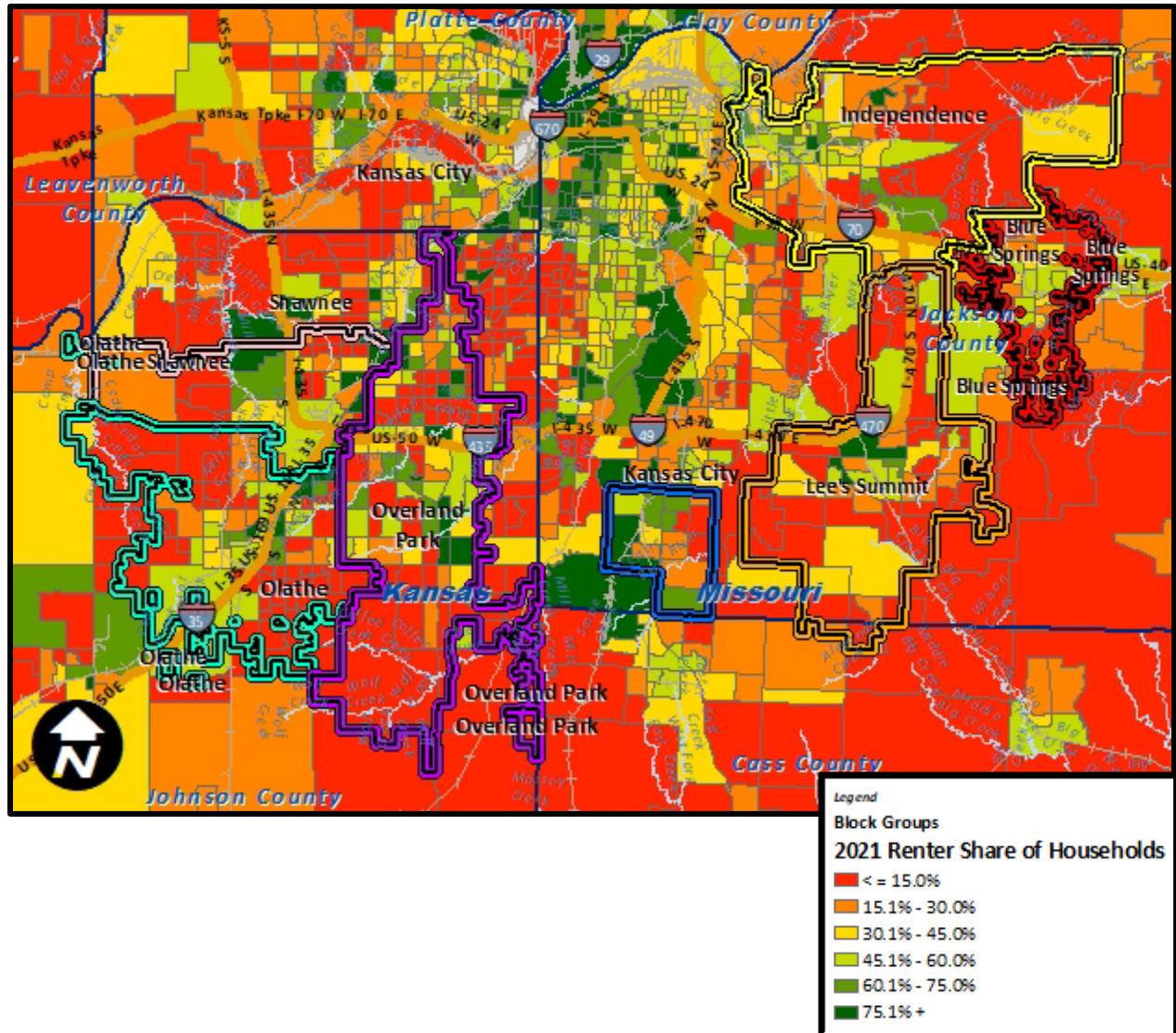
Median Household Age – 2022 (Estimated)						
Lee’s Summit	Independence	Blue Springs	Grandview	Overland Park	Olathe	Lenexa
52.3 Years	55.2 Years	50.9 Years	50.1 Years	51.5 Years	47.4 Years	49.7 Years

Source: 2010 Census; ESRI; Urban Decision Group; VSI

		Households by Tenure							
		2010 (Census)		2022 (Estimated)		2027 (Projected)		2032 (Projected)	
Lee’s Summit	Owner-Occupied	26,320	76.3%	28,300	74.5%	29,502	74.4%	30,704	74.4%
	Renter-Occupied	8,164	23.7%	9,676	25.5%	10,133	25.6%	10,590	25.6%
	Total	34,484	100.0%	37,977	100.0%	39,636	100.0%	41,295	100.0%
Independence	Owner-Occupied	32,081	65.8%	32,695	65.3%	33,741	66.3%	34,787	67.3%
	Renter-Occupied	16,673	34.2%	17,381	34.7%	17,157	33.7%	16,933	32.7%
	Total	48,754	100.0%	50,076	100.0%	50,898	100.0%	51,720	100.0%
Blue Springs	Owner-Occupied	14,116	72.3%	15,168	72.7%	15,791	73.8%	16,414	74.8%
	Renter-Occupied	5,418	27.7%	5,693	27.3%	5,609	26.2%	5,525	25.2%
	Total	19,534	100.0%	20,861	100.0%	21,400	100.0%	21,939	100.0%
Grandview	Owner-Occupied	5,555	57.6%	5,731	55.2%	5,946	55.5%	6,161	55.8%
	Renter-Occupied	4,085	42.4%	4,658	44.8%	4,770	44.5%	4,882	44.2%
	Total	9,640	100.0%	10,389	100.0%	10,716	100.0%	11,043	100.0%
Overland Park	Owner-Occupied	47,229	66.0%	51,563	62.9%	54,401	62.9%	57,239	63.0%
	Renter-Occupied	24,320	34.0%	30,443	37.1%	32,051	37.1%	33,659	37.0%
	Total	71,549	100.0%	82,005	100.0%	86,451	100.0%	90,897	100.0%
Olathe	Owner-Occupied	32,279	72.5%	37,270	74.0%	39,552	74.5%	41,834	74.9%
	Renter-Occupied	12,249	27.5%	13,074	26.0%	13,536	25.5%	13,998	25.1%
	Total	44,528	100.0%	50,345	100.0%	53,089	100.0%	55,833	100.0%
Lenexa	Owner-Occupied	12,537	65.0%	13,502	57.4%	14,437	56.8%	15,372	56.3%
	Renter-Occupied	6,751	35.0%	10,019	42.6%	10,981	43.2%	11,943	43.7%
	Total	19,288	100.0%	23,521	100.0%	25,418	100.0%	27,315	100.0%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

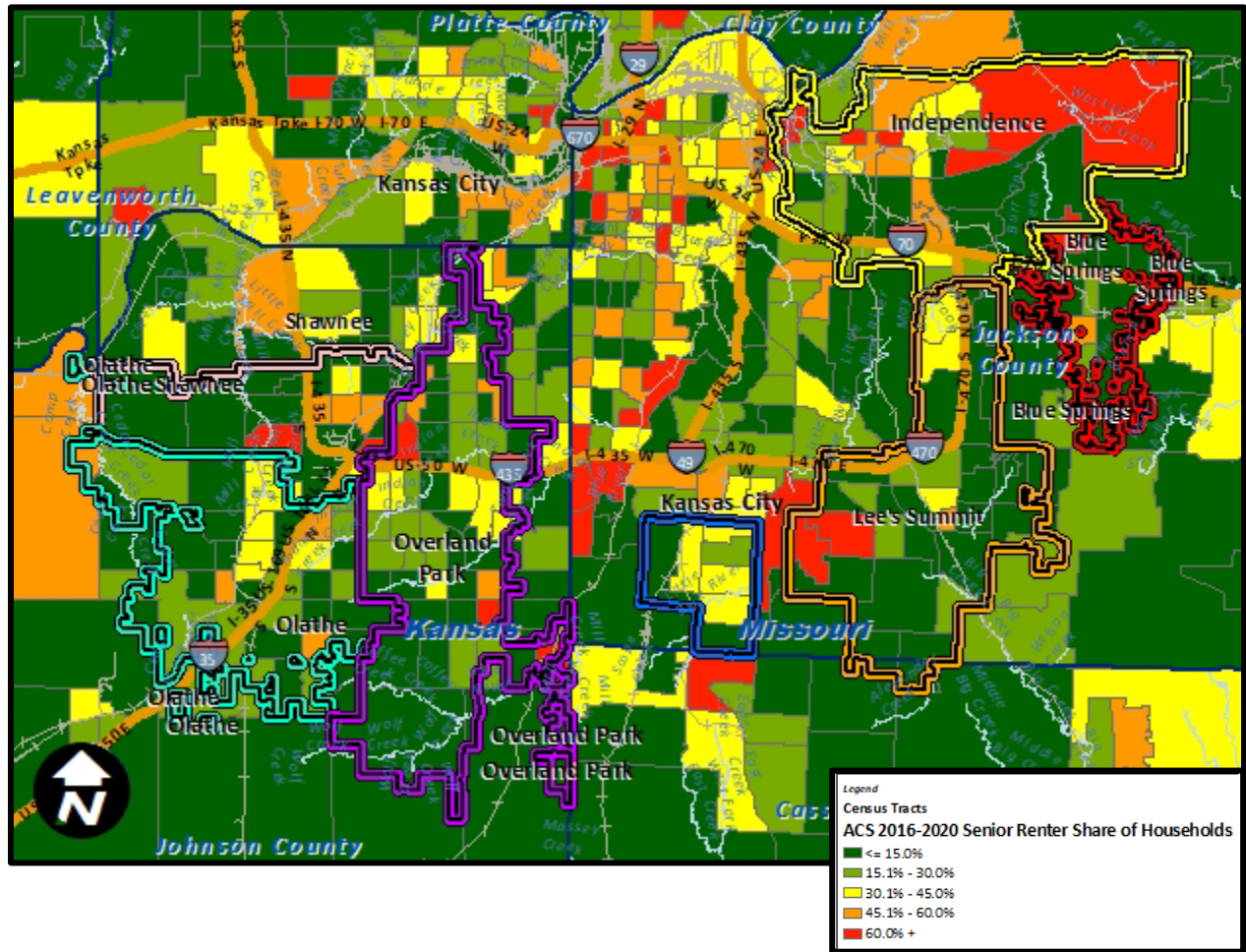
The following is a demographic thematic map illustrating the renter share by census block groups in 2021.



		Senior (Age 55+) Households by Tenure							
		2010 (Census)		2022 (Estimated)		2027 (Projected)		2032 (Projected)	
Lee’s Summit	Owner-Occupied	9,820	77.3%	13,893	81.2%	15,116	82.8%	16,339	84.2%
	Renter-Occupied	2,888	22.7%	3,221	18.8%	3,143	17.2%	3,065	15.8%
	Total	12,708	100.0%	17,114	100.0%	18,259	100.0%	19,404	100.0%
Independence	Owner-Occupied	16,439	77.6%	19,189	75.9%	19,523	75.2%	19,857	74.5%
	Renter-Occupied	4,753	22.4%	6,079	24.1%	6,446	24.8%	6,813	25.5%
	Total	21,192	100.0%	25,268	100.0%	25,969	100.0%	26,670	100.0%
Blue Springs	Owner-Occupied	5,835	83.4%	7,468	83.4%	7,704	82.9%	7,940	82.5%
	Renter-Occupied	1,164	16.6%	1,489	16.6%	1,586	17.1%	1,683	17.5%
	Total	6,999	100.0%	8,957	100.0%	9,290	100.0%	9,623	100.0%
Grandview	Owner-Occupied	2,460	70.8%	3,092	70.3%	3,232	71.2%	3,372	71.9%
	Renter-Occupied	1,016	29.2%	1,304	29.7%	1,309	28.8%	1,315	28.1%
	Total	3,476	100.0%	4,395	100.0%	4,541	100.0%	4,687	100.0%
Overland Park	Owner-Occupied	20,975	78.5%	28,096	77.6%	30,398	78.7%	32,701	79.6%
	Renter-Occupied	5,754	21.5%	8,095	22.4%	8,249	21.3%	8,404	20.4%
	Total	26,729	100.0%	36,190	100.0%	38,647	100.0%	41,104	100.0%
Olathe	Owner-Occupied	9,748	77.7%	14,529	80.9%	15,935	81.7%	17,342	82.3%
	Renter-Occupied	2,794	22.3%	3,435	19.1%	3,581	18.3%	3,727	17.7%
	Total	12,542	100.0%	17,964	100.0%	19,516	100.0%	21,068	100.0%
Lenexa	Owner-Occupied	5,469	77.4%	6,738	69.0%	7,145	67.6%	7,551	66.5%
	Renter-Occupied	1,595	22.6%	3,029	31.0%	3,419	32.4%	3,808	33.5%
	Total	7,064	100.0%	9,767	100.0%	10,563	100.0%	11,359	100.0%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

The following is a demographic thematic map illustrating the senior (age 55 and older) renter share by census block groups.

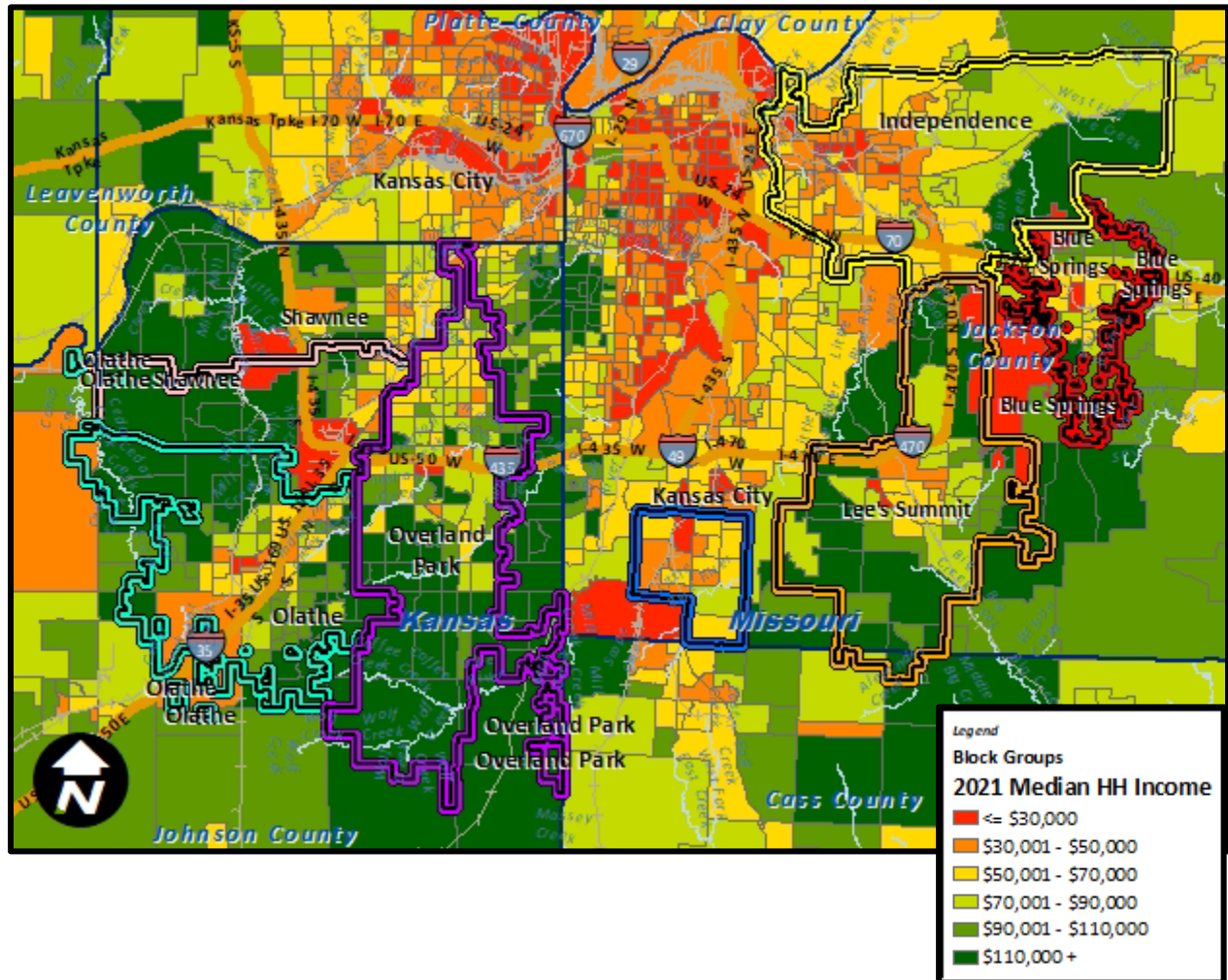


Income Trends

Household Income – 2022 (Projected)														
Household Income Range	Lee’s Summit		Independence		Blue Springs		Grandview		Overland Park		Olathe		Lenexa	
	HH’s	%	HH’s	%	HH’s	%	HH’s	%	HH’s	%	HH’s	%	HH’s	%
Less than \$10,000	746	2.0%	3,260	6.5%	571	2.7%	605	5.8%	1,675	2.0%	1,094	2.2%	475	2.0%
\$10,000 to \$19,999	1,750	4.6%	4,899	9.8%	799	3.8%	938	9.0%	2,894	3.5%	1,826	3.6%	788	3.3%
\$20,000 to \$29,999	1,816	4.8%	5,094	10.2%	1,222	5.9%	1,066	10.3%	4,035	4.9%	2,170	4.3%	1,081	4.6%
\$30,000 to \$39,999	1,793	4.7%	4,302	8.6%	1,412	6.8%	1,125	10.8%	4,477	5.5%	2,650	5.3%	1,382	5.9%
\$40,000 to \$49,999	1,943	5.1%	4,889	9.8%	1,379	6.6%	999	9.6%	4,410	5.4%	2,608	5.2%	1,175	5.0%
\$50,000 to \$59,999	2,282	6.0%	3,803	7.6%	1,473	7.1%	1,067	10.3%	5,234	6.4%	2,879	5.7%	1,532	6.5%
\$60,000 to \$74,999	3,206	8.4%	5,787	11.6%	2,326	11.2%	1,225	11.8%	8,456	10.3%	4,735	9.4%	2,663	11.3%
\$75,000 to \$99,999	6,073	16.0%	7,157	14.3%	3,597	17.2%	1,381	13.3%	12,982	15.8%	8,489	16.9%	3,859	16.4%
\$100,000 to \$124,999	4,880	12.9%	4,409	8.8%	2,827	13.5%	818	7.9%	8,379	10.2%	6,481	12.9%	2,615	11.1%
\$124,999 to \$149,999	4,375	11.5%	3,124	6.2%	2,249	10.8%	536	5.2%	6,462	7.9%	5,026	10.0%	1,872	8.0%
\$150,000 to \$199,999	4,660	12.3%	2,010	4.0%	1,852	8.9%	450	4.3%	10,043	12.2%	7,002	13.9%	2,829	12.0%
\$200,000+	4,453	11.7%	1,344	2.7%	1,156	5.5%	181	1.7%	12,960	15.8%	5,385	10.7%	3,250	13.8%
Total	37,977	100.0%	50,078	100.0%	20,862	100.0%	10,390	100.0%	82,006	100.0%	50,346	100.0%	23,521	100.0%
Median Income	\$98,000		\$56,874		\$83,680		\$54,480		\$94,445		\$97,257		\$92,361	
Median Owner Income	\$112,652		\$67,906		\$95,603		\$67,752		\$119,430		\$112,787		\$121,420	
Median Renter Income	\$55,597		\$37,792		\$55,673		\$38,904		\$66,623		\$51,779		\$63,523	

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The following is a demographic thematic map illustrating the 2021 median household income by census block groups in 2021.

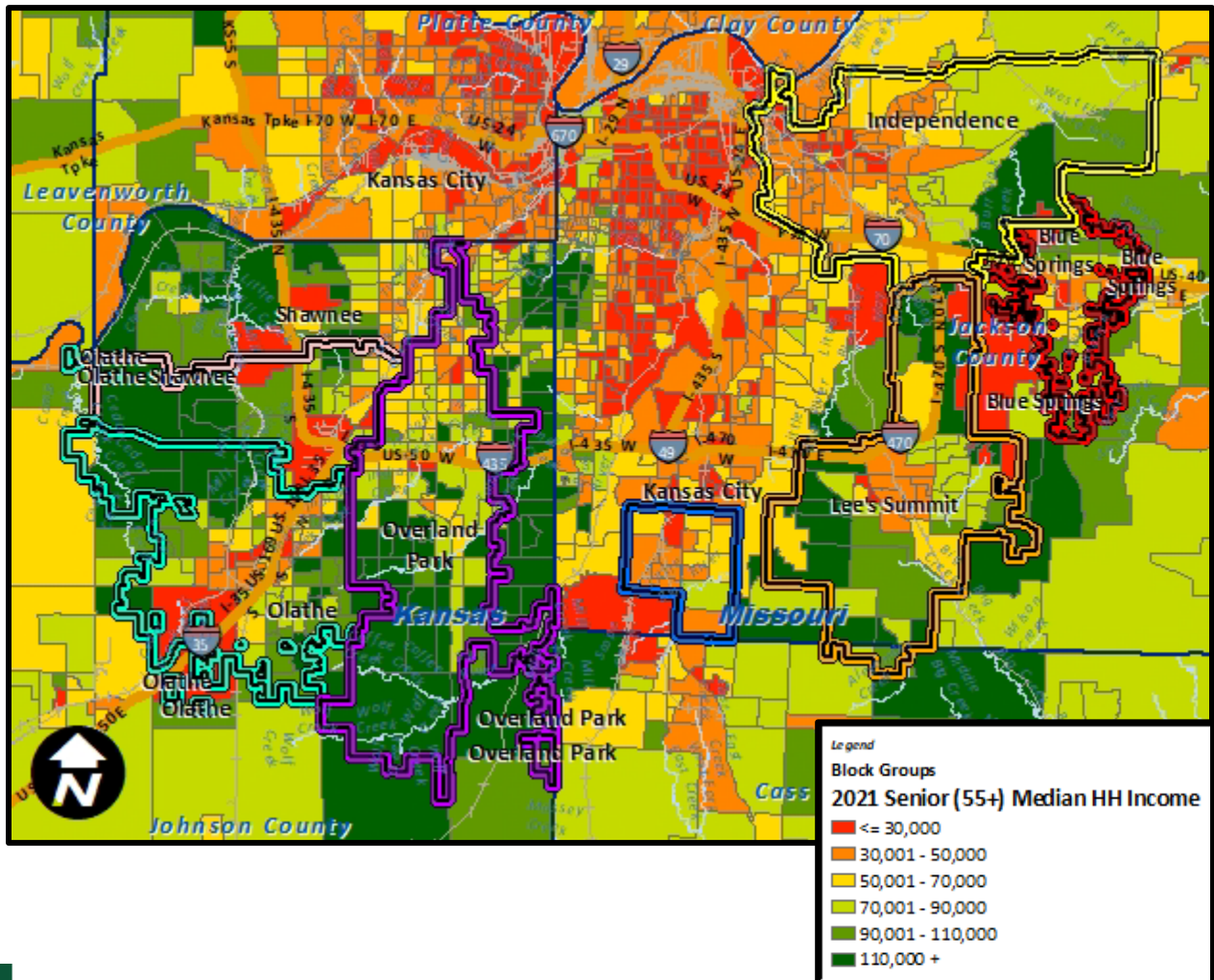


Senior (Age 55+) Household Income – 2022 (Projected)

Senior (Age 55+) H.H. Income Range	Lee's Summit		Independence		Blue Springs		Grandview		Overland Park		Olathe		Lenexa	
	HH's	%	HH's	%	HH's	%	HH's	%	HH's	%	HH's	%	HH's	%
Less than \$10,000	506	3.0%	1,517	6.0%	278	3.1%	237	5.4%	959	2.7%	542	3.0%	195	2.0%
\$10,000 to \$19,999	1,079	6.3%	3,132	12.4%	488	5.4%	523	11.9%	1,885	5.2%	909	5.1%	445	4.6%
\$20,000 to \$29,999	1,119	6.5%	3,471	13.7%	637	7.1%	552	12.6%	2,314	6.4%	1,127	6.3%	460	4.7%
\$30,000 to \$39,999	936	5.5%	2,064	8.2%	693	7.7%	563	12.8%	2,286	6.3%	1,132	6.3%	550	5.6%
\$40,000 to \$49,999	927	5.4%	2,764	10.9%	606	6.8%	477	10.9%	1,700	4.7%	903	5.0%	395	4.0%
\$50,000 to \$59,999	1,174	6.9%	1,817	7.2%	633	7.1%	421	9.6%	2,455	6.8%	1,206	6.7%	709	7.3%
\$60,000 to \$74,999	1,688	9.9%	2,714	10.7%	1,121	12.5%	475	10.8%	4,132	11.4%	1,858	10.3%	1,083	11.1%
\$75,000 to \$99,999	2,780	16.2%	3,268	12.9%	1,531	17.1%	464	10.5%	5,185	14.3%	2,805	15.6%	1,520	15.6%
\$100,000 to \$124,999	1,939	11.3%	1,530	6.1%	1,005	11.2%	305	6.9%	3,431	9.5%	1,965	10.9%	1,176	12.0%
\$124,999 to \$149,999	1,590	9.3%	1,466	5.8%	819	9.1%	175	4.0%	2,563	7.1%	1,398	7.8%	706	7.2%
\$150,000 to \$199,999	1,565	9.1%	913	3.6%	668	7.5%	145	3.3%	4,048	11.2%	2,126	11.8%	1,113	11.4%
\$200,000+	1,813	10.6%	613	2.4%	479	5.3%	58	1.3%	5,231	14.5%	1,995	11.1%	1,415	14.5%
Total	17,117	100.0%	25,269	100.0%	8,957	100.0%	4,395	100.0%	36,189	100.0%	17,966	100.0%	9,766	100.0%
Median Income	\$85,172		\$49,083		\$75,412		\$46,823		\$86,435		\$87,208		\$92,243	

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The following is a demographic thematic map illustrating the senior median household income share by census block groups in 2021.



The following tables illustrate renter household income by household size for the city of Lee’s Summit:

Household Income Range	Lee’s Summit: Renter Households 2010					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	355	237	104	82	70	847
\$10,000 to \$19,999	564	308	135	106	90	1,203
\$20,000 to \$29,999	453	267	117	92	78	1,007
\$30,000 to \$39,999	344	243	106	83	71	848
\$40,000 to \$49,999	296	245	107	84	72	804
\$50,000 to \$59,999	252	238	104	82	70	747
\$60,000 to \$74,999	355	358	156	123	105	1,098
\$75,000 to \$99,999	258	290	127	100	85	860
\$100,000 to \$124,999	105	114	50	39	34	342
\$125,000 to \$149,999	61	69	30	24	20	204
\$150,000 to \$199,999	41	43	19	15	13	131
\$200,000 & Over	25	24	11	8	7	76
Total	3,109	2,437	1,065	838	716	8,164

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household Income Range	Lee’s Summit: Renter Households 2022					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	302	95	56	33	34	520
\$10,000 to \$19,999	633	231	136	80	83	1,165
\$20,000 to \$29,999	512	200	118	69	72	971
\$30,000 to \$39,999	382	196	115	68	71	832
\$40,000 to \$49,999	418	214	126	74	77	909
\$50,000 to \$59,999	356	188	111	65	68	788
\$60,000 to \$74,999	505	263	155	91	95	1,108
\$75,000 to \$99,999	526	317	187	110	114	1,254
\$100,000 to \$124,999	309	193	114	67	70	752
\$125,000 to \$149,999	274	178	105	62	65	684
\$150,000 to \$199,999	143	91	54	32	33	352
\$200,000 & Over	145	85	50	30	31	340
Total	4,505	2,251	1,326	783	812	9,676

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household Income Range	Lee’s Summit: Renter Households 2027					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	256	64	39	23	24	406
\$10,000 to \$19,999	538	174	106	62	65	945
\$20,000 to \$29,999	463	153	93	54	58	821
\$30,000 to \$39,999	382	168	102	59	63	775
\$40,000 to \$49,999	428	187	114	66	70	865
\$50,000 to \$59,999	340	160	97	56	60	714
\$60,000 to \$74,999	531	233	142	82	87	1,075
\$75,000 to \$99,999	526	282	171	99	106	1,184
\$100,000 to \$124,999	409	228	139	81	85	942
\$125,000 to \$149,999	434	269	163	95	100	1,061
\$150,000 to \$199,999	280	173	105	61	65	684
\$200,000 & Over	281	164	99	58	61	662
Total	4,868	2,255	1,370	796	844	10,133

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household Income Range	Lee’s Summit: Renter Households 2032					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	210	34	23	12	14	293
\$10,000 to \$19,999	443	117	76	43	47	726
\$20,000 to \$29,999	413	107	69	39	43	671
\$30,000 to \$39,999	382	141	89	51	55	718
\$40,000 to \$49,999	437	161	102	58	63	821
\$50,000 to \$59,999	325	132	84	47	52	640
\$60,000 to \$74,999	558	203	128	73	80	1,042
\$75,000 to \$99,999	526	246	156	89	97	1,113
\$100,000 to \$124,999	509	264	163	94	101	1,131
\$125,000 to \$149,999	595	359	220	127	136	1,437
\$150,000 to \$199,999	416	256	156	90	96	1,015
\$200,000 & Over	416	242	148	86	91	983
Total	5,231	2,260	1,414	809	876	10,590

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The following tables illustrate owner household income by household size for the city of Lee’s Summit:

Household Income Range	Lee’s Summit: Owner Households 2010					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	77	113	61	60	34	344
\$10,000 to \$19,999	176	235	127	124	70	731
\$20,000 to \$29,999	242	334	180	176	100	1,031
\$30,000 to \$39,999	291	461	249	243	138	1,382
\$40,000 to \$49,999	341	578	312	305	173	1,709
\$50,000 to \$59,999	377	712	385	376	213	2,063
\$60,000 to \$74,999	528	1,058	572	558	316	3,032
\$75,000 to \$99,999	831	1,794	969	946	536	5,076
\$100,000 to \$124,999	703	1,498	810	790	447	4,248
\$125,000 to \$149,999	408	895	484	472	267	2,526
\$150,000 to \$199,999	432	937	506	494	280	2,649
\$200,000 & Over	258	536	290	283	160	1,526
Total	4,664	9,151	4,946	4,827	2,732	26,320

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household Income Range	Lee’s Summit: Owner Households 2022					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	60	74	33	36	23	226
\$10,000 to \$19,999	152	194	87	93	59	585
\$20,000 to \$29,999	207	285	128	137	87	845
\$30,000 to \$39,999	235	325	146	156	99	961
\$40,000 to \$49,999	214	367	165	176	112	1,034
\$50,000 to \$59,999	310	529	238	254	161	1,494
\$60,000 to \$74,999	438	742	334	357	226	2,097
\$75,000 to \$99,999	815	1,791	806	861	546	4,819
\$100,000 to \$124,999	641	1,560	702	750	476	4,128
\$125,000 to \$149,999	534	1,413	635	678	431	3,691
\$150,000 to \$199,999	594	1,662	747	798	507	4,308
\$200,000 & Over	611	1,567	704	752	478	4,112
Total	4,810	10,509	4,728	5,048	3,205	28,300

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household Income Range	Lee’s Summit: Owner Households 2027					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	64	74	32	35	23	228
\$10,000 to \$19,999	144	176	77	83	55	536
\$20,000 to \$29,999	186	244	106	115	76	728
\$30,000 to \$39,999	201	261	114	123	81	780
\$40,000 to \$49,999	168	262	114	123	82	749
\$50,000 to \$59,999	273	449	195	211	140	1,268
\$60,000 to \$74,999	436	664	289	313	207	1,910
\$75,000 to \$99,999	777	1,596	696	753	498	4,319
\$100,000 to \$124,999	615	1,363	594	643	425	3,640
\$125,000 to \$149,999	613	1,598	698	754	498	4,161
\$150,000 to \$199,999	765	2,224	972	1,051	692	5,704
\$200,000 & Over	799	2,108	922	996	656	5,480
Total	5,040	11,019	4,810	5,200	3,433	29,502

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household Income Range	Lee’s Summit: Owner Households 2032					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	67	74	31	34	24	231
\$10,000 to \$19,999	137	159	67	73	51	486
\$20,000 to \$29,999	165	203	84	93	65	611
\$30,000 to \$39,999	167	197	81	90	64	600
\$40,000 to \$49,999	122	157	63	71	52	464
\$50,000 to \$59,999	235	368	153	169	118	1,042
\$60,000 to \$74,999	434	586	245	270	188	1,722
\$75,000 to \$99,999	739	1,401	586	645	449	3,820
\$100,000 to \$124,999	590	1,165	486	536	374	3,151
\$125,000 to \$149,999	692	1,783	760	830	564	4,630
\$150,000 to \$199,999	936	2,786	1,198	1,304	877	7,101
\$200,000 & Over	987	2,649	1,139	1,239	834	6,848
Total	5,270	11,529	4,893	5,353	3,660	30,704

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The following tables illustrate senior (age 55 and older) renter household income by household size for the city of Lee’s Summit:

Senior (Age 55+) HH Income Range	Lee’s Summit: Senior (Age 55+) Renter Households 2010					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	247	55	24	19	16	360
\$10,000 to \$19,999	438	94	41	32	28	633
\$20,000 to \$29,999	338	72	31	25	21	487
\$30,000 to \$39,999	233	54	23	18	16	344
\$40,000 to \$49,999	176	40	18	14	12	260
\$50,000 to \$59,999	131	33	14	11	10	200
\$60,000 to \$74,999	171	47	20	16	14	268
\$75,000 to \$99,999	105	31	13	11	9	169
\$100,000 to \$124,999	45	13	6	4	4	72
\$125,000 to \$149,999	25	8	3	3	2	41
\$150,000 to \$199,999	19	6	3	2	2	31
\$200,000 & Over	14	4	2	1	1	22
Total	1,943	455	199	157	134	2,888

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Senior (Age 55+) HH Income Range	Lee's Summit: Senior (Age 55+) Renter Households 2022					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	235	36	21	13	13	319
\$10,000 to \$19,999	446	69	41	24	25	604
\$20,000 to \$29,999	344	55	32	19	20	471
\$30,000 to \$39,999	185	26	16	9	10	246
\$40,000 to \$49,999	212	36	21	12	13	294
\$50,000 to \$59,999	169	27	16	9	10	231
\$60,000 to \$74,999	247	40	24	14	15	340
\$75,000 to \$99,999	202	38	22	13	14	288
\$100,000 to \$124,999	106	20	12	7	7	151
\$125,000 to \$149,999	84	18	11	6	6	125
\$150,000 to \$199,999	46	10	6	3	3	68
\$200,000 & Over	57	12	7	4	4	84
Total	2,333	387	228	134	139	3,221

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Senior (Age 55+) HH Income Range	Lee's Summit: Senior (Age 55+) Renter Households 2027					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	211	32	20	11	12	287
\$10,000 to \$19,999	377	58	36	21	22	514
\$20,000 to \$29,999	321	51	31	18	19	441
\$30,000 to \$39,999	186	27	16	9	10	249
\$40,000 to \$49,999	221	37	23	13	14	307
\$50,000 to \$59,999	153	24	14	8	9	208
\$60,000 to \$74,999	268	42	25	15	16	365
\$75,000 to \$99,999	180	30	18	11	11	251
\$100,000 to \$124,999	125	20	12	7	8	172
\$125,000 to \$149,999	96	19	12	7	7	141
\$150,000 to \$199,999	63	12	7	4	5	92
\$200,000 & Over	81	15	9	5	6	116
Total	2,283	368	224	130	138	3,143

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Senior (Age 55+) HH Income Range	Lee's Summit: Senior (Age 55+) Renter Households 2032					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	187	28	18	10	11	255
\$10,000 to \$19,999	309	48	30	17	19	423
\$20,000 to \$29,999	297	48	30	17	19	411
\$30,000 to \$39,999	188	27	17	10	10	252
\$40,000 to \$49,999	230	39	24	14	15	321
\$50,000 to \$59,999	136	20	13	7	8	184
\$60,000 to \$74,999	289	43	27	15	16	390
\$75,000 to \$99,999	159	23	15	8	9	213
\$100,000 to \$124,999	145	21	13	7	8	194
\$125,000 to \$149,999	109	21	13	7	8	158
\$150,000 to \$199,999	80	15	9	5	6	115
\$200,000 & Over	105	19	12	7	7	149
Total	2,233	350	220	126	136	3,065

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The following tables illustrate senior (age 55 and older) owner household income by household size for the city of Lee’s Summit:

Senior (Age 55+) HH Income Range	Lee’s Summit: Senior (Age 55+) Owner Households 2010					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	58	58	31	31	17	195
\$10,000 to \$19,999	141	137	74	72	41	466
\$20,000 to \$29,999	187	181	98	95	54	616
\$30,000 to \$39,999	204	217	117	115	65	718
\$40,000 to \$49,999	217	230	124	121	69	762
\$50,000 to \$59,999	215	260	140	137	78	830
\$60,000 to \$74,999	276	355	192	187	106	1,116
\$75,000 to \$99,999	373	514	278	271	154	1,590
\$100,000 to \$124,999	319	425	230	224	127	1,324
\$125,000 to \$149,999	175	243	131	128	73	750
\$150,000 to \$199,999	196	280	151	148	84	859
\$200,000 & Over	135	194	105	102	58	595
Total	2,497	3,095	1,672	1,632	924	9,820

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Senior (Age 55+) HH Income Range	Lee’s Summit: Senior (Age 55+) Owner Households 2022					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	57	59	26	28	18	188
\$10,000 to \$19,999	143	149	67	71	45	475
\$20,000 to \$29,999	191	205	92	98	62	648
\$30,000 to \$39,999	212	214	96	103	65	690
\$40,000 to \$49,999	181	202	91	97	62	633
\$50,000 to \$59,999	265	304	137	146	93	943
\$60,000 to \$74,999	375	435	196	209	133	1,348
\$75,000 to \$99,999	621	837	376	402	255	2,492
\$100,000 to \$124,999	446	600	270	288	183	1,788
\$125,000 to \$149,999	351	499	224	239	152	1,465
\$150,000 to \$199,999	364	507	228	243	155	1,497
\$200,000 & Over	416	588	264	282	179	1,730
Total	3,622	4,597	2,068	2,208	1,402	13,897

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Senior (Age 55+) HH Income Range	Lee’s Summit: Senior (Age 55+) Owner Households 2027					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	62	65	28	30	20	205
\$10,000 to \$19,999	140	148	64	70	46	468
\$20,000 to \$29,999	178	194	84	91	60	608
\$30,000 to \$39,999	193	209	91	99	65	657
\$40,000 to \$49,999	154	172	75	81	54	536
\$50,000 to \$59,999	247	289	126	136	90	889
\$60,000 to \$74,999	404	460	201	217	143	1,426
\$75,000 to \$99,999	652	825	360	389	257	2,484
\$100,000 to \$124,999	498	634	277	299	198	1,907
\$125,000 to \$149,999	445	575	251	272	179	1,722
\$150,000 to \$199,999	504	652	285	308	203	1,951
\$200,000 & Over	574	759	332	358	236	2,259
Total	4,051	4,982	2,175	2,351	1,552	15,112

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Senior (Age 55+) HH Income Range	Lee’s Summit: Senior (Age 55+) Owner Households 2032					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	67	71	30	33	22	223
\$10,000 to \$19,999	137	147	62	68	47	460
\$20,000 to \$29,999	165	183	77	84	58	568
\$30,000 to \$39,999	174	205	86	95	65	624
\$40,000 to \$49,999	127	142	59	65	46	438
\$50,000 to \$59,999	230	274	115	127	88	834
\$60,000 to \$74,999	432	486	206	226	154	1,504
\$75,000 to \$99,999	683	814	344	377	259	2,477
\$100,000 to \$124,999	550	669	284	311	212	2,025
\$125,000 to \$149,999	539	652	279	304	206	1,980
\$150,000 to \$199,999	643	796	342	372	251	2,404
\$200,000 & Over	733	929	399	434	293	2,788
Total	4,480	5,367	2,283	2,495	1,701	16,326

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Education Attainment

The following table illustrates the education level achieved for the population (age 25 and older) within Lee’s Summit and the six selected submarket areas.

Education Attainment							
Population Age 25+	Lee’s Summit	Independence	Blue Springs	Grandview	Overland Park	Olathe	Lenexa
Less Than 9 th Grade	0.7%	2.8%	0.8%	3.9%	1.3%	2.6%	1.3%
9th to 12th Grade	2.2%	8.3%	4.3%	7.6%	2.0%	3.1%	2.3%
High School Graduate/ GED	20.4%	37.8%	28.5%	30.2%	12.0%	16.7%	13.0%
Some College, No Degree	22.9%	24.7%	26.8%	28.5%	18.4%	22.0%	20.1%
Associate Degree	9.2%	7.3%	7.2%	8.1%	7.5%	8.9%	7.3%
Bachelor’s Degree	28.5%	12.6%	20.0%	14.7%	36.7%	31.3%	34.9%
Graduate/ Professional Degree	16.1%	6.5%	12.4%	7.0%	22.1%	15.4%	21.1%
Total Population (Age 25+)	62,584	83,211	35,616	16,851	127,568	84,390	35,431

Source: ERSI 2016

As the previous table illustrates, more than 44% of the population age 25 and older within Lee’s Summit has obtained a bachelor’s degree or higher. Approximately 23% of the population age 25 and older in Lee’s Summit has a high school education or lower.

Crime Risk

The FBI Uniform Crime Report (UCR) is the primary source for Crime Risk Data. The UCR is the compilation of data the FBI collects from each of roughly 16,000 separate law enforcement jurisdictions across the country. The current update reveals 95% overall coverage rate of all jurisdictions nationwide and a 97% of all metropolitan area jurisdictions.

Applied Geographic Solutions applies the UCR at the jurisdictional level to model seven types of crime at other levels of geography. The national average is the base for the Risk Index standards. The 100 Risk Index value for a precise risk indicates that, for the area, the risk’s average probability is consistent across the United States.

It is notable the aggregate indexes for total crime, personal crime and property crime are not weighted; a murder is no more significant statistically than petty theft. Accordingly, exercise caution in their use. The following table compares the crime risk for the various key geographic areas of this target market study.

	Crime Risk Index						
	Lee’s Summit	Independence	Blue Springs	Grandview	Overland Park	Olathe	Lenexa
Total Crime	84	249	106	156	87	68	93
Personal Crime	43	183	53	174	39	56	77
Murder	32	186	52	226	21	38	58
Rape	75	171	117	114	63	133	55
Robbery	37	155	26	171	34	23	43
Assault	41	197	54	184	38	57	94
Property Crime	90	259	115	153	95	69	95
Burglary	71	191	70	145	65	35	61
Larceny	99	242	126	141	104	78	104
Motor Vehicle Theft	63	522	113	259	86	69	98

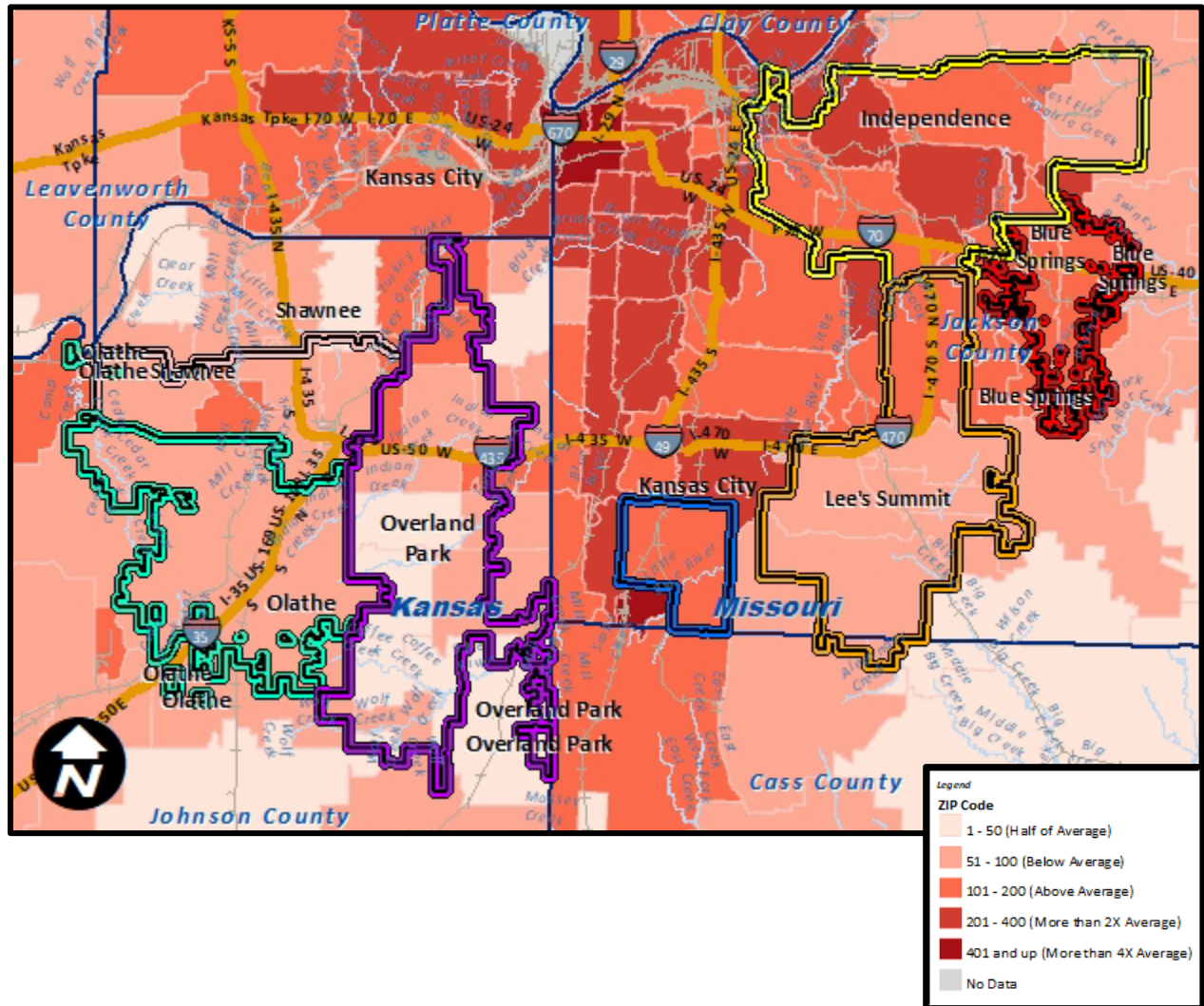
Source: Applied Geographic Solutions

As indicated in the preceding table, the total crime risk for Lee’s Summit is below the national average (100). The surrounding neighborhoods of Blue Springs, Overland Park, Olathe and Lenexa have crime risk indexes that are similar to Lee’s Summit.

Although the crime risk for Lee’s Summit is below the national average, new residential developments offering security features such as secured entry (key fobs and/or key pads), security cameras in common areas and hallways and secured parking enhances the perception of safety for residents.

A map illustrating the location of area crime risk by census block groups follows.

The following is a demographic thematic map illustrating the crime risk index by census block groups in 2021.



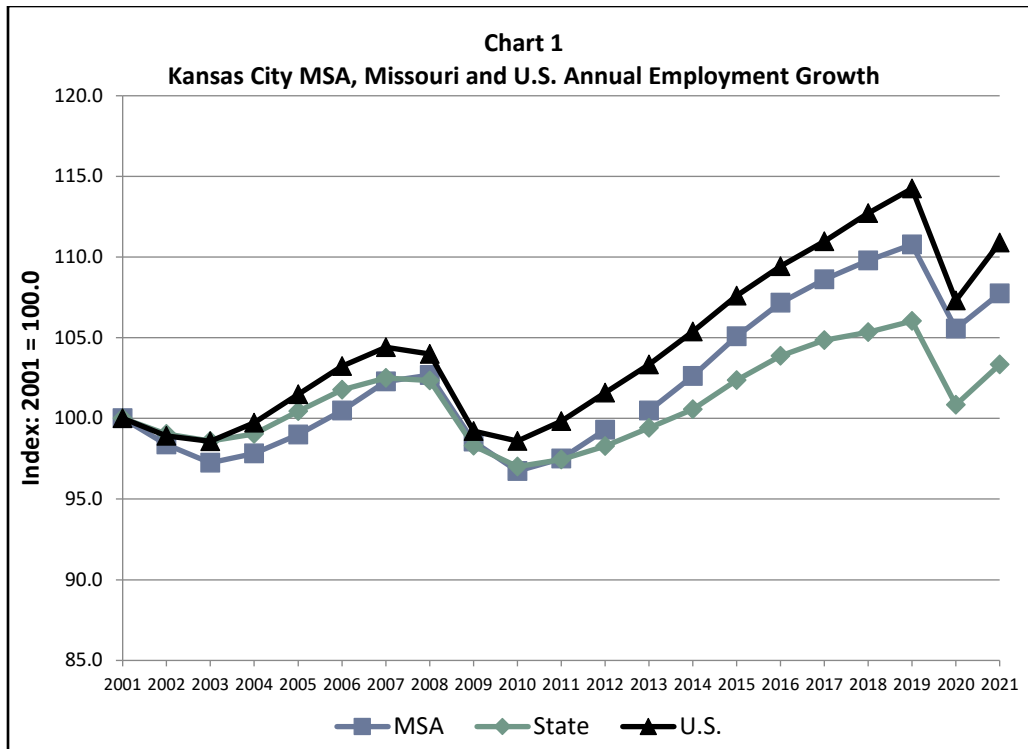
V. Economic Conditions and Trends

The following sections provide an overview of economic trends affecting the Lee's Summit market. The city of Lee's Summit is located in Jackson County, which is part of the 14-county Kansas City, Missouri-Kansas Metropolitan Statistical Area (Kansas City MSA). This section includes an analysis of employment within both of these larger geographies and the Lee's Summit market area. This also includes an analysis of the employment of residents and unemployment rate trends. Major employers in the region are also listed. Finally, we comment on the economic trends affecting the Lee's Summit market.

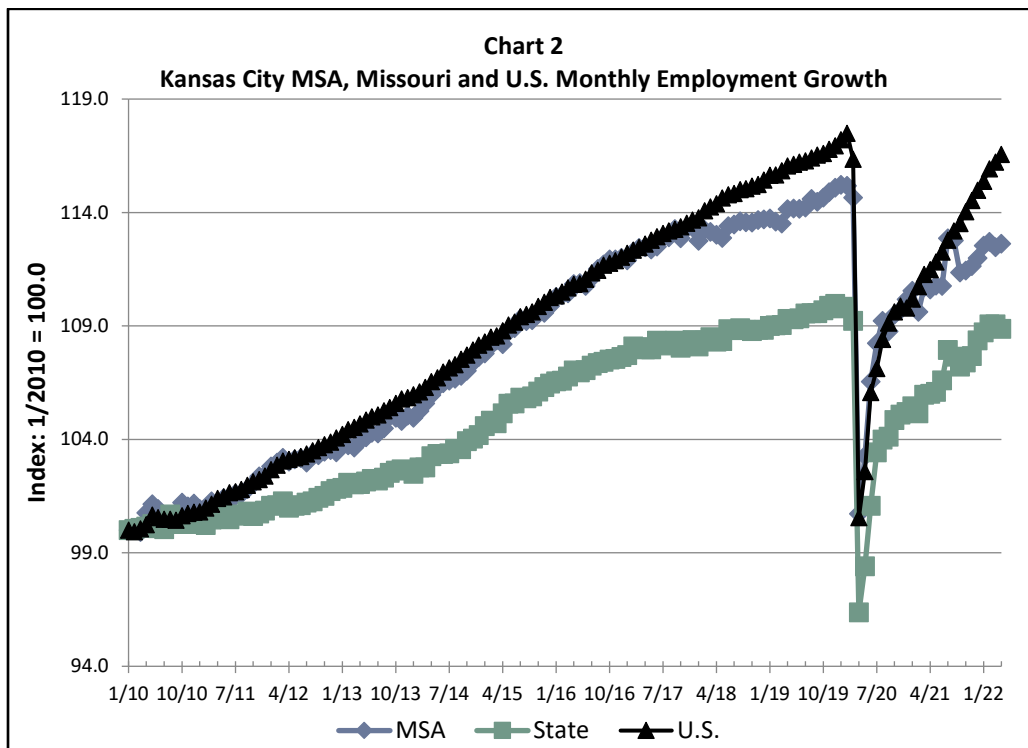
Metropolitan Employment

Charts 1 and 2 on the next page compare the trend of total payroll employment in the Kansas City MSA to U.S. and statewide averages. Chart 1 illustrates the annual trend from 2001 through 2021, while Chart 2 shows the monthly employment trend since labor market growth resumed in January 2010. Employment growth is measured on an index basis, with all employment totals in 2001 or January 2010 set to 100.0; thus, the charts show cumulative percentage growth since those dates.

Chart 1 illustrates that, while the change in U.S. employment from 2001 to 2021 was 10.9%, the change in Missouri employment was 3.3% and the change in Kansas City MSA employment was 7.7%. As Chart 2 shows, the change in MSA employment was 12.6% between January 2010 and April 2022, compared to 8.9% for Missouri and 16.6% for the U.S. Note that Franklin County, Kansas was dropped from the 2013 definition of the Kansas City MSA. The 2013 through 2021 MSA data points reflect the employment under the new definition.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages



Source: U.S. Bureau of Labor Statistics, Current Employment Statistics

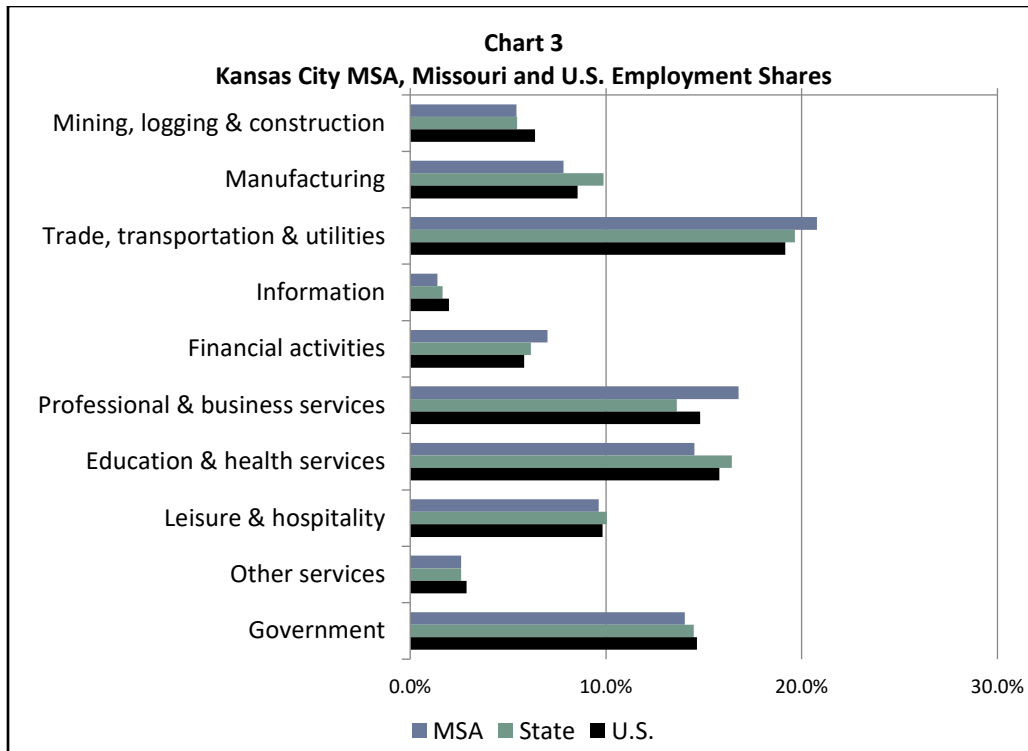
Table 1 points out the annual average number of jobs by industry within the MSA during 2021 using the North American Industry Classification System (NAICS). A detailed description of NAICS sectors can be viewed on our website at VSInsights.com/terminology.php.

Along with the employment totals and percentages for the MSA, the location quotient for each sector is also presented. This is calculated as the percentage of MSA employment in the sector (as shown in the table) divided by the percentage of U.S. employment in that sector times 100. Thus, a location quotient greater than 100 implies that the sector has a larger-than-average concentration in the MSA – in other words, that employment is higher than expected in an economy of this size. The most heavily concentrated private sectors (compared to the U.S) are Financial Activities and Professional Services. Chart 3 compares employment shares at the MSA, state and national levels graphically.

Table 1				
Sector Employment Distribution, Kansas City MSA, 2021				
NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Missouri	vs. U.S.
Private Sector				
Mining, Logging and Construction	55,547	5.4%	99.5	85.1
Manufacturing	80,076	7.8%	79.2	91.5
Trade, Transportation and Utilities	212,648	20.8%	105.8	108.5
Information	14,231	1.4%	84.0	70.4
Financial Activities	71,690	7.0%	113.7	120.4
Professional and Business Services	171,702	16.8%	123.2	113.3
Education and Health Services	148,564	14.5%	88.4	92.0
Leisure and Hospitality	98,469	9.6%	95.8	97.9
Other Services	26,574	2.6%	99.7	90.0
Total Private Sector	879,664	86.0%	100.5	100.7
Total Government	143,588	14.0%	96.8	95.8
Total Payroll Employment	1,023,252	100.0%	100.0	100.0

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Jobs in the MSA by Occupation

The preceding section analyzed employment within the Kansas City MSA by industry – where people work regardless of what they do. This section presents estimates of employment by occupation – what people do regardless of where they work. Occupational employment estimates are available only for May; the latest are from May 2016. Occupational employment is categorized using the Standard Occupational Classification (SOC) system.

Table 2 on the following page presents MSA occupational employment by major group. Because jobs here are classified by activity rather than place of employment, the occupational group totals include both private and public sector workers. As with industry employment, location quotients are presented along with employment totals. These have the same interpretation here that they do in Table 1.

SOC Major Occupational Group	Employment		Location Quotient*	
	Number	Percent	vs. Missouri	vs. U.S.
Management	58,650	5.8%	100.2	91.3
Business and Financial Operations	73,590	7.2%	118.6	112.7
Computer and Mathematical Science	37,300	3.7%	124.1	111.1
Architecture and Engineering	18,880	1.9%	131.7	107.4
Life, Physical and Social Science	8,270	0.8%	112.4	90.0
Community and Social Services	13,590	1.3%	89.4	84.1
Legal	8,360	0.8%	121.3	98.4
Education, Training and Library	49,200	4.8%	90.3	83.3
Arts, Design, Entertainment, Sports and Media	12,600	1.2%	102.4	96.2
Health Care Practitioner and Technical	68,600	6.8%	98.9	108.2
Health Care Support	41,180	4.1%	81.1	86.5
Protective Service	21,770	2.1%	103.6	89.2
Food Preparation and Servicing	83,030	8.2%	96.9	102.8
Building and Grounds Cleaning and Maintenance	26,340	2.6%	90.0	88.9
Personal Care and Service	20,550	2.0%	108.5	111.0
Sales and Related	93,530	9.2%	102.6	97.8
Office and Administrative Support	142,960	14.1%	98.5	108.3
Farming, Fishing and Forestry	1,460	0.1%	67.7	44.7
Construction and Extraction	38,870	3.8%	105.0	92.1
Installation, Maintenance and Repair	40,410	4.0%	90.2	100.5
Production	61,330	6.0%	85.9	101.1
Transportation and Material Moving	95,690	9.4%	108.5	105.0
All Occupations	1,016,160	100.0%	100.0	100.0

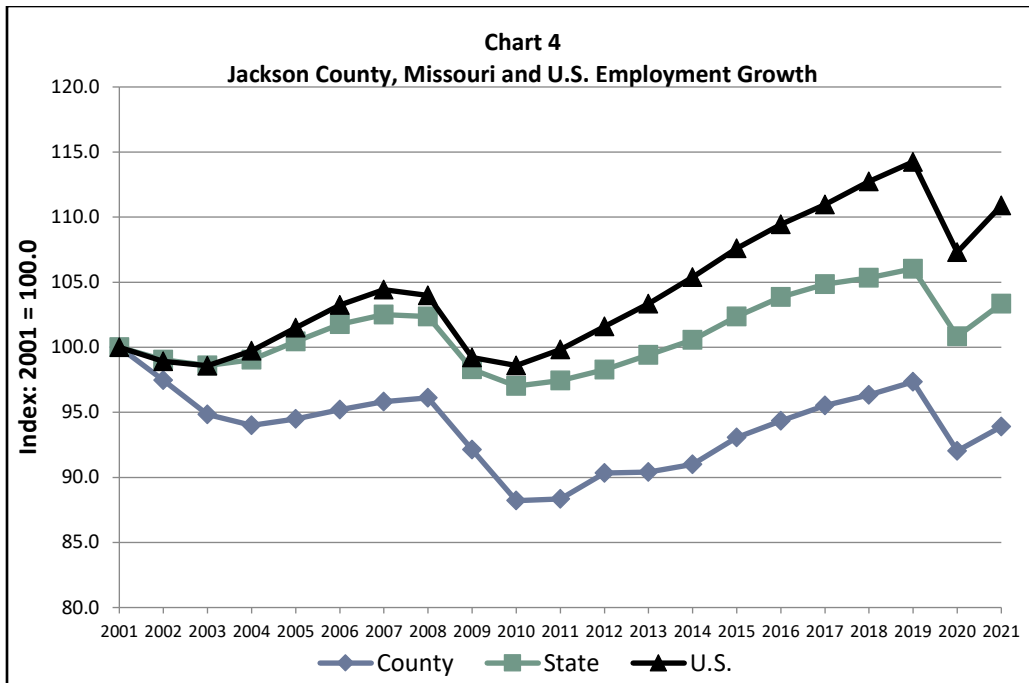
Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

County Employment and Wages

Jobs in the Site County

The following charts and tables analyze employment over time and by sector in Jackson County, Missouri. They are analogous to those for the MSA in the previous section, although the source dataset is different and not as current. Chart 4 and Table 3 present the trend of Jackson County employment from 2001 through 2021. The multiyear percentage changes at the bottom of Table 3 represent periods of expansion and contraction at the national level. Jackson County underperformed both the state and the U.S. from 2005 to 2021, recording a 0.6% employment decline overall. This compares to a 2.8% employment increase statewide over the same period. Employment in Jackson County peaked in 2019 and declined during the pandemic, resulting in a 6.3% increase during the past 11-year period.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Year	Jackson County		Missouri		United States	
	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2005	363,766		2,664		131,572	
2006	366,482	0.7%	2,700	1.3%	133,834	1.7%
2007	368,850	0.6%	2,719	0.7%	135,366	1.1%
2008	369,985	0.3%	2,715	-0.2%	134,806	-0.4%
2009	354,661	-4.1%	2,608	-4.0%	128,608	-4.6%
2010	339,564	-4.3%	2,574	-1.3%	127,820	-0.6%
2011	340,111	0.2%	2,585	0.4%	129,411	1.2%
2012	347,733	2.2%	2,607	0.9%	131,696	1.8%
2013	348,047	0.1%	2,637	1.1%	133,968	1.7%
2014	350,321	0.7%	2,668	1.2%	136,614	2.0%
2015	358,270	2.3%	2,716	1.8%	139,492	2.1%
2016	363,137	1.4%	2,755	1.5%	141,870	1.7%
2017	367,666	1.2%	2,781	0.9%	143,860	1.4%
2018	370,836	0.9%	2,794	0.5%	146,132	1.6%
2019	374,684	1.0%	2,813	0.7%	148,105	1.4%
2020	354,255	-5.5%	2,675	-4.9%	139,104	-6.1%
2021	361,457	2.0%	2,741	2.5%	143,759	3.3%
Change						
2005-21	-2,309	-0.6%	77	2.8%	12,188	9.0%
2005-07	5,084	1.4%	55	2.0%	3,794	2.8%
2007-10	-29,286	-8.6%	-146	-5.7%	-7,546	-5.9%
2010-21	21,893	6.3%	168	6.4%	15,939	11.9%

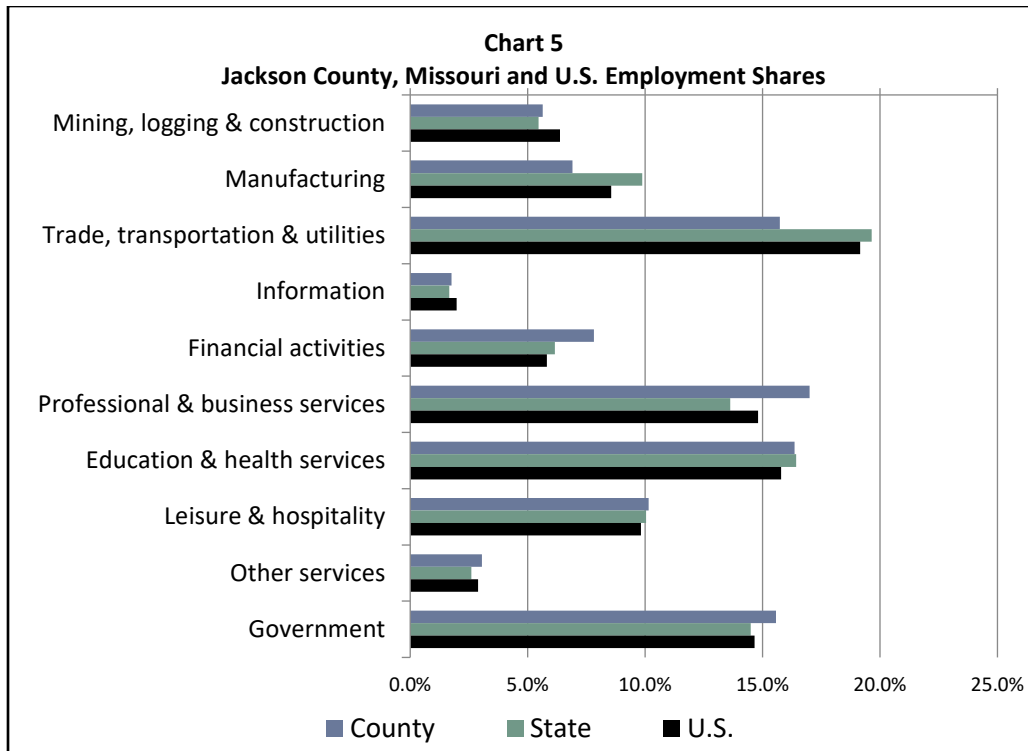
Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Table 4 presents Jackson County's average employment distribution by sector, together with associated location quotients. In general, the relative concentrations measured by the location quotients are highly stable over time, so the current composition of employment is probably quite similar to that shown here. The most heavily concentrated private sectors (compared to the state) are Professional Services and Financial Activities, although most sectors are relatively consistent with state and national employment distribution percentages. Chart 5 compares these employment shares to state and national averages.

NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Missouri	vs. U.S.
Private Sector				
Mining, Logging and Construction	20,389	5.6%	103.3	88.4
Manufacturing	24,949	6.9%	69.9	80.7
Trade, Transportation and Utilities	56,870	15.7%	80.1	82.1
Information	6,367	1.8%	106.4	89.2
Financial Activities	28,268	7.8%	126.9	134.4
Professional and Business Services	61,452	17.0%	124.8	114.8
Education and Health Services	59,142	16.4%	99.6	103.6
Leisure and Hospitality	36,703	10.2%	101.1	103.3
Other Services	11,014	3.0%	117.0	105.6
Total Private Sector	305,153	84.4%	98.7	98.9
Total Government	56,304	15.6%	107.5	106.3
Total Payroll Employment	361,457	100.0%	100.0	100.0

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

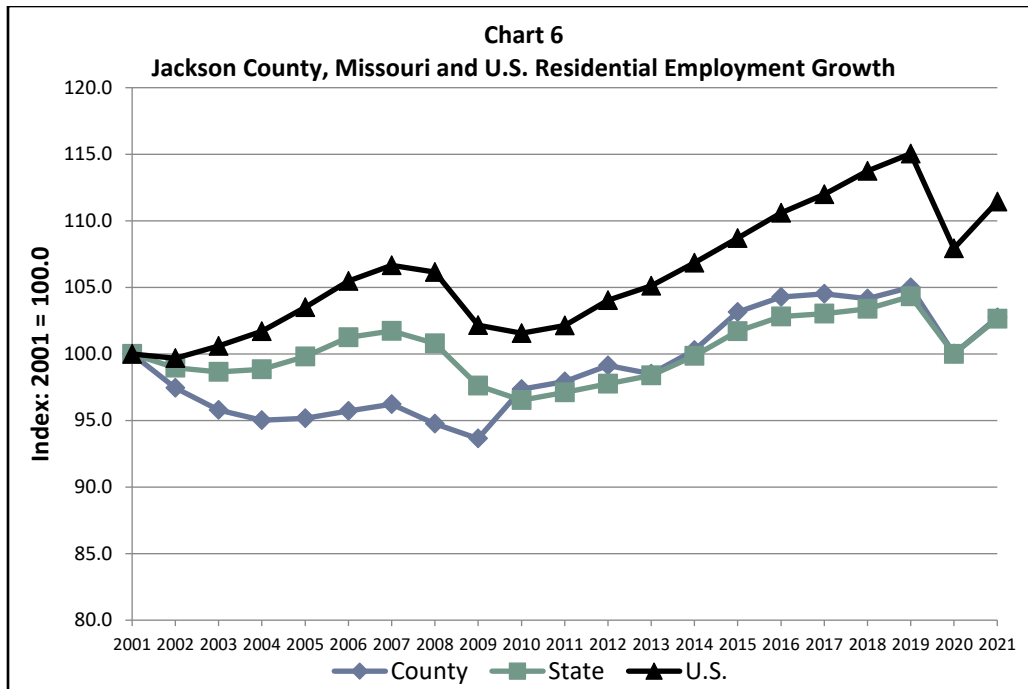


Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Employment and Unemployment of Site County Residents

The preceding section analyzed the employment base within Jackson County. Some of these jobs may be filled by residents of other counties; conversely, some workers living in Jackson County may be employed outside the county. Both the employment base and residential employment are important: the local employment base creates indirect economic impacts and jobs, while the earnings of county residents, regardless of where they are employed, sustain the demand for housing and other goods and services within the county.

Chart 6 and Table 5 on the following page show the trend in county employment since 2005. Although the presentation is analogous to that of employment growth and year-by-year totals in the previous section, it is important to keep in mind that the two measures are fundamentally different. The earlier analysis focused on the number of jobs in Jackson County; this one considers the number of Jackson County residents who are working. The multiyear percentage changes at the bottom of Table 5 represent periods of employment expansion and contraction at the national level.



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

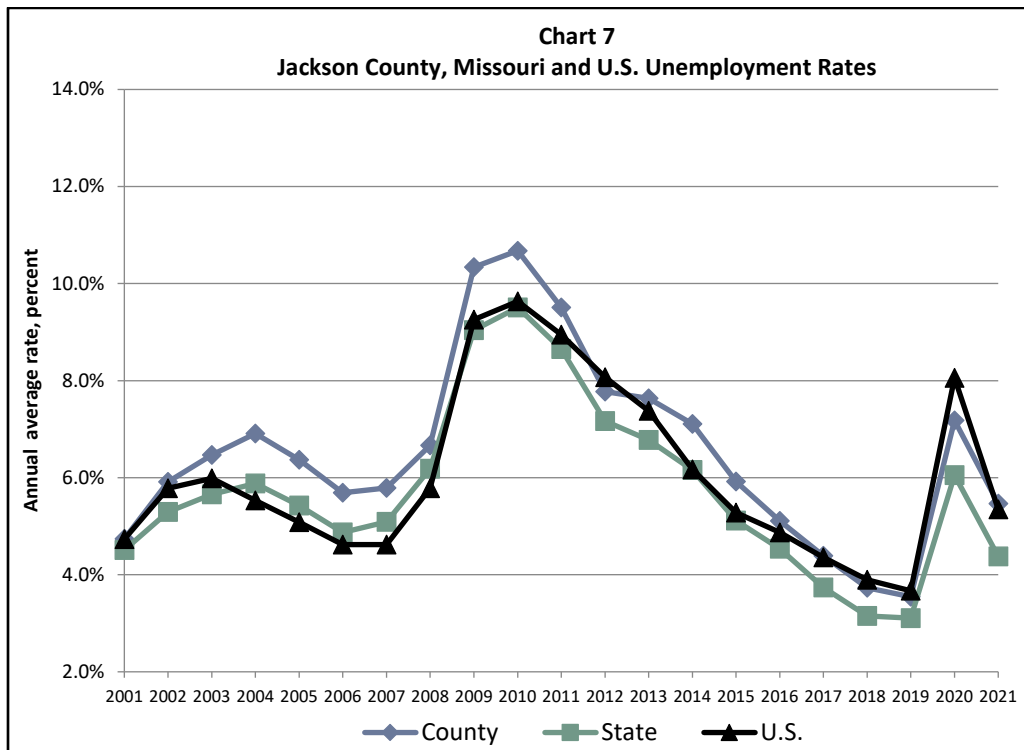
Year	Jackson County		Missouri		United States	
	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2005	315,079		2,848		141,730	
2006	316,875	0.6%	2,889	1.4%	144,427	1.9%
2007	318,534	0.5%	2,903	0.5%	146,047	1.1%
2008	313,676	-1.5%	2,876	-0.9%	145,362	-0.5%
2009	309,995	-1.2%	2,785	-3.2%	139,878	-3.8%
2010	322,318	4.0%	2,754	-1.1%	139,064	-0.6%
2011	324,169	0.6%	2,771	0.6%	139,869	0.6%
2012	328,189	1.2%	2,789	0.7%	142,469	1.9%
2013	326,123	-0.6%	2,807	0.6%	143,929	1.0%
2014	332,011	1.8%	2,849	1.5%	146,305	1.7%
2015	341,432	2.8%	2,901	1.9%	148,834	1.7%
2016	345,196	1.1%	2,933	1.1%	151,436	1.7%
2017	345,971	0.2%	2,939	0.2%	153,337	1.3%
2018	344,820	-0.3%	2,950	0.4%	155,761	1.6%
2019	347,620	0.8%	2,977	0.9%	157,538	1.1%
2020	331,092	-4.8%	2,853	-4.1%	147,795	-6.2%
2021	340,103	2.7%	2,928	2.6%	152,581	3.2%
Change						
2005-21	25,024	7.9%	81	2.8%	10,851	7.7%
2005-07	3,455	1.1%	55	1.9%	4,317	3.0%
2007-10	3,784	1.2%	-149	-5.1%	-6,983	-4.8%
2010-21	17,785	5.5%	174	6.3%	13,517	9.7%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Between 2005 and 2021, Jackson County fared better than Missouri and the U.S. in terms of residential employment growth, recording a 7.9% increase over the reporting period. Between 2010 and 2021, residential employment grew by 5.5%, compared to greater employment gains experienced at the state (6.3%) and national (9.7%) levels.

Jobs in the county (as shown in Table 3) outnumbered employed residents by 6.2% in 2021. This would indicate that Jackson County is an employment center for the region.

Chart 7 and Table 6 (on the following page) present Jackson County, state and U.S. unemployment rates over the past decade. The table also shows the Jackson County labor force, resident employment (from Table 5) and the number of unemployed (i.e., those not working who have actively sought employment over the previous month). Jackson County's unemployment rate has been consistently higher than state averages over the last decade. It fell to 3.5% in 2019 and increased to 5.5% by year-end 2021 after a 7.2% peak during the pandemic. As of April 2022, the most recent unofficial, not seasonally adjusted unemployment rates for Missouri and Jackson County are 3.4% and 3.0%, respectively.



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Year	Jackson County			Unemployment Rates		
	Labor Force	Employment	Unemployment	Jackson County	Missouri	U.S.
2001	347,535	331,055	16,480	4.7%	4.5%	4.7%
2002	342,918	322,639	20,279	5.9%	5.3%	5.8%
2003	339,011	317,081	21,930	6.5%	5.7%	6.0%
2004	337,899	314,548	23,351	6.9%	5.9%	5.5%
2005	336,508	315,079	21,429	6.4%	5.4%	5.1%
2006	335,983	316,875	19,108	5.7%	4.9%	4.6%
2007	338,107	318,534	19,573	5.8%	5.1%	4.6%
2008	336,088	313,676	22,412	6.7%	6.2%	5.8%
2009	345,732	309,995	35,737	10.3%	9.0%	9.3%
2010	360,848	322,318	38,530	10.7%	9.5%	9.6%
2011	358,230	324,169	34,061	9.5%	8.6%	8.9%
2012	355,862	328,189	27,673	7.8%	7.2%	8.1%
2013	353,084	326,123	26,961	7.6%	6.8%	7.4%
2014	357,424	332,011	25,413	7.1%	6.2%	6.2%
2015	362,912	341,432	21,480	5.9%	5.1%	5.3%
2016	363,794	345,196	18,598	5.1%	4.5%	4.9%
2017	361,856	345,971	15,885	4.4%	3.7%	4.4%
2018	358,194	344,820	13,374	3.7%	3.2%	3.9%
2019	360,405	347,620	12,785	3.5%	3.1%	3.7%
2020	356,700	331,092	25,608	7.2%	6.1%	8.1%
2021	359,763	340,103	19,660	5.5%	4.4%	5.3%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Occupational Wages in the Site County

Table 7 on the next page compares typical wages by primary SOC occupational group in the Kansas City MSA with those of Missouri and the U.S. Although comparable statistics are unavailable at the county level (except for single-county MSAs), MSAs are defined on the basis of commuting patterns, and wages should be fairly consistent across the MSA. These wage estimates are also subject to potentially large margins of error, therefore what may seem to be a large difference may not be statistically significant. Thus, the table also indicates whether the local area's wage is significantly different than the national average wages. Note that error margins are smaller for states than they are for regions within those states. As a result, it is possible for a state wage that is lower than the U.S. average to be significant, while a local wage that is even lower than the state is insignificant.

SOC Major Occupational Group	Kansas City MSA	Missouri	U.S.
Management	\$47.83	\$44.13	\$49.25
Business and Financial Operations	\$32.05	\$30.51	\$36.81
Computer and Mathematical Science	\$38.39	\$37.55	\$46.90
Architecture and Engineering	\$37.37	\$37.38	\$38.39
Life, Physical and Social Science	\$29.93	\$28.60	\$34.97
Community and Social Services	\$22.56	\$19.96	\$23.28
Legal	\$37.35	\$36.73	\$39.63
Education, Training and Library	\$23.07	\$22.56	\$27.51
Arts, Design, Entertainment, Sports and Media	\$23.25	\$21.39	\$24.61
Health Care Practitioner and Technical	\$30.59	\$29.24	\$36.08
Health Care Support	\$14.14	\$13.36	\$14.37
Protective Service	\$22.75	\$18.89	\$22.40
Food Preparation and Servicing	\$12.45	\$11.73	\$13.65
Building and Grounds Cleaning and Maintenance	\$14.62	\$13.93	\$14.54
Personal Care and Service	\$13.04	\$12.85	\$14.16
Sales and Related	\$14.65	\$13.95	\$14.71
Office and Administrative Support	\$18.19	\$17.74	\$18.29
Farming, Fishing and Forestry	\$16.28	\$14.79	\$14.36
Construction and Extraction	\$24.82	\$25.55	\$23.18
Installation, Maintenance and Repair	\$23.07	\$22.60	\$23.05
Production	\$19.40	\$18.13	\$18.13
Transportation and Material Moving	\$17.79	\$17.31	\$17.72
All Occupations	\$21.90	\$18.33	\$22.00

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

Employment of Site County Residents by Industry and Occupation

Limited data are available regarding the employment of Jackson County residents by industry and occupation based on aggregated NAICS sectors and SOC occupational groups. These are five-year averages covering the 2016-2020 American Community Survey (ACS), but as in the analyses above, they can be compared to statewide and national averages to gain insight into how the county differs from these larger areas.

Employment by industry is shown in Table 8 on the next page. Although the sectors in general are consistent with those in earlier tables, one major difference is that Government employment does not appear, but Public Administration does. These are core government functions, but do not include employment in government establishments such as schools and hospitals. Those were included in Government in the earlier tables, but here are grouped with private firms in sectors such as Educational and Health Services. Occupational employment is shown in Table 9. These categories are more highly aggregated versions of those in Tables 4 and 8. Note that total industry employment equals total occupational employment, as it must. The same is theoretically true of the MSA-level industry and occupational employment totals in Tables 1 and 2 as well; these differ because they are reported for different time periods.

Table 8 Sector Employment Distribution Jackson County Residents, 2016-2020				
NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Missouri	vs. U.S.
Agriculture, Natural Resources and Mining	1,522	0.4%	25.5	25.2
Construction	23,642	6.7%	102.0	99.8
Manufacturing	31,317	8.8%	77.3	88.2
Wholesale Trade	9,488	2.7%	99.4	105.1
Retail Trade	39,581	11.2%	97.3	101.3
Transportation and Utilities	22,432	6.3%	113.5	115.0
Information	7,473	2.1%	118.1	107.2
Financial Activities	27,451	7.7%	109.0	117.0
Professional and Business Services	46,801	13.2%	134.9	112.4
Educational and Health Services	77,797	22.0%	91.3	94.2
Leisure and Hospitality	33,079	9.3%	106.4	99.3
Other Services, Except Public Administration	17,057	4.8%	101.4	99.8
Public Administration	16,744	4.7%	108.6	101.3
Total Employment	354,384	100.0%	100.0	100.0

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

Table 9 Occupational Employment Distribution Jackson County Residents, 2016-2020				
SOC Major Group	Employment		Location Quotient*	
	Number	Percent	vs. Missouri	vs. U.S.
Management, Business, Science and Arts	135,375	38.2%	100.8	96.7
Service	59,537	16.8%	100.0	96.6
Sales and Office	81,154	22.9%	104.6	107.5
Natural Resources, Construction and Maintenance	28,705	8.1%	92.0	93.1
Production, Transportation and Material Moving	49,614	14.0%	95.2	106.9
Total Employment	354,384	100.0%	100.0	100.0

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

One would expect the sector location quotients in Table 8 to be relatively similar to those in Table 4, aside from the reporting of government employment in other sectors in Table 8. If a sector's location quotient in Table 4 is far higher than that in Table 8, it suggests that many jobs in the sector within Jackson County are filled by workers from other counties, while a location quotient that is far higher in Table 8 suggests that many workers living in Jackson County commute out to these jobs in other counties.

Largest Employers

Table 10 lists the largest employers in the city of Lee’s Summit. Together, these employ more than 11,000, approximately 4% of the Jackson County employment total.

Table 10 Largest Employers in the City of Lee’s Summit		
Employer	Industry	Employment
Lee’s Summit R-7 Schools	Education	2,665
National Benefits Center	Federal Immigration Processing	2,200
Truman Medical Center – Lakewood	Health Care	1,200
St. Luke’s East – Lee’s Summit	Health Care	1,003
John Knox Village	Continuing Care Living	1,000
CVS Caremark	Call Center	750
City of Lee’s Summit	Government	660
GEHA Holdings	Federal Medical/Dental Plans	600
Rediscover	Mental Health Services	600
Viracor-Eurofins	Drug Development Laboratory	594
Total		11,272

Source: City of Lee’s Summit CAFR, 2021

Business and industry in Lee’s Summit include call centers, manufacturing, education, medical and other services. The large retail developments of Summit Woods Crossing and Summit Fair are located off of U.S. Highway 50, just south of Interstate 470. The two regional shopping centers have 1.2 million square feet of retail space and include major retailers such as Lowe’s, Kohl’s, Best Buy, Target, Macy’s, JCPenney, Michaels and Bed Bath and Beyond. The top employers listed above are considered stable and not anticipating any significant changes to their workforces at this time.

The Missouri Office of Workforce Development has received a Worker Adjustment and Retraining Notification (WARN) for one Lee’s Summit business during the past 24 months: government services contractor Pacific Architects and Engineers (PAE) initially notified the state in 2020 of a lost contract that would affect 697 workers. After several separation date extensions, in June 2022 PAE most recently reported final separations would take place in August 2022. The local media also reported Viracor Eurofins’s move from Lee’s Summit to a new 110,000-square-foot lab and office in Lenexa, which included moving 340 jobs to the new facility in 2021. The company has decided to keep a Lee’s Summit presence with a 17,000-square-foot space in the Summit Technology Campus’ southern building.

The Lee’s Summit finance department reports it anticipates new, long-term growth resulting from the decision of Property Reserve, Inc. to develop 4,200 acres of property. The land is in two large tracts located within the city. Approximately 1,100 acres are situated in the north portion of the city adjacent to Interstate 470. The second parcel consists of approximately 3,100 acres located between the central and southern portions of the city adjacent to State Route 291. This development is expected to occur slowly over the course of the next 20 years.

Lee's Summit Market Area

This section analyzes employment and economic factors within Lee' Summit.

Employment in Lee's Summit

Employment by sector within the Lee's Summit area is shown in Table 11. These totals represent jobs within the PMA, not industry of employment of residents.¹ Jackson County employment is shown for comparison. Also shown is a "location quotient" for PMA employment. Although this is interpreted in the same way as those in previous tables, this location quotient is calculated relative to county, not U.S. employment. Based on employment figures, Lee's Summit employment is concentrated in Health Care, Retail Trade and Accommodation and Food Services. Together these three sector employers account for 46.7% of all Lee's Summit employment.

NAICS Sector	Employment		PMA Percent	Location
	PMA	County	of Total	Quotient*
Agriculture, Forestry, Fishing and Hunting	19	183	0.0%	90.2
Mining	11	264	0.0%	36.2
Utilities	56	2,942	0.1%	16.5
Construction	1,826	17,688	3.8%	89.6
Manufacturing	1,961	27,998	4.1%	60.8
Wholesale Trade	1,616	14,408	3.3%	97.4
Retail Trade	6,480	46,030	13.4%	122.2
Transportation and Warehousing	951	17,681	2.0%	46.7
Information	537	8,994	1.1%	51.8
Finance and Insurance	2,045	22,034	4.2%	80.6
Real Estate and Rental and Leasing	1,488	13,836	3.1%	93.4
Professional, Scientific and Technical Services	2,121	35,698	4.4%	51.6
Management of Companies and Enterprises	17	2,204	0.0%	6.7
Administrative, Support, Waste Management and Remediation Services	1,217	9,682	2.5%	109.1
Educational Services	3,849	26,466	8.0%	126.3
Health Care and Social Assistance	10,011	68,363	20.7%	127.2
Arts, Entertainment and Recreation	2,368	11,347	4.9%	181.2
Accommodation and Food Services	6,079	36,285	12.6%	145.5
Other Services (Except Public Administration)	2,251	25,905	4.7%	75.5
Public Administration	3,206	28,920	6.6%	96.3
Non-classifiable	215	2,685	0.4%	69.5
Total	48,324	419,613	100.0%	100.0

Source: 2010 Census; ESRI; Vogt Strategic Insights

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

¹ County employment totals here differ from those in Table 4 because the data is obtained from a different source and because government employment is not reported separately, aside from the public administration component.

Business Establishments in Lee's Summit

Table 12 shows the number of business establishments in Lee's Summit and the county. A business establishment is a single site where business is conducted; a company or organization can have multiple establishments. Most establishments in Lee's Summit are generally similar in size to the county averages. Local Public Administration and Arts, Entertainment and Recreation sector employers are larger than average, while Manufacturing, Utilities and Transportation and Warehousing are much smaller.

NAICS Sector	Establishments		Employees Per Establishment	
	PMA	County	PMA	County
Agriculture, Forestry, Fishing and Hunting	4	47	4.8	3.9
Mining	1	8	11.0	33.0
Utilities	2	35	28.0	84.1
Construction	236	1,519	7.7	11.6
Manufacturing	96	794	20.4	35.3
Wholesale Trade	88	769	18.4	18.7
Retail Trade	405	3,249	16.0	14.2
Transportation and Warehousing	37	435	25.7	40.6
Information	60	529	9.0	17.0
Finance and Insurance	284	1,430	7.2	15.4
Real Estate and Rental and Leasing	149	1,305	10.0	10.6
Professional, Scientific and Technical Services	337	2,523	6.3	14.1
Management of Companies and Enterprises	3	32	5.7	68.9
Administrative, Support, Waste Management and Remediation Services	117	809	10.4	12.0
Educational Services	95	678	40.5	39.0
Health Care and Social Assistance	369	2,146	27.1	31.9
Arts, Entertainment and Recreation	71	553	33.4	20.5
Accommodation and Food Services	211	1,830	28.8	19.8
Other Services (Except Public Administration)	338	3,243	6.7	8.0
Public Administration	41	471	78.2	61.4
Total	2,944	22,405	15.6	17.6

Source: 2010 Census; ESRI; Vogt Strategic Insights

Commuting Modes of Lee’s Summit Workers

Table 13 presents a distribution of commuting modes for Site PMA and Jackson County workers age 16 and older in 2020. The largest share (82.0%) of Lee’s Summit workers drove alone, while 5.5% carpooled. This is similar to trends countywide.

Table 13 Commuting Patterns, Lee’s Summit and Jackson County, 2016-2020				
Travel Mode	PMA		County	
	Number	Percent	Number	Percent
Drove Alone	41,888	82.0%	284,703	81.6%
Carpooled	2,789	5.5%	23,450	6.7%
Public Transit	133	0.3%	6,855	2.0%
Walked	264	0.5%	5,167	1.5%
Other Means	432	0.8%	4,678	1.3%
Worked at Home	5,575	10.9%	24,122	6.9%
Total	51,082	100.0%	348,975	100.0%

Source: American Community Survey (2016-2020); ESRI

Table 14 below compares travel times to work for the PMA and the county. PMA workers’ travel times parallel those of all Jackson County workers. The city of Lee’s Summit is within 30 minutes’ commute of employment opportunities located in the downtown Kansas City area. A drive-time map for the subject site is on the following page.

Table 14 Travel Time to Work, Lee’s Summit and Jackson County, 2016-2020				
Travel Time	PMA		County	
	Number	Percent	Number	Percent
Less Than 15 Minutes	10,466	20.5%	76,612	22.0%
15 – 29 Minutes	15,030	29.4%	136,719	39.2%
30 – 44 Minutes	13,510	26.4%	79,381	22.7%
45 – 59 Minutes	4,897	9.6%	20,613	5.9%
60 or More Minutes	1,603	3.1%	11,528	3.3%
Worked at Home	5,575	10.9%	24,122	6.9%
Total	51,082	100.0%	348,975	100.0%

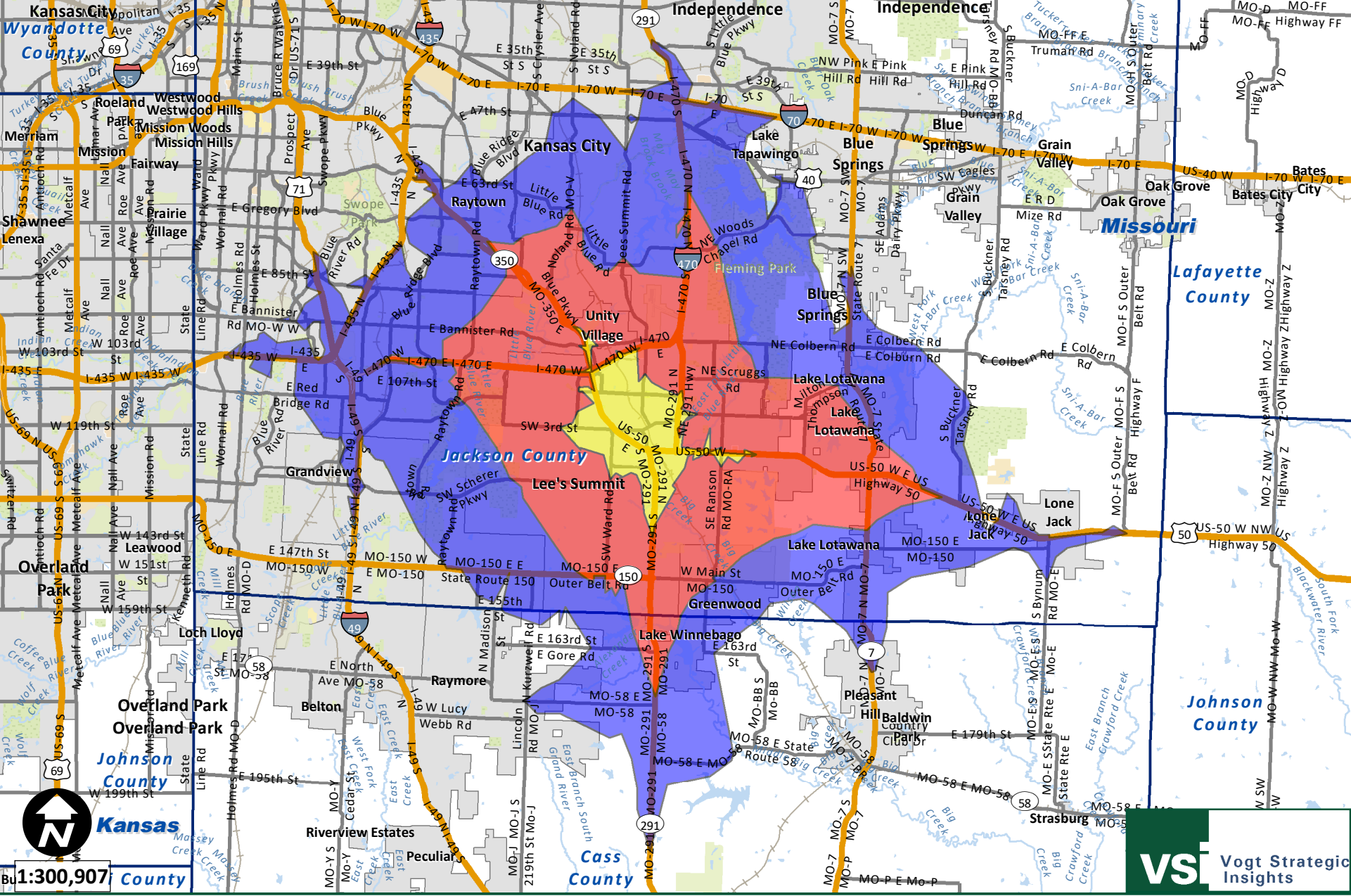
Source: American Community Survey (2016-2020); ESRI

Lee's Summit, MO

Drive Time from Downtown Lee's Summit

Legend

- 5 minutes
- 10 minutes
- 15 minutes



1:300,907

Economic Summary

Business and industry in Lee's Summit include call centers, manufacturing, education, medical and other services. The large retail developments of Summit Woods Crossing and Summit Fair are located off of U.S. Highway 50, just south of Interstate 470, providing a major concentration of retail employment.

Jackson County underperformed both the state and the U.S. from 2005 to 2021, recording a 0.6% employment decline overall. This compares to a 2.8% employment increase statewide over the same period. Employment in Jackson County peaked in 2019 and declined during the pandemic, resulting in a 6.3% increase during the past 11-year period.

The local Jackson County economy has generally recovered from the impact of the COVID-19 pandemic and government-mandated orders for social distancing. As of April 2022, the most recent unofficial, not seasonally adjusted unemployment rate for Jackson County was 3.0%. Future population and household growth within Lee's Summit will be driven largely by employment growth within Lee's Summit and Jackson County. As additional employment opportunities continue to be created within the region, the need for additional housing will also continue to increase. Stable employment growth within Lee's Summit and Jackson County will continue to be the main catalyst for additional market-rate housing within the Lee's Summit market. Additional regional economic growth will also have an ancillary impact on the demand for housing in Lee's Summit.

VI. Rental Housing Supply Analysis

Overview of Rental Housing

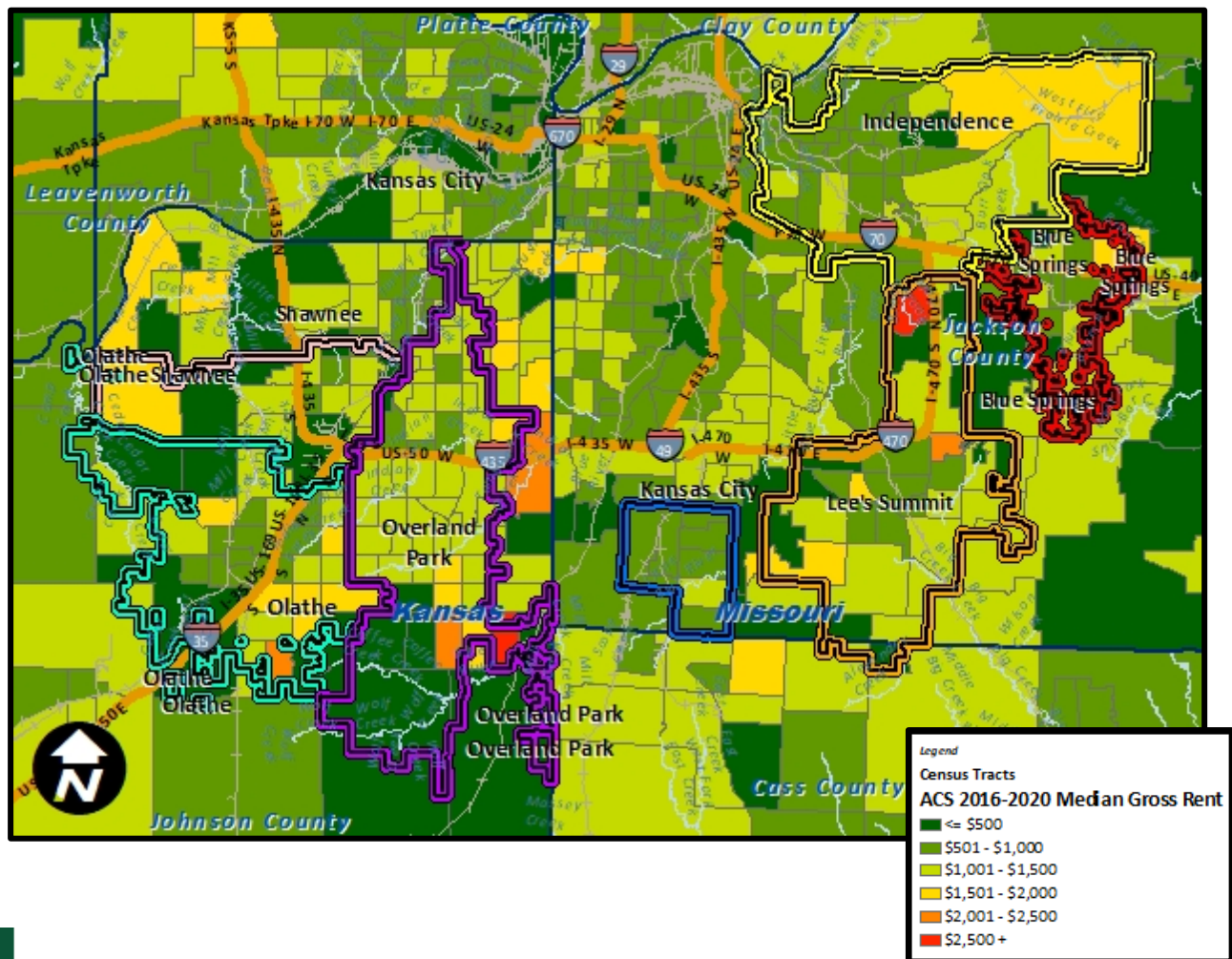
We have analyzed demographic data collected by the American Community Survey (ACS) as well as conducted an in-person survey of existing rental housing. The following is a discussion of ACS data that impact the various markets.

A summary of the median gross rents for the Lee's Summit submarket and the surrounding market areas are detailed in the table below.

Median Gross Rent 2016 - 2020 (ACS)						
Lee's Summit	Independence	Blue Springs	Grandview	Overland Park	Olathe	Lenexa
\$1,192	\$913	\$1,036	\$905	\$1,310	\$1,175	\$1,349

Source: American Community Survey; Urban Decision Group; VSI
 Note: Gross rent is collected rent plus the cost of all tenant-paid utilities.

The following is a thematic map illustrating the median gross rent by census tract group in and around the Lee's Summit market and surrounding submarket.



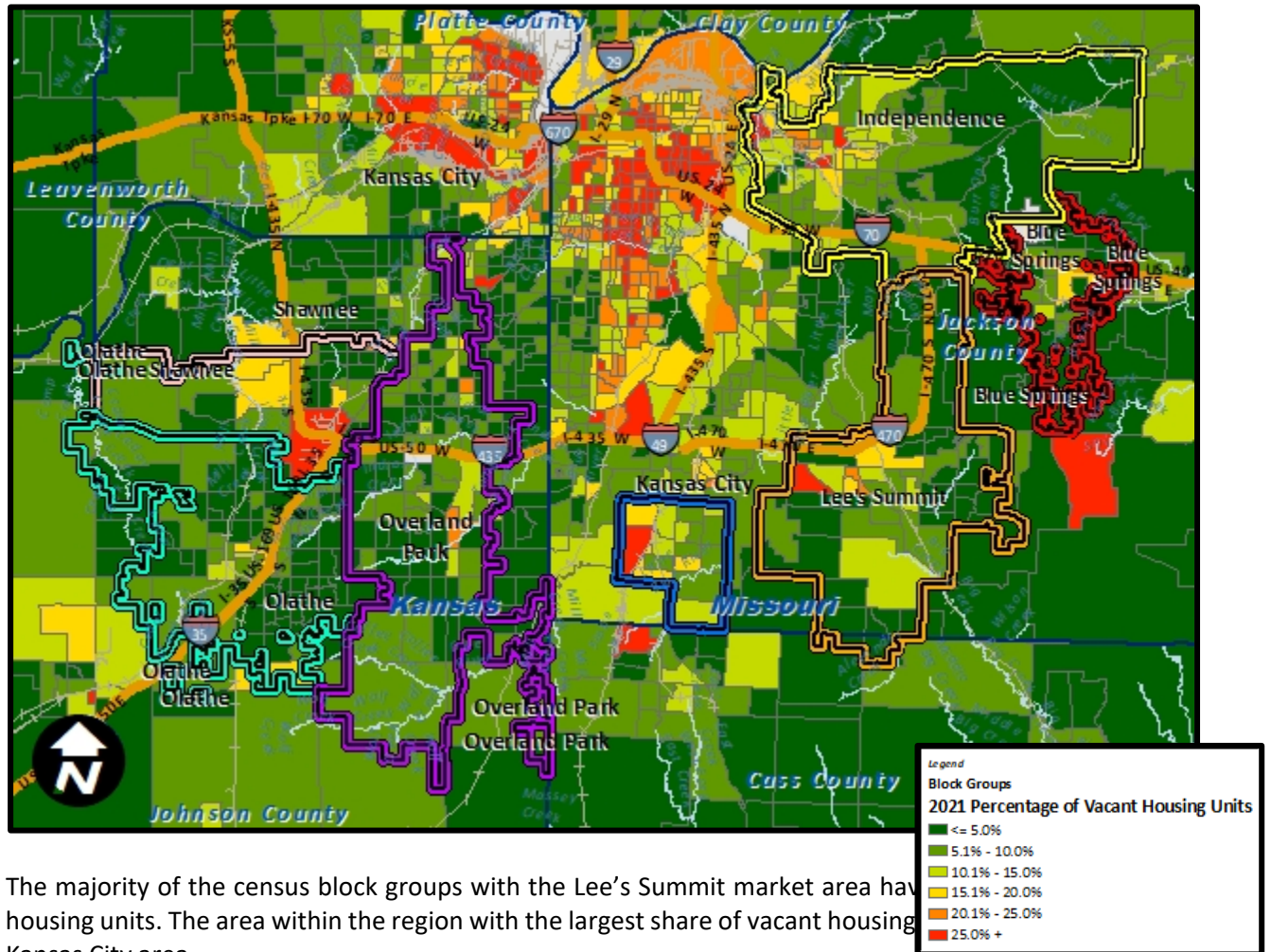
The following table summarizes the distributions of the area housing stock:

Geographic Area	Housing Status	2010 (Census)		2022 (Estimated)		2027 (Projected)		2032 (Projected)	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Lee’s Summit	Total-Occupied	34,484	93.9%	37,977	93.6%	39,636	93.8%	41,295	94.0%
	Owner-Occupied	26,320	76.3%	28,300	74.5%	29,502	74.4%	30,704	74.4%
	Renter-Occupied	8,164	23.7%	9,676	25.5%	10,133	25.6%	10,590	25.6%
	Vacant	2,251	6.1%	2,579	6.4%	2,611	6.2%	2,643	6.0%
	Total	36,735	100.0%	40,556	100.0%	42,247	100.0%	43,938	100.0%
Independence	Total-Occupied	48,754	90.5%	50,077	90.5%	50,898	90.5%	51,719	90.6%
	Owner-Occupied	32,081	65.8%	32,695	65.3%	33,741	66.3%	34,787	67.3%
	Renter-Occupied	16,673	34.2%	17,381	34.7%	17,157	33.7%	16,933	32.7%
	Vacant	5,101	9.5%	5,278	9.5%	5,332	9.5%	5,386	9.4%
	Total	53,855	100.0%	55,355	100.0%	56,230	100.0%	57,105	100.0%
Blue Springs	Total-Occupied	19,534	94.5%	20,861	95.2%	21,400	95.4%	21,939	95.5%
	Owner-Occupied	14,116	72.3%	15,168	72.7%	15,791	73.8%	16,414	74.8%
	Renter-Occupied	5,418	27.7%	5,693	27.3%	5,609	26.2%	5,525	25.2%
	Vacant	1,132	5.5%	1,048	4.8%	1,037	4.6%	1,026	4.5%
	Total	20,666	100.0%	21,909	100.0%	22,437	100.0%	22,965	100.0%
Grandview	Total-Occupied	9,640	87.1%	10,389	87.5%	10,716	87.5%	11,043	87.6%
	Owner-Occupied	5,555	57.6%	5,731	55.2%	5,946	55.5%	6,161	55.8%
	Renter-Occupied	4,085	42.4%	4,658	44.8%	4,770	44.5%	4,882	44.2%
	Vacant	1,430	12.9%	1,485	12.5%	1,526	12.5%	1,567	12.4%
	Total	11,070	100.0%	11,875	100.0%	12,243	100.0%	12,611	100.0%
Overland Park	Total-Occupied	71,549	93.7%	82,005	93.8%	86,451	94.0%	90,897	94.1%
	Owner-Occupied	47,229	66.0%	51,563	62.9%	54,401	62.9%	57,239	63.0%
	Renter-Occupied	24,320	34.0%	30,443	37.1%	32,051	37.1%	33,659	37.0%
	Vacant	4,809	6.3%	5,390	6.2%	5,525	6.0%	5,660	5.9%
	Total	76,358	100.0%	87,395	100.0%	91,976	100.0%	96,557	100.0%
Olathe	Total-Occupied	44,528	95.0%	50,345	95.6%	53,089	95.7%	55,833	95.7%
	Owner-Occupied	32,279	72.5%	37,270	74.0%	39,552	74.5%	41,834	74.9%
	Renter-Occupied	12,249	27.5%	13,074	26.0%	13,536	25.5%	13,998	25.1%
	Vacant	2,349	5.0%	2,302	4.4%	2,398	4.3%	2,494	4.3%
	Total	46,877	100.0%	52,647	100.0%	55,487	100.0%	58,327	100.0%
Lenexa	Total-Occupied	19,288	92.6%	23,521	93.1%	25,418	93.2%	27,315	93.2%
	Owner-Occupied	12,537	65.0%	13,502	57.4%	14,437	56.8%	15,372	56.3%
	Renter-Occupied	6,751	35.0%	10,019	42.6%	10,981	43.2%	11,943	43.7%
	Vacant	1,551	7.4%	1,741	6.9%	1,863	6.8%	1,985	6.8%
	Total	20,839	100.0%	25,263	100.0%	27,282	100.0%	29,301	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; VSI

In 2022, the Lee’s Summit market is estimated to have a 6.4% vacancy rate among all housing units, while the other surrounding market areas have vacancy rates ranging from 4.4% to 12.5%. The vacancy rate for Lee’s Summit is relatively low considering it includes all housing, such as dilapidated, for-rent and units for seasonal use.

The following table illustrates the housing vacancy rates by census tract block groups in and around the Lee's Summit market and surrounding submarket.



The majority of the census block groups with the Lee's Summit market area have low vacancy rates. The area within the region with the largest share of vacant housing units is in the central Kansas City area.

Surveyed Apartments – Lee’s Summit and Surrounding Markets

We identified and personally surveyed 34 conventional housing projects containing a total of 4,934 units within the Lee’s Summit market. This survey is considered comprehensive based on the survey of rental units in the market as reported by the Census. The following table details the number of units by structure by type for the Lee’s Summit market as reported by the 2016-2020 American Community Survey (ACS).

Unit Structure	Owner		Renter	
	Units	Percent	Units	Percent
Single-Family	25,524	94.0%	1,694	21.9%
Duplex	1,371	5.1%	1,466	19.0%
2 to 4	120	0.4%	2,141	27.7%
5 to 9	0	0.0%	367	4.8%
10 to 19	17	0.1%	868	11.2%
20 to 49	46	0.2%	797	10.3%
50+	33	0.1%	355	4.6%
Other Housing Structures	30	0.1%	38	0.5%
Total	27,141	100.0%	7,726	100.0%

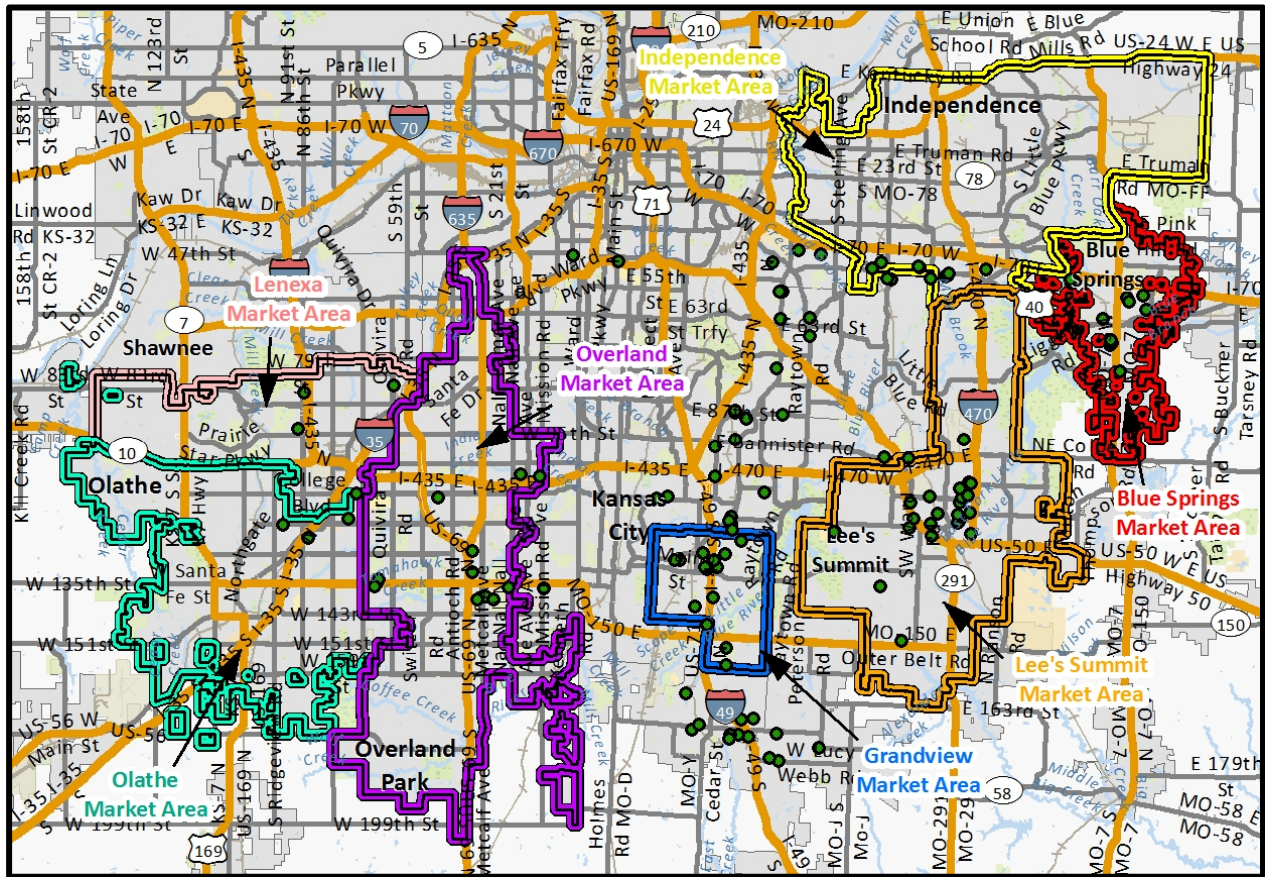
Source: American Community Survey (ACS) 2016-2020

According to ACS data, there are 4,566 rental housing units among structures with two or more units. Our field survey of over 4,900 is considered comprehensive and accounts for the most recent conventional rental housing units available with the Lee’s Summit market.

Further, we surveyed 180 conventional housing projects containing more than 27,000 units within the surrounding suburban market areas.

This survey was conducted to establish the overall strength of the Lee’s Summit rental market, as well as the surrounding markets, and to identify those properties that would be theoretically most comparable to modern, new construction projects in the Lee’s Summit market. These rentals within the region have a combined occupancy rate of 98.0%, a high rate for rental housing. Specific to the Lee’s Summit market, the combined occupancy rate of surveyed projects is 96.3%, a stable rate for rental housing.

The following map illustrates the locations of all surveyed conventional rental projects in the Lee's Summit market and the six surrounding submarkets.



The various surveyed apartment units are segmented by project type. Market-rate apartments in conventional properties operate without any government subsidies or rent/income restrictions. Tax Credit rental housing generally targets moderate-income households, often those with incomes between approximately 40% and 60% of the Area Median Income (AMI). Residents in these units must earn annual incomes of at least a certain amount to pay the asking rents, but not more than the maximum allowable income at 60% of AMI. Government-subsidized rental housing targets households generally with incomes well below 50% of AMI, although the majority of households living in subsidized rental housing typically earn less than 40% of AMI.

The following table summarizes the breakdown of conventional housing units surveyed by project type in the Lee’s Summit market and surrounding submarkets. In addition, we have surveyed a sampling of conventional apartments in the surrounding submarkets for comparison purposes.

Geographic Area	Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Lee’s Summit	Market-rate	25 (26*)	3,999 (4,236*)	46 (173*)	98.8% (95.9%*)	273
	Tax Credit	3	256	11	95.7%	0
	Tax Credit/Government-Subsidized	1	74	0	100.0%	0
	Government-Subsidized	4	368	0	100.0%	0
	Total	33 (34*)	4,697 (4,934*)	57 (184*)	98.8% (96.3*)	273
Surrounding Submarkets	Market-rate	119	20,491	555	97.3%	1,063
	Market-rate/Tax Credit	10	1,651	1	99.9%	0
	Market-rate/Tax Credit/Government-Subsidized	1	70	0	100.0%	0
	Tax Credit	19	1,874	2	99.9%	0
	Tax Credit/Government-Subsidized	10	1,662	0	100.0%	0
	Government-Subsidized	21	2,188	4	99.8%	0
Total	180	27,936	562	98.0%	1,063	

Source: VSI Field Survey

*Denotes properties and units that were in lease-up at the time of VSI’s in-person survey

In general, as is common in most housing markets across the U.S., the affordable subsidized and Tax Credit rental units in the region are generally experiencing higher occupancy levels than the market-rate units given the affordable rents offered. It should be noted that the stabilized Lee’s Summit rental projects surveyed have a combined occupancy rate of 98.8%, which is higher than the 2017 combined occupancy rate of 98.4%.

Overall, the demand for conventional apartments in the Lee’s Summit market is considered very strong. The typical overall market occupancy rate for conventional apartments in a well-developed market similar to Lee’s Summit is approximately 95%. A 5% vacancy rate generally provides enough available rental options to allow current residents to migrate to other housing choices throughout the market. A vacancy rate of less than 5% indicates that overall market demand is exceeding the supply of available rental housing options. Currently, the demand for rental housing in the Lee’s Summit market area exceeds the available supply. Despite the recent development of rental housing over the past five years, there is still continued demand for more housing in the area.

We rated each market-rate property surveyed on a scale of A through F. Our rating system is described as follows, with + and - variations assigned according to variances from the following general descriptions:

- A – Upscale/high quality property
- B – Good condition and quality
- C – Fair condition, in need of minor improvements
- D – Poor condition
- F – Serious disrepair, dilapidated

All market-rate properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of units, vacancies and median net rents by quality rating.

Geographic Area	Market-rate Properties				Median Gross Rent*				
	Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.
Lee's Summit	A	11	2,467	6.1%	-	\$1,527	\$1,886	\$1,921	-
	A-	1	280	0.7%	-	\$1,082	\$1,516	\$1,831	-
	B+	2	592	3.0%	-	\$1,385	\$1,529	\$2,442	-
	B	6	515	0.0%	\$811	\$974	\$1,094	-	-
	B-	3	270	1.1%	\$737	\$912	\$966	-	-
	C+	1	40	0.0%	-	\$754	\$966	-	-
	C-	1	72	0.0%	-	\$701	\$812	-	-
Surrounding Submarkets	A+	3	732	1.1%	-	\$1,197	\$1,652	\$1,924	-
	A	36	7,544	3.9%	\$1,272	\$1,393	\$1,723	\$2,314	\$3,286
	A-	6	1,291	2.3%	-	\$1,108	\$1,375	\$1,536	-
	B+	11	2,181	2.8%	\$928	\$1,082	\$1,377	\$1,472	-
	B	21	2,810	1.7%	\$699	\$964	\$1,227	\$1,672	-
	B-	31	3,975	1.3%	\$571	\$814	\$955	\$1,106	\$1,428
	C+	11	1,241	1.9%	\$876	\$859	\$941	\$1,502	\$1,689
	C	7	672	5.1%	-	\$710	\$1,007	\$800	-
	C-	2	446	1.3%	-	\$698	\$762	\$1,187	\$1,402
D+	1	60	0.0%	-	\$780	\$965	-	-	

Source: VSI Field Survey

*Adjusted to show cost of the collected (street) rent plus cost of utilities paid by the tenant

In general and as can be expected, the higher quality units are achieving higher rents than the lower quality projects. Most of the surveyed rental projects in the Lee's Summit market and surrounding submarkets are in the B quality range or higher. There is a considerable base of older, often functionally obsolete housing that exists in the region that was not surveyed and generally experiences a higher vacancy rate.

As illustrated in the preceding table, the Lee's Summit market is achieving gross rents near those in the surrounding suburban markets for units of similar quality and bedroom type.

Specifically, the median gross rents among units with A quality ratings are \$1,527 for one-bedroom units, \$1,886 for two-bedroom units and \$1,921 for three-bedroom units. A new development in the Lee's Summit market would likely have the ability to command rents at the top of the market, assuming it offers an excellent (A) quality, as well as competitive amenities/features and unit sizes.

The table below illustrates the developments and number of market-rate units (those without any specific federal assistance) that are considered modern B quality and higher within the Lee’s Summit area.

Map ID	Project Name	Quality Rating	Number of Units
1	Elevate 114	A	(273 U/C)
6	The Charles	B	119
9	Somerset Villa Apts.	B	48
10	The Lodge	B	64
12	The Oaks Apts.	B	124
13	Summit Square	A	308
15	Summit Point Apt. Homes	B	100
17	The Donovan	A	327
19	English Manor Twnhms.	B	60
20	Summit Ridge Apts.	B+	432
21	Maple Creek Estates	A	36
22	Pheasant Run	B+	160
24	Summit at West Pryor	A	237
25	Chapel Ridge Twnhms.	A	103
26	Eagle Creek Twnhms.	A	112
27	The Fairways	A	274
29	The Residences at New Longview	A	309
30	New Longview	A	206
31	Meridian at View High	A	312
33	Residences at Echelon Apts.	A	243
34	The Manor Homes of Arborwalk	A-	280
TOTAL number of modern B quality and higher market-rate units			3,854 (+273 U/C)

*Under Construction

We have considered these 3,854 existing and 273 under construction units (B quality and higher) in our demand analysis detailed in Section VII.

Lee's Summit Conventional Non-Subsidized Apartments

The following table summarizes the breakdown of market-rate and non-subsidized Tax Credit units surveyed within the Lee's Summit market.

Market-rate						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
Studio	1.0	20	0.5%	0	0.0%	\$811
One-Bedroom	1.0	1,583	37.4%	67	4.2%	\$1,385
Two-Bedroom	1.0	601	14.2%	7	1.2%	\$1,102
Two-Bedroom	1.5	281	6.6%	2	0.7%	\$1,171
Two-Bedroom	2.0	1,335	31.5%	91	6.8%	\$1,886
Two-Bedroom	2.5	61	1.4%	4	6.6%	\$1,790
Three-Bedroom	2.0	313	7.4%	0	0.0%	\$1,921
Three-Bedroom	2.5	42	1.0%	2	4.8%	\$1,876
Total Market-rate		4,236	100%	173	4.1%	-
Overall Median Market-rate Rent						\$1,536
Non-Subsidized Tax Credit						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
One-Bedroom	1.0	38	14.8%	0	0.0%	\$659
Two-Bedroom	1.0	43	16.8%	0	0.0%	\$768
Two-Bedroom	2.0	95	37.1%	8	8.4%	\$981
Three-Bedroom	2.0	80	31.3%	3	3.8%	\$1,125
Total Tax Credit		256	100%	11	4.3%	-
Overall Median Tax Credit Rent						\$942

Source: VSI Field Survey

The market-rate units are 95.9% occupied, and the non-subsidized Tax Credit units are 95.7% occupied. These occupancy rates are considered good and an indication of strong market demand, despite recent development of new housing.

Typically, in markets with non-subsidized Tax Credit projects, the occupancy rates at Tax Credit properties are higher than market-rate properties. Additionally, it is not unusual for Tax Credit projects to keep a waiting list for the next available unit. Because only two non-subsidized Tax Credit projects were identified and surveyed within the Lee's Summit market, the overall Tax Credit vacancy rate is skewed, as the only vacant units are located at one project, Crossroads of Lee's Summit (Map ID 28), which was built in 2002. The somewhat low occupancy rate at this Tax Credit property is likely a project-specific issue rather than a market-related issue given the significant rent value of the Tax Credit units when compared to the market-rate units. This project has historically maintained occupancies in the 90% to 94% range.

The following is a distribution of non-subsidized apartments units surveyed by year opened for the Lee's Summit market:

Year Opened	Market-rate				Non-Subsidized Tax Credit			
	Projects	Units	Vacancies	Vacancy Rate	Projects	Units	Vacancies	Vacancy Rate
Before 1970	2	132	0	0.0%	0	0	0	-
1970 to 1979	4	377	3	0.8%	0	0	0	-
1980 to 1989	4	364	3	0.8%	0	0	0	-
1990 to 1999	1	60	0	0.0%	0	0	0	-
2000 to 2009	5	1,316	30	2.3%	1	160	11	6.9%
2010 to 2014	0	0	0	-	2	96	0	0.0%
2015	1	309	11	3.6%	0	0	0	-
2016	0	0	0	-	0	0	0	-
2017	2	420	0	0.0%	0	0	0	-
2018	0	0	0	-	0	0	0	-
2019	4	694	18	2.6%	0	0	0	-
2020	1	327	8	2.4%	0	0	0	-
2021	1	237	100	42.2%	0	0	0	-
2022*	0	0	0	-	0	0	0	-
Total	25	4,236	173	4.1%	3	256	11	4.3%

Source: VSI Field Survey

*As of June

Of the 25 non-subsidized surveyed projects within the Lee's Summit market, 11 were built prior to 2000. Since 2015, there have been 1,987 new units added to the Lee's Summit market.

Despite the development of these units, the overall non-subsidized vacancy rate of the eight stabilized projects built between 2015 and 2020 is low, at just 2.1%. Despite the additional units coming online, the Lee's Summit market has potential to support additional rental housing development. This is especially true considering the expanding demographic trends and preferences of rents in this market.

Building Permits

In Lee's Summit, the previous national economic recession had a noticeable impact on multifamily permitting between 2009 and 2013, as nearly no new permits were issued for multifamily units. However, since 2014, there has been a consistent amount of new building permit activity.

Building permit data for the city of Lee's Summit and Jackson County can be found in Addendum B, Area Demographics of this report.

Lee's Summit Government-Subsidized Housing

VSI surveyed five (5) government-subsidized projects within the Lee's Summit market. These projects operate under the HUD Section 8 and Public Housing programs. Generally, these properties have few amenities, are older and offer small unit sizes (square footage).

The summary of government-subsidized units (both with and without Tax Credits) in the Lee's Summit market follows.

Subsidized Tax Credit					
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate
Two-Bedroom	1.5	55	74.3%	0	0.0%
Three-Bedroom	1.5	19	25.7%	0	0.0%
Total Subsidized Tax Credit		74	100%	0	0.0%
Government-Subsidized					
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate
Studio	1.0	30	8.2%	0	0.0%
One-Bedroom	1.0	187	50.8%	0	0.0%
Two-Bedroom	1.0	75	20.4%	0	0.0%
Three-Bedroom	1.0	71	19.3%	0	0.0%
Four-Bedroom	1.5	5	1.4%	0	0.0%
Total Subsidized		368	100%	0	0.0%

Source: VSI Field Survey

All subsidized Tax Credit and exclusively subsidized units surveyed in the Lee's Summit market are 100% leased. This is a clear indication of pent-up demand for affordable rental housing targeting households with very low incomes.

Our complete field survey of conventional apartments, as well as an apartment location map, is in Addendum A, Field Survey of Conventional Rentals. Additionally, we have included a separate field survey of properties concentrated in the Lee's Summit market in Addendum C.

Under Construction Multifamily Developments within Lee's Summit

Based on our interviews with local Lee's Summit representatives and an in-person evaluation by our market analyst, it was determined that Elevate 114 was under construction at the time of our survey. This project is anticipated to add 273 new market-rate rental units to the Lee's Summit market. These units have been considered in our demographic support analysis found later in this analysis.

Buy Versus Rent Analysis

Often, for-sale housing choices represent a viable option for renters. This was particularly true during the 2000s decade when renters were enticed to leave rental housing with low interest "no-doc" loans. While this trend has slowed dramatically, this analysis considers such a scenario in which renters may be enticed to purchase a home in the area. The median home value within the Lee's Summit market is estimated to be \$255,645. At an estimated interest rate of 4.5% and a 30-year term (and 95% LTV), the monthly mortgage for a \$255,645 home is \$1,781, including estimated taxes and insurance.

Buy Versus Rent Analysis	
	Overall
Median Home Price	\$255,645
Mortgaged Value = 95% of Median Home Price	\$242,863
Interest Rate - Bankrate.com	5.0%
Term	30
Monthly Principal & Interest	\$1,304
Estimated Taxes & Insurance*	\$326
Estimated Private Mortgage Insurance**	\$152
Estimated Monthly Mortgage Payment	\$1,781

*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

With a median home price within the Lee’s Summit market of \$255,645, a conventionally financed home would require an estimated monthly mortgage payment of \$1,781. The median gross rents among high-quality surveyed rental units in the Lee’s Summit market range from \$1,385 for one-bedroom units to \$2,442 for three-bedroom units. Therefore, the estimated monthly mortgage cost of a typical home in Lee’s Summit is comparable to the highest quality (A quality) apartments.

Although residents residing in the highest quality apartments will likely have the economic means to purchase a home, we anticipate the trend of younger adult households renting into their late 20s and early 30s will continue as many millennials tend to delay marriage and/or starting a family when compared to previous generations. Additionally, households become renters by choice as doing so allows for a more maintenance-free lifestyle when compared to homeownership.

Modern Rental Housing Analysis

Based on the evaluation of the Lee’s Summit area and surrounding regional rental housing market, the primary target demographic base of potential future renters are individuals and households from the millennial generation (Generation Y; Echo Boomers). Millennials are generally defined as the children of baby boomers with birth dates ranging from the 1980s and into the 1990s. Nationally, it is expected that approximately 80 million members of Generation Y will hit their prime renting years in a steady stream over the next decade. Housing trends for this generation are of importance as they comprise the largest cohort since the baby boomer generation.

Based on anecdotal information provided by national developers and also based on our own field observations, the Generation Y cohort is a diverse demographic that is seeking different living alternatives complementary to their fast-paced and increasingly technology-based lifestyle. Over the past several years, developers have been experimenting with different housing products and amenities that are desirable to millennials. The following are amenities/development attributes popular among the millennial generation (in no particular order), and as such, it is suggested that they be considered part of the development concept to not only attract younger households, but to also maintain their residency within the community as these millennials move through the housing continuum.

The second largest targeted demographic segment of suburban renters are empty-nester baby boomers in search of a maintenance-free living alternative within proximity of entertainment, restaurants, shopping and community services. Pew Research and other reputable research organizations have stated that the housing preferences of these empty-nester baby boomers and millennials are similar.

- On-site Fitness Center: Many property managers report that an on-site fitness center is the most asked about amenity among prospective millennial renters. Even with the presence of nearby fitness centers, on-site centers are preferred and considered to be a notable amenity. Tanning beds are often found in these fitness centers, as well as some spa features including massage therapy, manicures, pedicures, facials, hair removal, etc.
- Business Center: Millennials need to be connected. The business center not only provides access to the desired technology but also creates an environment for group collaboration and socialization. The business centers should not be designed with the “traditional” office space in mind, but should resemble more of a lounge where business and socialization activities can co-exist.
- Kiosks: This amenity is described as machines similar to those one might use at an airport to print a boarding pass. Generation Y seeks the same convenience and independence to be able to pay their rent online or at a computerized kiosk station available to accept payment from their debit or credit card. The kiosk also becomes the community bulletin board where one may find out about a certain entertainment event or that a fellow resident is looking to sell furniture. The screen and keyboard are now replacing the paper and thumbtack.
- Expanded Bandwidth: Millennials often move straight from their dorm to a new apartment (although typically not at the high-end of the market) and are expecting the same bandwidth connectivity offered on campus to access their devices. Special consideration should be made to internet access, whether it is cable, DSL (dedicated service line), fiber optics or wireless.
- Charging/Dock Stations: Technology and a means to power electronic devices is considered a necessity by millennials. Integrated docking stations can be incorporated into residential units at a relatively low price point.
- Upgraded and Unique Finishes: Luxury finishes, such as natural surface flooring (wood, stone, polished concrete, etc.) and granite countertops and stainless steel appliances are desired amenities among millennials, and the inclusion of luxury finishes will give a respective development a competitive advantage. Furthermore, unique characteristics such as exposed brick walls, high ceilings, large windows, lofts and open heating/cooling ducts are some examples of unique unit characteristics that are considered appealing to young professionals. In addition, unique community characteristics can also increase marketability, such as rooftop gardens or patios with views of downtown, movie theaters and/or bowling lanes in the building.

There are modern, high-quality rental housing choices offered in the Lee's Summit market. The inability to attract younger households early in their residential search can be detrimental to long-term population and household demographic growth, as younger households may be more apt to progress through the housing continuum in other neighborhoods. Research and trends indicate that younger households today are postponing homeownership, as it is not currently perceived as attractive a living alternative as renting. Factors contributing to this include, but are not limited to, the following:

- Easier mobility to explore employment opportunities in other cities
- Less commitment
- Discouraged to purchase as a result of recent housing and economic recession
- Rental alternatives typically have more convenient access to community services (retail, restaurants, entertainment, etc.)
- Renting offers a more leisurely and maintenance-free lifestyle
- Lack of sufficient assets to produce a down payment
- Rental alternatives offer extensive property amenities typically not associated with single-family homes (swimming pools, exercise facilities and business centers)
- Student/personal debt

Historically, there has been a perception that multifamily housing reduces the value of owner-occupied housing units that may be within vicinity of rental housing development. Trending, however, shows the opposite effect, with new construction developments that have incorporated appropriate site planning into the development design and overall integration with the greater community. Quality, new construction developments add housing choices to a market, thereby increasing overall demand and desirability of the community. This type of synergy is especially advantageous to markets in attracting younger households to not only choose residency within a respective community, but to remain in the community should living alternatives in the housing continuum spectrum be available. Thus, to attract future homeowners to a neighborhood and continue neighborhood revitalization, modern rental housing development is considered the initial development strategy that helps to create revitalization and build redevelopment synergy. In addition, rental housing development attracts and draws larger numbers of households to an area than the development of a less-dense, single-family neighborhood, thereby increasing the need for additional retail and commercial options.

Of the properties surveyed within the Lee's Summit market and surrounding market areas, we selected 15 market-rate properties within the region that we consider representative of modern rental developments in terms of amenities, unit and building type, rents and overall quality. Six of the selected properties are located within the Lee's Summit market area, and the remaining nine are located in the surrounding market areas of Lenexa, Olathe and Overland Park. Note that we have limited the number of selected properties to 15, however, additional high-quality, modern properties exist in the region.

The 15 comparable properties are summarized as follows:

Map ID	Project Name	Location	Year Opened	Quality Rating	Total Units	Occupancy Rate	Lease-Up Rate
13	Summit Square	Lee’s Summit, MO	2017	A	308	100.0%	~14 UPM
17	The Donovan	Lee’s Summit, MO	2020	A	327	97.6%	~25 UPM
24	Summit at West Pryor	Lee’s Summit, MO	2021	A	237	57.8%	~15-16 UPM
27	Summit Crossing	Kansas City, MO	2016	A	324	(90.7*)	N/A
29	The Residences at New Longview	Lee’s Summit, MO	2015	A	309	96.4%	N/A
31	Meridian at View High	Lee’s Summit, MO	2019	A	312	96.8%	N/A
33	Residences at Echelon Apts.	Lee’s Summit, MO	2019	A	243	99.2%	N/A
48	Vale Overland Park	Overland Park, KS	2021	A	251	96.4%	~30 UPM
49	The Villas at Waterside	Lenexa, KS	2021	A	298	90.3%	~20 UPM
56	The Residences at Bluhawk	Overland Park, KS	2020	A	370	94.9%	N/A
140	The Apex at CityPlace	Overland Park, KS	2018	A	282	97.9%	~25 UPM
143	Element 25	Overland Park, KS	2019	A	289	98.3%	N/A
206	The Kessler Residences	Prairie Village, KS	2018	A	282	97.9%	N/A
211	Satori Olathe	Olathe, KS	2020	A	240	99.6%	~30 UPM
212	The District Flats	Lenexa, KS	2016	A	324	97.8%	N/A

UPM – Units per month

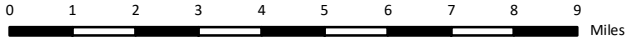
*Summit at West Pryor was 57.8% occupied when VSI conducted our in-person survey; however, current reports show the project is now

The stabilized comparable properties have a combined occupancy rate of 97.0%. It should be noted that Summit at West Pryor was 57.8% occupied when VSI completed our in-person evaluation, an update of the performance indicated that the project is currently 90.7% leased and has experienced an absorption of approximately 15 to 16 units per month, since beginning to lease units in June 2021.

The reported known lease-up rates among the other selected market-rate properties range from 14 to 30 units per month with most of the projects experiencing a 20 to 30 units per month absorption. Overall, despite the abundance of new multifamily rental product developed over the past few years, absorption and lease-up has been quick, further indicating the strong and continued pent-up market demand for additional rental housing.

The map on the following page illustrates the location of the 15 selected modern comparable properties. Following the map are one-page profiles of the most modern, comparable projects.

Lee's Summit, MO Comparable Market-rate Property Locations



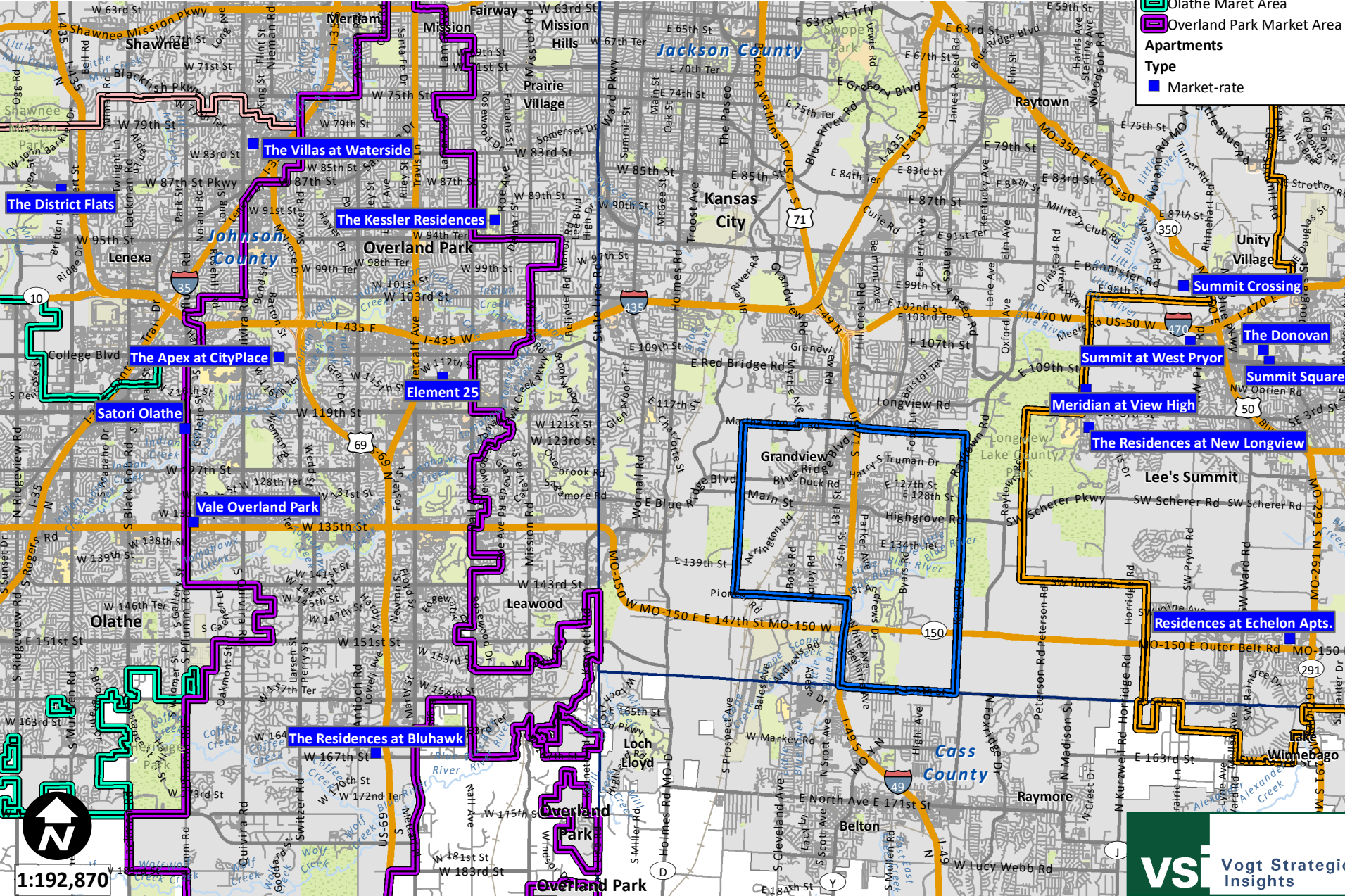
Legend

Market Areas

- Grandview Market Area
- Lee's Summit Market Area
- Lenexa Market Area
- Olathe Market Area
- Overland Park Market Area

Apartments Type

- Market-rate



1:192,870



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 308
Occupancy 100.0%
Waiting List None
Year Open 2017
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Fitness Center, Elevator, Computer/Business Center, BBQ Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Package Service, Fire Pit

Concessions:

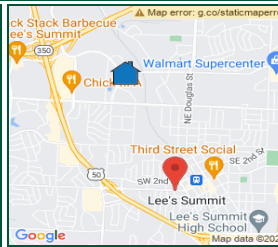
No Rent Specials

Remarks:

LRO rents

Summit Square

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	154	0	725 - 1,017	\$1,159 - \$1,444	\$1.42 - \$1.60	\$1,346 - \$1,631
2	2	G	154	0	1,208 - 1,572	\$1,469 - \$1,879	\$1.20 - \$1.22	\$1,696 - \$2,106



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 327
Occupancy 97.6%
Waiting List None
Year Open 2020
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Crown Molding

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Elevator, Surveillance Cameras, Computer/Business Center, Car Wash Area, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Movie Theater, Package Service

Concessions:

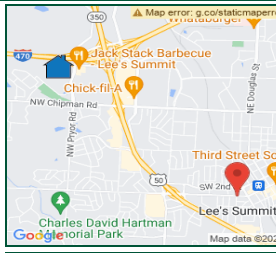
No Rent Specials

Remarks:

Opened 10/2020; Reached stabilized occupancy 10/2021

The Donovan

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	127	2	665 - 1,014	\$1,109 - \$1,529	\$1.51 - \$1.67	\$1,296 - \$1,716
2	2	G	200	6	1,128 - 1,453	\$1,659 - \$2,469	\$1.47 - \$1.70	\$1,886 - \$2,696



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 237
Occupancy 57.8%
Waiting List None
Year Open 2021
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Hot Tub/Sauna, Elevator, Surveillance Cameras, Controlled Access, Computer/Business Center, BBQ Area, Picnic Area, Activities/Events, Retail/Restaurant, Wi-Fi, Package Service, Courtyard

Concessions:

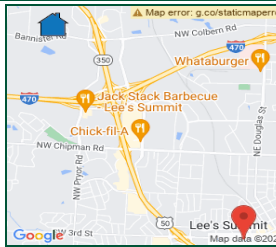
No Rent Specials

Remarks:

Preleasing began 5/2021; Opened 6/2021; Still in lease-up

Summit at West Pryor

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	84	38	657 - 922	\$1,250 - \$1,690	\$1.83 - \$1.90	\$1,437 - \$1,877
2	2	G	153	62	1,045 - 1,313	\$1,890 - \$2,300	\$1.75 - \$1.81	\$2,117 - \$2,527



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 324
Occupancy 97.8%
Waiting List None
Year Open 2016
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Vinyl Flooring, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Fireplace, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Kitchen, Fitness Center, Playground, Storage, Water Feature(s), Controlled Access, Computer/Business Center, Picnic Area, BBQ Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Movie Theater, Package Service

Concessions:

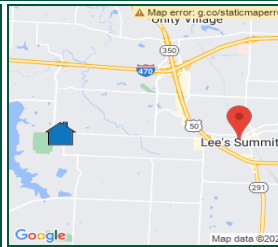
No Rent Specials

Remarks:

Unit mix estimated; 2- & 3-br units have pantry; Select townhomes have gas utilities, fireplace & attached garage

Summit Crossing

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	48	1	659 - 751	\$1,118 - \$1,542	\$1.70 - \$2.05	\$1,305 - \$1,729
2	1 to 2	G	64	1	926 - 1,016	\$1,373 - \$1,762	\$1.48 - \$1.73	\$1,600 - \$1,989
2	2 to 2.5	T	90	3	1,486	\$1,492 - \$1,751	\$1.00 - \$1.18	\$1,738 - \$1,997
3	2	G	32	0	1,316	\$1,576	\$1.20	\$1,840
3	2 to 2.5	T	90	2	1,486 - 1,610	\$1,723 - \$2,193	\$1.16 - \$1.36	\$2,012 - \$2,482



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 309
Occupancy 96.4%
Waiting List None
Year Open 2015
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Kitchen, Activity Room, Lounge, Fitness Center, Water Feature(s), Elevator, Controlled Access, Computer/Business Center, BBQ Area, Dog Park/Pet Care Areas, Picnic Area, Activities/Events, Tanning, Wi-Fi, Package Service

Concessions:

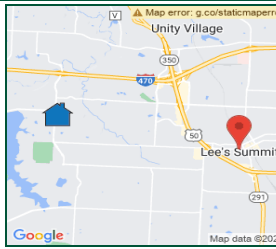
No Rent Specials

Remarks:

Does not accept HCV; YieldStar rents

The Residences at New Longview

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	144	7	785 - 850	\$1,412 - \$1,442	\$1.70 - \$1.80	\$1,585 - \$1,615
2	2	G	144	4	900 - 1,300	\$1,813 - \$1,860	\$1.43 - \$2.01	\$2,026 - \$2,073
3	2	G	21	0	1,400	\$2,128	\$1.52	\$2,378



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 312
Occupancy 96.8%
Waiting List None
Year Open 2019
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Hot Tub/Sauna, Elevator, Controlled Access, Computer/Business Center, Car Wash Area, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Movie Theater, Package Service, Massage Room, Conference Room

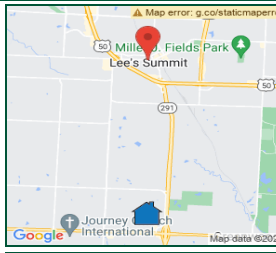
Concessions:

No Rent Specials

Remarks:

Meridian at View High

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	126	4	740 - 880	\$1,314 - \$1,429	\$1.62 - \$1.78	\$1,501 - \$1,616
2	2	G	162	6	1,043 - 1,062	\$1,618 - \$1,686	\$1.55 - \$1.59	\$1,845 - \$1,913
3	2	G	24	0	1,317 - 1,334	\$2,074	\$1.55 - \$1.57	\$2,338



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 243
Occupancy 99.2%
Waiting List None
Year Open 2019
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, 9-ft. Ceilings

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Hot Tub/Sauna, Playground, Bocce Ball, Water Feature(s), Surveillance Cameras, Controlled Access, Computer/Business Center, Car Wash Area, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Walking/Bike Trail, Activities/Events, Wi-Fi, Movie Theater, Fire Pit, Conference Room, Package Service, Car Charging Station

Concessions:

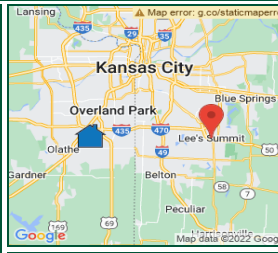
No Rent Specials

Remarks:

LRO rents

Residences at Echelon Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	93	0	727 - 899	\$1,141 - \$1,340	\$1.49 - \$1.57	\$1,328 - \$1,527
2	2	G	120	2	1,109 - 1,172	\$1,429 - \$1,622	\$1.29 - \$1.38	\$1,656 - \$1,849
3	2	G	30	0	1,214 - 1,262	\$1,657 - \$1,780	\$1.36 - \$1.41	\$1,921 - \$2,044



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 251
Occupancy 96.4%
Waiting List None
Year Open 2021
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Elevator, Surveillance Cameras, Security Gate, Computer/Business Center, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Movie Theater, Package Service, Conference Room, Courtyard

Concessions:

No Rent Specials

Remarks:

Opened 2/2021; Reached stabilized occupancy 10/2021

Vale Overland Park

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	141	7	684 - 1,005	\$1,273 - \$1,583	\$1.58 - \$1.86	\$1,460 - \$1,770
2	2	G	86	2	1,149 - 1,459	\$1,559 - \$2,019	\$1.36 - \$1.38	\$1,786 - \$2,246
3	2	G	24	0	1,535 - 1,585	\$2,035 - \$2,921	\$1.33 - \$1.84	\$2,299 - \$3,185



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 298
Occupancy 90.3%
Waiting List None
Year Open 2021
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, 9-ft. Ceilings

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Hot Tub/Sauna, Putting Green, Elevator, Computer/Business Center, Car Wash Area, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Tanning, Movie Theater, Package Service, Pickleball Court, Courtyard

Concessions:

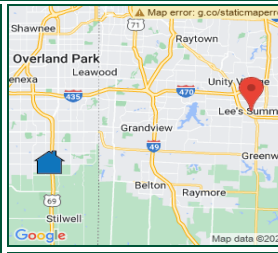
No Rent Specials

Remarks:

Preleasing began 2/2021; Opened 3/2021; Still in lease-up

The Villas at Waterside

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
0	1	G	56	2	568 - 640	\$1,098 - \$1,344	\$1.93 - \$2.10	\$1,272 - \$1,518
1	1	G	118	15	743 - 841	\$1,344 - \$1,597	\$1.81 - \$1.90	\$1,531 - \$1,784
2	2	G	124	12	1,113 - 1,602	\$1,615 - \$1,750	\$1.09 - \$1.45	\$1,842 - \$1,977



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 201
Occupancy 99.0%
Waiting List None
Year Open 2019
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Fitness Center, Playground, Computer/Business Center, Courtyard

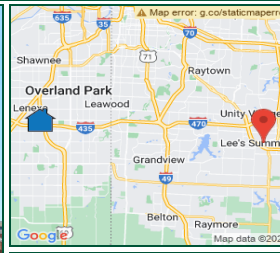
Concessions:

No Rent Specials

Remarks:

The Residences at Bluhawk

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	100	2	787 - 822	\$1,180 - \$1,275	\$1.50 - \$1.55	\$1,367 - \$1,462
2	2	G	79	0	1,163 - 1,202	\$1,350 - \$1,650	\$1.16 - \$1.37	\$1,577 - \$1,877
3	2	G	22	0	1,530 - 1,563	\$2,050 - \$2,100	\$1.34 - \$1.34	\$2,314 - \$2,364



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 370
Occupancy 94.9%
Waiting List None
Year Open 2020
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, 9-ft. Ceilings

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Hot Tub/Sauna, Water Feature(s), Elevator, Security Gate, Controlled Access, Computer/Business Center, Car Wash Area, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Package Service, Fire Pit, Courtyard, Yoga Room

Concessions:

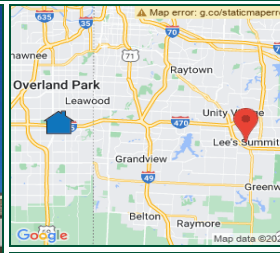
No Rent Specials

Remarks:

Opened 4/2020; Reached stabilized occupancy 5/2021

The Apex at CityPlace

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
0	1	G	24	0	482 - 640	\$1,048 - \$1,393	\$2.17 - \$2.18	\$1,222 - \$1,567
1	1	G	144	9	773 - 1,135	\$1,514 - \$1,691	\$1.49 - \$1.96	\$1,701 - \$1,878
2	2	G	152	10	1,032 - 1,843	\$1,871 - \$2,350	\$1.28 - \$1.81	\$2,098 - \$2,577
2	2	T	34	0	1,806 - 1,836	\$2,083 - \$2,258	\$1.15 - \$1.23	\$2,329 - \$2,504
3	3	T	16	0	1,707 - 2,094	\$2,595 - \$2,995	\$1.43 - \$1.52	\$2,884 - \$3,284



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 289
Occupancy 98.3%
Waiting List None
Year Open 2019
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Elevator, Surveillance Cameras, Controlled Access, Computer/Business Center, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Concierge/Doorman, Movie Theater, Package Service, Yoga Room, Fire Pit, Courtyard

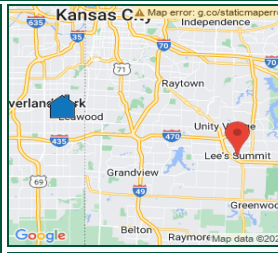
Concessions:

No Rent Specials

Remarks:

Element 25

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
0	1	G	18	0	455	\$1,070	\$2.35	\$1,244
1	1	G	145	3	565 - 951	\$1,240 - \$1,435	\$1.51 - \$2.19	\$1,427 - \$1,622
2	2	G	102	2	958 - 1,248	\$1,500 - \$1,940	\$1.55 - \$1.57	\$1,727 - \$2,167
3	2	G	24	0	1,360	\$2,150	\$1.58	\$2,414



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 282
Occupancy 97.9%
Waiting List None
Year Open 2018
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Storage, Elevator, Surveillance Cameras, Controlled Access, Security Gate, Computer/Business Center, Car Wash Area, BBQ Area, Picnic Area, Activities/Events, Wi-Fi, Package Service, Fire Pit

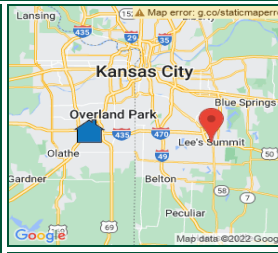
Concessions:

No Rent Specials

Remarks:

The Kessler Residences

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
0	1	G	24	0	638	\$1,459	\$2.29	\$1,633
1	1	G	148	5	720 - 995	\$1,465 - \$2,051	\$2.03 - \$2.06	\$1,652 - \$2,238
2	2 to 2.5	G	110	1	1,013 - 1,441	\$2,232 - \$3,300	\$2.20 - \$2.29	\$2,459 - \$3,527



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 240
Occupancy 99.6%
Waiting List None
Year Open 2020
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Surveillance Cameras, Security Gate, Computer/Business Center, Car Wash Area, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi, Movie Theater, Cabanas, Package Service, Pet Spa, Courtyard

Concessions:

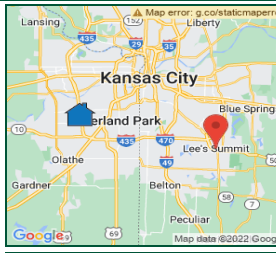
No Rent Specials

Remarks:

Opened 7/2020; Reached stabilized occupancy 1/2021

Satori Olathe

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	82	0	695 - 953	\$1,275 - \$1,637	\$1.72 - \$1.83	\$1,462 - \$1,824
2	2	G	134	1	1,021 - 1,440	\$1,574 - \$2,442	\$1.54 - \$1.70	\$1,801 - \$2,669
3	2	G	24	0	1,508 - 1,590	\$2,289 - \$2,767	\$1.52 - \$1.74	\$2,553 - \$3,031



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 175
Occupancy 98.9%
Waiting List None
Year Open 2018
Distance to Site N/A
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Granite Counters

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Game Room, Fitness Center, Storage, Elevator, Surveillance Cameras, Computer/Business Center, Car Wash Area, Dog Park/Pet Care Areas, Picnic Area, BBQ Area, Walking/Bike Trail, Activities/Events, Wi-Fi, Concierge/Doorman, Retail/Restaurant, Package Service, Bike Storage, Bike Rental

Concessions:

No Rent Specials

Remarks:

The District Flats

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
0	1	G	30	0	429 - 646	\$997 - \$1,279	\$1.98 - \$2.32	\$1,171 - \$1,453
1	1	G	54	0	760 - 1,063	\$1,339 - \$1,789	\$1.68 - \$1.76	\$1,526 - \$1,976
2	2	G	91	2	1,104 - 1,413	\$1,737 - \$2,291	\$1.57 - \$1.62	\$1,964 - \$2,518

The following table compares the adjusted (gross) rents of the 15 selected properties. We have adjusted the selected modern properties’ rents to include the cost of tenant-paid utilities to provide an “apples-to-apples” comparison of the rents in the region. Our estimates of utility costs are based upon utility allowances provided by the local housing authority. The following is a summary of gross rents among the comparable properties.

Map ID	Project Name	Gross Rent (Units)			
		Studio	One-Br.	Two-Br.	Three-Br.
13	Summit Square	-	\$1,346 - \$1,631 (154)	\$1,696 - \$2,106 (154)	-
17	The Donovan	-	\$1,296 - \$1,716 (127)	\$1,886 - \$2,696 (200)	-
24	Summit at West Pryor	-	\$1,437 - \$1,877 (84)	\$2,117 - \$2,527 (153)	-
27	Summit Crossing	-	\$1,305 - \$1,729 (48)	\$1,600 - \$1,997 (154)	\$1,840 - \$2,482 (122)
29	The Residences at New Longview	-	\$1,585 - \$1,615 (144)	\$2,026 - \$2,073 (144)	\$2,378 (21)
31	Meridian at View High	-	\$1,501 - \$1,616 (126)	\$1,845 - \$1,913 (162)	\$2,338 (24)
33	Residences at Echelon Apts.	-	\$1,328 - \$1,527 (93)	\$1,656 - \$1,849 (120)	\$1,921 - \$2,044 (30)
48	Vale Overland Park	-	\$1,460 - \$1,770 (141)	\$1,786 - \$2,246 (86)	\$2,299 - \$3,185 (24)
49	The Villas at Waterside	\$1,272 - \$1,518 (56)	\$1,531 - \$1,784 (118)	\$1,842 - \$1,977 (124)	-
56	The Residences at Bluhawk	-	\$1,367 - \$1,462 (100)	\$1,577 - \$1,877 (79)	\$2,314 - \$2,364 (22)
140	The Apex at CityPlace	\$1,222 - \$1,567 (24)	\$1,701 - \$1,878 (144)	\$2,098 - \$2,577 (186)	\$2,884 - \$3,284 (16)
143	Element 25	\$1,244 (18)	\$1,427 - \$1,622 (145)	\$1,727 - \$2,167 (102)	\$2,414 (24)
206	The Kessler Residences	\$1,633 (24)	\$1,652 - \$2,238 (148)	\$2,459 - \$3,527 (110)	-
211	Satori Olathe	-	\$1,462 - \$1,824 (82)	\$1,801 - \$2,669 (134)	\$2,553 - \$3,031 (24)
212	The District Flats	\$1,171 - \$1,453 (30)	\$1,526 - \$1,976 (54)	\$1,964 - \$2,518 (91)	-
Weighted Average		\$1,398	\$1,612	\$2,108	\$2,339

Source: VSI Field Survey

The unit mixes for these properties are presented in the following table.

Map ID	Project Name	Unit Mix (Share)			
		Studio	One-Br.	Two-Br.	Three-Br.
13	Summit Square	-	154 (50.0%)	154 (50.0%)	-
17	The Donovan	-	127 (38.8%)	200 (61.2%)	-
24	Summit at West Pryor	-	84 (35.4%)	153 (64.6%)	-
27	Summit Crossing	-	48 (14.8%)	154 (47.5%)	122 (37.7%)
29	The Residences at New Longview	-	144 (46.6%)	144 (46.6%)	21 (6.8%)
31	Meridian at View High	-	126 (40.4%)	162 (51.9%)	24 (7.7%)
33	Residences at Echelon Apts.	-	93 (38.3%)	120 (49.4%)	30 (12.3%)
48	Vale Overland Park	-	141 (56.2%)	86 (34.3%)	24 (9.6%)
49	The Villas at Waterside	56 (18.8%)	118 (39.6%)	124 (41.6%)	-
56	The Residences at Bluhawk	-	100 (49.8%)	79 (39.3%)	22 (10.9%)
140	The Apex at CityPlace	24 (6.5%)	144 (38.9%)	186 (50.3%)	16 (4.3%)
143	Element 25	18 (6.2%)	145 (50.2%)	102 (35.3%)	24 (8.3%)
206	The Kessler Residences	24 (8.5%)	148 (52.5%)	110 (39.0%)	-
211	Satori Olathe	-	82 (34.2%)	134 (55.8%)	24 (10.0%)
212	The District Flats	30 (17.1%)	54 (30.9%)	91 (52.0%)	-
Total		152 (3.6%)	1,708 (41.0%)	1,999 (48.0%)	307 (7.4%)

Source: VSI Field Survey

Considering the increasing share of one-person renter households projected by ESRI and the American Community Survey, we anticipate demand for one-bedroom units will remain strong. In fact, while renter household sizes within the Lee's Summit market are projected to increase between 2022 and 2032, we anticipate that larger households (three-person and larger) will be most likely to migrate toward single-family rental homes and eventual homeownership.

The unit sizes (square footage) and number of bathrooms included in each of the different unit types offered in the market are compared in the following tables (note: includes garden units only).

Map ID	Project Name	Square Footage			
		Studio	One-Br.	Two-Br.	Three-Br.
13	Summit Square	-	725 - 1,017	1,208 - 1,572	-
17	The Donovan	-	665 - 1,014	1,128 - 1,453	-
24	Summit at West Pryor	-	657 - 922	1,045 - 1,313	-
27	Summit Crossing	-	659 - 751	926 - 1,486	1,316 - 1,610
29	The Residences at New Longview	-	785 - 850	900 - 1,300	1,400
31	Meridian at View High	-	740 - 880	1,043 - 1,062	1,317 - 1,334
33	Residences at Echelon Apts.	-	727 - 899	1,109 - 1,172	1,214 - 1,262
48	Vale Overland Park	-	684 - 1,005	1,149 - 1,459	1,535 - 1,585
49	The Villas at Waterside	568 - 640	743 - 841	1,113 - 1,602	-
56	The Residences at Bluhawk	-	787 - 822	1,163 - 1,202	1,530 - 1,563
140	The Apex at CityPlace	482 - 640	773 - 1,135	1,032 - 1,843	1,707 - 2,094
143	Element 25	455	565 - 951	958 - 1,248	1,360
206	The Kessler Residences	638	720 - 995	1,013 - 1,441	-
211	Satori Olathe	-	695 - 953	1,021 - 1,440	1,508 - 1,590
212	The District Flats	429 - 646	760 - 1,063	1,104 - 1,413	-
Weighted Average		572	832	1,248	1,471

Source: VSI Field Survey

Map ID	Project Name	Number of Baths			
		Studio	One-Br.	Two-Br.	Three-Br.
13	Summit Square	-	1.0	2.0	-
17	The Donovan	-	1.0	2.0	-
24	Summit at West Pryor	-	1.0	2.0	-
27	Summit Crossing	-	1.0	1.0 - 2.5	2.0 - 2.5
29	The Residences at New Longview	-	1.0	2.0	2.0
31	Meridian at View High	-	1.0	2.0	2.0
33	Residences at Echelon Apts.	-	1.0	2.0	2.0
48	Vale Overland Park	-	1.0	2.0	2.0
49	The Villas at Waterside	1.0	1.0	2.0	-
56	The Residences at Bluhawk	-	1.0	2.0	2.0
140	The Apex at CityPlace	1.0	1.0	2.0	3.0
143	Element 25	1.0	1.0	2.0	2.0
206	The Kessler Residences	1.0	1.0	2.0 - 2.5	-
211	Satori Olathe	-	1.0	2.0	2.0
212	The District Flats	1.0	1.0	2.0	-

Source: VSI Field Survey

Many of the new, high-quality, market-rate comparable projects offer a variety of floor plans among each bedroom type. This strategy allows properties to respond to a broader base of qualified households, as well as empty-nesters who generally prefer more living space. A new development in Lee's Summit would certainly benefit from offering comparable unit sizes and from also offering a variety of floor plans among each bedroom type.

The gross rent (which is the collected/street rent plus the cost of tenant-paid utilities) per square foot for each selected property's unit type is compared in the following tables (note: the gross rents include concessions and discounts and are current collected rents plus the cost of tenant-paid utilities).

Studio per Square Foot					
Map ID	Project Name	Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
49	The Villas at Waterside	1.0	\$1,272 - \$1,518	568 - 640	\$2.24 - \$2.37
140	The Apex at CityPlace	1.0	\$1,222 - \$1,567	482 - 640	\$2.45 - \$2.54
143	Element 25	1.0	\$1,244	455	\$2.73
206	The Kessler Residences	1.0	\$1,633	638	\$2.56
212	The District Flats	1.0	\$1,171 - \$1,453	429 - 646	\$2.25 - \$2.73
Weighted Average			\$1,398	572	\$2.45

One-Bedroom per Square Foot					
Map ID	Project Name	Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
13	Summit Square	1.0	\$1,346 - \$1,631	725 - 1,017	\$1.60 - \$1.86
17	The Donovan	1.0	\$1,296 - \$1,716	665 - 1,014	\$1.69 - \$1.95
24	Summit at West Pryor	1.0	\$1,437 - \$1,877	657 - 922	\$2.04 - \$2.19
27	Summit Crossing	1.0	\$1,305 - \$1,729	659 - 751	\$1.98 - \$2.30
29	The Residences at New Longview	1.0	\$1,585 - \$1,615	785 - 850	\$1.90 - \$2.02
31	Meridian at View High	1.0	\$1,501 - \$1,616	740 - 880	\$1.84 - \$2.03
33	Residences at Echelon Apts.	1.0	\$1,328 - \$1,527	727 - 899	\$1.70 - \$1.83
48	Vale Overland Park	1.0	\$1,460 - \$1,770	684 - 1,005	\$1.76 - \$2.13
49	The Villas at Waterside	1.0	\$1,531 - \$1,784	743 - 841	\$2.06 - \$2.12
56	The Residences at Bluhawk	1.0	\$1,367 - \$1,462	787 - 822	\$1.74 - \$1.78
140	The Apex at CityPlace	1.0	\$1,701 - \$1,878	773 - 1,135	\$1.65 - \$2.20
143	Element 25	1.0	\$1,427 - \$1,622	565 - 951	\$1.71 - \$2.53
206	The Kessler Residences	1.0	\$1,652 - \$2,238	720 - 995	\$2.25 - \$2.29
211	Satori Olathe	1.0	\$1,462 - \$1,824	695 - 953	\$1.91 - \$2.10
212	The District Flats	1.0	\$1,526 - \$1,976	760 - 1,063	\$1.86 - \$2.01
Weighted Average			\$1,612	832	\$1.94

Map ID	Project Name	Two-Bedroom per Square Foot			
		Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
13	Summit Square	2.0	\$1,696 - \$2,106	1,208 - 1,572	\$1.34 - \$1.40
17	The Donovan	2.0	\$1,886 - \$2,696	1,128 - 1,453	\$1.67 - \$1.86
24	Summit at West Pryor	2.0	\$2,117 - \$2,527	1,045 - 1,313	\$1.92 - \$2.03
27	Summit Crossing	1.0 - 2.5	\$1,600 - \$1,997	926 - 1,486	\$1.34 - \$1.73
29	The Residences at New Longview	2.0	\$2,026 - \$2,073	900 - 1,300	\$1.59 - \$2.25
31	Meridian at View High	2.0	\$1,845 - \$1,913	1,043 - 1,062	\$1.77 - \$1.80
33	Residences at Echelon Apts.	2.0	\$1,656 - \$1,849	1,109 - 1,172	\$1.49 - \$1.58
48	Vale Overland Park	2.0	\$1,786 - \$2,246	1,149 - 1,459	\$1.54 - \$1.55
49	The Villas at Waterside	2.0	\$1,842 - \$1,977	1,113 - 1,602	\$1.23 - \$1.65
56	The Residences at Bluhawk	2.0	\$1,577 - \$1,877	1,163 - 1,202	\$1.36 - \$1.56
140	The Apex at CityPlace	2.0	\$2,098 - \$2,577	1,032 - 1,843	\$1.40 - \$2.03
143	Element 25	2.0	\$1,727 - \$2,167	958 - 1,248	\$1.74 - \$1.80
206	The Kessler Residences	2.0 - 2.5	\$2,459 - \$3,527	1,013 - 1,441	\$2.43 - \$2.45
211	Satori Olathe	2.0	\$1,801 - \$2,669	1,021 - 1,440	\$1.76 - \$1.85
212	The District Flats	2.0	\$1,964 - \$2,518	1,104 - 1,413	\$1.78 - \$1.78
Weighted Average			\$2,108	1,248	\$1.69

Map ID	Project Name	Three-Bedroom per Square Foot			
		Number of Baths	Gross Rent	Square Feet	Rent Per Square Foot
27	Summit Crossing	2.0 - 2.5	\$1,840 - \$2,482	1,316 - 1,610	\$1.40 - \$1.54
29	The Residences at New Longview	2.0	\$2,378	1,400	\$1.70
31	Meridian at View High	2.0	\$2,338	1,317 - 1,334	\$1.75 - \$1.78
33	Residences at Echelon Apts.	2.0	\$1,921 - \$2,044	1,214 - 1,262	\$1.58 - \$1.62
48	Vale Overland Park	2.0	\$2,299 - \$3,185	1,535 - 1,585	\$1.50 - \$2.01
56	The Residences at Bluhawk	2.0	\$2,314 - \$2,364	1,530 - 1,563	\$1.51 - \$1.51
140	The Apex at CityPlace	3.0	\$2,884 - \$3,284	1,707 - 2,094	\$1.57 - \$1.69
143	Element 25	2.0	\$2,414	1,360	\$1.78
211	Satori Olathe	2.0	\$2,553 - \$3,031	1,508 - 1,590	\$1.69 - \$1.91
Weighted Average			\$2,339	1,471	\$1.59

Due to the variety of bedroom sizes offered among the 15 selected market-rate apartment projects, rents per square foot range considerably among various floor plans. The weighted average gross rents per square foot among the most modern/comparable properties are \$2.45 for studio units, \$1.94 for one-bedroom units, \$1.69 for two-bedroom units and \$1.59 for three-bedroom units.

The following tables compare the amenities of the most comparable projects in the region.

Map ID	13	17	24	27	29	31
Project Name	Summit Square	The Donovan	Summit at West Pryor	Summit Crossing	The Residences at New Longview	Meridian at View High
Appliances						
Refrigerator	X	X	X	X	X	X
Icemaker	X	X	X	X	X	X
Dishwasher	X	X	X	X	X	X
Disposal	X	X	X	X	X	X
Range	X	X	X	X	X	X
Microwave	X	X	X	X	X	X
Pantry	X	X	X	S	X	X
Appliance Type	Stainless	Stainless	Stainless	Stainless	Stainless	Stainless
Unit Amenities						
AC - Central	X	X	X	X	X	X
Floor Coverings	Wood	Carpet	Carpet	Vinyl	Wood	Carpet
Window Treatments	Blinds	Blinds	Blinds	Blinds	Blinds	Blinds
Washer/Dryer	X	X	X	X	X	X
Washer/Dryer Hookups	X	X	X	X	X	X
Patio/Deck/Balcony	X	X	X	X	X	X
Ceiling Fan	X	X	X	X	X	X
Fireplace				S		
Security (Unit)		Alarm System	Alarm System			
Storage		X	X			X
Walk-in Closets	X	X	X	X	X	X
9-ft. Ceilings				X		
Crown Molding		X				X
Granite Counters	X	X		X	X	X
Kitchen Island	X				X	
Vaulted Ceilings						
Parking Options						
Attached Garage	S	O / \$150		S	O / \$120	S
Detached Garage		O / \$95		O / \$95	O / \$95	O / \$150
Surface Parking	X	X	X	X	X	X
Carport	S	O / \$35		O / \$35	O / \$35	
Parking Garage			O / \$100			

Continued:

Map ID	13	17	24	27	29	31
Project Name	Summit Square	The Donovan	Summit at West Pryor	Summit Crossing	The Residences at New Longview	Meridian at View High
Project Amenities						
Swimming Pool	X	X	X	X	X	X
On-site Management	X	X	X	X	X	X
Clubhouse	X	X	X	X	X	X
Community Space	Activity Room	Activity Room Lounge Game Room Kitchen	Activity Room Lounge Game Room Kitchen	Kitchen	Activity Room Lounge Kitchen	Activity Room Lounge Game Room Kitchen
Fitness Center	X	X	X	X	X	X
Hot Tub			X			X
Playground				X		
Computer/Business Center	X	X	X	X	X	X
Sports Court						
Storage				O		
Water Feature(s)				X	X	
Elevator	X	X	X		X	X
Project Security		Surveillance Cameras	Controlled Access Surveillance Cameras	Controlled Access	Controlled Access	Controlled Access
Car Wash/Car Care Area		X				X
Outdoor Areas	BBQ Area Dog Park/ Pet Area	BBQ Area Dog Park/ Pet Area Picnic Area	BBQ Area Picnic Area	BBQ Area Dog Park/ Pet Area Picnic Area	BBQ Area Dog Park/ Pet Area Picnic Area	BBQ Area Dog Park/ Pet Area Picnic Area
Services	Activities/ Events	Activities/ Events	Activities/ Events	Activities/ Events	Activities/ Events	Activities/ Events
Community Features	Wi-Fi		Retail/ Restaurant Wi-Fi	Wi-Fi	Tanning Wi-Fi	Wi-Fi
Movie Theater		X		X		X
Bike Rental						
Bike Storage						
Cabanas						
Car Charging Station						
Conference Room						X
Courtyard			X			
Fire Pit	X					
Massage Room						X
Package Service	X	X	X	X	X	X
Pet Spa						
Pickleball Court						
Yoga Room						

Map ID	33	48	49	56	140
Project Name	Residences at Echelon Apts.	Vale Overland Park	The Villas at Waterside	The Residences at Bluhawk	The Apex at CityPlace
Appliances					
Refrigerator	X	X	X	X	X
Icemaker	X	X	X	X	X
Dishwasher	X	X	X	X	X
Disposal	X	X	X	X	X
Range	X	X	X	X	X
Microwave	X	X	X	X	X
Pantry		X	X	X	X
Appliance Type	Stainless	Stainless	Stainless	Stainless	Stainless
Unit Amenities					
AC - Central	X	X	X	X	X
Floor Coverings	Carpet	Carpet	Carpet	Carpet	Carpet
Window Treatments	Blinds	Blinds	Blinds	Blinds	Blinds
Washer/Dryer	X	X	X	X	X
Washer/Dryer Hookups	X	X	X	X	X
Patio/Deck/Balcony	X	X	X	X	X
Ceiling Fan	X	X	X	X	X
Fireplace					
Security (Unit)			Alarm System		Alarm System
Storage	X	X	X	X	X
Walk-in Closets	X	X	X	X	X
9-ft. Ceilings	X	X	X		X
Crown Molding					
Granite Counters		X		X	X
Kitchen Island	X			X	
Vaulted Ceilings					
Parking Options					
Attached Garage			S	X	
Detached Garage	O / \$100	O / \$100			
Surface Parking	X	X	X	X	X
Carport				X	
Parking Garage					O

Continued:

Map ID	33	48	49	56	140
Project Name	Residences at Echelon Apts.	Vale Overland Park	The Villas at Waterside	The Residences at Bluhawk	The Apex at CityPlace
Project Amenities					
Swimming Pool	X	X	X	X	X
On-site Management	X	X	X	X	X
Clubhouse	X	X	X	X	X
Community Space	Activity Room Lounge Game Room Kitchen	Activity Room Lounge Game Room Kitchen	Activity Room Lounge Game Room Kitchen	Activity Room Lounge Kitchen	Activity Room Lounge Game Room Kitchen
Fitness Center	X	X	X	X	X
Hot Tub	X		X		X
Playground	X			X	
Computer/Business Center	X	X	X	X	X
Sports Court	Bocce Ball		Putting Green		
Storage					
Water Feature(s)	X				X
Elevator		X	X		X
Project Security	Controlled Access Surveillance Cameras	Security Gate Surveillance Cameras			Security Gate Controlled Access
Car Wash/Car Care Area	X		X		X
Outdoor Areas	BBQ Area Dog Park/ Pet Area Picnic Area Walking/ Bike Trail	BBQ Area Dog Park/ Pet Area Picnic Area	BBQ Area Dog Park/ Pet Area Picnic Area		BBQ Area Dog Park/ Pet Area Picnic Area
Services	Activities/ Events	Activities/ Events	Activities/ Events		Activities/ Events
Community Features	Wi-Fi	Wi-Fi	Tanning Wi-Fi		Wi-Fi
Movie Theater	X	X	X		
Bike Rental					
Bike Storage					
Cabanas					
Car Charging Station	X				
Conference Room	X	X			
Courtyard		X	X	X	X
Fire Pit	X				X
Massage Room					
Package Service	X	X	X		X
Pet Spa					
Pickleball Court			X		
Yoga Room					X

Map ID	143	206	211	212
Project Name	Element 25	The Kessler Residences	Satori Olathe	The District Flats
Appliances				
Refrigerator	X	X	X	X
Icemaker	X	X	X	X
Dishwasher	X	X	X	X
Disposal	X	X	X	X
Range	X	X	X	X
Microwave	X	X	X	X
Pantry	X	X	X	X
Appliance Type	Stainless	Stainless	Stainless	Stainless
Unit Amenities				
AC - Central	X	X	X	X
Floor Coverings	Carpet	Carpet	Carpet	Carpet
Window Treatments	Blinds	Blinds	Blinds	Blinds
Washer/Dryer	X	X	X	X
Washer/Dryer Hookups	X	X	X	X
Patio/Deck/Balcony	X	X	X	X
Ceiling Fan	X	X	X	X
Security (Unit)	Alarm System	Alarm System	Alarm System	
Storage	X	X	X	X
Walk-in Closets	X	X	X	X
9-ft. Ceilings				X
Crown Molding			X	
Granite Counters	X	X	X	X
Kitchen Island	X			
Vaulted Ceilings		X		
Parking Options				
Attached Garage			S	
Surface Parking	X	X	X	X
Parking Garage	O / \$100	O / \$50		O / \$100

Continued:

Map ID	143	206	211	212
Project Name	Element 25	The Kessler Residences	Satori Olathe	The District Flats
Project Amenities				
Swimming Pool	X	X	X	X
On-site Management	X	X	X	X
Clubhouse	X	X	X	X
Community Space	Activity Room Lounge Game Room Kitchen	Activity Room Lounge Game Room Kitchen	Activity Room Lounge Game Room Kitchen	Activity Room Lounge Game Room Kitchen
Fitness Center	X	X	X	X
Computer/Business Center	X	X	X	X
Storage		O		O
Elevator	X	X		X
Project Security	Controlled Access Surveillance Cameras	Security Gate Controlled Access Surveillance Cameras	Security Gate Surveillance Cameras	Surveillance Cameras
Car Wash/Car Care Area		X	X	X
Outdoor Areas	BBQ Area Dog Park/ Pet Area Picnic Area	BBQ Area Picnic Area	BBQ Area Dog Park/ Pet Area Picnic Area	BBQ Area Dog Park/ Pet Area Picnic Area Walking/Bike
Services	Activities/ Events	Activities/ Events	Activities/ Events	Activities/ Events
Community Features	Concierge/ Doorman Wi-Fi	Wi-Fi	Wi-Fi	Concierge/ Doorman Retail/ Restaurant Wi-Fi
Movie Theater	X		X	
Bike Rental				X
Bike Storage				X
Cabanas			X	
Courtyard	X		X	
Fire Pit	X	X		
Package Service	X	X	X	X
Pet Spa			X	
Yoga Room	X			

A complete field survey of all conventional apartments we surveyed, as well as apartment location maps, are included in Addendum A, Field Survey of Conventional Rentals.

Based on the preceding evaluation, as well as our experience analyzing suburban rental markets across the country, the following tables summarize the typical amenities and features found in the high-quality, modern, comparable rental projects, as well as the more upscale amenities and features offered. In addition, we have provided a table of features and amenities that are more unique to the market and would help the marketability of a newly developed project in Lee’s Summit.

List of Typical Amenities and Features			
Unit Amenities		Project/Community Amenities	
Range	Central Air Conditioning	On-Site Management	Community/Lounge Space
Refrigerator	In-Unit Washer/Dryer	Picnic/Barbeque Area	Business/Computer Center
Dishwasher	Security System	Property Video Surveillance	Fitness Center
Garbage Disposal	Window Blinds	Controlled Access	Swimming Pool
Microwave Oven	Ceiling Fans		
Walk-in Closets			

Upscale Amenities and Features			
Unit Amenities		Project/Community Amenities	
High Ceilings	Granite Counters	Rooftop Garden	Courtyard/Green Space
Oversized Windows	Stainless Steel Appliances	Billiards Room	Tanning Salon
Patios/Balconies	Wood Flooring	Movie Theater Room	Gas Fireplace
Loft	Upgraded Molding		

Unique Amenities and Features			
Unit Amenities		Project/Community Amenities	
Exposed Ductwork	Concrete Counters	Covered Patio	Mini Bowling Alley
USB Outlets	Skylights	Yoga/Spinning Studio	Walking Path
Bike Hooks/Storage	LED Lighting	Dog Walking/Washing Area	Rooftop Patio
Programmable Thermostats	Built-in Shelving/Storage	Community Electronic Bulletin Board and/or Social Media Page that can be Tweeted/Accessed in Real-Time	
Polished Concrete Flooring			

A new market-rate development in the Lee’s Summit market should, at a minimum, offer the typical amenities and features. The more upscale and/or unique amenities and features that are offered, the smaller the unit sizes can potentially be and still be considered acceptable and appealing. Unique features will help to set the site apart from other more upscale communities. In addition, some of the unique features are less expensive than the upscale features. However, these unique features have the potential to have a significant impact for lowering development cost. Inclusion of additional/superior amenities may also enable a project to achieve higher rents, while more limited features/amenities will result in the necessity of lower rents.

Overall, based on the preceding evaluation of selected modern, high-quality market-rate projects in Lee’s Summit and surrounding market areas, the following table summarizes the suggested market-rate unit sizes and gross rents for new rental housing developments in Lee’s Summit. Furthermore, the suggested achievable market rents assume that a new project offers a modern/appealing design, as well as competitive amenities/features and floor plans.

Suggested Market-Rate Unit Sizes and Gross Rents (2022)			
Bedrooms/Baths	Square Feet	Gross Rents	Gross Rent Per Square Foot
One-Bedroom/1.0-Bath	700 - 850	\$1,450 - \$1,650	~\$1.75 - \$2.40
Two-Bedroom/2.0-Bath	950 - 1,300	\$1,800 - \$2,250	~\$1.65 - \$2.30
Three-Bedroom/2.0-Bath	1,200 - 1,500	\$2,200 - \$2,500	~\$1.50 - \$2.00

To estimate the potential rent a new development could achieve in 2032, we have used the suggested 2022 gross rents and applied an annual growth rate. Although recent rent growth has been much higher than previously experienced (5% to 15% per year at some of the high quality, modern rental properties in the Lee’s Summit area and surrounding region), we have taken into consideration the previous/historical rent growth over a longer period of time. Overall, annual rent growth in the region has ranged between 1.5% and 2.5% over the past 10+ years. We have used the conservative figure of 2.0% for the annual rent growth in the table below.

Gross Rent Growth						
Bedrooms/Baths	2022	2024*	2026*	2028*	2030*	2032*
One-Bedroom./1.0-Bath	\$1,450 - \$1,650	\$1,510 - \$1,715	\$1,570 - \$1,785	\$1,630 - \$1,855	\$1,695 - \$1,930	\$1,765 - \$2,005
Two-Bedroom/2.0-Bath	\$1,800 - \$2,250	\$1,875 - \$2,340	\$1,950 - \$2,435	\$2,025 - \$2,530	\$2,105 - \$2,630	\$2,185 - \$2,735
Three-Bedroom/2.0-Bath	\$2,200 - \$2,500	\$2,290 - \$2,600	\$2,380 - \$2,700	\$2,475 - \$2,810	\$2,575 - \$2,925	\$2,675 - \$3,040

*Annual compounded increase of approximately 2%

By 2032, we project a modern, high-quality development should be able to achieve rents between \$1,765 and \$2,005 for one-bedroom units, \$2,185 and \$2,735 for two-bedroom units and \$2,675 and \$3,040 for three-bedroom units.

Based on the unit mixes at the existing modern properties located within Lee’s Summit and the surrounding market areas, as well as the demographic support based on renter household sizes, the appropriate unit mix to target a variety of household sizes is illustrated in the following table.

Suggested Market-Rate Unit Mix for a Lee’s Summit Development	
Bedrooms	Recommended Share of Units
One-Bedroom	45% - 60%
Two-Bedroom	30% - 45%
Three-Bedroom	5% - 10%

Note that lower rents at a new development increase the share of units that can potentially be supported due to a larger base of “step-up” support potential. “Step-up” support originates from renter households that would consider paying more in rent per month (typically 10% to 15% more) for a better quality unit. This is the typical progression of renters as they migrate through the rental market. Additionally, individuals/couples often prefer larger units if the price is affordable. If a new development offers greater value than area competition, a lower share of one-bedroom units and a higher share of two-bedroom units can be supported.

VII. Demographic Support Analysis

Rental Demographic Support Analysis

Demand Factors – Rental Housing

There are primarily two sources of support for new rental housing. The first source is new households in the market (i.e. moving to the market), and the second source is from households already residing within the market. The first source of demand is generally easily quantifiable but presents challenges to accurately forecast. This is especially true in growing markets, such as Lee's Summit, in which demographic projections indicate modest growth over the next five to 10 years. However, economic growth is occurring and job opportunities in and surrounding Lee's Summit present notable potential support for new rental housing.

Another component of household growth that is difficult to quantify are households that are attracted to the area when additional living alternatives are made available to them. This growth variable considers those households who would never have considered a move to a location based on the current supply of existing living alternatives. A new development that attracts these households would likely spur additional demographic growth beyond projections. It is also important to note that the projected household numbers do not consider the optimum future development. Given the unknown of future development possibilities within a respective geographic region, it is not surprising that this growth variable is virtually impossible to anticipate in forecasting demand for respective housing alternatives added to the market.

To project the future housing demand through 2032, we have considered the age and condition of the existing housing supply and the units that are currently under construction in the Lee's Summit markets. Note that this does not consider projects current proposed that have yet to begin construction, as some of the entitled projects may not come to fruition.

The following table illustrates the distribution of renter households forecasted in 2032 by household size and income.

Household Income Range	Lee’s Summit: Renter Households 2032					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	210	34	23	12	14	293
\$10,000 to \$19,999	443	117	76	43	47	726
\$20,000 to \$29,999	413	107	69	39	43	671
\$30,000 to \$39,999	382	141	89	51	55	718
\$40,000 to \$49,999	437	161	102	58	63	821
\$50,000 to \$59,999	325	132	84	47	52	640
\$60,000 to \$74,999	558	203	128	73	80	1,042
\$75,000 to \$99,999	526	246	156	89	97	1,113
\$100,000 to \$124,999	509	264	163	94	101	1,131
\$125,000 to \$149,999	595	359	220	127	136	1,437
\$150,000 to \$199,999	416	256	156	90	96	1,015
\$200,000 & Over	416	242	148	86	91	983
Total	5,231	2,260	1,414	809	876	10,590

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The increase in renter households between 2022 and 2032 is the result of new renter households moving to the Lee’s Summit market, new renter households being formed (i.e. first-time renters) and renter conversion from homeownership. Income growth is also projected over the 2022 to 2032 period. The demographic information from this table is used in the following demographic support calculations.

Income-Eligible Renter Households (Market-Rate Analysis)

It is important to consider the total number of income-eligible renter households that currently exist in the Lee’s Summit market, as this is where the majority of support for a new rental housing development is likely to originate. Based on the survey of existing rental housing within the Lee’s Summit market and considering the under construction projects and also the discussion of additional planned/proposed projects within the region, we have projected the demographic support for modern, quality (B quality and higher) rental housing development through 2032.

Leasing industry standards among market-rate projects typically require households to have rent to income ratios of between 27% and 33%. For the purpose of this analysis, we have used the current (2022) median gross rent for a one-bedroom unit (which are generally good to excellent quality) within the Lee’s Summit market, which is \$1,385 per month (illustrated in Addendum C) to determine the income-eligibility for a new multifamily development in 2022. Based on annual growth of 2.0%, the median rent for a good to excellent quality one-bedroom unit is projected to be approximately \$1,685 per month in 2032.

Assuming this median gross rent for a one-bedroom unit, in 2032, the annual household expenditure needed to afford this rent would be \$20,220 (= 12 months X \$1,685 per month). Applying a rent-to-income ratio in the 33% range to the minimum annual household expenditure yields a minimum annual household income requirement of approximately \$60,000.

Considering market-rate rental housing does not have maximum income limitations (as do the government-subsidized and Tax Credit rental programs), and given we are only evaluating demographic support from renter-occupied households, we have not applied a maximum income to the following support calculations.

The following table summarizes the estimated income range for residency at a market-rate rental project in 2032 within Lee’s Summit.

Project Type	Market-Rate Household Income Range	
	Minimum	Maximum
Good to Excellent Quality Rental Housing-2032	\$60,000	No limit

Based on interviews with Lee’s Summit property managers, approximately 20% to 30% of support for apartment projects originates from households currently living outside the Lee’s Summit area. We anticipate this trend to continue for future developments within Lee’s Summit, based on the forecasted minimum rent growth.

Most of these households originating from outside the Lee’s Summit market either work nearby or are attracted to a suburban neighborhood environment. We have quantified this in the following demographic support analysis considering the size- and income-appropriate renter households projected to exist in the Lee’s Summit market in 2032. Modern quality rental properties will attract households with incomes of at least \$60,000 per year.

Market-Rate (2032) Renter Demographic Support Analysis				
Income Range	Total Renter Households 2022	Total Renter Households 2032	Change 2022 to 2032	Income-Qualified Renters (\$60,000 and Higher) 2032
Up to \$10,000	520	293	-227	-
\$10,000 to \$20,000	1,165	726	-439	-
\$20,000 to \$30,000	971	671	-300	-
\$30,000 to \$40,000	832	718	-114	-
\$40,000 to \$50,000	909	821	-88	-
\$50,000 to \$60,000	788	640	-148	-
\$60,000 to \$75,000	1,108	1,042	-66	1,042
\$75,000 to \$100,000	1,254	1,113	-141	1,113
\$100,000 to \$125,000	752	1,131	+379	1,131
\$125,000 to \$150,000	684	1,437	+753	1,437
\$150,000 to \$200,000	352	1,015	+663	1,015
\$200,000 and Higher	340	983	+643	983
Total	9,676	10,590	+914	6,721
Income-, Age- and Size-Appropriate Renters				6,721
20% Additional Support Component From Homeowner Conversion to Renters and New Renter Households Currently Outside the Lee’s Summit market				+ 1,680 (= 6,721 / 80% [- 6,721])
Projected Demographic Support Base (2032)				= 8,401
Modern Units (Quality) (Existing, Under Construction and Pipeline)				- 4,127 (= 3,854 existing + 273 U/C)
Projected Housing Demand (2032)				= approximately 4,275 Housing Units

Source: Ribbon Demographics; ESRI; Urban Decision Group
U/C – Under construction

As illustrated in the preceding table, it is projected there will be a demand for 4,275 quality, modern, conventional rental housing units within Lee’s Summit. Note that the above calculation includes all current B quality and higher units within the Lee’s Summit market; however, it is likely some of these units will experience lower quality in 2032 if the units are not renovated/upgraded. This scenario presents an opportunity to support additional housing. The list of B quality and higher properties and under construction properties are located in Section VI of this report.

Applying the projected demand (4,275) to the share of units by bedroom type (found in Section VI of this housing needs assessment) results in the following distribution of additional supportable rental units in the Lee’s Summit market by 2032.

Projected Housing Demand for Market-Rate Units by Bedroom Type (2032)		
Bedrooms	Suggested Share of Units	Supportable Units
One-Bedroom	45% - 60%	1,900 – 2,500 units
Two-Bedroom	30% - 45%	1,300 – 2,500 units
Three-Bedroom	5% - 10%	200 – 400 units
Total		4,275

The existing market-rate units in the Lee’s Summit market have excellent occupancy levels, indicating ongoing market demand and that demographic support currently exists for additional units. This considers all of the currently under construction market-rate units in the market. Given the size of typical newer market-rate apartment projects in Lee’s Summit, we anticipate that a newly developed apartment project would likely offer 280 to 320 units. Naturally, there could be opportunities to develop smaller projects and even larger projects in multi-phased development plans. Assuming this project size, approximately 12 to 14 additional apartment concepts could potentially be supported in the Lee’s Summit market over the next 10 years.

Senior Renter Households (Senior Analysis Age 55 and Older)

Similar to the preceding market-rate analysis, we have also considered the market for market-rate, senior-oriented (age 55 and older) rental housing. This is a subset of the total renter demographic demand presented earlier.

Given the similar income requirements, and the fact that senior rental housing units typically appeal to only one- and two-person senior households, we have evaluated the total number of income-eligible (\$60,000 and higher) senior (age 55 and older) renter households in the Lee’s Summit market. This is illustrated in the following table.

Project Type	Market-Rate Senior Age 55+ Rental Income Range	
	Minimum	Maximum
Senior (55+) Market-Rate Housing	\$60,000	No limit

Senior (Age 55+) Market-Rate (2032) Demographic Support Analysis				
Income Range	2022 1- & 2-Person H.H. (Age 55+)	2032 1- & 2-Person H.H. (Age 55+)	Change 2022 - 2032	Targeted Senior (55+) Renters 2032 (\$60,000 and Higher)
Up to \$10,000	271	215	-56	-
\$10,000 to \$20,000	515	357	-158	-
\$20,000 to \$30,000	399	345	-54	-
\$30,000 to \$40,000	211	215	4	-
\$40,000 to \$50,000	248	269	21	-
\$50,000 to \$60,000	196	156	-40	-
\$60,000 to \$75,000	287	332	45	332
\$75,000 to \$100,000	240	182	-58	182
\$100,000 to \$125,000	126	166	40	166
\$125,000 to \$150,000	102	130	28	130
\$150,000 to \$200,000	56	95	39	95
\$200,000 and Higher	69	124	55	124
Total	2,720	2,583	-137	1,029

Source: Ribbon Demographics; ESRI; Urban Decision Group
H.H. – Households

Between 2022 and 2032, it is projected there will be a net decline of 137 senior (age 55 and older) renter households and a total of 1,029 senior renter households that would qualify for a modern, quality (B rated and higher) market-rate unit within Lee’s Summit.

Of the 4,275 housing units in the projected housing need in 2032, an appropriate share of units that target senior renters (age 55 and older) or offer features attractive to seniors such as first-floor entry or elevator access is 15% to 20% of this total. Applying this alone yields potential support for 640 to 850 senior rental units.

Market-Rate Projected Housing Units	Appropriate Share of Senior Units	Senior Projected Housing Units
4,275	15% to 20%	640 - 850

Support for this demographic will be affected by homeowners converting to renters by choice and shedding the burden of maintenance required with homeownership. Additional support from this demographic will be from seniors moving to the area to be closer to their adult children.

Note that the demand for senior units does not consider senior assisted living units that offer services such as daily meals, housekeeping and medical services. These higher level of care units are not considered comparable to conventional apartment developments.

Income-Eligible Renter Households (Moderate-Income/Workforce Analysis)

In addition to evaluating the number of income-eligible renter households that currently exist in the Lee’s Summit market that can support market-rate rental housing, it is also important to consider the number of income-eligible renters that need or desire affordable moderate-income/workforce (Low-Income Housing Tax Credit) rental housing. Note the term “workforce” is used as a generic term to describe working individuals with moderate incomes that could potentially qualify for Tax Credit rental housing. Workforce housing technically targets households earning incomes between 60% and 100% of the Area Median Income (AMI).

Under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility is based on household income not exceeding the targeted percentage of AMI, depending upon household size. Lee’s Summit is within the Kansas City, Missouri-Kansas HUD Metro Fair Market Rent (FMR) Area, which has a four-person median household income of \$97,700 for 2022.

The following table illustrates the HUD median four-person household income estimates for the past 10 years.

Year	HUD Median Four-Person Household Income	
	Income	Percent Change
2012	\$73,300	-
2013	\$71,200	-2.9%
2014	\$69,900	-1.8%
2015	\$73,300	4.9%
2016	\$72,800	-0.7%
2017	\$74,800	2.7%
2018	\$80,000	7.0%
2019	\$82,700	3.4%
2020	\$86,000	4.0%
2021	\$86,600	0.7%
2022	\$97,700	12.8%
Average Annual Change (5-year)		4.4%
Average Annual Change (10-year)		3.7%

Source: HUD

Although workforce projects generally target households with income between 60% and 100% of AMI, for the purpose of this analysis, we have assumed that households with incomes between 40% and 60% of AMI would likely be attracted to a new affordable rental project. The following table summarizes the maximum allowable income by household size for the Kansas City, Missouri-Kansas HUD FMR Area at 40%, 50%, 60% and 100% of AMI.

2022 HUD Income Limits Kansas City, MO-KS HUD FMR Area				
Household Size	40%	50%	60%	100%
One-Person	\$27,120	\$33,900	\$40,680	\$67,800
Two-Person	\$31,000	\$38,750	\$46,500	\$77,500
Three-Person	\$34,880	\$43,600	\$52,320	\$87,200
Four-Person	\$38,720	\$48,400	\$58,080	\$96,800
Five-Person	\$41,840	\$52,300	\$62,760	\$104,600
2022 Median Four-Person Household Income: \$97,700				

We anticipate that a general occupancy affordable rental project developed in the Lee’s Summit market would primarily appeal to renter households with incomes between approximately \$30,000 and \$75,000 (60% of AMI) in 2032. These minimum and maximum figures were computed by applying a 2.0% annual increase to the maximum gross rent for a one-bedroom 40% of AMI unit (\$726 per month) and to the maximum income limit for a five-person household earning up to 60% of the AMI.

Project Type	Affordable (Tax Credit) General Occupancy Rental Income Range	
	Minimum	Maximum
Tax Credit Rental Project	\$30,000	\$75,000

Typically, due in part to the pent-up market demand for affordable rental housing options, Tax Credit rental communities offering a mix of one- through three-bedroom units often appeal to households with up to five persons. The following demographic analysis evaluates the demographic support for affordable rental units in the Lee’s Summit market. Note that we have not considered an additional 30% support component from homeowners converting to rentership or from support from outside the market. However, we have deducted the 256 existing non-subsidized Tax Credit units from the support analysis.

General Occupancy Tax Credit (2032) Demographic Support Analysis		
Income Range	2032 Total Renter Households	2032 Targeted Renters (\$30,000 to \$75,000)
Up to \$10,000	293	-
\$10,000 to \$20,000	726	-
\$20,000 to \$30,000	671	-
\$30,000 to \$40,000	718	718
\$40,000 to \$50,000	821	821
\$50,000 to \$60,000	640	640
\$60,000 to \$75,000	1,042	1,042
\$75,000 to \$100,000	1,113	-
\$100,000 to \$125,000	1,131	-
\$125,000 to \$150,000	1,437	-
\$150,000 to \$200,000	1,015	-
\$200,000 and Higher	983	-
Total	10,590	3,221
Income- and Size-Appropriate Renters (2032)		3,221
Modern Tax Credit Units (Existing)		- 256
Net Support Base		2,965
15% Support Factor		x 15%
Projected Affordable Housing Demand (2032)		= approximately 450 Housing Units

Source: Ribbon Demographics; ESRI; Urban Decision Group

The projected number of income-qualified renters within Lee’s Summit that would qualify for Tax Credit housing is 2,965. This is not the need for this type of housing but rather simply the number of households who would qualify for this housing. The net support based of 2,965 income-qualified renters represents potential support for a new affordable project. Many of the projected 2,965 income-qualified renters are residing in lower quality market-rate alternatives.

Typically, 10% to 15% of income-qualified households are likely to respond to a new affordable housing alternative. Considering the significant development of high quality rental housing with rents much higher than households would be able to afford with incomes between 60% and 100% of AMI, we have applied the 15% share to realistically evaluate the demographic support potential for more affordable rental housing in the area. When applying a 15% share to the 2,965 net support base of income-qualified renters, the projected affordable housing demand is up to approximately 450 housing units. An additional 450 affordable units would provide additional quality rental alternatives to the market without generating significant vacancies in the conventional lower-quality, low-rent market-rate supply.

Based on our evaluation of the Lee’s Summit market and the supply of current rental housing and the character of the area, it was determined that clear pent-up market demand exists for additional affordable rental housing in the area.

Income-Eligible Renter Households (Affordable Senior Analysis)

Similar to the preceding affordable moderate-income Tax Credit analysis, we have also conducted an affordable, senior-oriented (age 55 and older) Tax Credit analysis. This is a subset of the moderate-income/workforce housing analysis.

This evaluation of the number of potentially supportable senior renter households was conducted due to the fact that the area appears to be a favorable location for this type of rental housing. Using similar income requirements as the general occupancy/workforce analysis and considering the fact that senior rental housing units typically appeal to only one- and two-person senior households, we have evaluated the total number of income-eligible (\$30,000 to \$60,000) senior (age 55 and older) renter households in the Lee’s Summit market. This is illustrated in the following table.

Project Type	Affordable (Tax Credit) Senior Age 55+ Rental Income Range	
	Minimum	Maximum
Senior (55+) Tax Credit Rental Project	\$30,000	\$60,000

Senior (Age 55+) Tax Credit (2032) Demographic Support Analysis			
Income Range	Total Senior (Age 55+) Renters	1- & 2-Person Renter Households	Targeted Senior (55+) Renters (\$30,000 to \$60,000)
Up to \$10,000	271	215	-
\$10,000 to \$20,000	515	357	-
\$20,000 to \$30,000	399	345	-
\$30,000 to \$40,000	211	215	215
\$40,000 to \$50,000	248	269	269
\$50,000 to \$60,000	196	156	156
\$60,000 to \$75,000	287	332	-
\$75,000 to \$100,000	240	182	-
\$100,000 to \$125,000	126	166	-
\$125,000 to \$150,000	102	130	-
\$150,000 to \$200,000	56	95	-
\$200,000 and Higher	69	124	-
Total	2,720	2,583	640

Source: Ribbon Demographics; ESRI; Urban Decision Group

Of the overall 450 housing units projected for the affordable housing demand in 2032, an appropriate share of affordable units that target senior renters (age 55 and older) or offer features attractive to seniors such as first-floor entry or elevator access is 25% to 30%.

Projected Affordable Housing Unit	Appropriate Share of Senior Units	Project Total Senior Housing Demand	Net Senior Projected Housing Units
450	25% - 30%	110 to 135	= 110 to 135 units

Based on this analysis, a demographic support surplus of 640 senior age 55 and older households exists for the Lee’s Summit market area. Demographic support and market demand exist for these affordable units tailored to the specific needs of moderate-income seniors. We anticipate demand for approximately 110 to 135 new affordable senior rental housing units in 2032.

Overall Demographic Support Conclusions and Market Conclusions

The following is a summary of the demographic support surplus calculations for the Lee’s Summit market.

Demographic Support – 2032 Conclusions	
Type of Housing	Projected Housing Demand For New Units
Rental: Market-Rate	4,275 Housing Units
Rental: Market-Rate (Age 55+)	640 - 850 Housing Units
Rental: Affordable (Tax Credit)	450 Housing Units
Rental: Affordable (Tax Credit) Senior (Age 55+)	110 to 135 Housing Units

Strong demographic support and market demand exist for additional rental housing developments. As the Lee’s Summit market continues to develop and the number of residential land uses increases, we anticipate additional community services, restaurants, shopping options, etc. will also be developed. Further, there are large plots of developable land in the northern, southern and western portions of Lee’s Summit near desirable community services and highway/interstate access.

Another factor to consider is the overall rise in the share of renter households on a national level over the next 10 years. Additional modern housing developments will be able to attract renter households from outside of the Lee’s Summit market that would not have considered residing there due to the lack of modern alternatives. This factor alone may boost projection over the 2032 trends identified.

VIII. Qualifications

The Company

Vogt Strategic Insights is a real estate research firm established to provide accurate and insightful market forecasts for a broad range client base. The principal of the firm, Robert Vogt, has more than 40 years of real estate market feasibility experience throughout the United States.

Serving real estate developers, syndicators, lenders, state housing finance agencies and the U.S. Department of Housing and Urban Development (HUD), the firm provides market feasibility studies for affordable housing, market-rate apartments, condominiums, senior housing, student housing and single-family developments.

The Staff

Robert Vogt has conducted and reviewed more than 8,000 market analyses over the past 40 years for market-rate and Low-Income Housing Tax Credit apartments as well as studies for single-family, golf course/residential, office, retail and elderly housing throughout the United States. Mr. Vogt is a founding member and the past chairman of the National Council of Housing Market Analysts (formerly known as the National Council of Affordable Housing Market Analysts), a group formed to bring standards and professional practices to market feasibility. He is a frequent speaker at many real estate and state housing conferences. Mr. Vogt has a bachelor's degree in finance, real estate and urban land economics from The Ohio State University.

Andrew W. Mazak has more than 19 years of experience in the real estate market research field. He has personally written thousands of market feasibility studies in markets throughout the United States, Canada, Puerto Rico and the U.S. Virgin Islands. These studies include the analysis of Low-Income Housing Tax Credit, market-rate and government-subsidized apartments, student housing developments, farmworker housing projects, condominium communities, single-family subdivisions and senior-living developments, as well as overall community, city, county and statewide housing needs assessments. Mr. Mazak has a bachelor's degree in Business Management and Marketing from Capital University in Columbus, Ohio.

Nathan Young has more than 16 years of experience in the real estate profession. He has conducted field research and written market studies in hundreds of rural and urban markets throughout the United States. Mr. Young's real estate experience includes analysis of apartment (subsidized, Tax Credit and market-rate), senior housing (i.e. nursing homes, assisted living, etc.), student housing, condominium, retail, office, self-storage facilities and repositioning of assets to optimize feasibility. Mr. Young has experience in working with the U.S. Department of Housing and Urban Development and has FHA LEAN program training. Mr. Young has a bachelor's degree in Engineering (Civil) from The Ohio State University and a Master of Business Administration from Ohio Dominican University.

Jim Beery has more than 30 years of experience in the real estate market feasibility profession. He has written market studies for a variety of development projects, including multifamily apartments (market-rate, affordable housing, and government-subsidized), residential condominiums, hotels, office developments, retail centers, recreational facilities, commercial developments, single-family developments and assisted living properties for older adults. Other consulting assignments include numerous community redevelopment and commercial revitalization projects. Mr. Beery has attended the HUD MAP Training for industry partners and received continuing education certification from the Lender Qualification and Monitoring Division. Mr. Beery has a bachelor's degree in Business Administration (Finance major) from The Ohio State University.

Jennifer Tristano has been involved in the production of more than 2,000 market feasibility studies during the last several years. While working as an editor, Ms. Tristano became well acquainted with the market study guidelines and requirements of state finance agencies as well as various U.S. Department of Housing and Urban Development programs. In addition, Ms. Tristano has researched market conditions for a variety of project types, including apartments (Tax Credit, subsidized and market-rate), senior residential care, student housing and condominium communities. Ms. Tristano graduated *summa cum laude* from The Ohio State University.

Jimmy Beery has analyzed real estate markets across the country over the past 13+ years. In this time, Mr. Beery has conducted a broad range of studies, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, retail and commercial space. Mr. Beery has a bachelor's degree in Human Ecology from The Ohio State University.

Tom Mowery has more than 30 years of experience in the housing industry in both the public and private sectors. Prior to joining VSI, Mr. Mowery served as a Vice President at JPMorgan Chase where he analyzed and reviewed market risk and advised on economic results and long-term viability for the national Underwriting effort within Community Development Banking (CDB). He supported \$2.5 billion within four regional portfolios of real estate properties, primarily affordable multifamily. Mr. Mowery has also worked for Arizona Department of Housing and The Danter Company. He is skilled at Market Risk Analysis, Market Study/Appraisal Review, Portfolio Monitoring, Pipeline Management, Affordable/Market-Rate Housing, Underwriting, Community Development and Market Development. Mr. Mowery holds a bachelor's degree in Business Administration and Accounting from Ohio Dominican University.

Eric Pacella has conducted real estate market research in more than 300 markets in more than 40 states since 2014. Mr. Pacella has experience evaluating a broad range of product types, including senior housing, Low-Income Housing Tax Credit apartments, market-rate apartments, subsidized housing, student housing, homeless supportive housing, single-family housing, condominium housing, mixed-use developments and commercial space. Mr. Pacella holds a Bachelor of Arts degree in Journalism from The Ohio State University.

Kyle Reiff has conducted market studies in over 40 states since joining VSI in 2012. Mr. Reiff has evaluated market conditions for a variety of project types, including Low-Income Housing Tax Credit apartments, homeless supportive housing analysis, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, citywide analysis and workforce housing analysis. Mr. Reiff has a bachelor's degree in Economics from The Ohio State University.

Lewis Burrowes has conducted real estate market research in more than 250 markets in over 40 states and Puerto Rico since 2016. Mr. Burrowes has evaluated a wide range of product types, including Low-Incomes Housing Tax Credit and market-rate apartments; government-subsidized, senior and homeless supportive housing; comparable properties for rent comparability studies; single-family homes; condominiums; mixed-use projects; and commercial space. Mr. Burrowes holds bachelor's degrees in Business, Accountancy and Finance from Wright State University.

Field Staff – Vogt Strategic Insights maintains a field staff of professionals experienced at collecting critical on-site real estate data. Each member has been fully trained to evaluate site attributes, area competitors, market trends, economic characteristics and a wide range of issues influencing the viability of real estate development.

A. Field Survey of Conventional Rentals

The following section is a field survey of conventional rental properties identified through a variety of sources, including area apartment guides, government agencies and our own field inspection. The intent of the field survey is to evaluate the overall strength of the existing rental market, identify trends impacting future development and to identify those properties considered most comparable to the subject site. The field survey has been organized by project type; properties are color coded to reflect this and designated as market-rate, Tax Credit, government-subsidized or a combination of these three property types. The field survey is assembled as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

Map Identification List

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate
1	Overland Park Estates	TAX	B+	1978 / 2006	60	0	100.0%
2	The Sovereign at Overland Park	MRR	A+	2012	253	0	100.0%
3	Villas at Carrington Square	MRR	A+	2009	278	4	98.6%
4	Stonepost Ranch	MRR	A+	2010	201	4	98.0%
5	College Way Village	GSS	B	1991	22	0	100.0%
6	Sheridan Crossing Apts.	MRR	B-	1968	82	4	95.1%
7	Poplar Court	GSS	B-	1970	67	0	100.0%
8	Waterside Residences on Quivira	MRR	A	2016	481	25	94.8%
9	Thomas Brook	MRR	B-	1971 / 2000	195	2	99.0%
10	The Reserve at 77	MRR	B-	1977 / 1992	289	10	96.5%
11	Park Edge Apts.	MRR	B+	1999	258	12	95.3%
12	Edgewater Apts. at City Center	MRR	A	2016	276	1	99.6%
13	WaterCrest at City Center	MRR	A	2014	306	4	98.7%
14	Crescent Apts.	MRR	A	1998 / 2015	334	5	98.5%
15	Point West Apts.	MRR	B+	1986	148	0	100.0%
16	The Meadows	MRT	B-	1970 / 2002	434	0	100.0%
17	The Kessler Residences	MRR	A	2018	282	6	97.9%
18	Fairway Villas at City Center	MRR	A	2020	79	0	100.0%
19	The Peak at Sonoma	MRR	A	2021	190	44	76.8%
20	Sonoma Hill	MRR	A	2018	322	17	94.7%
21	THE LoFTS at City Center	MRR	A	2020	64	0	100.0%
22	Satori Olathe	MRR	A	2020	240	1	99.6%
23	The District Flats	MRR	A	2018	175	2	98.9%
24	Avenue 80	MRR	B	2017	220	2	99.1%
25	Unity Villa	MRR	C+	1982	30	0	100.0%
26	Boulders at Overland Park	MRR	A	2017	270	5	98.1%
27	Summit Crossing	MRR	A	2016	324	7	97.8%
28	Switzer Senior Villas	MRT	A	2020	45	0	100.0%
29	Corbin Greens	MRR	A	2014	228	6	97.4%
30	Kelly Park	MRR	A	2010	331	8	97.6%
31	Sunflower Apts.	TGS	B	1979 / 2019	108	0	100.0%
32	Arrello	MRR	A	2022	0	0	U/C
33	Quarry Ridge Apts.	MRR	C+	1974 / 2002	48	0	100.0%
34	Roosevelt Apts.	MRR	C	1965	68	0	100.0%
35	North Creek Estates	TAX	A	2018	50	0	100.0%
36	Liberty Commons	MRR	B-	1960	24	0	100.0%
37	View High Lake	MRR	C+	1973	309	15	95.1%

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate
38	Manor Ridge	MRR	B-	1974	49	0	100.0%
39	Park at Westridge	MRR	C+	1978 / 2016	96	0	100.0%
40	Jessica Estates I	TAX	A	2001	36	0	100.0%
41	Jessica Estates II	MRT	A	2004	50	0	100.0%
42	Jessica Estates III	TAX	A	2007	24	0	100.0%
43	Good Shepherd Manor	GSS	B	1994	16	0	100.0%
44	Bridgeport Apts.	TAX	B-	1989	232	0	100.0%
45	Flats at Wildwood	MRR	B-	1971 / 2020	144	5	96.5%
46	Raytown Village Apts.	MRR	B-	1974	102	1	99.0%
47	Trinity Village	TAX	A	2009	34	0	100.0%
48	Vale Overland Park	MRR	A	2021	251	9	96.4%
49	The Villas at Waterside	MRR	A	2021	298	29	90.3%
50	Gatehouse	MRR	B-	1967 / 2014	165	4	97.6%
51	Opportunities Pavilion	GSS	B-	1982	81	0	100.0%
52	Ruskin Place Apts.	MRR	B-	1969 / 2021	164	0	100.0%
53	Jefferson Place East	MRR	B-	1987	101	0	100.0%
54	Arbors of Grandview	MRR	B	1974 / 2021	298	0	100.0%
55	Candlelite Apts.	MRR	C	1972 / 2020	152	15	90.1%
56	The Residences at Bluhawk	MRR	A	2019	201	2	99.0%
57	Reserve at South Pointe Apts.	MRR	C-	1972 / 2017	301	4	98.7%
58	The Greens	MRR	C	1973 / 2017	150	2	98.7%
59	Booth Manor	GSS	B	1981	80	0	100.0%
60	Briarwood Gardens	MRT	B+	1967 / 2007	360	0	100.0%
61	Clear View	MRR	C+	1977 / 2018	130	1	99.2%
62	Haven Apts.	MRR	A-	1987 / 2016	388	10	97.4%
63	Raytown Villa Apts.	MRR	B-	1962	51	0	100.0%
64	Emanuel Cleaver II Senior	MRT	A	2019	52	0	100.0%
65	Timberline Village	MRR	B+	1989	456	2	99.6%
66	Hilltop Village	MRR	B	1987	124	2	98.4%
67	Stoneybrook South	MRR	C+	1973	95	0	100.0%
68	Urban Studio 43	MRR	A	2017	43	0	100.0%
69	Prairie Estates	GSS	B	1982 / 1995	48	0	100.0%
70	The Ridge of Blue Springs	TAX	A-	2007	216	0	100.0%
71	Deer Run Apts.	MRR	C	1970 / 2020	124	12	90.3%
72	Truman Farm Villas	MRT	A	1997	200	0	100.0%
73	Oak Tree Square	MRT	B+	1968 / 2007	190	1	99.5%
74	Shadow Creek	MRR	B-	1973 / 2017	233	1	99.6%

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate
75	The Kings	MRR	B+	1973 / 2021	409	38	90.7%
76	K. David Cole Place	GSS	A-	2002	65	0	100.0%
77	Grand Summit Apts. I & II	MRR	A	2001	444	5	98.9%
78	Coventry Park	MRR	B	1976 / 2006	116	5	95.7%
79	Raytown Gardens	MRR	D+	1960	60	0	100.0%
80	Rock Ridge Ranch Apts.	MRR	B-	1968 / 2009	74	0	100.0%
81	Somerset Village Apts.	MRR	C-	1965 / 2000	145	2	98.6%
82	The Orchards	MRT	A-	2005	220	0	100.0%
83	Hampton Place	MRR	B-	1984	72	0	100.0%
84	Villas of Autumn Bend	TGS	A	1971 / 2007	150	0	100.0%
85	Walnut Estates	TGS	B	1980 / 2014	34	0	100.0%
86	Country Meadows (Senior)	MRR	B	1988	32	0	100.0%
87	Country Meadows (Family)	MRR	B	1988	56	0	100.0%
88	Cardinal Ridge Manor (Senior)	TGS	B+	2000	90	0	100.0%
89	Cardinal Ridge Villas (Family)	TMG	B	2000	70	0	100.0%
90	Cloverleaf Apts.	GSS	C+	1978	204	0	100.0%
91	Cliffside	MRR	B-	1989	96	0	100.0%
92	City Homes at Fall Creek	MRR	B	2000	160	1	99.4%
93	Cottages of Kansas City East	TAX	B	1996	108	0	100.0%
94	The Fairways at Grand Summit I & II	MRR	A	2013	300	2	99.3%
95	Eastland Court Senior Apts.	MRR	A	2019	128	0	100.0%
96	Willow Estates	GSS	B+	1997	40	0	100.0%
97	Lofts at Fox Ridge	MRR	A	2021	94	45	52.1%
98	Trinity Woods	MRR	A	2021	98	22	77.6%
99	Douglas Place	MRR	B-	1975	122	0	100.0%
100	Willow Bend Villas	TAX	A	2014	40	0	100.0%
101	Eastland Trails Apt. Homes	MRR	A-	2007	240	4	98.3%
102	Ridgeway Villas at the Legends	TAX	A	2016	56	0	100.0%
103	Cedar Brooke Apts.	MRR	B	1972 / 2018	158	2	98.7%
104	Blue Ridge Manor	MRR	C	1973 / 2008	80	0	100.0%
105	The Legends at Raymore	MRR	B	2007	34	0	100.0%
106	Blue Springs Apts.	MRR	B-	1969	69	0	100.0%
107	Greenleaf Estates	GSS	A-	1990	41	0	100.0%
108	Lexington Square Apts.	MRR	C+	1969	110	2	98.2%
109	Park Highlands Apts.	TGS	C+	1984 / 2006	184	0	100.0%
110	Daisy Walnut Apts.	MRR	B-	1972 / 2010	310	0	100.0%
111	The Life at Highland Village	MRR	B	1988	200	4	98.0%

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
112	Brentwood Park Apts.	MRR	B	1972	95	2	97.9%
113	Williamsburg Square	MRR	B	1988	144	2	98.6%
114	Prairie Walk Apts.	MRR	A	1983 / 2008	128	4	96.9%
115	Calico Farms	MRR	B	1972	21	0	100.0%
116	Georgetown South Apts.	MRR	B-	1986	104	0	100.0%
117	Woods Chapel Lodge	GSS	B-	1986	55	0	100.0%
118	The Cottages of Belton	TAX	B+	1996	72	0	100.0%
119	The Lodge Apt. Homes	MRR	B	1988 / 2014	140	3	97.9%
120	Kingsridge East	MRR	B-	1983 / 1999	80	0	100.0%
121	Autumn Place Apt. Homes	TAX	B	1974 / 1994	248	2	99.2%
122	Friendship Manor	TGS	B	1979 / 2016	59	0	100.0%
123	Azure	MRR	A	2021	42	12	71.4%
124	Manor Homes at Eagle Glen	MRR	A	2009 / 2018	269	3	98.9%
125	Briar Creek Villas	TAX	A	2016	48	0	100.0%
126	Temple Heights Manor	GSS	B-	1973	139	0	100.0%
127	Timber Lakes at Red Bridge	MRR	A	2001	322	0	100.0%
128	Greenway Villas	MRR	A	2007	51	0	100.0%
129	Lakewood Terrace Apts.	MRR	B+	2002	152	0	100.0%
130	NW 3rd Street Twnhms.	MRR	C+	1985	50	0	100.0%
131	Prairie Manor	GSS	B-	1982	16	0	100.0%
132	Hearthstone Crossing Duplexes	MRR	B+	2001	100	1	99.0%
133	Applegate East	MRR	C+	1984 / 2015	68	1	98.5%
134	The Vue	MRR	B	2018	219	1	99.5%
135	Whispering Lake	MRR	A-	1986 / 2019	384	12	96.9%
136	Toulouse Duplexes	MRR	B+	2004	46	0	100.0%
137	The Village at Adams Dairy	MRR	A-	2006	129	3	97.7%
138	Markey Meadow Twnhms.	MRR	A-	1988	108	1	99.1%
139	Stonegate Meadows Apts.	TAX	B-	1970 / 2002	366	0	100.0%
140	The Apex at CityPlace	MRR	A	2020	370	19	94.9%
141	Brookwood Village Twnhms.	MRR	B	1992	216	6	97.2%
142	Sunnyside Garden Apts.	MRR	B	1990	282	6	97.9%
143	Element 25	MRR	A	2019	289	5	98.3%
144	Belton Plaza	MRR	C	1964 / 2008	80	5	93.8%
145	Stadium View Apts.	MRR	C+	1972	112	0	100.0%
146	Apple Manor Apts.	TAX	B	1983 / 2008	24	0	100.0%
147	Granada Villas	TGS	B	1982 / 2012	42	0	100.0%
148	Emerson Park	MRT	B+	2011	36	0	100.0%

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate
149	Highleah Twnhms. I-IV	GSS	B-	1967 / 1994	330	4	98.8%
150	The Villas at Ridgeview Falls	MRR	A	2020	237	8	96.6%
151	Hawthorne Place	TGS	B+	1972 / 2004	745	0	100.0%
152	Stone Oak Apts.	MRR	B-	1970 / 2019	96	1	99.0%
153	Larkspur Pointe	MRR	B-	1972 / 2018	280	4	98.6%
◆ 154	Southview Manor	GSS	C	1979	145	0	100.0%
◆ 155	Glendale at the Mansion	TAX	A-	2000	140	0	100.0%
156	The Mansion	MRR	B+	1986	550	7	98.7%
◆ 157	Olde Oak Tree	TGS	B	1972 / 2005	125	0	100.0%
158	Gaslight Square Apts.	MRR	B-	1963	65	0	100.0%
159	Harvard Court	MRR	B-	1964 / 2004	182	9	95.1%
160	Willowind Apts.	MRR	B-	1970 / 2003	94	1	98.9%
161	Sterling Creek Apts.	TAX	A-	2000	47	0	100.0%
◆ 162	Sterling Plaza	GSS	A	2010	54	0	100.0%
163	Timbercreek Apts.	MRR	B	1966 / 2017	98	6	93.9%
164	Colonial Court	MRR	C	1940	18	0	100.0%
165	Hillside Apts.	MRR	B-	1976 / 2019	108	2	98.1%
166	Independence Square Twnhms.	GSS	B	1966 / 2005	188	0	100.0%
◆ 167	Grandview Estates Apts.	TAX	A-	2012	32	0	100.0%
168	Hocker Heights	GSS	C-	1966	134	0	100.0%
◆ 169	Samantha Heights	TGS	B-	1981 / 2010	125	0	100.0%
◆ 170	Pleasant Heights	GSS	C-	1970	240	0	100.0%
◆ 171	Palmer Place Senior Apts.	TAX	B	2014	41	0	100.0%
172	Maple Avenue Apts.	MRT	B	1910 / 2001	64	0	100.0%
◆ 173	Heritage House	GSS	B	1974	166	0	100.0%
◆ 174	Parkway House	MRR	B-	1974	18	0	100.0%
175	The Hudson Apts.	MRR	B-	1969 / 2007	250	6	97.6%
176	Sugar Creek Apts.	MRR	B	1977 / 2015	160	5	96.9%
◆ 177	Fairmount Plaza Apts.	GSS	B+	2003	57	0	100.0%
178	Winner Place Apts.	MRR	B-	1971 / 2010	60	0	100.0%
179	Cimarron Apts.	MRR	C+	1973 / 2015	193	5	97.4%
180	Brookside Apts.	MRR	B-	1962 / 2010	53	0	100.0%

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	119	20,491	555	97.3%	1063
MRT	10	1,651	1	99.9%	0
TMG	1	70	0	100.0%	0
TAX	19	1,874	2	99.9%	0
TGS	10	1,662	0	100.0%	0
GSS	21	2,188	4	99.8%	0

Total units do not include units under construction.

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
◆ Senior Restricted	■ Government-subsidized

QR - Quality Rating

Distribution of Units

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	560	2.7%	22	3.9%	\$892
1	1	8,397	40.1%	223	2.7%	\$1,070
1	1.5	73	0.3%	3	4.1%	\$1,852
2	1	3,829	18.3%	77	2.0%	\$971
2	1.5	857	4.1%	21	2.5%	\$1,096
2	1.75	14	0.1%	0	0.0%	\$1,282
2	2	5,047	24.1%	169	3.3%	\$1,622
2	2.5	195	0.9%	3	1.5%	\$1,997
3	1	23	0.1%	0	0.0%	\$897
3	1.5	187	0.9%	5	2.7%	\$1,672
3	2	1,350	6.4%	28	2.1%	\$1,840
3	2.5	331	1.6%	4	1.2%	\$1,478
3	3	36	0.2%	0	0.0%	\$1,888
4	2	35	0.2%	0	0.0%	\$3,286
4	2.5	18	0.1%	0	0.0%	\$1,428
TOTAL		20,952	100.0%	555	2.6%	

1063 Units Under Construction

Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	25	0.8%	0	0.0%	\$491
1	1	1,012	32.2%	0	0.0%	\$754
2	1	770	24.5%	1	0.1%	\$862
2	1.5	230	7.3%	2	0.9%	\$1,021
2	2	698	22.2%	0	0.0%	\$1,009
3	1	28	0.9%	0	0.0%	\$1,097
3	1.5	10	0.3%	0	0.0%	\$1,221
3	2	311	9.9%	0	0.0%	\$1,146
3	2.5	38	1.2%	0	0.0%	\$1,246
4	2.5	18	0.6%	0	0.0%	\$1,400
TOTAL		3,140	100.0%	3	0.1%	

Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	16	1.0%	0	0.0%	N.A.
1	1	677	43.1%	0	0.0%	N.A.
2	1	235	14.9%	0	0.0%	N.A.
2	1.5	278	17.7%	0	0.0%	N.A.
3	1.5	353	22.5%	0	0.0%	N.A.
4	1.5	13	0.8%	0	0.0%	N.A.
TOTAL		1,572	100.0%	0	0.0%	

Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	310	13.6%	0	0.0%	N.A.
1	1	1,056	46.5%	0	0.0%	N.A.
1	2	6	0.3%	0	0.0%	N.A.
2	1	487	21.4%	2	0.4%	N.A.
2	1.5	1	0.0%	0	0.0%	N.A.
3	1	93	4.1%	0	0.0%	N.A.
3	1.5	100	4.4%	0	0.0%	N.A.
3	2	190	8.4%	2	1.1%	N.A.
3	2.5	8	0.4%	0	0.0%	N.A.
4	1	3	0.1%	0	0.0%	N.A.
4	1.5	14	0.6%	0	0.0%	N.A.
4	2	4	0.2%	0	0.0%	N.A.
TOTAL		2,272	100.0%	4	0.2%	
Grand Total		27,936	-	562	2.0%	

Survey of Properties

1 Overland Park Estates



10009 W. 83rd Ter. Overland Park, KS 66212 Phone (913) 562-6777 Contact Carie(in person) Waitlist 12-24+ months	Total Units 60 Vacancies 0 Occupancy 100.0% Floors 2 Quality B+ Year Built 1978 Renovated 2006
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Comments
60% AMI; Waitlist: 2-br/12 months & 3-br24+ months

2 The Sovereign at Overland Park



13310 Melrose Ln. Overland Park, KS 66213 Phone (913) 717-0695 Contact Anna(in person) Waitlist None	Total Units 253 Vacancies 0 Occupancy 100.0% Floors 2 Quality A+ Year Built 2012
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Comments

3 Villas at Carrington Square



9801 W. 136th St. Overland Park, KS 66221 Phone (888) 229-8530 Contact Vanessa(in person) Waitlist None	Total Units 278 Vacancies 4 Occupancy 98.6% Floors 2 Quality A+ Year Built 2009
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Comments
Opened 12/2009; Reached stabilized occupancy 12/2010; Vacancies estimated

4 Stonepost Ranch



1280 W. 136th St. Overland Park, KS 66221 Phone (913) 402-0011 Contact Valerie(in person) Waitlist None	Total Units 201 Vacancies 4 Occupancy 98.0% Floors 2 Quality A+ Year Built 2010
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Comments

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

5 College Way Village




1429 E. College Way Olathe, KS 66062 Phone (913) 782-7047 Contact Karen(in person) Waitlist 22 households	Total Units 22 Vacancies 0 Occupancy 100.0% Floors 1 Quality B Year Built 1991
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Comments HUD Section 202; Also serves disabled

Senior Restricted (62+)

6 Sheridan Crossing Apts.



600 S. Harrison St. Olathe, KS 66061 Phone (913) 440-9247 Contact Carrie(in person) Waitlist None	Total Units 82 Vacancies 4 Occupancy 95.1% Floors 2,2.5 Quality B- Year Built 1968
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Comments Accepts HCV (5 units); 1 building has electric cooking; Unit mix estimated; Rent range based on floor level & condition of unit

7 Poplar Court



519 E. Poplar St. Olathe, KS 66061 Phone (913) 782-8141 Contact Marsha(in person) Waitlist 1-3 months	Total Units 67 Vacancies 0 Occupancy 100.0% Floors 6 Quality B- Year Built 1970
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Comments HUD Section 8; Year built estimated

Senior Restricted (62+)

8 Waterside Residences on Quivira




8201 Quivira Rd. Lenexa, KS 66215 Phone (913) 871-0039 Contact Samantha(in person) Waitlist None	Total Units 481 Vacancies 25 Occupancy 94.8% Floors 4 Quality A Year Built 2016
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Comments Unit mix estimated; Opened 6/2016; Half of all buildings have elevator

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized


9 Thomas Brook



7613 Flint St. Lenexa, KS 66214 Phone (913) 631-9375 Contact Kyle(in person) Waitlist 3-br: 3-6 months	Total Units 195 Vacancies 2 Occupancy 99.0% Floors 2.5 Quality B- Year Built 1971 Renovated 2000
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Comments

10 The Reserve at 77



12000 77th Ter. Lenexa, KS 66216 Phone (913) 631-7979 Contact Daisy(in person) Waitlist None	Total Units 289 Vacancies 10 Occupancy 96.5% Floors 2.5 Quality B- Year Built 1977 Renovated 1992
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Comments


11 Park Edge Apts.



8201 Renner Rd. Lenexa, KS 66219 Phone (913) 307-9393 Contact Tracy(in person) Waitlist None	Total Units 258 Vacancies 12 Occupancy 95.3% Floors 2,3 Quality B+ Year Built 1999
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Comments

12 Edgewater Apts. at City Center



8395 Renner Blvd. Lenexa, KS 66219 Phone (844) 304-4100 Contact Korinne(in person) Waitlist None	Total Units 276 Vacancies 1 Occupancy 99.6% Floors 4,5 Quality A Year Built 2016
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Comments
Preleasing began 4/2016; Opened 8/2016

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized


13 WaterCrest at City Center



8401 Renner Blvd. Lenexa, KS 66219	Total Units 306
Phone (913) 214-1190	Vacancies 4
Contact Anzley(in person)	Occupancy 98.7%
Waitlist None	Floors 4,5
	Quality A
	Year Built 2014

Comments
Opened 7/2014; Reached stabilized occupancy 3/2015

14 Crescent Apts.



8500 Maurer Rd. Lenexa, KS 66219	Total Units 334
Phone (913) 307-9300	Vacancies 5
Contact Alexis(in person)	Occupancy 98.5%
Waitlist None	Floors 2,3
	Quality A
	Year Built 1998
	Renovated 2015

Comments


15 Point West Apts.



8640 Schweiger Ct. Lenexa, KS 66219	Total Units 148
Phone (913) 492-5442	Vacancies 0
Contact Megan(in person)	Occupancy 100.0%
Waitlist None	Floors 2
	Quality B+
	Year Built 1986

Comments
Does not accept HCV; 3-br units have storage

16 The Meadows



7620 Halsey St. Lenexa, KS 62216	Total Units 434
Phone (913) 631-4000	Vacancies 0
Contact Jenny(in person)	Occupancy 100.0%
Waitlist 5 HH	Floors 2.5
	Quality B-
	Year Built 1970
	Renovated 2002

Comments
Market-rate (243 units); 50% & 60% AMI (191 units)

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

17 The Kessler Residences



4851 Meadowbrook Pkwy. Prairie Village, KS 66207	Total Units 282
Phone (913) 381-8000	Vacancies 6
Contact Name not given(in person)	Occupancy 97.9%
Waitlist None	Floors 4
	Quality A
	Year Built 2018

Comments

18 Fairway Villas at City Center



8891 Mill Creek Rd. Lenexa, KS 66219	Total Units 79
Phone (913) 283-9958	Vacancies 0
Contact Sonya(in person)	Occupancy 100.0%
Waitlist None	Floors 1
	Quality A
	Year Built 2020

Comments

19 The Peak at Sonoma



8900 Maurer Ct. Lenexa, KS 66219	Total Units 190
Phone (833) 206-9801	Vacancies 44
Contact Name not given(in person)	Occupancy 76.8%
Waitlist None	Floors 3
	Quality A
	Year Built 2021

Comments
148 additional units under construction; Preleasing began 3/2021; Opened 5/2021; Still in lease-up

20 Sonoma Hill



8875 Maurer Ct. Lenexa, KS 66219	Total Units 322
Phone (913) 492-9000	Vacancies 17
Contact Name not given(in person)	Occupancy 94.7%
Waitlist None	Floors 2
	Quality A
	Year Built 2018

Comments

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

21 THE LoFTS at City Center



8787 Renner Blvd. Lenexa, KS 66219	Total Units 64
Phone (816) 205-0993	Vacancies 0
Contact Name not given(in person)	Occupancy 100.0%
Waitlist None	Floors 4
	Quality A
	Year Built 2020

Comments

22 Satori Olathe



12100 S. Pflumm Rd. Olathe, KS 66062	Total Units 240
Phone (770) 999-0062	Vacancies 1
Contact Stacy(in person)	Occupancy 99.6%
Waitlist None	Floors 2
	Quality A
	Year Built 2020

Comments
Opened 7/2020; Reached stabilized occupancy 1/2021


23 The District Flats



8757 Penrose Ln. Lenexa, KS 66219	Total Units 175
Phone (888) 528-4164	Vacancies 2
Contact Name not given(in person)	Occupancy 98.9%
Waitlist None	Floors 4
	Quality A
	Year Built 2018

Comments

24 Avenue 80




8045 Metcalf Ave. Overland Park, KS 66204	Total Units 220
Phone (844) 479-1462	Vacancies 2
Contact Jillian(in person)	Occupancy 99.1%
Waitlist None	Floors 4
	Quality B
	Year Built 2017

Comments

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

25 Unity Villa



941 NW Colbern Rd. Lees Summit, MO 64086 Phone (816) 524-4113 Contact Name not given(in person) Waitlist 4-12 months	Total Units 30 Vacancies 0 Occupancy 100.0% Floors 2 Quality C+ Year Built 1982
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Comments
Unit mix estimated; Townhomes have walk-in closet; Does not accept HCV; Waitlist: studio/4 months, 1-br/4 months & 2-br/12 months

26 Boulders at Overland Park



16201 Travis St. Overland Park, KS 66212 Phone (913) 808-2654 Contact Jammy(in person) Waitlist None	Total Units 270 Vacancies 5 Occupancy 98.1% Floors 3 Quality A Year Built 2017
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Comments

27 Summit Crossing



14500 E. Bannister Rd. Kansas City, MO 64139 Phone (816) 410-0090 Contact Lindsay(in person) Waitlist None	Total Units 324 Vacancies 7 Occupancy 97.8% Floors 1,2,3 Quality A Year Built 2016
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Comments
Unit mix estimated; 2- & 3-br units have pantry; Select townhomes have gas utilities, fireplace & attached garage

28 Switzer Senior Villas



7101 Switzer Rd. Merriam, KS 66203 Phone (913) 912-1438 Contact Jorie(in person) Waitlist 12 months	Total Units 45 Vacancies 0 Occupancy 100.0% Floors 1 Quality A Year Built 2020
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Comments **Senior Restricted (55+)**
Market-rate (3 units); 30%, 50%, 60% & 801% AMI (42 units); Accepts HCV (10 units); Opened 10/2020; Reached stabilized occupancy 4/2021

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

29 Corbin Greens



14000 Russell St. Overland Park, KS 66223 Phone (913) 402-2029 Contact Julie(in person) Waitlist None Incentives Select 1- & 2-br units: 1 month free rent	Total Units 228 Vacancies 6 Occupancy 97.4% Floors 2,3 Quality A Year Built 2014
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Comments

30 Kelly Park



8131 W. 132nd Pl. Overland Park, KS 66213 Phone (913) 685-9500 Contact Lindsay(in person) Waitlist None	Total Units 331 Vacancies 8 Occupancy 97.6% Floors 3 Quality A Year Built 2010
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Comments
Opened 12/2010

31 Sunflower Apts.



10200 W. 62nd St. Merriam, KS 66204 Phone (913) 236-9525 Contact Donna(in person) Waitlist 12 months	Total Units 108 Vacancies 0 Occupancy 100.0% Floors 7 Quality B Year Built 1979 Renovated 2019 Senior Restricted (62+)
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Comments
60% AMI & HUD Section 8

32 Arrello



120 S. Chestnut St. Olathe, KS 66061 Phone (913) 297-2302 Contact Name not given(in person) Waitlist None	Total Units 0 Vacancies 0 Occupancy 0 Floors 5 Quality A Year Built 2022
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Comments
All 228 units under construction, expected completion 3/2022;
Preleasing began 12/2021

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

33 Quarry Ridge Apts.



1035 S. Brookside Ave.
Independence, MO 64053
Phone (816) 833-3535
Contact Carey(in person)
Waitlist None

Total Units 48
Vacancies 0
Occupancy 100.0%
Floors 2,2.5,3
Quality C+
Year Built 1974
Renovated 2002

Comments
Does not accept HCV; Year built estimated; Rent range based on floor level

34 Roosevelt Apts.



1011 N. Cottage St.
Independence, MO 64050
Phone (816) 252-9600
Contact Tina(in person)
Waitlist None

Total Units 68
Vacancies 0
Occupancy 100.0%
Floors 3
Quality C
Year Built 1965

Comments
2-br townhomes have fireplace & basement; 2- & 3-br units have dishwasher

35 North Creek Estates



801 W. Jones St.
Independence, MO 64050
Phone (573) 448-3000
Contact Brandon(in person)
Waitlist None

Total Units 50
Vacancies 0
Occupancy 100.0%
Floors 1
Quality A
Year Built 2018

Comments
30%, 50% & 60% AMI; Preleasing began 3/2018; Utility allowance: \$151
Senior Restricted (62+)

36 Liberty Commons



105 W. Elizabeth
Independence, MO 645050
Phone (816) 206-7255
Contact Diane(in person)
Waitlist None

Total Units 24
Vacancies 0
Occupancy 100.0%
Floors 2.5
Quality B-
Year Built 1960

Comments
70% student, not designated; Year built & square footage estimated

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

37 View High Lake



10708 E. 98th Ter. Kansas City, MO 64134	Total Units 309
Phone (866) 429-2850	Vacancies 15
Contact Name not given(in person)	Occupancy 95.1%
Waitlist None	Floors 3,4
	Quality C+
	Year Built 1973

Comments
LRO rents

38 Manor Ridge



1411 N. Liberty St. Independence, MO 64050	Total Units 49
Phone (888) 379-1036	Vacancies 0
Contact Tina(in person)	Occupancy 100.0%
Waitlist None	Floors 2
	Quality B-
	Year Built 1974

Comments
Does not accept HCV; Higher priced 1-br units have new windows & carpet

39 Park at Westridge



11809 E. 83rd St. Raytown, MO 64138	Total Units 96
Phone (844) 850-5449	Vacancies 0
Contact Paula(in person)	Occupancy 100.0%
Waitlist None	Floors 2
	Quality C+
	Year Built 1978
	Renovated 2016

Comments

40 Jessica Estates I



16700 E. 79th Dr. Raytown, MO 64138	Total Units 36
Phone (816) 356-6655	Vacancies 0
Contact Vicki(in person)	Occupancy 100.0%
Waitlist 36 months	Floors 1
	Quality A
	Year Built 2001

Comments
60% AMI; UA: 1-br/\$134 & 2-br/\$162

Senior Restricted (55+)

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

41 **Jessica Estates II**



11710 E. 79th Dr. Raytown, MO 64138	Total Units 50
Phone (816) 353-5400	Vacancies 0
Contact Stacey(in person)	Occupancy 100.0%
Waitlist 4-5 years	Floors 1
	Quality A
	Year Built 2004

Comments Senior Restricted (55+)
Market-rate (18 units); 60% AMI (32 units); UA: 1-br/\$134 & 2-br/\$162

42 **Jessica Estates III**



7882 Woodson Rd. Raytown, MO 64138	Total Units 24
Phone (816) 353-5400	Vacancies 0
Contact Sherri(in person)	Occupancy 100.0%
Waitlist None	Floors 1
	Quality A
	Year Built 2007

Comments Senior Restricted (55+)
60% AMI

43 **Good Shepherd Manor**



10725 Greenwood Rd. Kansas City, MO 64134	Total Units 16
Phone (816) 767-8090	Vacancies 0
Contact Name not given(in person)	Occupancy 100.0%
Waitlist None	Floors 1
	Quality B
	Year Built 1994

Comments
HUD Section 8; 100% disabled

44 **Bridgeport Apts.**



8426 E. 108th St. Kansas City, MO 64134	Total Units 232
Phone (816) 763-7008	Vacancies 0
Contact Kathy(in person)	Occupancy 100.0%
Waitlist 1-12 months	Floors 1,2
	Quality B-
	Year Built 1989

Comments
60% AMI; Accepts HCV; Waitlist: 1-br/1 month, smaller 2-br/2 months & larger 2-br/1 year; Scattered units have vinyl flooring

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

45 Flats at Wildwood



8260 E. Utopia Pkwy. Raytown, MO 64138	Total Units 144
Phone (816) 861-4070	Vacancies 5
Contact Kali(in person)	Occupancy 96.5%
Waitlist 3-br: 3 months	Floors 2.5
	Quality B-
	Year Built 1971
	Renovated 2020

Comments

46 Raytown Village Apts.



7705 Raytown Rd. Raytown, MO 64138	Total Units 102
Phone (816) 737-1312	Vacancies 1
Contact (in person)	Occupancy 99.0%
Waitlist None	Floors 2.5
	Quality B-
	Year Built 1974

Comments

47 Trinity Village



12000 Food Ln. Grandview, MO 64030	Total Units 34
Phone (816) 767-0378	Vacancies 0
Contact Arielle(in person)	Occupancy 100.0%
Waitlist 24 months	Floors 1
	Quality A
	Year Built 2009

Comments Senior Restricted (62+)
50% & 60% AMI

48 Vale Overland Park



13331 Hauser St. Overland Park, KS 66213	Total Units 251
Phone (770) 373-7727	Vacancies 9
Contact Emily(in person)	Occupancy 96.4%
Waitlist None	Floors 3
	Quality A
	Year Built 2021

Comments
Opened 2/2021; Reached stabilized occupancy 10/2021

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

49 The Villas at Waterside



11501 W. 81st St. Lenexa, KS 66215 Phone (816) 759-8307 Contact Name not given(in person) Waitlist None	Total Units 298 Vacancies 29 Occupancy 90.3% Floors 4,5 Quality A Year Built 2021
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Comments
Preleasing began 2/2021; Opened 3/2021; Still in lease-up

50 Gatehouse



11803 Holiday Dr. Kansas City, MO 64134 Phone (816) 763-6828 Contact Ashley(in person) Waitlist None	Total Units 165 Vacancies 4 Occupancy 97.6% Floors 2 Quality B- Year Built 1967 Renovated 2014
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Comments
Accepts HCV; Unit mix estimated

51 Opportunities Pavilion




11600 Holiday Dr. Kansas City, MO 64134 Phone (816) 763-7001 Contact Ashley(in person) Waitlist 1 month	Total Units 81 Vacancies 0 Occupancy 100.0% Floors 3 Quality B- Year Built 1982
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Comments
HUD Section 202; Also serves disabled; 2-br square footage estimated

Senior Restricted (62+)

52 Ruskin Place Apts.



11418 Blue Ridge Blvd. Kansas City, MO 64134 Phone (816) 763-1451 Contact Bethany(in person) Waitlist 5 households	Total Units 164 Vacancies 0 Occupancy 100.0% Floors 2 Quality B- Year Built 1969 Renovated 2021
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Comments
Does not accept HCV; Unit mix & renovation date estimated; 2-br/1-bath units have fireplace; Renovated units have vinyl flooring & black appliances

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

53 Jefferson Place East



11540 Holiday Dr. Kansas City, MO 64134 Phone (816) 761-4293 Contact Robin(in person) Waitlist None	Total Units 101 Vacancies 0 Occupancy 100.0% Floors 3 Quality B- Year Built 1987
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Comments
Does not accept HCV; Unit mix estimated

54 Arbors of Grandview



6731 E. 119th St. Grandview, MO 64030 Phone (816) 761-3411 Contact Alba(in person) Waitlist None	Total Units 298 Vacancies 0 Occupancy 100.0% Floors 2,3 Quality B Year Built 1974 Renovated 2021
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Comments
Accepts HCV; Rent range based on renovations

55 Candlelite Apts.



6522 E. 125th St. Grandview, MO 64030 Phone (816) 765-5322 Contact Leah(in person) Waitlist None	Total Units 152 Vacancies 15 Occupancy 90.1% Floors 2,3 Quality C Year Built 1972 Renovated 2020
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Comments
Accepts HCV; Unit mix estimated

56 The Residences at Bluhawk



16621 Lowell Ave. Overland Park, KS 66085 Phone (913) 318-4353 Contact Name not given(in person) Waitlist None	Total Units 201 Vacancies 2 Occupancy 99.0% Floors 3 Quality A Year Built 2019
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Comments

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized


57 Reserve at South Pointe Apts.



8900 Old Santa Fe Rd. Kansas City, MO 64138	Total Units 301
Phone (816) 765-4525	Vacancies 4
Contact Nina(in person)	Occupancy 98.7%
Waitlist None	Floors 2,2.5
Incentives 1-, 2- & 3-br units: 1 month free rent w/ 12-month lease	Quality C-
	Year Built 1972
	Renovated 2017

Comments
Does not accept HCV; Townhomes have refrigerator with icemaker & washer/dryer hookups

58 The Greens



9444 Newton Ave. Kansas City, MO 64138	Total Units 150
Phone (816) 767-1800	Vacancies 2
Contact Casey(in person)	Occupancy 98.7%
Waitlist None	Floors 2
	Quality C
	Year Built 1973
	Renovated 2017

Comments
Accepts HCV (3 units)

59 Booth Manor



6111 E. 129th St. Grandview, MO 64030	Total Units 80
Phone (816) 966-0303	Vacancies 0
Contact Belva(in person)	Occupancy 100.0%
Waitlist 2 months	Floors 7
	Quality B
	Year Built 1981

Comments
HUD Section 202; Square footage estimated; Utility allowance: \$35

Senior Restricted (62+)

60 Briarwood Gardens




5902 E. 126th St. Grandview, MO 64030	Total Units 360
Phone (816) 761-7731	Vacancies 0
Contact Ceasar(in person)	Occupancy 100.0%
Waitlist 5 households	Floors 2.5
	Quality B+
	Year Built 1967
	Renovated 2007

Comments
Market-rate (35 units); 60% AMI (325 units); Accepts HCV

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized


61 Clear View



8700 Buckingham Ln. Kansas City, MO 64138	Total Units 130
Phone (816) 358-9071	Vacancies 1
Contact Josette(in person)	Occupancy 99.2%
Waitlist None	Floors 2.5,3
	Quality C+
	Year Built 1977
	Renovated 2018

Comments
Accepts HCV (10 units); 2-br units have washer/dryer hookups


62 Haven Apts.



10500 Hillcrest Rd. Kansas City, MO 64134	Total Units 388
Phone (816) 761-7617	Vacancies 10
Contact Loessa(in person)	Occupancy 97.4%
Waitlist None	Floors 2,3
	Quality A-
	Year Built 1987
	Renovated 2016

Comments
2nd- & 3rd-floor units have fireplace; Unit mix estimated; FKA Madison Park

63 Raytown Villa Apts.



6541 Raytown Rd. Kansas City, MO 64133	Total Units 51
Phone (816) 358-1180	Vacancies 0
Contact Steve(in person)	Occupancy 100.0%
Waitlist None	Floors 2
Incentives Students, seniors & veterans: \$25 off	Quality B-
	Year Built 1962

Comments
Year built estimated by management

64 Emanuel Cleaver II Senior



7620 E. 79th St. Kansas City, MO 64138	Total Units 52
Phone (816) 844-7247	Vacancies 0
Contact Alysia(in person)	Occupancy 100.0%
Waitlist 4 years	Floors 1
	Quality A
	Year Built 2019


Comments
Market-rate (4 units); 60% AMI (48 units); Accepts HCV (12 units)

Senior Restricted (55+)

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

65 Timberline Village



8803 Newton Ave. Kansas City, MO 64138 Phone (816) 761-7771 Contact Regina(in person) Waitlist None	Total Units 456 Vacancies 2 Occupancy 99.6% Floors 2,3 Quality B+ Year Built 1989
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Comments
Does not accept HCV; 2-br unit mix estimated; Water, sewer & trash utilities managed by 3rd party; YieldStar rents

66 Hilltop Village



6700 E. 87th St. Kansas City, MO 64138 Phone (816) 356-6334 Contact Kathy(in person) Waitlist None	Total Units 124 Vacancies 2 Occupancy 98.4% Floors 2,3 Quality B Year Built 1987
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Comments
Does not accept HCV; Rent range based on upgrades

67 Stoneybrook South



1501-1508 Thomas Ave. Grandview, MO 64030 Phone (816) 763-3053 Contact Name not given(in person) Waitlist None	Total Units 95 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality C+ Year Built 1973
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Comments

68 Urban Studio 43



5300-5320 Longview Rd. Kansas City, MO 64137 Phone (816) 912-4717 Contact Jeremiah(in person) Waitlist None	Total Units 43 Vacancies 0 Occupancy 100.0% Floors 1 Quality A Year Built 2017
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Comments
Flat fee for water, sewer & trash included in reported rents: \$35

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

69 **Prairie Estates**



1515 Jones Ave.
Grandview, MO 64030
Phone (816) 767-1445
Contact Sherry(in person)
Waitlist 29 households

Total Units 48
Vacancies 0
Occupancy 100.0%
Floors 1
Quality B
Year Built 1982
Renovated 1995
Senior Restricted (62+)

Comments
HUD Section 202

70 **The Ridge of Blue Springs**




414 SW Moreland School Rd.
Blue Springs, MO 64014
Phone (816) 220-8500
Contact Brittany(in person)
Waitlist 12 months

Total Units 216
Vacancies 0
Occupancy 100.0%
Floors 2
Quality A-
Year Built 2007

Comments
60% AMI; Accepts HCV (20 units)

71 **Deer Run Apts.**



13615 White Ave.
Grandview, MO 64030
Phone (816) 761-3232
Contact Michelle(in person)
Waitlist None

Total Units 124
Vacancies 12
Occupancy 90.3%
Floors 2
Quality C
Year Built 1970
Renovated 2020

Comments

72 **Truman Farm Villas**



5300 Harry Truman Dr.
Grandview, MO 64030
Phone (816) 966-0500
Contact Katie(in person)
Waitlist 17 households


Total Units 200
Vacancies 0
Occupancy 100.0%
Floors 3
Quality A
Year Built 1997

Comments
Senior Restricted (55+)
Market-rate (52 units); 60% AMI (148 units); Accepts HCV; Smaller 1- & all 2-br units have fireplace & pantry; MRR waitlist: 5 households; TAX waitlist: 1-br/8 households & 2-br/4 households

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized


73 Oak Tree Square



12820 14th St. Grandview, MO 64030 Phone (816) 763-4844 Contact Justin(in person) Waitlist 20 households	Total Units 190 Vacancies 1 Occupancy 99.5% Floors 2 Quality B+ Year Built 1968 Renovated 2007
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Comments
Market-rate (20 units); 50% & 60% AMI (170 units); Unit mix estimated

74 Shadow Creek



5417 E. 96th Pl. Kansas City, MO 64138 Phone (816) 763-4700 Contact Charmen(in person) Waitlist None	Total Units 233 Vacancies 1 Occupancy 99.6% Floors 3 Quality B- Year Built 1973 Renovated 2017
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Comments
Unit mix estimated by management; 2-br units have washer/dryer

75 The Kings



11330 Colorado Ave. Kansas City, MO 64137 Phone (816) 281-0079 Contact Latasha(in person) Waitlist None	Total Units 409 Vacancies 38 Occupancy 90.7% Floors 3 Quality B+ Year Built 1973 Renovated 2021
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Comments
Unit mix estimated; Larger 1- & all 2- & 3-br units have washer/dryer; Select units have gas cooking

76 K. David Cole Place



11301 Grandview Rd. Kansas City, MO 64137 Phone (816) 966-4563 Contact Name not given(in person) Waitlist 36 months	Total Units 65 Vacancies 0 Occupancy 100.0% Floors 3 Quality A- Year Built 2002
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Comments
HUD Section 8 **Senior Restricted (62+)**

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

77 Grand Summit Apts. I & II



14709 Grand Summit Blvd. Grandview, MO 64030 Phone (816) 331-3968 Contact Rene(in person) Waitlist 2-4 months	Total Units 444 Vacancies 5 Occupancy 98.9% Floors 2 Quality A Year Built 2001
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Comments
Unit mix estimated; Rent range based on unit location & floor level; Executive suites are furnished & have landlord-paid utilities; Higher rent 2-br units have balcony


78 Coventry Park



3926 Redwood Dr. Independence, MO 64055 Phone (816) 373-6239 Contact Shannon(in person) Waitlist None	Total Units 116 Vacancies 5 Occupancy 95.7% Floors 2,3 Quality B Year Built 1976 Renovated 2006
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Comments
Does not accept HCV

79 Raytown Gardens



9947 E. 61st St. Kansas City, MO 64133 Phone (816) 737-5666 Contact Jim(in person) Waitlist None	Total Units 60 Vacancies 0 Occupancy 100.0% Floors 2 Quality D+ Year Built 1960
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Comments
Square footage estimated by management; Year built & unit mix estimated; Townhomes have washer/dryer hookups; Large 1- & all 2-br/1.5-bath units have dishwasher

80 Rock Ridge Ranch Apts.



10561 Cypress Ave. Kansas City, MO 64137 Phone (816) 886-9158 Contact Name not given(in person) Waitlist None	Total Units 74 Vacancies 0 Occupancy 100.0% Floors 1 Quality B- Year Built 1968 Renovated 2009
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Comments
Renovation date estimated

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

81 **Somerset Village Apts.**



6000 Raytown Rd. Raytown, MO 64133	Total Units 145
Phone (816) 839-7659	Vacancies 2
Contact Kyle(in person)	Occupancy 98.6%
Waitlist None	Floors 2.5
	Quality C-
	Year Built 1965
	Renovated 2000

Comments

82 **The Orchards**



16301 E. 48th Ter. Kansas City, MO 64133	Total Units 220
Phone (816) 373-2277	Vacancies 0
Contact Sheila(in person)	Occupancy 100.0%
Waitlist 12 months	Floors 2,3
	Quality A-
	Year Built 2005

Comments
Market-rate (42 units); 60% AMI (178 units); Accepts HCV (180 units); Utility allowance: 1-br/\$97 & 2-br/\$127

83 **Hampton Place**



915 SW Hampton Ct. Blue Springs, MO 64015	Total Units 72
Phone (816) 229-9100	Vacancies 0
Contact Phillis(in person)	Occupancy 100.0%
Waitlist None	Floors 2
	Quality B-
	Year Built 1984

Comments
Accepts HCV; Units updated as needed

84 **Villas of Autumn Bend**



1620 SW 9th St. Blue Springs, MO 64015	Total Units 150
Phone (816) 229-1106	Vacancies 0
Contact Charlene(in person)	Occupancy 100.0%
Waitlist 24-36 months	Floors 2
	Quality A
	Year Built 1971
	Renovated 2007

Comments
60% AMI & HUD Section 8

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

85 Walnut Estates



412 W. Walnut St. Raymore, MO 64083	Total Units 34
Phone (816) 331-2959	Vacancies 0
Contact Sherry(in person)	Occupancy 100.0%
Waitlist 12 months	Floors 1
	Quality B
	Year Built 1980
	Renovated 2014

Comments
60% AMI & HUD Section 8

Senior Restricted (62+)

86 Country Meadows (Senior)



4711 S. Shrank Dr. Independence, MO 64055	Total Units 32
Phone (816) 373-9505	Vacancies 0
Contact Vicki(in person)	Occupancy 100.0%
Waitlist 3 households	Floors 2
	Quality B
	Year Built 1988

Comments

Senior Restricted (55+)

87 Country Meadows (Family)



4711 S. Shrank Dr. Independence, MO 64055	Total Units 56
Phone (816) 373-9505	Vacancies 0
Contact Vicki(in person)	Occupancy 100.0%
Waitlist 4 households	Floors 1.5
	Quality B
	Year Built 1988

Comments

88 Cardinal Ridge Manor (Senior)



14200 E. 49th St. Kansas City, MO 64136	Total Units 90
Phone (816) 350-0038	Vacancies 0
Contact Kadijah(in person)	Occupancy 100.0%
Waitlist 300 households	Floors 3
	Quality B+
	Year Built 2000

Comments

Senior Restricted (62+)

60% AMI (21 units); Public Housing (69 units); Also serves disabled; HOPE VI project; Unit mix estimated; Shared waitlist; UA: 1-br/\$97 & 2-br/\$134

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

89 Cardinal Ridge Villas (Family)



14200 E. 49th St. Kansas City, MO 64136	Total Units 70
Phone (816) 350-0038	Vacancies 0
Contact Khadijah(in person)	Occupancy 100.0%
Waitlist 300 households	Floors 2,3
	Quality B
	Year Built 2000

Comments
MRR (31); 60% AMI (24); PH (15); HOPE VI project; Unit mix est.; Adjacent units are senior-restricted; Shared waitlist; UA: 2-br garden/\$134, 2-br townhome/\$161, 3-br garden/\$163 & 3-br townhome/\$198

91 Cliffside



17401 E. U.S. Hwy. 40 Independence, MO 64055	Total Units 96
Phone (816) 373-8510	Vacancies 0
Contact Rebecca(in person)	Occupancy 100.0%
Waitlist 2 households	Floors 3
	Quality B-
	Year Built 1989

Comments
Upper-level units have vaulted ceilings

90 Cloverleaf Apts.



14554 S. U.S. Hwy. 71 Kansas City, MO 64147	Total Units 204
Phone (816) 763-1248	Vacancies 0
Contact Mary(in person)	Occupancy 100.0%
Waitlist 1-4 months	Floors 3
	Quality C+
	Year Built 1978

Comments
HUD Section 8; Waitlist: 2-br/2-4 months & 3-br/1-1.5 months

92 City Homes at Fall Creek



901 SW Clark Rd. Blue Springs, MO 64015	Total Units 160
Phone (816) 229-7700	Vacancies 1
Contact Christine(in person)	Occupancy 99.4%
Waitlist None	Floors 2
	Quality B
	Year Built 2000

Comments
Does not accept HCV

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

93 Cottages of Kansas City East



13944 E. 49th Ter. Kansas City, MO 64122 Phone (816) 350-3422 Contact Ashlee(in person) Waitlist 88 households	Total Units 108 Vacancies 0 Occupancy 100.0% Floors 1 Quality B Year Built 1996
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Comments Senior Restricted (55+)
60% AMI; Accepts HCV (25 units); Utility allowance: 1-br/\$143, 2-br/\$171 & 3-br/\$212

94 The Fairways at Grand Summit I &



15319 Grand Summit Ext. Grandview, MO 64030 Phone (866) 310-8351 Contact Gigi(in person) Waitlist 3-6 months Incentives Free golf membership	Total Units 300 Vacancies 2 Occupancy 99.3% Floors 2 Quality A Year Built 2013
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Comments
Unit mix estimated; 690-sq.-ft. 1-br & 2-br/2-bath units have balcony; Rent range based on unit location

95 Eastland Court Senior Apts.



19301 E. Eastland Center Ct. Independence, MO 64055 Phone (660) 207-1423 Contact Lynn(in person) Waitlist 12 months	Total Units 128 Vacancies 0 Occupancy 100.0% Floors 4 Quality A Year Built 2019
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Comments Senior Restricted (55+)
Does not accept HCV

96 Willow Estates




4800 S. Hocker Rd. Kansas City, MO 64136 Phone (816) 350-3134 Contact Joline(in person) Waitlist 10 households	Total Units 40 Vacancies 0 Occupancy 100.0% Floors 3 Quality B+ Year Built 1997
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Comments Senior Restricted (62+)
HUD Sections 8 & 202; Square footage estimated

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

97 Lofts at Fox Ridge



200 N. Fox Ridge Dr. Raymore, MO 64083 Phone (816) 265-0294 Contact Kaitlyn(in person) Waitlist None	Total Units 94 Vacancies 45 Occupancy 52.1% Floors 3 Quality A Year Built 2021
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Comments
302 additional units under construction; Preleasing began 8/2021; Opened 9/2021; Still in lease-up

98 Trinity Woods



20301 E. 45th St. S Blue Springs, MO 64015 Phone (816) 527-8331 Contact April(in person) Waitlist None	Total Units 98 Vacancies 22 Occupancy 77.6% Floors 3 Quality A Year Built 2021
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Comments
142 additional units under construction, expected completion winter 2022; Opened 6/2021; Still in lease-up

99 Douglas Place



13900 Grandboro Ln. Grandview, MO 64030 Phone (816) 765-5331 Contact April(in person) Waitlist 10 households	Total Units 122 Vacancies 0 Occupancy 100.0% Floors 2 Quality B- Year Built 1975
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Comments
Accepts HCV (4 units); Unit mix estimated; Townhomes have washer/dryer hookups, dishwasher, microwave & basement; Units updated as needed; Waitlist for 4-br units only

100 Willow Bend Villas



5110 Westridge Cir. Raytown, MO 64133 Phone (816) 743-0777 Contact Kris(in person) Waitlist 5 years	Total Units 40 Vacancies 0 Occupancy 100.0% Floors 1 Quality A Year Built 2014
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Comments
60% AMI; Utility allowance: \$107

Senior Restricted (55+)

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

101 Eastland Trails Apt. Homes



4631 S. Eastland Center Dr. Independence, MO 64057 Phone (816) 795-8464 Contact Amy(in person) Waitlist None	Total Units 240 Vacancies 4 Occupancy 98.3% Floors 2 Quality A- Year Built 2007
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Comments
Does not accept HCV

102 Ridgeway Villas at the Legends



1520 Mott Dr. Raymore, MO 64083 Phone (816) 265-0335 Contact Valita(in person) Waitlist 12 months	Total Units 56 Vacancies 0 Occupancy 100.0% Floors 1,2 Quality A Year Built 2016
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Comments
50% & 60% AMI; Accepts HCV (20 units); Utility allowance: 2-br/\$208 & 3-br/\$248

103 Cedar Brooke Apts.



3100 Quail Creek Dr. Independence, MO 64055 Phone (816) 373-8500 Contact Sarah(in person) Waitlist None	Total Units 158 Vacancies 2 Occupancy 98.7% Floors 1.5,2 Quality B Year Built 1972 Renovated 2018
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Comments
2-br units have washer/dryer

104 Blue Ridge Manor



3813 Duck Rd. Grandview, MO 64030 Phone (816) 214-8354 Contact Tandy(in person) Waitlist 20 households	Total Units 80 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality C Year Built 1973 Renovated 2008
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Comments
2-br square footage estimated; Does not accept HCV; Flat fee for water included in reported rents: 1-br/\$35, 2-br/\$45 & 3-br/\$55

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

105 The Legends at Raymore



1629 Cinnabar Dr. Raymore, MO 64083 Phone (816) 331-0167 Contact Robert(in person) Waitlist None	Total Units 34 Vacancies 0 Occupancy 100.0% Floors 1,2 Quality B Year Built 2007
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Comments
2-br units have deck & basement; Square footage estimated

106 Blue Springs Apts.



702 SW 15th St. #5 Blue Springs, MO 64015 Phone (816) 229-3790 Contact Kay(in person) Waitlist 8 households	Total Units 69 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality B- Year Built 1969
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Comments
Does not accept HCV; Rent range based on upgrades & unit location

107 Greenleaf Estates



16805-B Spring Valley Rd. Belton, MO 64012 Phone (816) 331-4620 Contact Lori(in person) Waitlist 15-18 months	Total Units 41 Vacancies 0 Occupancy 100.0% Floors 1 Quality A- Year Built 1990
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Comments Senior Restricted (62+)
HUD Section 202; Square footage & year built estimated

108 Lexington Square Apts.



13004 E. U.S. Hwy. 40 Independence, MO 64055 Phone (816) 373-8514 Contact Nikki(in person) Waitlist None	Total Units 110 Vacancies 2 Occupancy 98.2% Floors 2.5 Quality C+ Year Built 1969
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Comments
2-br units have dishwasher; Units upgraded as they become available

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized


109 Park Highlands Apts.



6421 Manchester Ave. Kansas City, MO 64133 Phone (816) 356-2660 Contact Faith(in person) Waitlist 12-24 months	Total Units 184 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality C+ Year Built 1984 Renovated 2006
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Comments
60% AMI & HUD Section 8

110 Daisy Walnut Apts.



208 Blue Ridge Ext. Grandview, MO 64030 Phone (816) 767-0234 Contact Margie(in person) Waitlist 37 households	Total Units 310 Vacancies 0 Occupancy 100.0% Floors 2.5,3 Quality B- Year Built 1972 Renovated 2010
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Comments
Accepts HCV (10 units); Unit mix & square footage estimated; Flat fee for water & sewer included in reported rents: studio/\$30, 1-br/\$35 & 2-br/\$40; Garden units have central A/C

111 The Life at Highland Village



8619 E. 61st Ter. Kansas City, MO 64129 Phone (816) 353-6060 Contact Brandon(in person) Waitlist None	Total Units 200 Vacancies 4 Occupancy 98.0% Floors 3 Quality B Year Built 1988
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Comments
Does not accept HCV; 2-br rent range based on floor level; YieldStar rents; Flat fee for water included in reported rents: 1-br/\$20 & 2-br/\$25; FKA Garden Pointe

112 Brentwood Park Apts.



3621 Blue Ridge Ext. Grandview, MO 64030 Phone (816) 942-0381 Contact Ken(in person) Waitlist None	Total Units 95 Vacancies 2 Occupancy 97.9% Floors 3 Quality B Year Built 1972
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Comments

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

113 Williamsburg Square



4430 S. Liberty St. Independence, MO 64055 Phone (816) 373-7254 Contact Lauren(in person) Waitlist None	Total Units 144 Vacancies 2 Occupancy 98.6% Floors 3 Quality B Year Built 1988
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Comments
Does not accept HCV; Flat fee for water & sewer included in reported rents: 1-br/\$40 & 2-br/\$45

114 Prairie Walk Apts.



11026 College Ln. Kansas City, MO 64137 Phone (816) 761-9310 Contact Cole(in person) Waitlist None	Total Units 128 Vacancies 4 Occupancy 96.9% Floors 2,3 Quality A Year Built 1983 Renovated 2008
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Comments
Unit mix estimated


115 Calico Farms



11337 Calico Dr. Kansas City, MO 64137 Phone (816) 763-9393 Contact Name not given(in person) Waitlist None	Total Units 21 Vacancies 0 Occupancy 100.0% Floors 2 Quality B Year Built 1972
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Comments

116 Georgetown South Apts.



6820 Chapel Dr. Belton, MO 64012 Phone (816) 331-8889 Contact Debbie(in person) Waitlist None	Total Units 104 Vacancies 0 Occupancy 100.0% Floors 2 Quality B- Year Built 1986
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Comments
Accepts HCV (~20 units); Townhomes have all tenant-paid utilities; 2-, 3- & 4-br units have dishwasher

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

117 Woods Chapel Lodge



1000 Arlington Pl. Blue Springs, MO 64015 Phone (816) 229-7525 Contact Helen(in person) Waitlist 8 households	Total Units 55 Vacancies 0 Occupancy 100.0% Floors 3 Quality B- Year Built 1986
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Comments Senior Restricted (62+)
HUD Sections 8 & 202; Also serves disabled

118 The Cottages of Belton



16889 Cottage St. Belton, MO 64012 Phone (816) 322-8827 Contact Lori(in person) Waitlist 12 months	Total Units 72 Vacancies 0 Occupancy 100.0% Floors 1 Quality B+ Year Built 1996
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Comments Senior Restricted (55+)
60% AMI; Units updated as needed

119 The Lodge Apt. Homes



1141 Arlington Pl. Blue Springs, MO 64015 Phone (816) 229-2122 Contact Ashley(in person) Waitlist None	Total Units 140 Vacancies 3 Occupancy 97.9% Floors 3 Quality B Year Built 1988 Renovated 2014
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Comments
Higher rent units have fireplace & vaulted ceilings; Does not accept HCV

120 Kingsridge East



3011 NW Kingsridge Dr. Blue Springs, MO 64015 Phone (816) 229-9100 Contact Phyllis(in person) Waitlist None	Total Units 80 Vacancies 0 Occupancy 100.0% Floors 2 Quality B- Year Built 1983 Renovated 1999
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Comments
Units updated as needed

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

121 Autumn Place Apt. Homes



1300 Candle Tree Dr. Blue Springs, MO 64015 Phone (816) 229-2883 Contact Becca(in person) Waitlist None	Total Units 248 Vacancies 2 Occupancy 99.2% Floors 2,2.5 Quality B Year Built 1974 Renovated 1994
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Comments
Accepts HCV (40 units); 60 units have fireplace; UA: 1-br/\$121, 2-br/\$142 & 3-br/\$147

122 Friendship Manor



917 NW Summit Dr. Blue Springs, MO 64015 Phone (816) 228-5400 Contact Sandy(in person) Waitlist 16 households	Total Units 59 Vacancies 0 Occupancy 100.0% Floors 4 Quality B Year Built 1979 Renovated 2016
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Comments
HUD Section 8
Senior Restricted (55+)

123 Azure



19700 E. 39th Pl. S Independence, MO 64057 Phone (833) 363-3715 Contact Kristi(in person) Waitlist None	Total Units 42 Vacancies 12 Occupancy 71.4% Floors 4 Quality A Year Built 2021
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Comments
239 additional units under construction; Preleasing began 9/2021; Opened 10/2021; Still in lease-up

124 Manor Homes at Eagle Glen



339 N. Fox Ridge Dr. Raymore, MO 64083 Phone (816) 656-3124 Contact Trisha(in person) Waitlist None	Total Units 269 Vacancies 3 Occupancy 98.9% Floors 2 Quality A Year Built 2009 Renovated 2018
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Comments

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

125 Briar Creek Villas



100 Cunningham Industrial Pkwy. Belton, MO 64012	Total Units 48
Phone (816) 331-1270	Vacancies 0
Contact Cherie(in person)	Occupancy 100.0%
Waitlist 100 households	Floors 3
	Quality A
	Year Built 2016

Comments Senior Restricted (55+)
60% AMI; Accepts HCV (12 units)

126 Temple Heights Manor



5420 Blue Ridge Cutoff Raytown, MO 64133	Total Units 139
Phone (816) 358-9533	Vacancies 0
Contact Linda(in person)	Occupancy 100.0%
Waitlist 30 households	Floors 8
	Quality B-
	Year Built 1973

Comments Senior Restricted (55+)
HUD Sections 8 & 236; Unit mix estimated

127 Timber Lakes at Red Bridge



11201 Montgall Ave. Kansas City, MO 64137	Total Units 322
Phone (816) 763-0330	Vacancies 0
Contact Melanie(in person)	Occupancy 100.0%
Waitlist None	Floors 1,2
	Quality A
	Year Built 2001

Comments

128 Greenway Villas



552 Kreisel Dr. Raymore, MO 64083	Total Units 51
Phone (816) 322-6543	Vacancies 0
Contact Shar(in person)	Occupancy 100.0%
Waitlist 15 households	Floors 1
	Quality A
	Year Built 2007

Comments Senior Restricted (55+)
Flat fee for water, sewer & trash included in reported rents: \$35;
Also serves disabled

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

129 Lakewood Terrace Apts.



1735 Lakewood Ter. Belton, MO 64012 Phone (816) 331-1855 Contact Deborah(in person) Waitlist None	Total Units 152 Vacancies 0 Occupancy 100.0% Floors 2 Quality B+ Year Built 2002
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Comments

130 NW 3rd Street Twnhms.



509 NW 3rd St. Blue Springs, MO 64015 Phone (816) 289-7517 Contact Jan(in person) Waitlist None	Total Units 50 Vacancies 0 Occupancy 100.0% Floors 3 Quality C+ Year Built 1985
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Comments
Does not accept HCV

131 Prairie Manor



8716 Sni-a-Bar Rd. Kansas City, MO 64129 Phone (816) 461-0257 Contact Lonnie(in person) Waitlist 2-3 months	Total Units 16 Vacancies 0 Occupancy 100.0% Floors 1 Quality B- Year Built 1982
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Comments **Senior Restricted (62+)**
HUD Section 202; Also serves disabled

132 Hearthstone Crossing Duplexes



200 Canal St. Belton, MO 64012 Phone (816) 331-6525 Contact Tiffany(in person) Waitlist None	Total Units 100 Vacancies 1 Occupancy 99.0% Floors 1,2 Quality B+ Year Built 2001
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Comments
Higher rent 2-br units have 2-car attached garage; Lower rent units have 1-car attached garage

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

133 Applegate East



150 NW Vesper St. Blue Springs, MO 64014 Phone (816) 220-2244 Contact Judith(in person) Waitlist 10 households	Total Units 68 Vacancies 1 Occupancy 98.5% Floors 2 Quality C+ Year Built 1984 Renovated 2015
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Comments
Accepts HCV; Lower rent units (30) have tenant-paid water & sewer

134 The Vue



7201 W. 80th St. Overland Park, KS 66204 Phone (844) 281-5709 Contact Name not given(in person) Waitlist None	Total Units 219 Vacancies 1 Occupancy 99.5% Floors 4 Quality B Year Built 2018
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Comments

135 Whispering Lake



10415 E. 43rd St. Kansas City, MO 64133 Phone (816) 737-2787 Contact Amy(in person) Waitlist None	Total Units 384 Vacancies 12 Occupancy 96.9% Floors 3,4 Quality A- Year Built 1986 Renovated 2019
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Comments
Tax Credit Bond property; Accepts HCV

136 Toulouse Duplexes



1323 Toulouse St. Belton, MO 64012 Phone (816) 228-2903 Contact Stephanie(in person) Waitlist None	Total Units 46 Vacancies 0 Occupancy 100.0% Floors 1 Quality B+ Year Built 2004
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Comments

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

137 The Village at Adams Dairy



103 NE Adams Dairy Pkwy. Blue Springs, MO 64014 Phone (816) 224-3334 Contact Nickoy(in person) Waitlist 1 month	Total Units 129 Vacancies 3 Occupancy 97.7% Floors 2 Quality A- Year Built 2006
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Comments
Does not accept HCV; Renters insurance required

138 Markey Meadow Twnhms.



414 Markey Ter. Belton, MO 64012 Phone (816) 331-7575 Contact Nickoy(in person) Waitlist None	Total Units 108 Vacancies 1 Occupancy 99.1% Floors 2 Quality A- Year Built 1988
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Comments
Unit mix estimated


139 Stonegate Meadows Apts.



10500 E. 42nd St. Kansas City, MO 64133 Phone (816) 353-0117 Contact Fred(in person) Waitlist None	Total Units 366 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality B- Year Built 1970 Renovated 2002
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Comments
60% AMI; Accepts HCV (219 units); Townhomes have basement & tenant-paid gas heat & hot water & washer/dryer hookups

140 The Apex at CityPlace



10401 College Blvd. Overland Park, KS 66210 Phone (816) 892-4151 Contact Name not given(in person) Waitlist None	Total Units 370 Vacancies 19 Occupancy 94.9% Floors 4 Quality A Year Built 2020
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Comments
Opened 4/2020; Reached stabilized occupancy 5/2021

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

141 Brookwood Village Twnhms.



620 NE 5th St. Blue Springs, MO 64014 Phone (816) 228-0800 Contact Stephanie(in person) Waitlist 3-br: 1 household	Total Units 216 Vacancies 6 Occupancy 97.2% Floors 2 Quality B Year Built 1992
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Comments
Former Tax Credit property; Does not accept HCV; 16 new townhome units added in 2015; Newer townhomes have landlord-paid water; Older townhomes (built in 1992) updated as needed

142 Sunnyside Garden Apts.



806 NE Sunnyside School Rd. Blue Springs, MO 64014 Phone (816) 229-3883 Contact Darrell(in person) Waitlist None	Total Units 282 Vacancies 6 Occupancy 97.9% Floors 1,2 Quality B Year Built 1990
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Comments
2-br units have dishwasher & patio/balcony; Does not accept HCV; Townhomes have attached garage

143 Element 25



11450 Lamar Ave. Overland Park, KS 66211 Phone (913) 491-1515 Contact Jill(in person) Waitlist None	Total Units 289 Vacancies 5 Occupancy 98.3% Floors 4,5 Quality A Year Built 2019
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Comments

144 Belton Plaza



109 Shady Ln. Belton, MO 64012 Phone (816) 406-5663 Contact Stephanie(in person) Waitlist None	Total Units 80 Vacancies 5 Occupancy 93.8% Floors 2 Quality C Year Built 1964 Renovated 2008
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Comments
Does not accept HCV

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

145 Stadium View Apts.



4609 Wallace Ave.	Total Units	112
Kansas City, MO 64129	Vacancies	0
Phone (816) 923-1600	Occupancy	100.0%
Contact Tom(in person)	Floors	1.5,2.5
Waitlist None	Quality	C+
	Year Built	1972

Comments


146 Apple Manor Apts.



301 Lexington Rd.	Total Units	24
Pleasant Hill, MO 64080	Vacancies	0
Phone (816) 987-0101	Occupancy	100.0%
Contact Erin(in person)	Floors	2
Waitlist None	Quality	B
	Year Built	1983
	Renovated	2008

Comments
60% AMI

147 Granada Villas



115 Spring St.	Total Units	42
Belton, MO 64012	Vacancies	0
Phone (816) 331-1260	Occupancy	100.0%
Contact Debbie(in person)	Floors	1
Waitlist 24 households	Quality	B
	Year Built	1982
	Renovated	2012

Comments
60% AMI & HUD Section 8
Senior Restricted (62+)

148 Emerson Park



Coleman Dr. & Fall Meadow Ln.	Total Units	36
Belton, MO 64012	Vacancies	0
Phone (816) 769-6799	Occupancy	100.0%
Contact Cindy(in person)	Floors	1,2
Waitlist None	Quality	B+
	Year Built	2011

Comments
Market-rate (8 units); 60% AMI (28 units); Market-rate units target renters at 80% AMI

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

149 Highleah Twnhms. I-IV



2001 Pembroke Cres. W
Independence, MO 64057
Phone (816) 257-0070
Contact Carol(in person)
Waitlist None

Total Units 330
Vacancies 4
Occupancy 98.8%
Floors 3
Quality B-
Year Built 1967
Renovated 1994

Comments
HUD Section 8; 2- & 3-br units have basement

150 The Villas at Ridgeview Falls



11835 S. Fellows St.
Olathe, KS 66061
Phone (913) 723-6473
Contact Name not given(in person)
Waitlist None

Total Units 237
Vacancies 8
Occupancy 96.6%
Floors 4
Quality A
Year Built 2020

Comments
Opened 4/2020; Reached stabilized occupancy 12/2020

151 Hawthorne Place



16995 E. Dover Ln.
Independence, MO 64056
Phone (816) 257-2335
Contact Zona(in person)
Waitlist 1-12 months

Total Units 745
Vacancies 0
Occupancy 100.0%
Floors 2
Quality B+
Year Built 1972
Renovated 2004

Comments
60% AMI & HUD Section 8; Waitlist: 1-br/12 months & 2- & 3-br/1 month

152 Stone Oak Apts.



3151 Jennings Rd.
Independence, MO 64055
Phone (816) 373-1872
Contact Jim(in person)
Waitlist None


Total Units 96
Vacancies 1
Occupancy 99.0%
Floors 2.5,3
Quality B-
Year Built 1970
Renovated 2019

Comments
Accepts HCV (4 units); Water fee \$30/month; Trash fee \$10/month

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

153 Larkspur Pointe



16801 Larkspur Ln. Independence, MO 64055 Phone (816) 373-5100 Contact Mariam(in person) Waitlist None	Total Units 280 Vacancies 4 Occupancy 98.6% Floors 2.5,3 Quality B- Year Built 1972 Renovated 2018
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Comments
Does not accept HCV; 2- & 3-br units have fireplace

154 Southview Manor



2600 S. Hub Dr. Independence, MO 64055 Phone (816) 836-9200 Contact Jamie(in person) Waitlist 12+ months	Total Units 145 Vacancies 0 Occupancy 100.0% Floors 5 Quality C Year Built 1979
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Comments **Senior Restricted (62+)**
Public Housing; Also serves disabled

155 Glendale at the Mansion



16301 E. 29th St. Independence, MO 64055 Phone (816) 350-0026 Contact Louise(in person) Waitlist 2 months	Total Units 140 Vacancies 0 Occupancy 100.0% Floors 3 Quality A- Year Built 2000
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Comments **Senior Restricted (62+)**
60% AMI; Accepts HCV (45 units)

156 The Mansion




2905 Lees Summit Rd. Independence, MO 64055 Phone (816) 478-2100 Contact Kimberly(in person) Waitlist None	Total Units 550 Vacancies 7 Occupancy 98.7% Floors 2,3 Quality B+ Year Built 1986
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Comments
Does not accept HCV

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

157 Olde Oak Tree



13975 E. 35th St. S Independence, MO 64055 Phone (816) 833-4900 Contact Patty(in person) Waitlist 6-12 months	Total Units 125 Vacancies 0 Occupancy 100.0% Floors 4,5 Quality B Year Built 1972 Renovated 2005
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Comments
50% AMI & HUD Section 8; Unit mix estimated

Senior Restricted (62+)

158 Gaslight Square Apts.



14002 E. 35th St. S Independence, MO 64055 Phone (816) 252-6520 Contact Dixie(in person) Waitlist None	Total Units 65 Vacancies 0 Occupancy 100.0% Floors 2,2.5 Quality B- Year Built 1963
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Comments
Accepts HCV (4 units); Square footage & year built estimated by management


159 Harvard Court



4018 Harvard Ln. Kansas City, MO 64133 Phone (816) 358-0865 Contact Katrina(in person) Waitlist None	Total Units 182 Vacancies 9 Occupancy 95.1% Floors 2,3,4 Quality B- Year Built 1964 Renovated 2004
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Comments
Accepts HCV (25 units); Unit mix estimated; Select units have landlord-paid gas

160 Willowind Apts.



3927 Willow Ave. Kansas City, MO 64133 Phone (816) 358-6764 Contact Alba(in person) Waitlist None	Total Units 94 Vacancies 1 Occupancy 98.9% Floors 2,3 Quality B- Year Built 1970 Renovated 2003
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Comments
Accepts HCV (5 units); Unit mix & year built estimated; 3-br units have fireplace

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

161 Sterling Creek Apts.



3302-3312 S. Sterling Ave. Independence, MO 64052 Phone (501) 666-9629 Contact Brianna(in person) Waitlist 10 months	Total Units 47 Vacancies 0 Occupancy 100.0% Floors 2 Quality A- Year Built 2000
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Comments
60% AMI; Accepts HCV (14 units)

162 Sterling Plaza



2855 S. Harvard Ave. Independence, MO 64052 Phone (816) 252-1900 Contact Angie(in person) Waitlist 15 households	Total Units 54 Vacancies 0 Occupancy 100.0% Floors 3 Quality A Year Built 2010
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Comments **Senior Restricted (62+)**
HUD Sections 202 & 8; Developed under Section 202 Capital Advance program

163 Timbercreek Apts.



1512 W. 23 Terrace S Independence, MO 64050 Phone (816) 381-7561 Contact Melissa(in person) Waitlist None	Total Units 98 Vacancies 6 Occupancy 93.9% Floors 2 Quality B Year Built 1966 Renovated 2017
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Comments
Accepts HCV (3 units); Studio units have wall A/C; 1- & 2-br units have central A/C

164 Colonial Court




209 Sea St. Independence, MO 64050 Phone (816) 786-3163 Contact Kay(in person) Waitlist None	Total Units 18 Vacancies 0 Occupancy 100.0% Floors 1 Quality C Year Built 1940
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Comments

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

165 Hillside Apts.



16333 E. Truman Rd. Independence, MO 64050 Phone (816) 252-8882 Contact Name not given(in person) Waitlist None	Total Units 108 Vacancies 2 Occupancy 98.1% Floors 3 Quality B- Year Built 1976 Renovated 2019
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Comments
Studio units have window A/C; 1- & 2-br units have patio; Flat fee for water, sewer & trash included in reported rents: studio/\$60, 1-br/\$70 & 2-br/\$80

166 Independence Square Twnhms.



1360 Baker Dr. Independence, MO 64050 Phone (816) 252-0444 Contact Martha(in person) Waitlist None	Total Units 188 Vacancies 0 Occupancy 100.0% Floors 2 Quality B Year Built 1966 Renovated 2005
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Comments
HUD Section 8; 2-, 3- & 4-br units have basement

167 Grandview Estates Apts.



16006 E. Salisbury Rd. Independence, MO 64050 Phone (573) 448-3000 Contact Sandy(in person) Waitlist 12 months	Total Units 32 Vacancies 0 Occupancy 100.0% Floors 1 Quality A- Year Built 2012
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Comments
60% AMI; Preleasing began 3/2012; Reached stabilized occupancy 6/2012; Utility allowance: \$110

Senior Restricted (55+)

168 Hocker Heights




401 Hocker Ter. Independence, MO 64050 Phone (816) 836-9200 Contact Stephanie(in person) Waitlist 12+ months	Total Units 134 Vacancies 0 Occupancy 100.0% Floors 1,2 Quality C- Year Built 1966
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Comments
Public Housing

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

169 Samantha Heights



130 E. College St. Independence, MO 64050 Phone (816) 254-0170 Contact Yolanda(in person) Waitlist 25 households	Total Units 125 Vacancies 0 Occupancy 100.0% Floors 3,5 Quality B- Year Built 1981 Renovated 2010
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Comments Senior Restricted (62+)
60% AMI & HUD Section 8; Square footage estimated

170 Pleasant Heights



210 S. Pleasant St. Independence, MO 64050 Phone (816) 836-9200 Contact James(in person) Waitlist 12+ months	Total Units 240 Vacancies 0 Occupancy 100.0% Floors 8 Quality C- Year Built 1970
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Comments Senior Restricted (62+)
Public Housing; Also serves disabled


171 Palmer Place Senior Apts.



218 N. Pleasant St. Independence, MO 64050 Phone (816) 252-1185 Contact Kim(in person) Waitlist None	Total Units 41 Vacancies 0 Occupancy 100.0% Floors 3 Quality B Year Built 2014
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Comments Senior Restricted (62+)
60% AMI; Accepts HCV (6 units); Adaptive reuse of junior high school, originally built 1925

172 Maple Avenue Apts.



604 W. Maple Ave. Independence, MO 64050 Phone (816) 836-4090 Contact Michelle(in person) Waitlist None	Total Units 64 Vacancies 0 Occupancy 100.0% Floors 2 Quality B Year Built 1910 Renovated 2001
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Comments
Market-rate (6 units); 60% AMI (58 units); Accepts HCV (7 units); Single-family homes have washer/dryer hookups

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

173 Heritage House



660 N. Spring St. Independence, MO 64050 Phone (816) 461-1303 Contact Jennifer(in person) Waitlist 300 households	Total Units 166 Vacancies 0 Occupancy 100.0% Floors 9 Quality B Year Built 1974
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Comments Senior Restricted (62+)
HUD Section 8; Square footage estimated

174 Parkway House



324 W. College St. Independence, MO 64050 Phone (816) 719-3335 Contact Michelle(in person) Waitlist None	Total Units 18 Vacancies 0 Occupancy 100.0% Floors 2.5,3 Quality B- Year Built 1974
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Comments Senior Restricted (50+)
Upper floors & select lower floor units have patio/balcony

175 The Hudson Apts.



1401 S. Cunningham Ave. Independence, MO 64050 Phone (816) 461-0815 Contact Carina(in person) Waitlist None	Total Units 250 Vacancies 6 Occupancy 97.6% Floors 2,2.5 Quality B- Year Built 1969 Renovated 2007
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Comments
Does not accept HCV; 2-br units have patio

176 Sugar Creek Apts.



530 Sundown Dr. Independence, MO 64054 Phone (816) 461-8217 Contact Jay(in person) Waitlist 2 months	Total Units 160 Vacancies 5 Occupancy 96.9% Floors 2,3 Quality B Year Built 1977 Renovated 2015
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Comments
Does not accept HCV; Rent range based on floor level

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

177 Fairmount Plaza Apts.



615 S. Huttig Ave.
Independence, MO 64053
Phone (816) 252-1941
Contact Avera(in person)
Waitlist 40 households

Total Units 57
Vacancies 0
Occupancy 100.0%
Floors 3,5
Quality B+
Year Built 2003

Comments
HUD Section 202 & PRAC

Senior Restricted (62+)

178 Winner Place Apts.




9526-9530 E. Winner Rd.
Independence, MO 64053
Phone (816) 313-5951
Contact Teta(in person)
Waitlist None

Total Units 60
Vacancies 0
Occupancy 100.0%
Floors 3
Quality B-
Year Built 1971
Renovated 2010

Comments
Unit mix estimated

179 Cimarron Apts.



525 Stone Arch Dr.
Independence, MO 64052
Phone (816) 833-2112
Contact Gabriela(in person)
Waitlist None

Total Units 193
Vacancies 5
Occupancy 97.4%
Floors 2,3
Quality C+
Year Built 1973
Renovated 2015

Comments
Does not accept HCV

180 Brookside Apts.



1105 S. Brookside Ave.
Independence, MO 64053
Phone (816) 252-8990
Contact Ana(in person)
Waitlist None

Total Units 53
Vacancies 0
Occupancy 100.0%
Floors 2.5
Quality B-
Year Built 1962
Renovated 2010

Comments
2nd- & 3rd-floor units have balcony

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

Collected Rents

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1			\$956	\$1,059					
2		\$950 - \$1,010	\$1,425 - \$1,730	\$1,660 - \$1,730					
3		\$849 - \$1,029	\$1,039 - \$1,409	\$1,379 - \$1,569					
4		\$1,030 - \$1,225	\$1,410 - \$1,535	\$1,895					
6		\$705 - \$740	\$759 - \$889						
8		\$1,135 - \$1,367	\$1,386 - \$1,478	\$1,614 - \$2,385					
9		\$789	\$895	\$1,255					
10		\$764 - \$787	\$874						
11		\$1,250	\$1,345 - \$1,600	\$1,500 - \$1,900					
12		\$1,081 - \$1,696	\$1,682 - \$2,048						
13		\$1,100 - \$1,500	\$1,600 - \$1,800						
14		\$883 - \$998	\$1,122 - \$1,268	\$1,503 - \$1,608				\$1,633	
15		\$790 - \$892	\$1,020	\$1,260			\$1,208		
16		\$700 - \$1,324	\$980 - \$1,302	\$1,000 - \$1,300					
17	\$1,459	\$1,465 - \$2,051	\$2,232 - \$3,300						
18				\$2,995	\$2,995				
19		\$1,310 - \$1,665	\$1,815 - \$2,225						
20		\$1,450 - \$1,665		\$1,875 - \$2,075					
21	\$1,070	\$1,285 - \$1,350	\$1,395 - \$2,850						
22		\$1,275 - \$1,637	\$1,574 - \$2,442	\$2,289 - \$2,767					
23	\$997 - \$1,279	\$1,339 - \$1,789	\$1,737 - \$2,291						
24	\$1,052 - \$1,481	\$1,298 - \$1,922	\$1,791 - \$2,294						
25	\$550	\$650					\$700 - \$750		
26		\$1,097 - \$1,327	\$1,439 - \$1,653	\$1,695					
27		\$1,118 - \$1,542	\$1,373 - \$1,762	\$1,576			\$1,492 - \$1,751	\$1,723 - \$2,193	
28		\$324 - \$1,050	\$390 - \$1,250						
29		\$1,005 - \$1,110	\$1,295 - \$1,435	\$1,715					
30		\$920 - \$1,020	\$1,115 - \$1,350						
32	\$1,106	\$1,175 - \$1,350	\$1,600 - \$1,650	\$1,900					
33			\$702 - \$789						
34		\$585	\$800				\$775 - \$825	\$975	
35			\$346 - \$612						
36		\$631	\$651	\$675					
37		\$665 - \$942	\$711 - \$1,061	\$1,253 - \$1,521	\$1,412 - \$1,476				
38	\$495	\$595	\$795						
39		\$599 - \$649	\$762	\$799 - \$849					
40		\$545	\$583						

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
41		\$545	\$583 - \$890						
42			\$608						
44		\$613	\$720 - \$807						
45		\$630 - \$805	\$745 - \$950	\$950					
46		\$725	\$800						
47			\$540						
48		\$1,273 - \$1,583	\$1,559 - \$2,019	\$2,035 - \$2,921					
49	\$1,098 - \$1,344	\$1,344 - \$1,597	\$1,615 - \$1,750						
50		\$635	\$699					\$910	
52		\$700	\$790 - \$815						
53		\$545	\$650	\$765					
54		\$770 - \$855	\$809 - \$884						
55		\$695	\$795						
56		\$1,180 - \$1,275	\$1,350 - \$1,650	\$2,050 - \$2,100					
57		\$700	\$725 - \$755					\$1,099	\$1,300
58		\$725 - \$825	\$875				\$975		
60		\$567 - \$645	\$656 - \$790	\$745 - \$840					
61		\$720 - \$740	\$770 - \$900						
62		\$910 - \$1,024	\$1,193 - \$1,211						
63		\$725	\$800						
64		\$493	\$682 - \$887						
65		\$915 - \$965	\$1,048 - \$1,167	\$1,259					
66		\$645 - \$745	\$880						
67		\$610	\$725						
68	\$785 - \$795	\$785 - \$795							
70		\$745	\$863	\$1,020					
71		\$710 - \$745	\$775						
72		\$865 - \$920	\$1,023 - \$1,060						
73		\$607 - \$624	\$687 - \$715	\$770					
74		\$637 - \$737	\$736 - \$873						
75	\$754	\$832 - \$911	\$979	\$1,223					
77		\$665 - \$820	\$825 - \$1,010						
78		\$795 - \$820	\$900 - \$925	\$1,300					
79		\$650	\$700				\$800		
80		\$615	\$700						
81		\$725	\$825 - \$845						
82		\$740 - \$825	\$850 - \$1,055						

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
83		\$595 - \$625							
86			\$850						
87							\$900		
88		\$561	\$657						
89			\$975	\$1,153			\$975	\$1,153	
91		\$600 - \$625	\$700						
92		\$850 - \$975	\$1,000 - \$1,250	\$1,350					
93		\$725	\$840	\$885					
94		\$685 - \$810	\$855 - \$965						
95		\$1,150	\$1,260						
97	\$837 - \$852	\$942 - \$1,010	\$1,420 - \$1,502	\$1,627 - \$1,642					
98		\$985 - \$1,365	\$1,460 - \$1,910	\$2,250 - \$2,290					
99	\$695	\$695	\$815 - \$840	\$930				\$1,100	\$1,215
100		\$539	\$624						
101		\$958 - \$1,148	\$1,148 - \$1,476	\$1,584 - \$1,624					
102				\$878			\$767 - \$962	\$878 - \$1,103	
103		\$650 - \$670	\$1,000						
104		\$600	\$700	\$800					
105							\$1,050	\$1,125	
106		\$650	\$900						
108		\$670	\$795						
110	\$450	\$625	\$725	\$875				\$900	
111		\$675	\$775						
112		\$638 - \$685	\$710 - \$757	\$813 - \$863					
113		\$699	\$799						
114		\$765 - \$775	\$865				\$930		
115		\$655	\$745 - \$755				\$850	\$950	
116	\$560	\$615 - \$660	\$745				\$925	\$1,000 - \$1,025	\$1,025
118		\$640	\$730	\$800					
119		\$849 - \$1,014	\$1,143						
120							\$900		
121		\$630	\$710	\$825					
123		\$1,095 - \$1,325	\$1,395 - \$1,630	\$1,925 - \$1,955					
124		\$1,206 - \$1,233	\$1,475 - \$1,520	\$1,295 - \$1,650					
125		\$475 - \$500	\$575						
127		\$1,000	\$1,160 - \$1,300						
128		\$860	\$960						

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
129		\$800	\$950	\$1,050					
130							\$850		
132			\$1,235 - \$1,285					\$1,260 - \$1,285	
133		\$750							
134		\$1,494 - \$1,760	\$1,889 - \$2,130			\$1,889			
135		\$732 - \$752	\$833 - \$995						
136							\$895	\$995	
137								\$1,189 - \$1,343	
138							\$1,015 - \$1,085	\$1,210 - \$1,270	
139		\$750	\$875	\$975			\$950	\$1,050	\$1,175
140	\$1,048 - \$1,393	\$1,514 - \$1,691	\$1,871 - \$2,350				\$2,083 - \$2,258	\$2,595 - \$2,995	
141							\$1,000 - \$1,325	\$1,397 - \$1,550	
142		\$940	\$1,100				\$1,310 - \$1,345		
143	\$1,070	\$1,240 - \$1,435	\$1,500 - \$1,940	\$2,150					
144		\$795 - \$835	\$800 - \$835						
145		\$650	\$750						
146			\$459	\$523					
148				\$695 - \$950					
150		\$1,245 - \$1,720	\$1,496 - \$2,365						
152		\$800 - \$840	\$975						
153		\$735 - \$810	\$770 - \$890	\$900 - \$975					
155		\$789 - \$794	\$889 - \$930						
156		\$820 - \$895	\$1,052 - \$1,305	\$1,600					
158		\$625	\$675						
159		\$650 - \$750	\$800 - \$900						
160		\$580	\$655 - \$720	\$805					
161			\$525	\$620					
163	\$525	\$650	\$750						
164		\$450 - \$475							
165	\$770	\$795	\$1,030						
167			\$634						
171	\$306	\$449	\$530						
172	\$257 - \$384	\$455 - \$576	\$498 - \$588	\$678					
174		\$490	\$580						
175		\$634 - \$674	\$755						
176	\$500	\$620	\$705						
178		\$620	\$720	\$820					

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
179	\$769	\$870	\$980						
180		\$650	\$790						

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
◆ Senior Restricted	■ Government-subsidized

Price Per Square Foot

Studio Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
17	The Kessler Residences	1	638	\$1,633	\$2.56
21	THE LoFTS at City Center	1	528	\$1,244	\$2.36
23	The District Flats	1	429 - 646	\$1,171 - \$1,453	\$2.25 - \$2.73
24	Avenue 80	1	430 - 644	\$1,226 - \$1,655	\$2.57 - \$2.85
25	Unity Villa	1	450	\$671	\$1.49
32	Arrello	1	540	\$1,280	\$2.37
38	Manor Ridge	1	420	\$627	\$1.49
49	The Villas at Waterside	1	568 - 640	\$1,272 - \$1,518	\$2.24 - \$2.37
68	Urban Studio 43	1	570 - 669	\$892 - \$902	\$1.35 - \$1.56
75	The Kings	1	450	\$928	\$2.06
97	Lofts at Fox Ridge	1	456 - 467	\$997 - \$1,012	\$2.17 - \$2.19
99	Douglas Place	1	520	\$827	\$1.59
110	Daisy Walnut Apts.	1	375	\$571	\$1.52
116	Georgetown South Apts.	1	502	\$611	\$1.22
140	The Apex at CityPlace	1	482 - 640	\$1,222 - \$1,567	\$2.45 - \$2.54
143	Element 25	1	455	\$1,244	\$2.73
163	Timbercreek Apts.	1	480	\$696	\$1.45
165	Hillside Apts.	1	354	\$877	\$2.48
171	Palmer Place Senior Apts.	1	400 - 450	\$413	\$0.92 - \$1.03
172	Maple Avenue Apts.	1	169 - 337	\$364 - \$491	\$1.46 - \$2.15
176	Sugar Creek Apts.	1	350	\$699	\$2.00
179	Cimarron Apts.	1	350	\$876	\$2.50
One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
2	The Sovereign at Overland Park	1	675 - 948	\$1,137 - \$1,197	\$1.26 - \$1.68
3	Villas at Carrington Square	1	667 - 1,025	\$1,036 - \$1,216	\$1.19 - \$1.55
4	Stonepost Ranch	1	598 - 892	\$1,217 - \$1,412	\$1.58 - \$2.04
6	Sheridan Crossing Apts.	1	650	\$845 - \$880	\$1.30 - \$1.35
8	Waterside Residences on Quivira	1	640 - 967	\$1,322 - \$1,554	\$1.61 - \$2.07
9	Thomas Brook	1	820	\$908	\$1.11
10	The Reserve at 77	1	720 - 760	\$861 - \$884	\$1.16 - \$1.20
11	Park Edge Apts.	1	792	\$1,423	\$1.80
12	Edgewater Apts. at City Center	1	624 - 1,181	\$1,268 - \$1,883	\$1.59 - \$2.03
13	WaterCrest at City Center	1	776 - 1,172	\$1,287 - \$1,687	\$1.44 - \$1.66
14	Crescent Apts.	1	673 - 831	\$1,070 - \$1,185	\$1.43 - \$1.59
15	Point West Apts.	1	537 - 663	\$909 - \$1,011	\$1.52 - \$1.69

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
16	The Meadows	1	732 - 813	\$806 - \$1,430	\$1.10 - \$1.76
17	The Kessler Residences	1	720 - 995	\$1,652 - \$2,238	\$2.25 - \$2.29
19	The Peak at Sonoma	1	788 - 934	\$1,497 - \$1,852	\$1.90 - \$1.98
20	Sonoma Hill	1 to 1.5	882 - 1,030	\$1,637 - \$1,852	\$1.80 - \$1.86
21	THE LoFTS at City Center	1	761 - 777	\$1,472 - \$1,537	\$1.93 - \$1.98
22	Satori Olathe	1	695 - 953	\$1,462 - \$1,824	\$1.91 - \$2.10
23	The District Flats	1	760 - 1,063	\$1,526 - \$1,976	\$1.86 - \$2.01
24	Avenue 80	1	763 - 1,005	\$1,485 - \$2,109	\$1.95 - \$2.10
25	Unity Villa	1	650	\$780	\$1.20
26	Boulders at Overland Park	1	647 - 842	\$1,284 - \$1,514	\$1.80 - \$1.98
27	Summit Crossing	1	659 - 751	\$1,305 - \$1,729	\$1.98 - \$2.30
28	Switzer Senior Villas	1	812	\$443 - \$1,169	\$0.55 - \$1.44
29	Corbin Greens	1	695	\$1,108	\$1.59
		1	812	\$1,204	\$1.48
		1	722	\$1,227	\$1.70
30	Kelly Park	1	689 - 1,019	\$1,107 - \$1,207	\$1.18 - \$1.61
32	Arrello	1	775 - 921	\$1,362 - \$1,537	\$1.67 - \$1.76
34	Roosevelt Apts.	1	668	\$769	\$1.15
36	Liberty Commons	1	550	\$631	\$1.15
37	View High Lake	1	820 - 900	\$859 - \$1,136	\$1.05 - \$1.26
38	Manor Ridge	1	615	\$735	\$1.20
39	Park at Westridge	1	650	\$718 - \$768	\$1.10 - \$1.18
40	Jessica Estates I	1	680	\$679	\$1.00
41	Jessica Estates II	1	683	\$679	\$0.99
44	Bridgeport Apts.	1	630	\$732	\$1.16
45	Flats at Wildwood	1	663	\$749 - \$924	\$1.13 - \$1.39
46	Raytown Village Apts.	1	600	\$844	\$1.41
48	Vale Overland Park	1	684 - 1,005	\$1,460 - \$1,770	\$1.76 - \$2.13
49	The Villas at Waterside	1	743 - 841	\$1,531 - \$1,784	\$2.06 - \$2.12
50	Gatehouse	1	800	\$754	\$0.94
52	Ruskin Place Apts.	1	840	\$830	\$0.99
53	Jefferson Place East	1	575	\$664	\$1.15
54	Arbors of Grandview	1	625 - 700	\$889 - \$974	\$1.39 - \$1.42
55	Candlelite Apts.	1	780	\$695	\$0.89
56	The Residences at Bluhawk	1	787 - 822	\$1,367 - \$1,462	\$1.74 - \$1.78
57	Reserve at South Pointe Apts.	1	688	\$698	\$1.01

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
58	The Greens	1	760	\$855 - \$955	\$1.13 - \$1.26
60	Briarwood Gardens	1	713	\$764	\$1.07
		1	713	\$686	\$0.96
61	Clear View	1	725	\$904 - \$924	\$1.25 - \$1.27
62	Haven Apts.	1	696 - 775	\$1,108 - \$1,222	\$1.58 - \$1.59
63	Raytown Villa Apts.	1	625	\$909	\$1.45
64	Emanuel Cleaver II Senior	1	727	\$666	\$0.92
65	Timberline Village	1	704	\$1,113 - \$1,163	\$1.58 - \$1.65
66	Hilltop Village	1	480 - 680	\$771 - \$871	\$1.28 - \$1.61
67	Stoneybrook South	1	790	\$729	\$0.92
68	Urban Studio 43	1	540 - 595	\$904 - \$914	\$1.54 - \$1.67
70	The Ridge of Blue Springs	1	676	\$864	\$1.28
71	Deer Run Apts.	1	605 - 670	\$710 - \$745	\$1.11 - \$1.17
72	Truman Farm Villas	1	752 - 767	\$903 - \$958	\$1.20 - \$1.25
73	Oak Tree Square	1	731 - 792	\$737 - \$754	\$0.95 - \$1.01
74	Shadow Creek	1	750	\$756 - \$856	\$1.01 - \$1.14
75	The Kings	1	515 - 750	\$1,019 - \$1,098	\$1.46 - \$1.98
77	Grand Summit Apts. I & II	1	544 - 665	\$872 - \$987	\$1.48 - \$1.60
		1	545 - 667	\$832 - \$912	\$1.37 - \$1.53
78	Coventry Park	1	775	\$993 - \$1,018	\$1.28 - \$1.31
79	Raytown Gardens	1	500 - 700	\$780	\$1.11 - \$1.56
80	Rock Ridge Ranch Apts.	1	564	\$671	\$1.19
81	Somerset Village Apts.	1	650	\$844	\$1.30
82	The Orchards	1	766	\$837 - \$922	\$1.09 - \$1.20
83	Hampton Place	1	640	\$768 - \$798	\$1.20 - \$1.25
88	Cardinal Ridge Manor (Senior)	1	545	\$658	\$1.21
91	Cliffside	1	720 - 815	\$719 - \$744	\$0.91 - \$1.00
92	City Homes at Fall Creek	1	710 - 850	\$1,023 - \$1,148	\$1.35 - \$1.44
93	Cottages of Kansas City East	1	730	\$868	\$1.19
94	The Fairways at Grand Summit I & II	1	544 - 690	\$814 - \$929	\$1.35 - \$1.50
		1	544 - 665	\$804 - \$894	\$1.34 - \$1.48
95	Eastland Court Senior Apts.	1	625	\$1,150	\$1.84
97	Lofts at Fox Ridge	1	586 - 658	\$1,115 - \$1,183	\$1.80 - \$1.90
98	Trinity Woods	1	553 - 759	\$1,183 - \$1,563	\$2.06 - \$2.14
99	Douglas Place	1	760	\$835	\$1.10
100	Willow Bend Villas	1	746	\$646	\$0.87

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
101	Eastland Trails Apt. Homes	1	691 - 972	\$1,145 - \$1,335	\$1.37 - \$1.66
103	Cedar Brooke Apts.	1	802 - 842	\$837 - \$857	\$1.02 - \$1.04
104	Blue Ridge Manor	1	760	\$600	\$0.79
106	Blue Springs Apts.	1	675	\$780	\$1.16
108	Lexington Square Apts.	1	700	\$789	\$1.13
110	Daisy Walnut Apts.	1	625	\$755	\$1.21
111	The Life at Highland Village	1	620	\$805	\$1.30
112	Brentwood Park Apts.	1	850	\$768 - \$815	\$0.90 - \$0.96
113	Williamsburg Square	1	720	\$832	\$1.16
114	Prairie Walk Apts.	1	609 - 655	\$956 - \$966	\$1.47 - \$1.57
115	Calico Farms	1	768	\$774	\$1.01
116	Georgetown South Apts.	1	576 - 768	\$671 - \$716	\$0.93 - \$1.16
118	The Cottages of Belton	1	730	\$770	\$1.05
119	The Lodge Apt. Homes	1	629	\$1,047 - \$1,212	\$1.66 - \$1.93
121	Autumn Place Apt. Homes	1	730	\$751	\$1.03
123	Azure	1	540 - 822	\$1,282 - \$1,512	\$1.84 - \$2.37
124	Manor Homes at Eagle Glen	1	630 - 840	\$1,393 - \$1,420	\$1.69 - \$2.21
125	Briar Creek Villas	1	751 - 820	\$556 - \$581	\$0.71 - \$0.74
127	Timber Lakes at Red Bridge	1	795	\$1,184	\$1.49
128	Greenway Villas	1	700	\$959	\$1.37
129	Lakewood Terrace Apts.	1	710 - 789	\$919	\$1.16 - \$1.29
133	Applegate East	1	756	\$869	\$1.15
134	The Vue	1	676 - 915	\$1,681 - \$1,947	\$2.13 - \$2.49
		1.5	1,033	\$2,090	\$2.02
135	Whispering Lake	1	648 - 672	\$919 - \$939	\$1.40 - \$1.42
139	Stonegate Meadows Apts.	1	750	\$869	\$1.16
140	The Apex at CityPlace	1	773 - 1,135	\$1,701 - \$1,878	\$1.65 - \$2.20
142	Sunnyside Garden Apts.	1	660	\$1,113	\$1.69
143	Element 25	1	565 - 951	\$1,427 - \$1,622	\$1.71 - \$2.53
144	Belton Plaza	1	500	\$979 - \$1,019	\$1.96 - \$2.04
145	Stadium View Apts.	1	725	\$686	\$0.95
150	The Villas at Ridgeview Falls	1	785 - 1,083	\$1,432 - \$1,907	\$1.76 - \$1.82
152	Stone Oak Apts.	1	718 - 768	\$998 - \$1,038	\$1.35 - \$1.39
153	Larkspur Pointe	1	740 - 822	\$861 - \$936	\$1.14 - \$1.16
155	Glendale at the Mansion	1	563 - 626	\$908 - \$913	\$1.46 - \$1.61
156	The Mansion	1	549 - 722	\$1,007 - \$1,082	\$1.50 - \$1.83

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
158	Gaslight Square Apts.	1	725	\$765	\$1.06
159	Harvard Court	1	725 - 900	\$790 - \$890	\$0.99 - \$1.09
160	Willowind Apts.	1	756	\$699	\$0.92
163	Timbercreek Apts.	1	590	\$833	\$1.41
164	Colonial Court	1	450	\$644 - \$669	\$1.43 - \$1.49
165	Hillside Apts.	1	566	\$914	\$1.61
171	Palmer Place Senior Apts.	1	600 - 700	\$568	\$0.81 - \$0.95
172	Maple Avenue Apts.	1	486 - 490	\$574 - \$695	\$1.18 - \$1.42
174	Parkway House	1	775	\$546	\$0.70
175	The Hudson Apts.	1	625 - 725	\$774 - \$814	\$1.12 - \$1.24
176	Sugar Creek Apts.	1	450	\$828	\$1.84
178	Winner Place Apts.	1	565	\$676	\$1.20
179	Cimarron Apts.	1	450	\$989	\$2.20
180	Brookside Apts.	1	587 - 738	\$780	\$1.06 - \$1.33
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Overland Park Estates	1	900	\$1,103	\$1.23
2	The Sovereign at Overland Park	2	997 - 1,377	\$1,652 - \$1,957	\$1.42 - \$1.66
3	Villas at Carrington Square	2	985 - 1,418	\$1,266 - \$1,636	\$1.15 - \$1.29
4	Stonepost Ranch	2	1,122 - 1,321	\$1,637 - \$1,762	\$1.33 - \$1.46
6	Sheridan Crossing Apts.	1	750 - 900	\$914 - \$1,044	\$1.16 - \$1.22
8	Waterside Residences on Quivira	2	969 - 1,008	\$1,613 - \$1,705	\$1.66 - \$1.69
9	Thomas Brook	1.5 to 2	1,000	\$1,041	\$1.04
10	The Reserve at 77	1	928	\$985	\$1.06
11	Park Edge Apts.	2	1,155	\$1,558 - \$1,813	\$1.35 - \$1.57
12	Edgewater Apts. at City Center	2	1,066 - 2,006	\$1,909 - \$2,275	\$1.13 - \$1.79
13	WaterCrest at City Center	2	1,034 - 1,530	\$1,827 - \$2,027	\$1.32 - \$1.77
14	Crescent Apts.	2	983 - 1,185	\$1,349 - \$1,495	\$1.26 - \$1.37
15	Point West Apts.	2	920	\$1,166	\$1.27
		2.5	1,135	\$1,373	\$1.21
16	The Meadows	1 to 2	805 - 1,093	\$1,108 - \$1,430	\$1.31 - \$1.38
17	The Kessler Residences	2 to 2.5	1,013 - 1,441	\$2,459 - \$3,527	\$2.43 - \$2.45
19	The Peak at Sonoma	2	1,159 - 1,346	\$2,042 - \$2,452	\$1.76 - \$1.82
21	THE LoFTS at City Center	2	804 - 2,178	\$1,622 - \$3,077	\$1.41 - \$2.02
22	Satori Olathe	2	1,021 - 1,440	\$1,801 - \$2,669	\$1.76 - \$1.85
23	The District Flats	2	1,104 - 1,413	\$1,964 - \$2,518	\$1.78 - \$1.78

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
24	Avenue 80	2	1,081 - 1,425	\$2,018 - \$2,521	\$1.77 - \$1.87
25	Unity Villa	1.5	1,000	\$865 - \$915	\$0.87 - \$0.92
26	Boulders at Overland Park	2	1,041 - 1,345	\$1,666 - \$1,880	\$1.40 - \$1.60
27	Summit Crossing	1 to 2	926 - 1,016	\$1,600 - \$1,989	\$1.73 - \$1.96
		2 to 2.5	1,486	\$1,738 - \$1,997	\$1.17 - \$1.34
28	Switzer Senior Villas	1	1,017	\$536 - \$1,396	\$0.53 - \$1.37
29	Corbin Greens	1	983	\$1,522	\$1.55
		2	1,137	\$1,497	\$1.32
		2	1,195	\$1,662	\$1.39
30	Kelly Park	1	1,016 - 1,138	\$1,342 - \$1,427	\$1.25 - \$1.32
		2	1,171 - 1,371	\$1,517 - \$1,577	\$1.15 - \$1.30
32	Arrello	2	1,033 - 1,056	\$1,827 - \$1,877	\$1.77 - \$1.78
33	Quarry Ridge Apts.	1	850	\$848 - \$935	\$1.00 - \$1.10
34	Roosevelt Apts.	1	768	\$1,014	\$1.32
		1.5	1,000	\$1,007 - \$1,057	\$1.01 - \$1.06
35	North Creek Estates	1	1,016	\$497 - \$763	\$0.49 - \$0.75
36	Liberty Commons	1	775	\$651	\$0.84
37	View High Lake	1 to 2	1,080 - 1,150	\$933 - \$1,283	\$0.86 - \$1.12
38	Manor Ridge	1	800	\$950	\$1.19
39	Park at Westridge	1	850	\$908	\$1.07
40	Jessica Estates I	1	900	\$745	\$0.83
41	Jessica Estates II	1	911	\$745 - \$1,052	\$0.82 - \$1.15
42	Jessica Estates III	1	900	\$754	\$0.84
44	Bridgeport Apts.	2	775 - 1,040	\$866 - \$953	\$0.92 - \$1.12
45	Flats at Wildwood	1.5	980	\$891 - \$1,096	\$0.91 - \$1.12
46	Raytown Village Apts.	1	750	\$946	\$1.26
47	Trinity Village	1	963	\$686	\$0.71
48	Vale Overland Park	2	1,149 - 1,459	\$1,786 - \$2,246	\$1.54 - \$1.55
49	The Villas at Waterside	2	1,113 - 1,602	\$1,842 - \$1,977	\$1.23 - \$1.66
50	Gatehouse	1	950	\$845	\$0.89
52	Ruskin Place Apts.	1	975	\$937	\$0.96
		1.5	1,075	\$962	\$0.89
53	Jefferson Place East	1	750	\$796	\$1.06
54	Arbors of Grandview	1	900	\$955 - \$1,030	\$1.06 - \$1.14
55	Candlelite Apts.	1	900	\$795	\$0.88
56	The Residences at Bluhawk	2	1,163 - 1,202	\$1,577 - \$1,877	\$1.36 - \$1.56

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
57	Reserve at South Pointe Apts.	1	902	\$732 - \$762	\$0.81 - \$0.84
		1	883	\$792 - \$822	\$0.90 - \$0.93
58	The Greens	1	882 - 1,008	\$1,022	\$1.01 - \$1.16
		1.5	954	\$1,022	\$1.07
		2	1,155	\$1,140	\$0.99
60	Briarwood Gardens	1 to 2	883	\$891 - \$936	\$1.01 - \$1.06
		1 to 2	883	\$802 - \$823	\$0.91 - \$0.93
61	Clear View	1	925	\$984 - \$1,054	\$1.06 - \$1.14
		2	1,025	\$1,054 - \$1,114	\$1.03 - \$1.09
62	Haven Apts.	2	996 - 1,055	\$1,421 - \$1,439	\$1.36 - \$1.43
63	Raytown Villa Apts.	1	705	\$1,014	\$1.44
64	Emanuel Cleaver II Senior	1	839	\$895 - \$1,100	\$1.07 - \$1.31
65	Timberline Village	1	875	\$1,276	\$1.46
		2	1,036	\$1,377 - \$1,395	\$1.33 - \$1.35
66	Hilltop Village	1	880	\$1,028	\$1.17
67	Stoneybrook South	1	850	\$871	\$1.02
70	The Ridge of Blue Springs	2	917	\$1,009	\$1.10
71	Deer Run Apts.	1	705	\$775	\$1.10
72	Truman Farm Villas	2	950	\$1,070 - \$1,107	\$1.13 - \$1.17
73	Oak Tree Square	1	884 - 912	\$834 - \$862	\$0.94 - \$0.95
		1	884 - 912	\$834 - \$862	\$0.94 - \$0.95
74	Shadow Creek	1	970	\$882 - \$982	\$0.91 - \$1.01
		2	1,015	\$942 - \$1,019	\$0.93 - \$1.00
75	The Kings	1.5 to 2	824 - 900	\$1,206	\$1.34 - \$1.46
77	Grand Summit Apts. I & II	1	870 - 889	\$1,032 - \$1,137	\$1.19 - \$1.28
		2	1,043 - 1,093	\$1,082 - \$1,217	\$1.04 - \$1.11
78	Coventry Park	1 to 1.5	945	\$1,153	\$1.22
		1	885	\$1,128	\$1.27
79	Raytown Gardens	1	900	\$965	\$1.07
		1.5	850	\$847	\$1.00
80	Rock Ridge Ranch Apts.	1	764	\$767	\$1.00
81	Somerset Village Apts.	1	800 - 900	\$971 - \$991	\$1.10 - \$1.21
82	The Orchards	1	1,050	\$977 - \$1,137	\$0.93 - \$1.08
		2	1,114	\$1,042 - \$1,182	\$0.94 - \$1.06
86	Country Meadows (Senior)	2	1,150	\$997	\$0.87
87	Country Meadows (Family)	1.5	1,150	\$1,146	\$1.00

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
88	Cardinal Ridge Manor (Senior)	1	700	\$791	\$1.13
89	Cardinal Ridge Villas (Family)	1	965 - 980	\$1,109	\$1.13 - \$1.15
		1.5	1,032	\$1,136	\$1.10
91	Cliffside	2	920	\$846	\$0.92
92	City Homes at Fall Creek	1	1,056	\$1,288	\$1.22
		2	918 - 1,228	\$1,213 - \$1,463	\$1.19 - \$1.32
93	Cottages of Kansas City East	1	960	\$1,011	\$1.05
94	The Fairways at Grand Summit I & II	1	889	\$1,001 - \$1,031	\$1.13 - \$1.16
		2	1,093	\$1,081 - \$1,111	\$0.99 - \$1.02
95	Eastland Court Senior Apts.	1	825	\$1,260	\$1.53
97	Lofts at Fox Ridge	2	903 - 977	\$1,633 - \$1,715	\$1.76 - \$1.81
98	Trinity Woods	2	891 - 1,270	\$1,688 - \$2,138	\$1.68 - \$1.89
99	Douglas Place	1	780 - 860	\$970 - \$995	\$1.16 - \$1.24
100	Willow Bend Villas	2	998	\$731	\$0.73
101	Eastland Trails Apt. Homes	1 to 2	1,088 - 1,223	\$1,375 - \$1,703	\$1.26 - \$1.39
102	Ridgeway Villas at the Legends	2	1,400	\$975 - \$1,170	\$0.70 - \$0.84
103	Cedar Brooke Apts.	1.5	1,032 - 1,072	\$1,227	\$1.14 - \$1.19
104	Blue Ridge Manor	1	860	\$700	\$0.81
105	The Legends at Raymore	1.75	1,000	\$1,282	\$1.28
106	Blue Springs Apts.	1	720 - 750	\$1,047	\$1.40 - \$1.45
108	Lexington Square Apts.	1	900	\$941	\$1.05
110	Daisy Walnut Apts.	1	930	\$872	\$0.94
111	The Life at Highland Village	1	720	\$922	\$1.28
112	Brentwood Park Apts.	1	950	\$857 - \$904	\$0.90 - \$0.95
113	Williamsburg Square	1	950	\$959	\$1.01
114	Prairie Walk Apts.	1	850	\$1,091	\$1.28
		1.5	900	\$1,175	\$1.31
115	Calico Farms	1	900	\$891 - \$901	\$0.99 - \$1.00
		1.5	1,125	\$1,015	\$0.90
116	Georgetown South Apts.	1	960	\$812	\$0.85
		1.5	1,200	\$999	\$0.83
118	The Cottages of Belton	1	960	\$877	\$0.91
119	The Lodge Apt. Homes	1	887 - 920	\$1,371	\$1.49 - \$1.55
120	Kingsridge East	1	1,200	\$1,146	\$0.96
121	Autumn Place Apt. Homes	1.5	960	\$852	\$0.89
123	Azure	2	963 - 1,124	\$1,622 - \$1,857	\$1.65 - \$1.68

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
124	Manor Homes at Eagle Glen	2	954 - 1,083	\$1,702 - \$1,747	\$1.61 - \$1.78
125	Briar Creek Villas	2	1,023	\$672	\$0.66
127	Timber Lakes at Red Bridge	2	1,120 - 1,190	\$1,374 - \$1,514	\$1.23 - \$1.27
128	Greenway Villas	1	900	\$1,086	\$1.21
129	Lakewood Terrace Apts.	2	958 - 1,037	\$1,096	\$1.06 - \$1.14
130	NW 3rd Street Twnhms.	1.5	1,200	\$1,096	\$0.91
132	Hearthstone Crossing Duplexes	2	1,200	\$1,382 - \$1,432	\$1.15 - \$1.19
134	The Vue	2	1,062 - 1,169	\$2,116 - \$2,357	\$1.99 - \$2.02
135	Whispering Lake	1.5	864	\$1,060 - \$1,222	\$1.23 - \$1.41
		2	864 - 920	\$1,160 - \$1,222	\$1.33 - \$1.34
136	Toulouse Duplexes	2.5	1,100	\$1,141	\$1.04
138	Markey Meadow Twnhms.	2.5	1,200 - 1,300	\$1,247 - \$1,317	\$1.01 - \$1.04
139	Stonegate Meadows Apts.	1.5 to 2	950	\$1,021	\$1.07
		1.5	1,300	\$1,115	\$0.86
140	The Apex at CityPlace	2	1,032 - 1,843	\$2,098 - \$2,577	\$1.40 - \$2.03
141	Brookwood Village Twnhms.	1.5	1,212	\$1,232 - \$1,352	\$1.02 - \$1.12
		2.5	1,638	\$1,317 - \$1,557	\$0.80 - \$0.95
142	Sunnyside Garden Apts.	2	890 - 1,500	\$1,313 - \$1,577	\$1.05 - \$1.48
143	Element 25	2	958 - 1,248	\$1,727 - \$2,167	\$1.74 - \$1.80
144	Belton Plaza	1	700	\$1,014 - \$1,049	\$1.45 - \$1.50
145	Stadium View Apts.	1	900	\$797	\$0.89
146	Apple Manor Apts.	1	1,000	\$672	\$0.67
150	The Villas at Ridgeview Falls	2	1,109 - 1,458	\$1,723 - \$2,592	\$1.55 - \$1.78
152	Stone Oak Apts.	1	854	\$1,203	\$1.41
153	Larkspur Pointe	1.5	910 - 1,100	\$918 - \$1,038	\$0.94 - \$1.01
155	Glendale at the Mansion	1	797 - 834	\$1,035 - \$1,076	\$1.29 - \$1.30
156	The Mansion	1	853	\$1,422	\$1.67
		2	917 - 972	\$1,279 - \$1,532	\$1.39 - \$1.58
158	Gaslight Square Apts.	1	800	\$830	\$1.04
159	Harvard Court	1	900 - 1,140	\$955 - \$1,055	\$0.93 - \$1.06
160	Willowind Apts.	1 to 2	1,000 - 1,100	\$801 - \$866	\$0.79 - \$0.80
161	Sterling Creek Apts.	2	860	\$671	\$0.78
163	Timbercreek Apts.	1	813	\$971	\$1.19
165	Hillside Apts.	2	875	\$1,176	\$1.34
167	Grandview Estates Apts.	2	1,100	\$744	\$0.68
171	Palmer Place Senior Apts.	1	814 - 896	\$676	\$0.75 - \$0.83

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
172	Maple Avenue Apts.	1	689 - 716	\$644 - \$734	\$0.93 - \$1.03
		1.5	1,250	\$734	\$0.59
174	Parkway House	2	980	\$647	\$0.66
175	The Hudson Apts.	1	875	\$910	\$1.04
176	Sugar Creek Apts.	1	550	\$941	\$1.71
178	Winner Place Apts.	1	725	\$787	\$1.09
179	Cimarron Apts.	1	650	\$1,126	\$1.73
180	Brookside Apts.	1.5	1,030	\$937	\$0.91
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Overland Park Estates	1.5	950	\$1,221	\$1.29
2	The Sovereign at Overland Park	2	1,445 - 1,508	\$1,924 - \$1,994	\$1.32 - \$1.33
3	Villas at Carrington Square	2	1,447 - 1,496	\$1,643 - \$1,833	\$1.14 - \$1.23
4	Stonepost Ranch	2	1,301	\$2,159	\$1.66
8	Waterside Residences on Quivira	2	1,303 - 1,345	\$1,878 - \$2,649	\$1.44 - \$1.97
9	Thomas Brook	2	1,200	\$1,426	\$1.19
11	Park Edge Apts.	2	1,377	\$1,750 - \$2,150	\$1.27 - \$1.56
14	Crescent Apts.	2	1,436 - 1,671	\$1,767 - \$1,922	\$1.15 - \$1.23
15	Point West Apts.	2	1,187	\$1,431	\$1.21
16	The Meadows	2	1,211 - 1,273	\$1,148 - \$1,448	\$0.95 - \$1.14
18	Fairway Villas at City Center	2	2,300	\$3,258	\$1.42
20	Sonoma Hill	2	1,206 - 1,404	\$2,139 - \$2,339	\$1.67 - \$1.77
22	Satori Olathe	2	1,508 - 1,590	\$2,553 - \$3,031	\$1.69 - \$1.91
26	Boulders at Overland Park	2	1,496	\$1,959	\$1.31
27	Summit Crossing	2	1,316	\$1,840	\$1.40
		2 to 2.5	1,486 - 1,610	\$2,012 - \$2,482	\$1.35 - \$1.54
29	Corbin Greens	2	1,327	\$1,979	\$1.49
32	Arrello	2	1,328	\$2,164	\$1.63
34	Roosevelt Apts.	2	1,130	\$1,241	\$1.10
36	Liberty Commons	1	890	\$675	\$0.76
37	View High Lake	2	1,453	\$1,502 - \$1,770	\$1.03 - \$1.22
39	Park at Westridge	1.5	985	\$970 - \$1,020	\$0.98 - \$1.04
45	Flats at Wildwood	2	1,045	\$1,121	\$1.07
48	Vale Overland Park	2	1,535 - 1,585	\$2,299 - \$3,185	\$1.50 - \$2.01
50	Gatehouse	2	1,232	\$1,106	\$0.90
53	Jefferson Place East	1	850	\$936	\$1.10

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
56	The Residences at Bluhawk	2	1,530 - 1,563	\$2,314 - \$2,364	\$1.51 - \$1.51
57	Reserve at South Pointe Apts.	2	1,248	\$1,187	\$0.95
60	Briarwood Gardens	2	1,087	\$1,011	\$0.93
		2	1,087	\$916	\$0.84
65	Timberline Village	2	1,253	\$1,514	\$1.21
70	The Ridge of Blue Springs	2	1,090	\$1,191	\$1.09
73	Oak Tree Square	2	1,050	\$932	\$0.89
		2	1,050	\$932	\$0.89
75	The Kings	2	1,250	\$1,487	\$1.19
78	Coventry Park	2	1,500	\$1,555	\$1.04
89	Cardinal Ridge Villas (Family)	2	1,032 - 1,220	\$1,316	\$1.08 - \$1.28
		2.5	1,354 - 1,678	\$1,351	\$0.81 - \$1.00
92	City Homes at Fall Creek	2	1,250	\$1,600	\$1.28
93	Cottages of Kansas City East	1	1,080	\$1,097	\$1.02
97	Lofts at Fox Ridge	2	1,117	\$1,877 - \$1,892	\$1.68 - \$1.69
98	Trinity Woods	2	1,361	\$2,505 - \$2,545	\$1.84 - \$1.87
99	Douglas Place	1.5	950 - 1,335	\$1,100 - \$1,295	\$0.97 - \$1.16
101	Eastland Trails Apt. Homes	2 to 3	1,321 - 1,353	\$1,848 - \$1,888	\$1.40 - \$1.40
102	Ridgeway Villas at the Legends	2	1,600	\$1,126 - \$1,351	\$0.70 - \$0.84
104	Blue Ridge Manor	2	985	\$800	\$0.81
105	The Legends at Raymore	2	1,200	\$1,400	\$1.17
110	Daisy Walnut Apts.	2	1,000 - 1,100	\$1,037 - \$1,087	\$0.99 - \$1.04
112	Brentwood Park Apts.	1.5	1,050	\$975 - \$1,025	\$0.93 - \$0.98
115	Calico Farms	1.5	1,380	\$1,146	\$0.83
116	Georgetown South Apts.	2.5	1,300 - 1,658	\$1,088 - \$1,113	\$0.67 - \$0.84
118	The Cottages of Belton	2	1,054	\$962	\$0.91
121	Autumn Place Apt. Homes	2	1,160	\$972	\$0.84
123	Azure	2	1,300	\$2,189 - \$2,219	\$1.68 - \$1.71
124	Manor Homes at Eagle Glen	2	1,247 - 1,271	\$1,559 - \$1,914	\$1.25 - \$1.51
129	Lakewood Terrace Apts.	2	1,125 - 1,204	\$1,221	\$1.01 - \$1.09
132	Hearthstone Crossing Duplexes	2 to 2.5	1,200 - 1,300	\$1,447 - \$1,472	\$1.13 - \$1.21
136	Toulouse Duplexes	2.5	1,250	\$1,275	\$1.02
137	The Village at Adams Dairy	2.5	1,316 - 1,536	\$1,478 - \$1,632	\$1.06 - \$1.12
138	Markey Meadow Twnhms.	2.5	1,300 - 1,400	\$1,476 - \$1,536	\$1.10 - \$1.14
139	Stonegate Meadows Apts.	2	1,150	\$1,146	\$1.00
		2.5	1,500	\$1,246	\$0.83

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
140	The Apex at CityPlace	3	1,707 - 2,094	\$2,884 - \$3,284	\$1.57 - \$1.69
141	Brookwood Village Twnhms.	1.5	1,368	\$1,672	\$1.22
		2.5	1,777	\$1,825	\$1.03
143	Element 25	2	1,360	\$2,414	\$1.78
146	Apple Manor Apts.	2	1,200	\$773	\$0.64
148	Emerson Park	2	1,486	\$959 - \$1,214	\$0.65 - \$0.82
153	Larkspur Pointe	2	1,300 - 1,500	\$1,067 - \$1,142	\$0.76 - \$0.82
156	The Mansion	2	1,157	\$1,864	\$1.61
160	Willowind Apts.	2	1,270	\$976	\$0.77
161	Sterling Creek Apts.	2	980	\$791	\$0.81
172	Maple Avenue Apts.	2	964	\$849	\$0.88
178	Winner Place Apts.	1	875	\$897	\$1.03
Four Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
18	Fairway Villas at City Center	2	2,300	\$3,286	\$1.43
37	View High Lake	2	1,524	\$1,689 - \$1,753	\$1.11 - \$1.15
57	Reserve at South Pointe Apts.	2	1,250	\$1,402	\$1.12
99	Douglas Place	2.5	1,515	\$1,428	\$0.94
116	Georgetown South Apts.	2.5	1,658	\$1,127	\$0.68
139	Stonegate Meadows Apts.	2.5	1,500	\$1,400	\$0.93

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Average Gross Rent Per Square Foot

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.54	\$1.33	\$1.35
Townhouse	\$2.02	\$1.07	\$1.16

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.11	\$0.99	\$0.95
Townhouse	\$0.00	\$0.85	\$0.84

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.49	\$1.28	\$1.27
Townhouse	\$2.02	\$1.05	\$1.13

Tax Credit Units

Studio Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
172	Maple Avenue Apts.	2	169	1	60%	\$257
◆ 171	Palmer Place Senior Apts.	2	400 - 450	1	60%	\$306
172	Maple Avenue Apts.	21	337	1	60%	\$384
109	Park Highlands Apts.	8	550	1	60%	\$485
◆ 85	Walnut Estates	8	477	1	60%	\$619

◆ - Senior Restricted

One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
◆ 28	Switzer Senior Villas	2	812	1	30%	\$324
◆ 171	Palmer Place Senior Apts.	24	600 - 700	1	60%	\$449
172	Maple Avenue Apts.	33	490	1	60%	\$455
◆ 125	Briar Creek Villas	24	751 - 820	1	60%	\$475 - \$500
◆ 64	Emanuel Cleaver II Senior	4	727	1	60%	\$493
109	Park Highlands Apts.	80	625	1	60%	\$515
◆ 100	Willow Bend Villas	30	746	1	60%	\$539
◆ 41	Jessica Estates II	16	683	1	60%	\$545
◆ 40	Jessica Estates I	18	680	1	60%	\$545
◆ 88	Cardinal Ridge Manor (Senior)	18	545	1	60%	\$561
151	Hawthorne Place	112	640	1	60%	\$567
60	Briarwood Gardens	89	713	1	60%	\$567
73	Oak Tree Square	33	731 - 792	1	60%	\$607 - \$624
73	Oak Tree Square	33	731 - 792	1	50%	\$607 - \$624
44	Bridgeport Apts.	48	630	1	60%	\$613
44	Bridgeport Apts.	48	630	1	60%	\$613
◆ 147	Granada Villas	42	562	1	60%	\$628
121	Autumn Place Apt. Homes	104	730	1	60%	\$630
◆ 118	The Cottages of Belton	16	730	1	60%	\$640
◆ 28	Switzer Senior Villas	5	812	1	50%	\$680
◆ 122	Friendship Manor	59	533	1	60%	\$684
◆ 85	Walnut Estates	26	568	1	60%	\$685
16	The Meadows	11	732	1	50%	\$700
◆ 93	Cottages of Kansas City East	28	730	1	60%	\$725
◆ 28	Switzer Senior Villas	10	812	1	60%	\$735
82	The Orchards	36	766	1	60%	\$740
70	The Ridge of Blue Springs	64	676	1	60%	\$745
139	Stonegate Meadows Apts.	100	750	1	60%	\$750
◆ 155	Glendale at the Mansion	47	563 - 626	1	60%	\$789 - \$794
16	The Meadows	56	732 - 813	1	60%	\$850
◆ 72	Truman Farm Villas	113	752 - 767	1	60%	\$865
◆ 28	Switzer Senior Villas	2	812	1	80%	\$900

◆ - Senior Restricted

Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
◆ 35	North Creek Estates	5	1,016	1	30%	\$346
◆ 28	Switzer Senior Villas	2	1,017	1	30%	\$390
146	Apple Manor Apts.	20	1,000	1	60%	\$459
172	Maple Avenue Apts.	2	689	1	60%	\$498
◆ 35	North Creek Estates	10	1,016	1	50%	\$515
161	Sterling Creek Apts.	24	860	2	60%	\$525
◆ 171	Palmer Place Senior Apts.	15	814 - 896	1	60%	\$530
◆ 47	Trinity Village	20	963	1	60%	\$540
◆ 47	Trinity Village	14	963	1	50%	\$540
◆ 125	Briar Creek Villas	24	1,023	2	60%	\$575
◆ 41	Jessica Estates II	16	911	1	60%	\$583
◆ 40	Jessica Estates I	18	900	1	60%	\$583
◆ 42	Jessica Estates III	24	900	1	60%	\$608
◆ 35	North Creek Estates	35	1,016	1	60%	\$612
109	Park Highlands Apts.	96	728	1	60%	\$615
◆ 100	Willow Bend Villas	10	998	2	60%	\$624
◆ 167	Grandview Estates Apts.	32	1,100	2	60%	\$634
60	Briarwood Gardens	208	883	1 - 2	60%	\$656 - \$677
◆ 88	Cardinal Ridge Manor (Senior)	3	700	1	60%	\$657
151	Hawthorne Place	139	800	1	60%	\$660
◆ 64	Emanuel Cleaver II Senior	44	839	1	60%	\$682
73	Oak Tree Square	50	884 - 912	1	50%	\$687 - \$715
73	Oak Tree Square	50	884 - 912	1	60%	\$687 - \$715
121	Autumn Place Apt. Homes	112	960	1.5	60%	\$710
44	Bridgeport Apts.	48	775	2	60%	\$720
44	Bridgeport Apts.	48	775	2	60%	\$720
◆ 118	The Cottages of Belton	40	960	1	60%	\$730
102	Ridgeway Villas at the Legends	2	1,400	2	50%	\$767
◆ 28	Switzer Senior Villas	5	1,017	1	50%	\$775
151	Hawthorne Place	218	960	1.5	60%	\$798
44	Bridgeport Apts.	40	1,040	2	60%	\$807
◆ 93	Cottages of Kansas City East	52	960	1	60%	\$840
82	The Orchards	36	1,050	1	60%	\$850
70	The Ridge of Blue Springs	120	917	2	60%	\$863
139	Stonegate Meadows Apts.	110	950	1.5 - 2	60%	\$875
◆ 155	Glendale at the Mansion	93	797 - 834	1	60%	\$889 - \$930
◆ 28	Switzer Senior Villas	14	1,017	1	60%	\$900

◆ - Senior Restricted

Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
82	The Orchards	106	1,114	2	60%	\$915
139	Stonegate Meadows Apts.	62	1,300	1.5	60%	\$950
1	Overland Park Estates	50	900	1	60%	\$956
102	Ridgeway Villas at the Legends	12	1,400	2	60%	\$962
89	Cardinal Ridge Villas (Family)	1	1,032	1.5	60%	\$975
89	Cardinal Ridge Villas (Family)	8	965 - 980	1	60%	\$975
16	The Meadows	12	805 - 1,093	1 - 2	50%	\$980
◆ 28	Switzer Senior Villas	2	1,017	1	80%	\$1,000
◆ 72	Truman Farm Villas	35	950	2	60%	\$1,023
16	The Meadows	64	805 - 1,093	1 - 2	60%	\$1,100

Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
146	Apple Manor Apts.	4	1,200	2	60%	\$523
161	Sterling Creek Apts.	23	980	2	60%	\$620
148	Emerson Park	28	1,486	2	60%	\$695
60	Briarwood Gardens	28	1,087	2	60%	\$745
73	Oak Tree Square	3	1,050	2	60%	\$770
73	Oak Tree Square	2	1,050	2	50%	\$770
◆ 118	The Cottages of Belton	16	1,054	2	60%	\$800
121	Autumn Place Apt. Homes	32	1,160	2	60%	\$825
102	Ridgeway Villas at the Legends	6	1,600	2	50%	\$878
102	Ridgeway Villas at the Legends	6	1,600	2	50%	\$878
◆ 93	Cottages of Kansas City East	28	1,080	1	60%	\$885
151	Hawthorne Place	276	1,064	1.5	60%	\$917
139	Stonegate Meadows Apts.	50	1,150	2	60%	\$975
16	The Meadows	8	1,211 - 1,273	2	50%	\$1,000
70	The Ridge of Blue Springs	32	1,090	2	60%	\$1,020
139	Stonegate Meadows Apts.	26	1,500	2.5	60%	\$1,050
1	Overland Park Estates	10	950	1.5	60%	\$1,059
102	Ridgeway Villas at the Legends	30	1,600	2	60%	\$1,103
89	Cardinal Ridge Villas (Family)	3	1,220	2	60%	\$1,153
89	Cardinal Ridge Villas (Family)	12	1,354 - 1,678	2.5	60%	\$1,153
16	The Meadows	40	1,211 - 1,273	2	60%	\$1,300

Four-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
139	Stonegate Meadows Apts.	18	1,500	2.5	60%	\$1,175

◆ - Senior Restricted

Summary of Occupancies By Bedroom Type and AMHI Level																		
AMHI Level	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
30%				2	0	100.0%	7	0	100.0%							9	0	100.0%
50%				49	0	100.0%	93	0	100.0%	22	0	100.0%				164	0	100.0%
60%	25	0	100.0%	959	0	100.0%	1596	3	99.8%	365	0	100.0%	18	0	100.0%	2963	3	99.9%
80%				2	0	100.0%	2	0	100.0%							4	0	100.0%
Total	25	0	100.0%	1012	0	100.0%	1698	3	99.8%	387	0	100.0%	18	0	100.0%	3140	3	99.9%

◆ - Senior Restricted

Quality Rating

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A+	3	732	1.1%		\$1,197	\$1,652	\$1,924	
A	36	7,544	3.9%	\$1,272	\$1,393	\$1,723	\$2,314	\$3,286
A-	6	1,291	2.3%		\$1,108	\$1,375	\$1,536	
B+	11	2,181	2.8%	\$928	\$1,082	\$1,377	\$1,472	
B	21	2,810	1.7%	\$699	\$964	\$1,227	\$1,672	
B-	31	3,975	1.3%	\$571	\$814	\$955	\$1,106	\$1,428
C+	11	1,241	1.9%	\$876	\$859	\$941	\$1,502	\$1,689
C	7	672	5.1%		\$710	\$1,007	\$800	
C-	2	446	1.3%		\$698	\$762	\$1,187	\$1,402
D+	1	60	0.0%		\$780	\$965		

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A+		294	325	113					
A	209	3391	3130	534	28		140	112	
A-		483	531	40			65	172	
B+	52	654	1096	225			22	132	
B	78	1100	1201	65		12	212	142	
B-	144	1644	1797	231			86	55	18
C+	77	478	569	56	6		55		
C		205	368	20			73	6	
C-		184	237					24	1
D+		25	15				20		

Quality Rating

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Gross Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	11	558	0.0%		\$903	\$763	\$1,351	
A-	5	613	0.0%		\$864	\$1,009	\$1,191	
B+	6	677	0.1%		\$686	\$823	\$959	
B	6	503	0.4%	\$491	\$751	\$852	\$1,097	
B-	3	789	0.0%		\$869	\$1,021	\$1,246	\$1,400

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A		224	278	6			14	36	
A-		147	411	55					
B+		189	401	87					
B	25	189	209	67			1	12	
B-		263	322	98			62	26	18

Year Built

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	21	2,372	39	1.6%	2,372	9.8%
1970 to 1979	37	6,255	135	2.2%	8,627	26.0%
1980 to 1989	23	3,715	48	1.3%	12,342	15.4%
1990 to 1999	7	1,470	29	2.0%	13,812	6.1%
2000 to 2009	22	3,068	21	0.7%	16,880	12.7%
2010 to 2014	10	1,768	24	1.4%	18,648	7.3%
2015	0	0	0	0.0%	18,648	0.0%
2016	5	1,185	33	2.8%	19,833	4.9%
2017	3	533	7	1.3%	20,366	2.2%
2018	5	1,048	26	2.5%	21,414	4.3%
2019	4	670	7	1.0%	22,084	2.8%
2020	6	1,035	28	2.7%	23,119	4.3%
2021	6	973	161	16.5%	24,092	4.0%
2022*	0	0	0	0.0%	24,092	0.0%
Total	149	24,092	558	2.3%	24,092	100.0 %

Year Renovated

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	3	617	12	1.9%	617	6.9%
2000 to 2009	18	2,890	35	1.2%	3,507	32.2%
2010 to 2014	5	728	7	1.0%	4,235	8.1%
2015	4	755	16	2.1%	4,990	8.4%
2016	2	484	10	2.1%	5,474	5.4%
2017	4	782	13	1.7%	6,256	8.7%
2018	4	837	10	1.2%	7,093	9.3%
2019	3	588	15	2.6%	7,681	6.6%
2020	3	420	32	7.6%	8,101	4.7%
2021	3	871	38	4.4%	8,972	9.7%
2022*	0	0	0	0.0%	8,972	0.0%
Total	49	8,972	188	2.1%	8,972	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of January 2022

Appliances and Unit Amenities

Appliances			
Appliance	Projects	Percent	Units*
Range	148	99.3%	24,074
Refrigerator	149	100.0%	24,092
Icemaker	49	32.9%	10,787
Dishwasher	136	91.3%	22,884
Disposal	140	94.0%	22,970
Microwave	66	44.3%	13,572
Pantry	37	24.8%	8,206
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	137	91.9%	22,797
AC - Window	9	6.0%	1,061
Floor Covering	147	98.7%	23,997
Washer/Dryer	75	50.3%	14,156
Washer/Dryer Hook-Up	101	67.8%	17,358
Patio/Deck/Balcony	129	86.6%	22,713
Ceiling Fan	116	77.9%	20,548
Fireplace	35	23.5%	6,721
Basement	7	4.7%	1,078
Security	22	14.8%	4,238
Window Treatments	146	98.0%	23,821
Furnished Units	1	0.7%	444
Storage	38	25.5%	8,229
Walk-In Closets	68	45.6%	12,480

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Project Amenities

Project Amenities			
Amenity	Projects	Percent	Units
Pool	92	61.7%	20,001
On-site Mangement	130	87.2%	23,004
Laundry	75	50.3%	11,816
Clubhouse	91	61.1%	18,532
Community Space	75	50.3%	14,839
Fitness Center	74	49.7%	16,613
Hot Tub/Sauna	16	10.7%	4,389
Playground	38	25.5%	8,239
Computer/Business Center	47	31.5%	11,203
Sports Court(s)	28	18.8%	6,942
Storage	30	20.1%	4,966
Water Features	16	10.7%	4,805
Elevator	21	14.1%	4,154
Security	47	31.5%	9,799
Car Wash Area	9	6.0%	2,325
Outdoor Areas	86	57.7%	16,891
Services	45	30.2%	10,347
Community Features	48	32.2%	11,600
Library/DVD Library	3	2.0%	818
Movie Theater	13	8.7%	4,000

Utility Distribution

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	6	661	2.4%
Gas	20	2,576	9.2%
Tenant			
Electric	100	16,848	60.3%
Gas	54	7,851	28.1%
			100.0%
Cooking Fuel			
Landlord			
Electric	14	1,522	5.4%
Gas	3	654	2.3%
Tenant			
Electric	149	23,624	84.6%
Gas	14	2,136	7.6%
			100.0%
Hot Water			
Landlord			
Electric	6	661	2.4%
Gas	21	2,865	10.3%
Tenant			
Electric	101	17,124	61.3%
Gas	52	7,286	26.1%
			100.0%
Electric			
Landlord	15	1,542	5.5%
Tenant	165	26,394	94.5%
			100.0%
Water			
Landlord	111	13,798	49.4%
Tenant	69	14,138	50.6%
			100.0%
Sewer			
Landlord	111	13,798	49.4%
Tenant	69	14,138	50.6%
			100.0%
Trash Pick Up			
Landlord	129	16,164	57.9%
Tenant	51	11,772	42.1%
			100.0%

Utility Allowance

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$39	\$30		\$39	\$31	\$26	\$28	\$17	\$34	\$22	\$31	\$14	\$20
1	Garden	\$41	\$34		\$41	\$33	\$29	\$28	\$18	\$38	\$22	\$32	\$14	\$20
1	Townhouse	\$52	\$44		\$52	\$33	\$29	\$28	\$18	\$42	\$22	\$32	\$14	\$20
2	Garden	\$44	\$42		\$44	\$36	\$37	\$28	\$20	\$47	\$28	\$39	\$14	\$20
2	Townhouse	\$55	\$54		\$55	\$36	\$37	\$28	\$20	\$54	\$28	\$39	\$14	\$20
3	Garden	\$46	\$50		\$46	\$39	\$44	\$30	\$22	\$55	\$33	\$46	\$14	\$20
3	Townhouse	\$60	\$64		\$60	\$39	\$44	\$30	\$22	\$66	\$33	\$46	\$14	\$20
4	Garden	\$49	\$58		\$49	\$41	\$49	\$30	\$24	\$64	\$40	\$53	\$14	\$20
4	Townhouse	\$64	\$74		\$64	\$41	\$49	\$30	\$24	\$78	\$40	\$53	\$14	\$20

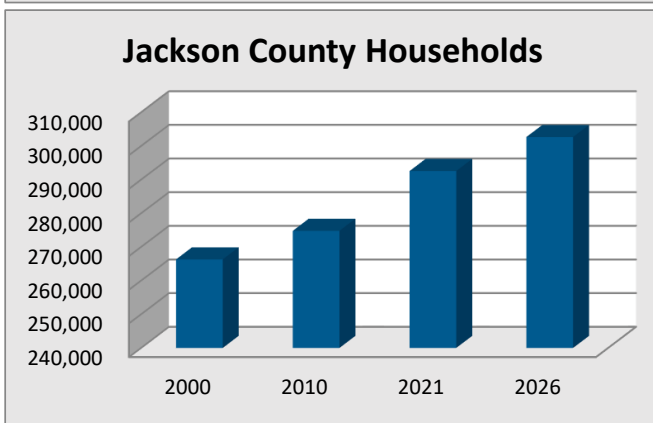
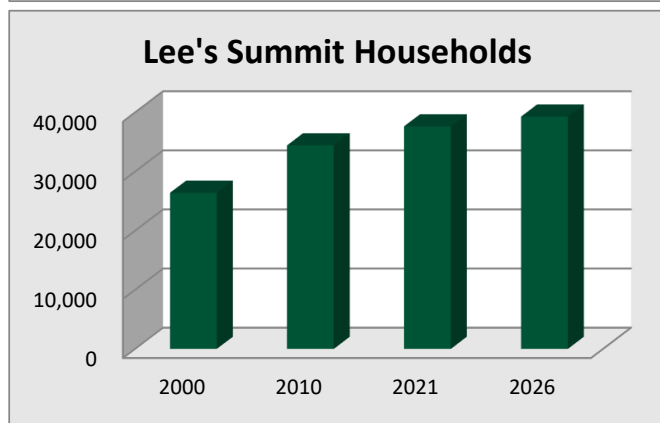
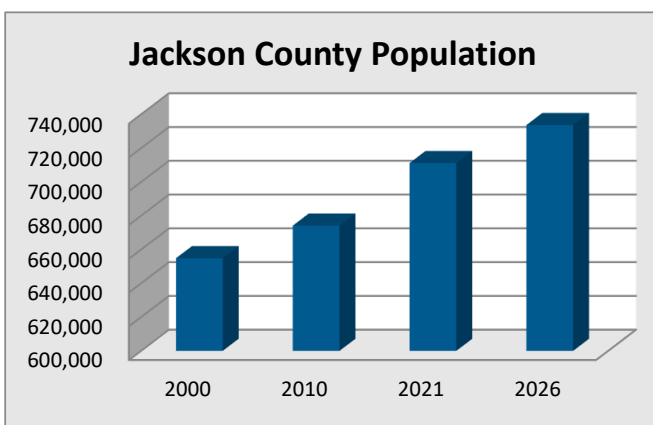
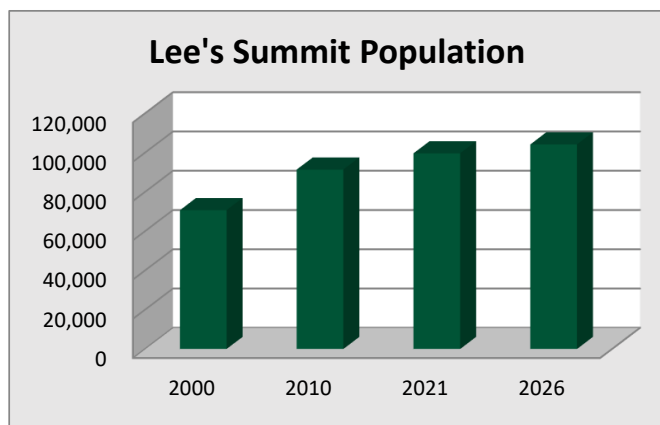
MO-Lees Summit (4/2017)

Addendum B. Area Demographics

A. Population and Household Overview

Lee's Summit		Year	Jackson County	
Population	Households		Population	Households
70,700	26,417	2000 Census	654,880	266,294
91,364	34,429	2010 Census	674,158	274,804
29.2%	30.3%	% Change 2000-2010	2.9%	3.2%
2,066	801	Average Annual Change	1,928	851
99,638	37,645	2021 Estimate	711,205	292,579
104,180	39,304	2026 Projection	733,697	302,668
4.6%	4.4%	% Change 2021-2026	3.2%	3.4%
908	332	Average. Annual Change	4,498	2,018

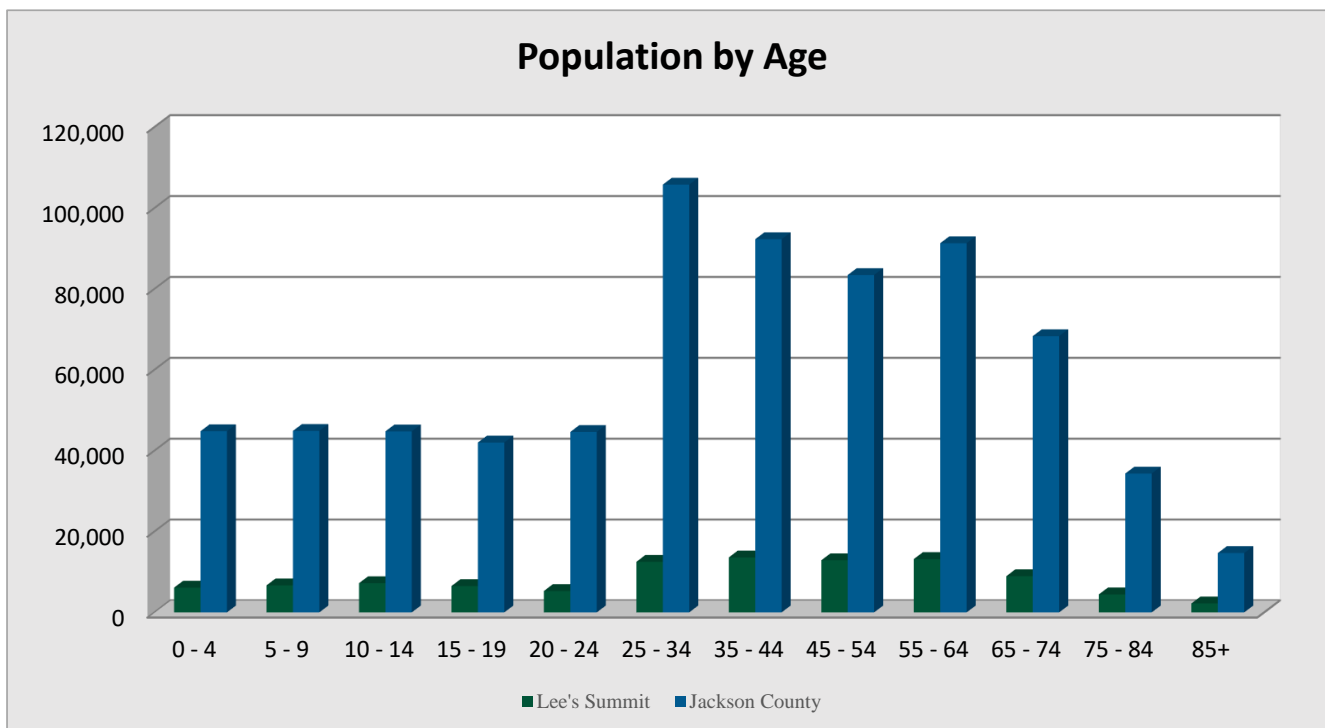
Source: 2000 Census, 2010 Census, ESRI



B. Population Demographics

Population by Age				
Lee's Summit		Age Range (2021)	Jackson County	
Number	Percent		Number	Percent
6,125	6.1%	0 - 4	44,805	6.3%
6,689	6.7%	5 - 9	44,883	6.3%
7,225	7.3%	10 - 14	44,759	6.3%
6,515	6.5%	15 - 19	42,001	5.9%
5,289	5.3%	20 - 24	44,622	6.3%
12,515	12.6%	25 - 34	105,791	14.9%
13,592	13.6%	35 - 44	92,291	13.0%
12,886	12.9%	45 - 54	83,438	11.7%
13,187	13.2%	55 - 64	91,298	12.8%
8,958	9.0%	65 - 74	68,310	9.6%
4,447	4.5%	75 - 84	34,330	4.8%
2,210	2.2%	85+	14,677	2.1%
99,638	100.0%	Total	711,205	100.0%

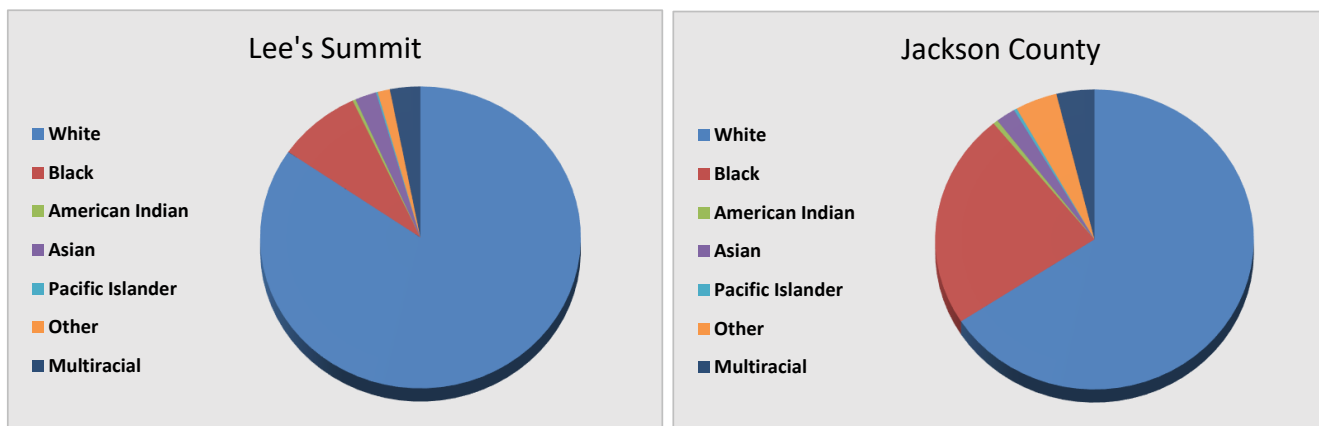
Source: 2010 Census, ESRI



Population by Single Race				
Lee's Summit		Race (2021)	Jackson County	
Number	Percentage		Number	Percentage
84,264	84.6%	White	467,967	65.8%
8,442	8.5%	Black	165,475	23.3%
317	0.3%	American Indian	3,478	0.5%
2,156	2.2%	Asian	14,249	2.0%
165	0.2%	Pacific Islander	2,201	0.3%
1,244	1.2%	Other	30,427	4.3%
3,048	3.1%	Multiracial	27,408	3.9%
99,636	100.0%	Total	711,205	100.0%
4,548	4.6%	Hispanic *	68,377	9.6%

Source: 2010 Census, ESRI

* Hispanic can refer to any race.



Population by Household Type				
Lee's Summit		Composition (2010)	Jackson County	
Number	Percentage		Number	Percentage
78,089	85.4%	Family Households	511,655	75.9%
12,629	13.8%	Nonfamily Households	151,284	22.4%
714	0.8%	Group Qtrts	11,219	1.7%
91,432	100.0%	Total	674,158	100.0%

Source: 2010 Census, ESRI

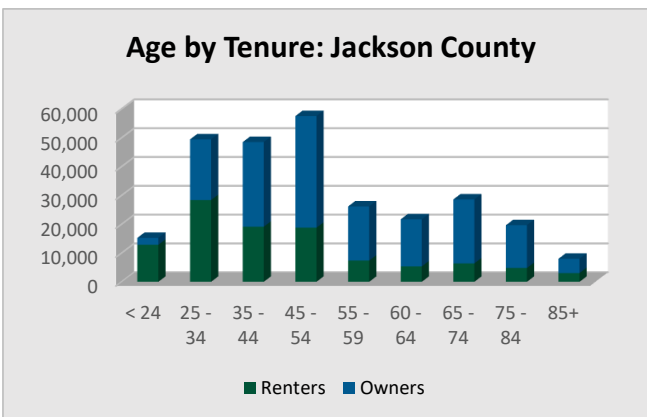
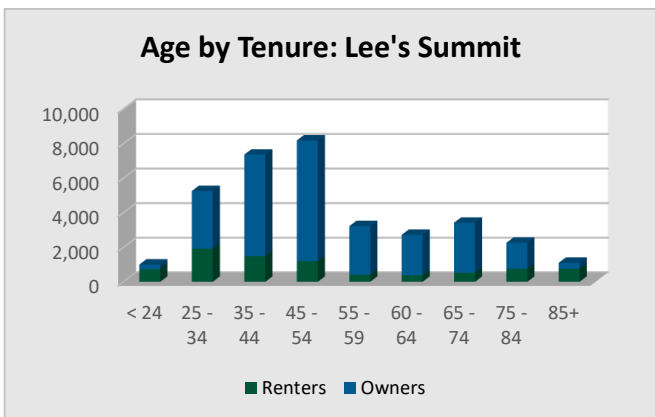
C. Household Demographics

Age by Tenure: Renters				
Lee's Summit		Age Range (2010)	Jackson County	
Number	Percentage		Number	Percentage
738	9.0%	< 24 Years	12,853	12.1%
1,924	23.6%	25 - 34 Years	28,367	26.8%
1,489	18.2%	35 - 44 Years	19,126	18.0%
1,196	14.6%	45 - 54 Years	18,773	17.7%
414	5.1%	55 - 59 Years	7,367	6.9%
381	4.7%	60 - 64 Years	5,325	5.0%
519	6.4%	65 - 74 Years	6,380	6.0%
746	9.1%	75 - 84 Years	4,791	4.5%
757	9.3%	85+ Years	3,025	2.9%
8,164	100.0%	Total	106,007	100.0%

Source: 2010 Census, ESRI

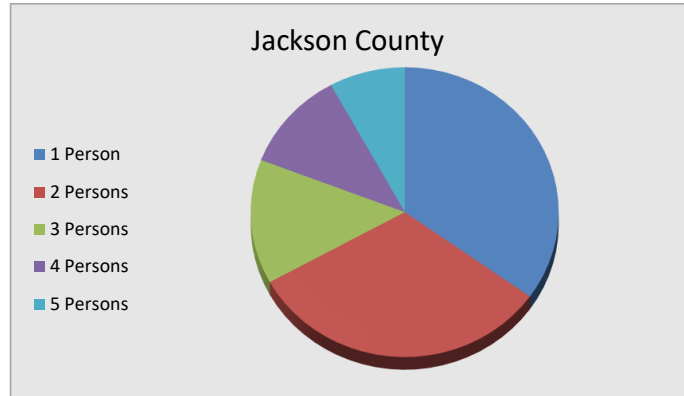
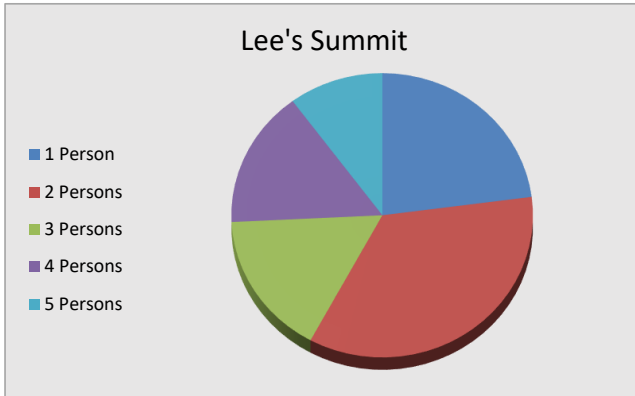
Age by Tenure: Owners				
Lee's Summit		Age Range (2010)	Jackson County	
Number	Percentage		Number	Percentage
258	1.0%	< 24 Years	2,390	1.4%
3,327	12.6%	25 - 34 Years	21,082	12.5%
5,866	22.3%	35 - 44 Years	29,369	17.4%
6,979	26.5%	45 - 54 Years	38,767	23.0%
2,805	10.7%	55 - 59 Years	18,800	11.1%
2,335	8.9%	60 - 64 Years	16,356	9.7%
2,896	11.0%	65 - 74 Years	22,213	13.2%
1,510	5.7%	75 - 84 Years	14,850	8.8%
344	1.3%	85+ Years	4,970	2.9%
26,320	100.0%	Total	168,797	100.0%

Source: 2010 Census, ESRI



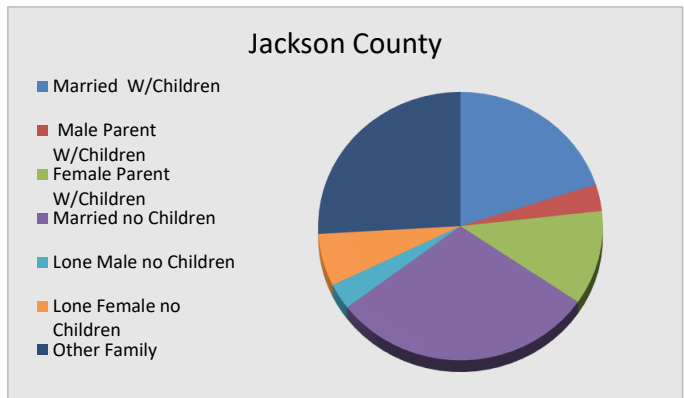
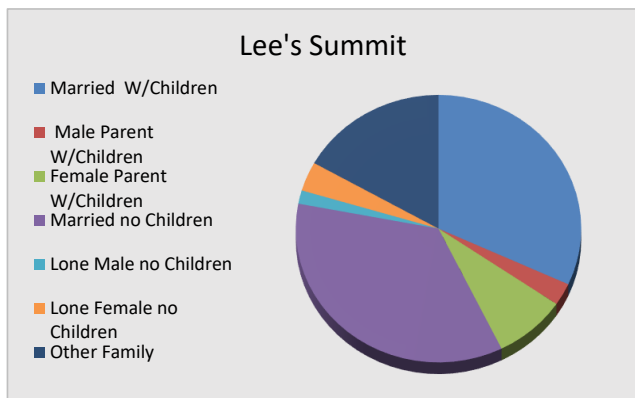
Household Size				
Lee's Summit		Size (2021)	Jackson County	
Number	Percentage		Number	Percentage
8,634	22.9%	1 Person	102,072	34.9%
13,160	35.0%	2 Persons	93,894	32.1%
6,154	16.3%	3 Persons	40,612	13.9%
5,879	15.6%	4 Persons	32,700	11.2%
3,818	10.1%	5 Persons	23,300	8.0%
37,645	100.0%	Total	292,579	100.0%

Source: Census, ESRI



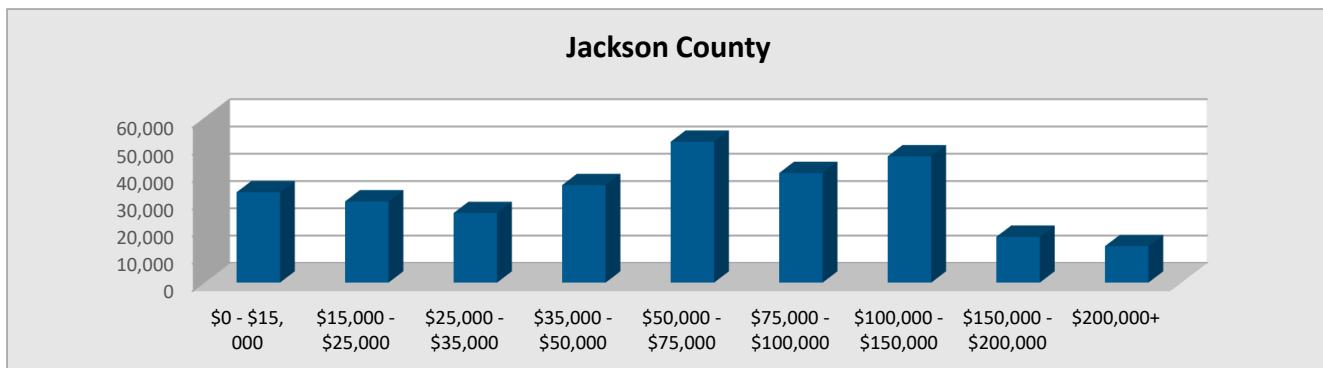
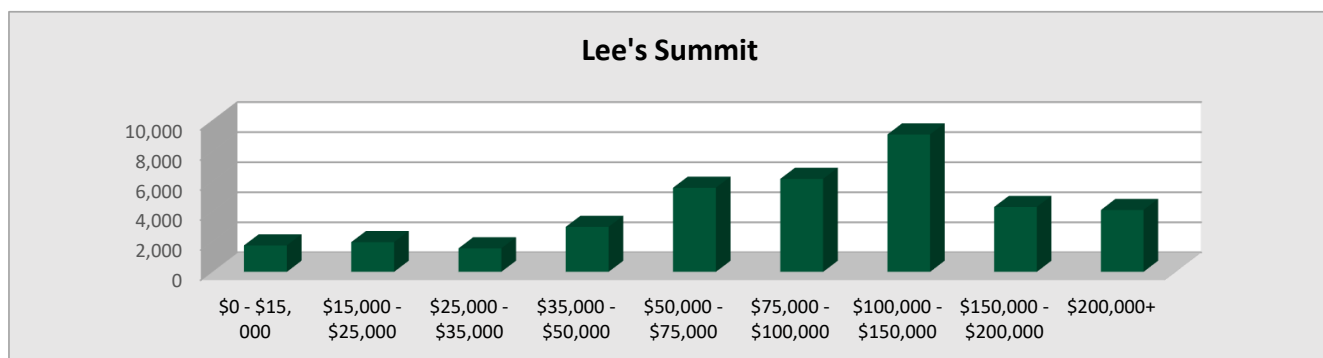
Household Composition				
Lee's Summit		Composition (2010)	Jackson County	
Number	Percentage		Number	Percentage
9,526	31.8%	Married W/Children	43,918	20.0%
805	2.7%	Male Parent W/Children	7,049	3.2%
2,452	8.2%	Female Parent W/Children	24,991	11.4%
10,557	35.3%	Married no Children	66,172	30.1%
485	1.6%	Lone Male no Children	6,819	3.1%
1,060	3.5%	Lone Female no Children	13,877	6.3%
5,041	16.8%	Other Family	56,998	25.9%
29,926	100.0%	Total	219,824	100.0%

Source: 2010 Census, ESRI



Households by Income				
Lee's Summit		Income Range (2021)	Jackson County	
Number	Percentage		Number	Percentage
1,757	4.7%	\$0 - \$15,000	33,130	11.3%
1,977	5.3%	\$15,000 - \$25,000	29,784	10.2%
1,564	4.2%	\$25,000 - \$35,000	25,521	8.7%
2,993	8.0%	\$35,000 - \$50,000	35,770	12.2%
5,592	14.9%	\$50,000 - \$75,000	51,665	17.7%
6,187	16.4%	\$75,000 - \$100,000	40,201	13.7%
9,143	24.3%	\$100,000 - \$150,000	46,317	15.8%
4,315	11.5%	\$150,000 - \$200,000	16,811	5.7%
4,116	10.9%	\$200,000+	13,373	4.6%
37,644	100.0%	Total	292,572	100.0%

Source: 2010 Census, ESRI, 2016-2020 ACS



D. Housing Structure Data

Rented Households by Year Built				
Lee's Summit		Year Built (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
590	6.7%	Built 2014 or Later	4,115	3.4%
138	1.6%	Built 2010 - 2013	1,997	1.6%
1,307	14.7%	Built 2000 - 2009	7,159	5.9%
1,464	16.5%	Built 1990 - 1999	11,623	9.6%
1,772	20.0%	Built 1980 - 1989	12,553	10.4%
1,619	18.3%	Built 1970 - 1979	24,321	20.1%
987	11.1%	Built 1960 - 1969	16,234	13.4%
392	4.4%	Built 1950 - 1959	15,393	12.7%
92	1.0%	Built 1940 - 1949	6,958	5.7%
502	5.7%	Built 1939 or Earlier	20,780	17.2%
8,863	100.0%	Total	121,133	100.0%

Source: 2016-2020 ACS

Owned Households by Year Built				
Lee's Summit		Year Built (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
1,592	5.5%	Built 2014 or Later	3,348	2.0%
827	2.9%	Built 2010 - 2013	1,988	1.2%
6,880	23.9%	Built 2000 - 2009	19,310	11.3%
7,818	27.1%	Built 1990 - 1999	19,656	11.5%
5,043	17.5%	Built 1980 - 1989	17,184	10.1%
3,318	11.5%	Built 1970 - 1979	22,644	13.3%
1,648	5.7%	Built 1960 - 1969	24,061	14.1%
973	3.4%	Built 1950 - 1959	23,733	13.9%
153	0.5%	Built 1940 - 1949	8,556	5.0%
549	1.9%	Built 1939 or Earlier	29,919	17.6%
28,801	100.0%	Total	170,399	100.0%

Source: 2016-2020 ACS

Total Households by Year Built				
Lee's Summit		Year Built (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
2,182	5.8%	Built 2014 or Later	7,463	2.6%
965	2.6%	Built 2010 - 2013	3,985	1.4%
8,187	21.7%	Built 2000 - 2009	26,469	9.1%
9,282	24.6%	Built 1990 - 1999	31,279	10.7%
6,815	18.1%	Built 1980 - 1989	29,737	10.2%
4,937	13.1%	Built 1970 - 1979	46,965	16.1%
2,635	7.0%	Built 1960 - 1969	40,295	13.8%
1,365	3.6%	Built 1950 - 1959	39,126	13.4%
245	0.7%	Built 1940 - 1949	15,514	5.3%
1,051	2.8%	Built 1939 or Earlier	50,699	17.4%
37,664	100.0%	Total	291,532	100.0%

Source: 2016-2020 ACS

Rented Housing Units by Structure Type				
Lee's Summit		Structure (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
1,916	21.6%	1 Detached	41,058	33.9%
1,297	14.6%	1 Attached	10,509	8.7%
782	8.8%	2 Units	7,215	6.0%
1,297	14.6%	3 - 4 Units	10,972	9.1%
815	9.2%	5 - 9 Units	14,155	11.7%
1,281	14.5%	10 - 19 Units	11,572	9.6%
899	10.1%	20 - 49 Units	9,572	7.9%
513	5.8%	50+ Units	14,770	12.2%
24	0.3%	Mobile Home	1,175	1.0%
39	0.4%	Other	135	0.1%
8,863	100.0%	Total	121,133	100.0%

Source: 2016-2020 ACS

Owned Housing Units by Structure Type				
Lee's Summit		Structure (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
26,606	92.4%	1 Detached	157,370	92.4%
1,702	5.9%	1 Attached	5,332	3.1%
108	0.4%	2 Units	1,085	0.6%
116	0.4%	3 - 4 Units	889	0.5%
0	0.0%	5 - 9 Units	588	0.3%
17	0.1%	10 - 19 Units	448	0.3%
46	0.2%	20 - 49 Units	1,045	0.6%
170	0.6%	50+ Units	1,947	1.1%
36	0.1%	Mobile Home	1,651	1.0%
0	0.0%	Other	44	0.0%
28,801	100.0%	Total	170,399	100.0%

Source: 2016-2020 ACS

Total Housing Units by Structure Type				
Lee's Summit		Structure (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
28,522	75.7%	1 Detached	198,428	68.1%
2,999	8.0%	1 Attached	15,841	5.4%
890	2.4%	2 Units	8,300	2.8%
1,413	3.8%	3 - 4 Units	11,861	4.1%
815	2.2%	5 - 9 Units	14,743	5.1%
1,298	3.4%	10 - 19 Units	12,020	4.1%
945	2.5%	20 - 49 Units	10,617	3.6%
683	1.8%	50+ Units	16,717	5.7%
60	0.2%	Mobile Home	2,826	1.0%
39	0.1%	Other	179	0.1%
37,664	100.0%	Total	291,532	100.0%

Source: 2016-2020 ACS

Year Moved-Into Renter-Occupied Household				
Lee's Summit		Year Moved-In (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
839	9.5%	2019 or Later	12,583	10.4%
4,878	55.0%	2015 - 2018	62,397	51.5%
2,115	23.9%	2010 - 2014	30,068	24.8%
846	9.5%	2000 - 2009	11,673	9.6%
123	1.4%	1990 - 1999	2,736	2.3%
62	0.7%	1989 or Earlier	1,676	1.4%
8,863	100.0%	Total	121,133	100.0%

Source: 2016-2020 ACS

Year Moved Into Owner-Occupied Household				
Lee's Summit		Year Moved-In (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
737	2.6%	2019 or Later	4,275	2.5%
6,500	22.6%	2015 - 2018	31,550	18.5%
5,951	20.7%	2010 - 2014	30,729	18.0%
8,746	30.4%	2000 - 2009	47,187	27.7%
4,374	15.2%	1990 - 1999	26,680	15.7%
2,493	8.7%	1989 or Earlier	29,978	17.6%
28,801	100.0%	Total	170,399	100.0%

Source: 2016-2020 ACS

Year Moved Into All Households				
Lee's Summit		Year Moved-In (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
1,576	4.2%	2019 or Later	16,858	5.8%
11,378	30.2%	2015 - 2018	93,947	32.2%
8,066	21.4%	2010 - 2014	60,797	20.9%
9,592	25.5%	2000 - 2009	58,860	20.2%
4,497	11.9%	1990 - 1999	29,416	10.1%
2,555	6.8%	1989 or Earlier	31,654	10.9%
37,664	100.0%	Total	291,532	100.0%

Source: 2016-2020 ACS

Gross Rent Paid				
Lee's Summit		Gross Rent (2016-2020 ACS)	Jackson County	
Number	Percentage		Number	Percentage
64	0.7%	Less than \$200	1,284	1.1%
106	1.2%	\$200 - \$299	2,917	2.4%
271	3.1%	\$300 - \$399	3,017	2.5%
135	1.5%	\$400 - \$499	3,027	2.5%
130	1.5%	\$500 - \$599	5,446	4.5%
250	2.8%	\$600 - \$699	8,890	7.3%
975	11.0%	\$700 - \$799	13,766	11.4%
748	8.4%	\$800 - \$899	15,119	12.5%
1,163	13.1%	\$900 - \$999	13,123	10.8%
1,836	20.7%	\$1,000 - \$1,249	25,436	21.0%
1,403	15.8%	\$1,250 - \$1,499	12,869	10.6%
772	8.7%	\$1,500 - \$1,999	8,175	6.7%
843	9.5%	\$2,000+	3,281	2.7%
167	1.9%	No Cash Rent	4,783	3.9%
8,863	100.0%	Total	121,133	100.0%
\$1,069		Median Gross Rent	\$936	

Source: 2016-2020 ACS

Building Permits for Housing Units: Lee's Summit			
Year	Single Family Structure	Mult-Family Units	Total
2012	274	0	274
2013	334	0	334
2014	321	250	571
2015	313	209	522
2016	333	194	527
2017	396	379	775
2018	339	209	548
2019	339	756	1,095
2020	428	559	987
2021	638	74	712
Total	3,715	2,630	6,345
Percent	58.6%	41.4%	100.0%

Source: SOCDs Building Permits Database

Building Permits for Housing Units: Jackson County			
Year	Single Family Structure	Mult-Family Units	Total
2012	1,061	868	1,929
2013	1,354	1,007	2,361
2014	1,378	2,486	3,864
2015	1,602	2,670	4,272
2016	1,733	2,774	4,507
2017	1,821	2,168	3,989
2018	1,772	1,792	3,564
2019	1,515	2,268	3,783
2020	2,149	2,618	4,767
2021	2,301	1,673	3,974
Total	16,686	20,324	37,010
Percent	45.1%	54.9%	100.0%

E. Total NAICS Business and Employment Statistics

Lee's Summit		Category (2021)	Jackson County	
Business	Employees		Business	Employees
4	19	11-Agriculture	47	183
1	11	21-Mining	8	264
2	56	22-Utilities	35	2,942
236	1,826	23-Construction	1,519	17,688
96	1,961	31-Manufacturing	794	27,998
88	1,616	42-Wholesale Trade	769	14,408
405	6,480	44-Retail Trade	3,249	46,030
37	951	48-Transportation	435	17,681
60	537	51-Information	529	8,994
284	2,045	52-Finance	1,430	22,034
149	1,488	53-Real Estate	1,305	13,836
337	2,121	54-Professional	2,523	35,698
3	17	55-Management	32	2,204
117	1,217	56-Administration	809	9,682
95	3,849	61-Educational Services	678	26,466
369	10,011	62-Health Care	2,146	68,363
71	2,368	71-Arts & Entertainment	553	11,347
211	6,079	72-Accommodation & Food	1,830	36,285
338	2,251	81-Other Services	3,243	25,905
41	3,206	92-Public Administration	471	28,920
157	215	99-Nonclassifiable	1,378	2,685
3,101	48,324	Total	23,783	419,613

Source: InfoGroup USA

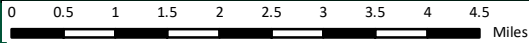
C. Field Survey of Conventional Rentals

The following section is a field survey of conventional rental properties identified through a variety of sources, including area apartment guides, government agencies and our own field inspection. The intent of the field survey is to evaluate the overall strength of the existing rental market, identify trends impacting future development and to identify those properties considered most comparable to the subject site. The field survey has been organized by project type; properties are color coded to reflect this and designated as market-rate, Tax Credit, government-subsidized or a combination of these three property types. The field survey is assembled as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

Lee's Summit, MO Apartment Locations (Lee's Summit Market Area)



Legend

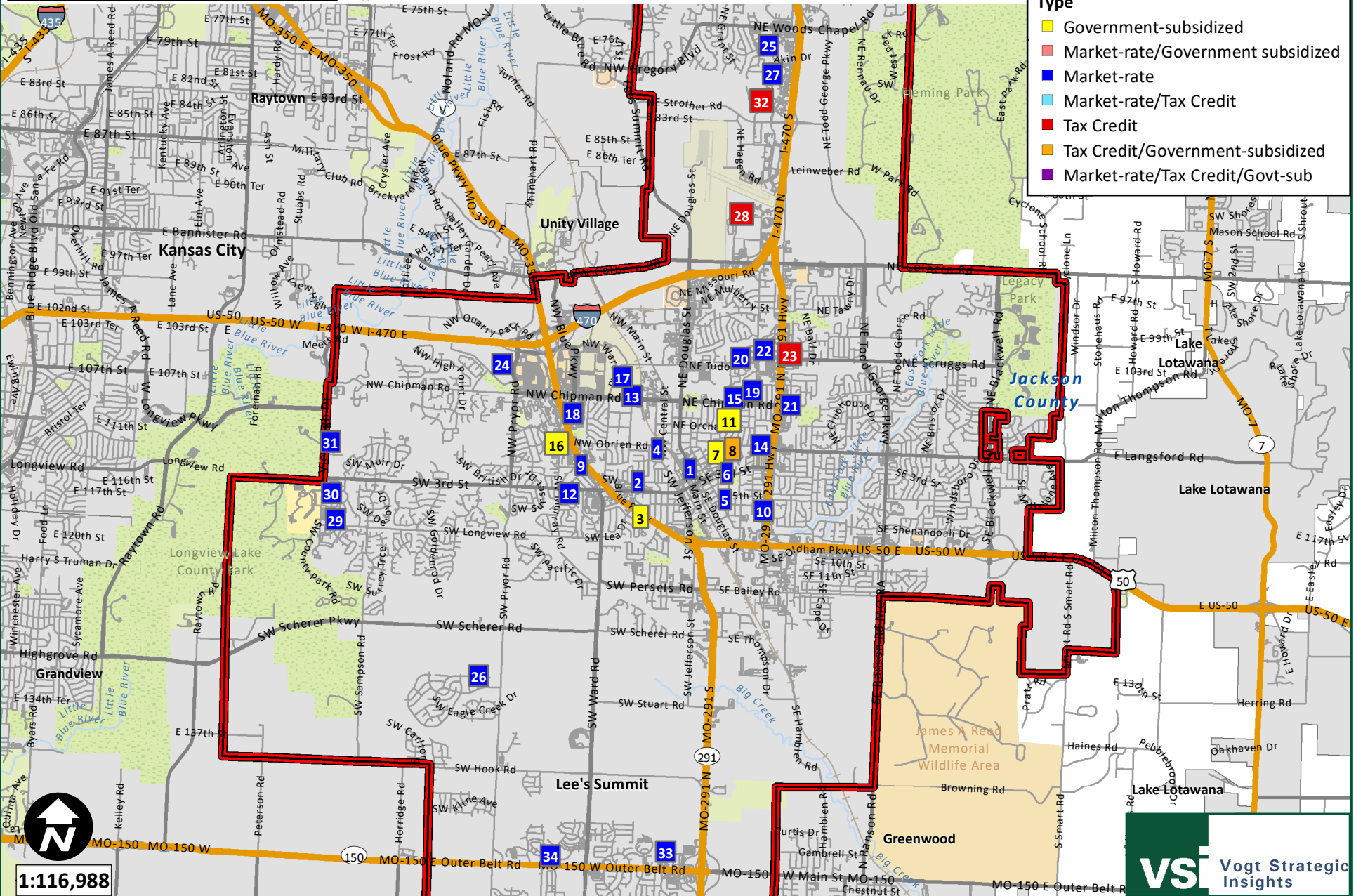
Market Areas

Lee's Summit Market Area

Apartments

Type

- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Govt-sub



1:116,988

Map Identification List

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
1	Elevate 114	MRR	A	2022	0	0	U/C
2	Robin Hills	MRR	B-	1970	60	3	95.0%
3	Duncan Estates	GSS	B-	1996	66	0	100.0%
4	Strasbourg Apts.	MRR	C-	1965	72	0	100.0%
5	Le Grand Retirement Village	MRR	C+	1985	40	0	100.0%
6	The Charles	MRR	B	1972 / 2014	119	0	100.0%
7	Lee Haven Apts.	GSS	B-	1967	50	0	100.0%
8	Ashbrooke Apts.	TGS	B-	1980 / 2004	74	0	100.0%
9	Somerset Villa Apts.	MRR	B	1970	48	0	100.0%
10	The Lodge	MRR	B	1985	64	0	100.0%
11	Sage Crossing	GSS	B-	1970	152	0	100.0%
12	The Oaks Apts.	MRR	B	2003	124	0	100.0%
13	Summit Square	MRR	A	2017	308	0	100.0%
14	Summit East Plaza	MRR	B-	1972	150	0	100.0%
15	Summit Point Apt. Homes	MRR	B	1989	100	0	100.0%
16	John Calvin Manor Apts.	GSS	C+	1968 / 2014	100	0	100.0%
17	The Donovan	MRR	A	2020	327	8	97.6%
18	Park Lane Apts.	MRR	B-	1964 / 2015	60	0	100.0%
19	English Manor Twnhms.	MRR	B	1997	60	0	100.0%
20	Summit Ridge Apts.	MRR	B+	2001	432	15	96.5%
21	Maple Creek Estates	MRR	A	2019	36	0	100.0%
22	Pheasant Run	MRR	B+	1986 / 1994	160	3	98.1%
23	Summit Grove	TAX	A	2011	54	0	100.0%
24	Summit at West Pryor	MRR	A	2021	237	100	57.8%
25	Chapel Ridge Twnhms.	MRR	A	2019	103	6	94.2%
26	Eagle Creek Twnhms.	MRR	A	2017	112	0	100.0%
27	The Fairways	MRR	A	2008	274	6	97.8%
28	Crossroads of Lees Summit	TAX	B	2002	160	11	93.1%
29	The Residences at New Longview	MRR	A	2015	309	11	96.4%
30	New Longview	MRR	A	2007	206	7	96.6%
31	Meridian at View High	MRR	A	2019	312	10	96.8%
32	Wilshire Hills II	TAX	A	2014	42	0	100.0%
33	Residences at Echelon Apts.	MRR	A	2019	243	2	99.2%
34	The Manor Homes of Arborwalk	MRR	A-	2005	280	2	99.3%

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	26	4,236	173	95.9%	273
TAX	3	256	11	95.7%	0
TGS	1	74	0	100.0%	0
GSS	4	368	0	100.0%	0

Total units do not include units under construction.

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

Distribution of Units

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	20	0.5%	0	0.0%	\$811
1	1	1,583	37.4%	67	4.2%	\$1,385
2	1	601	14.2%	7	1.2%	\$1,102
2	1.5	281	6.6%	2	0.7%	\$1,171
2	2	1,335	31.5%	91	6.8%	\$1,886
2	2.5	61	1.4%	4	6.6%	\$1,790
3	2	313	7.4%	0	0.0%	\$1,921
3	2.5	42	1.0%	2	4.8%	\$1,876
TOTAL		4,236	100.0%	173	4.1%	
273 Units Under Construction						
Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	38	14.8%	0	0.0%	\$659
2	1	43	16.8%	0	0.0%	\$768
2	2	95	37.1%	8	8.4%	\$981
3	2	80	31.3%	3	3.8%	\$1,125
TOTAL		256	100.0%	11	4.3%	
Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
2	1.5	55	74.3%	0	0.0%	N.A.
3	1.5	19	25.7%	0	0.0%	N.A.
TOTAL		74	100.0%	0	0.0%	
Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	30	8.2%	0	0.0%	N.A.
1	1	187	50.8%	0	0.0%	N.A.
2	1	75	20.4%	0	0.0%	N.A.
3	1	71	19.3%	0	0.0%	N.A.
4	1.5	5	1.4%	0	0.0%	N.A.
TOTAL		368	100.0%	0	0.0%	
Grand Total		4,934	-	184	3.7%	

Survey of Properties


1
Elevate 114



114 SE Douglas St.	Total Units 0
Lees Summit, MO 64063	Vacancies 0
Phone (816) 554-3114	Occupancy 0
Contact Name not given(in person)	Floors 4
Waitlist None	Quality A
	Year Built 2022

Comments
All 273 units under construction, expected completion 3/2022;
Preleasing began 10/2021

2
Robin Hills



200 SW Noel St.	Total Units 60
Lees Summit, MO 64063	Vacancies 3
Phone (816) 524-2900	Occupancy 95.0%
Contact Amy(in person)	Floors 2.5
Waitlist None	Quality B-
	Year Built 1970

Comments
Does not accept HCV; 2-br rent range based on floor level

3
Duncan Estates



633 SW Burry St.	Total Units 66
Lees Summit, MO 64081	Vacancies 0
Phone (816) 524-4588	Occupancy 100.0%
Contact Rhonda(in person)	Floors 12
Waitlist 5 years	Quality B-
	Year Built 1996

Comments
Public Housing

4
Strasbourg Apts.



3 NE OBrien Rd.	Total Units 72
Lees Summit, MO 64063	Vacancies 0
Phone (816) 524-4208	Occupancy 100.0%
Contact Hoss(in person)	Floors 2.5
Waitlist None	Quality C-
	Year Built 1965

Comments

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

5 Le Grand Retirement Village



311 SE Grand Ave. Lees Summit, MO 64063 Phone (816) 554-0909 Contact Belinda(in person) Waitlist None	Total Units 40 Vacancies 0 Occupancy 100.0% Floors 1 Quality C+ Year Built 1985
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Comments Senior Restricted (55+)
Unit mix estimated; 6 2-br units have washer/dryer hookups

6 The Charles



416-500 SE 3rd St. Lees Summit, MO 64063 Phone (816) 524-0965 Contact Kasi(in person) Waitlist None	Total Units 119 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality B Year Built 1972 Renovated 2014
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Comments
Renovation date est.; Does not accept HCV (1 grandfathered HCV); Lower rent 1-br units have landlord-paid electric & tenant-paid gas heat/hot water, water, sewer & trash; 20 units have W/D hookups for stackable W/D appliances

7 Lee Haven Apts.



111 SE Grand Ave. Lees Summit, MO 64063 Phone (816) 524-1100 Contact Rhonda(in person) Waitlist 1,061 households	Total Units 50 Vacancies 0 Occupancy 100.0% Floors 1 Quality B- Year Built 1967
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Comments
Public Housing

8 Ashbrooke Apts.



524 SE 2nd St. Lees Summit, MO 64063 Phone (816) 844-6229 Contact April(in person) Waitlist 24 months	Total Units 74 Vacancies 0 Occupancy 100.0% Floors 2 Quality B- Year Built 1980 Renovated 2004
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Comments
60% AMI & HUD Section 8; 1 3-br manager unit not included in total

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

9 Somerset Villa Apts.



133 SW McClendon Dr.	Total Units	48
Lees Summit, MO 64081	Vacancies	0
Phone (816) 524-3411	Occupancy	100.0%
Contact Theresa(in person)	Floors	2.5
Waitlist None	Quality	B
	Year Built	1970

Comments
Year built estimated; 2-br units have microwave

10 The Lodge



620 SE 291 Hwy.	Total Units	64
Lees Summit, MO 64063	Vacancies	0
Phone (816) 524-2441	Occupancy	100.0%
Contact Tandy(in person)	Floors	2
Waitlist None	Quality	B
	Year Built	1985

Comments
Flat fee for water included in reported rents: \$35; Units updated as they become available

11 Sage Crossing



600 NE Howard Ave.	Total Units	152
Lees Summit, MO 64063	Vacancies	0
Phone (816) 524-1394	Occupancy	100.0%
Contact Julie(in person)	Floors	2.5
Waitlist 18-24 months	Quality	B-
	Year Built	1970

Comments
HUD Section 8; Handicapped-accessible units have washer/dryer hookups

12 The Oaks Apts.



1415-1425 SW 3rd St.	Total Units	124
Lees Summit, MO 64081	Vacancies	0
Phone (816) 524-5005	Occupancy	100.0%
Contact Shari(in person)	Floors	2.5
Waitlist 2 months	Quality	B
	Year Built	2003

Comments
Does not accept HCV; 48 units have electric cooking; Smaller 1-br units have landlord-paid electric

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

13 Summit Square



789 NW Donovan Rd. Lees Summit, MO 64086 Phone (816) 524-5766 Contact Pam(in person) Waitlist None	Total Units 308 Vacancies 0 Occupancy 100.0% Floors 4 Quality A Year Built 2017
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Comments
LRO rents

14 Summit East Plaza



217 NE Independence Ave. Lees Summit, MO 64063 Phone (816) 524-8222 Contact Angie(in person) Waitlist None	Total Units 150 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality B- Year Built 1972
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Comments
Units updated as needed

15 Summit Point Apt. Homes



504 NE Chipman Rd. Lees Summit, MO 64063 Phone (816) 525-5255 Contact Alyson(in person) Waitlist None	Total Units 100 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality B Year Built 1989
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Comments
Does not accept HCV

16 John Calvin Manor Apts.



310 NW Murray Rd. Lees Summit, MO 64081 Phone (816) 524-6888 Contact Casey(in person) Waitlist None	Total Units 100 Vacancies 0 Occupancy 100.0% Floors 1,2 Quality C+ Year Built 1968 Renovated 2014 Senior Restricted (62+)
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Comments
HUD Section 8

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

17 The Donovan



837 Donovan Rd. Lees Summit, MO 64086 Phone (816) 541-2880 Contact Gabbi(in person) Waitlist None	Total Units 327 Vacancies 8 Occupancy 97.6% Floors 4 Quality A Year Built 2020
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Comments
Opened 10/2020; Reached stabilized occupancy 10/2021


18 Park Lane Apts.



817 NW Park Ln. Lees Summit, MO 64063 Phone (816) 600-2747 Contact Denise(in person) Waitlist None	Total Units 60 Vacancies 0 Occupancy 100.0% Floors 2.5 Quality B- Year Built 1964 Renovated 2015
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Comments
Does not accept HCV

19 English Manor Twnhms.



612 NE English Manor Dr. Lees Summit, MO 64086 Phone (816) 246-1700 Contact Lisa(in person) Waitlist None	Total Units 60 Vacancies 0 Occupancy 100.0% Floors 2 Quality B Year Built 1997
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Comments
Does not accept HCV

20 Summit Ridge Apts.



701 NE Tudor Rd. Lees Summit, MO 64086 Phone (816) 524-5222 Contact Lauren(in person) Waitlist None	Total Units 432 Vacancies 15 Occupancy 96.5% Floors 2,3 Quality B+ Year Built 2001
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Comments

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

21 Maple Creek Estates



611 NE Ridgeway Dr.	Total Units	36
Lees Summit, MO 64086	Vacancies	0
Phone (816) 287-3796	Occupancy	100.0%
Contact Name not given(in person)	Floors	2
Waitlist None	Quality	A
	Year Built	2019

Comments
Townhomes have attached garage & basement

22 Pheasant Run



1102 NE Independence Ave.	Total Units	160
Lees Summit, MO 64086	Vacancies	3
Phone (816) 524-0103	Occupancy	98.1%
Contact Deberay(in person)	Floors	2
Waitlist None	Quality	B+
	Year Built	1986
	Renovated	1994

Comments
Higher rent units have been upgraded

23 Summit Grove



750 NE Tudor Rd.	Total Units	54
Lees Summit, MO 64086	Vacancies	0
Phone (816) 525-3030	Occupancy	100.0%
Contact Loretta(in person)	Floors	3
Waitlist None	Quality	A
	Year Built	2011

Comments
60% AMI

Senior Restricted (55+)

24 Summit at West Pryor



940 NW Pryor Rd.	Total Units	237
Lees Summit, MO 64081	Vacancies	100
Phone (816) 710-9006	Occupancy	57.8%
Contact Tara(in person)	Floors	4
Waitlist None	Quality	A
	Year Built	2021

Comments
Preleasing began 5/2021; Opened 6/2021; Still in lease-up

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

25 Chapel Ridge Twnhms.



3670 NE Akin Blvd. Lees Summit, MO 64064 Phone (816) 272-0643 Contact Lori(in person) Waitlist None	Total Units 103 Vacancies 6 Occupancy 94.2% Floors 2 Quality A Year Built 2019
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Comments

26 Eagle Creek Twnhms.



2176 Timbertrace Ln. Lees Summit, MO 64082 Phone (816) 207-4807 Contact Shannon(in person) Waitlist None	Total Units 112 Vacancies 0 Occupancy 100.0% Floors 2 Quality A Year Built 2017
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Comments
Shares amenities with Eagle Creek subdivision; Preleasing began 3/2017; Opened 4/2017

27 The Fairways



3460 NE Akin Blvd. Lees Summit, MO 64064 Phone (816) 205-4036 Contact Cayleigh(in person) Waitlist None	Total Units 274 Vacancies 6 Occupancy 97.8% Floors 2,3 Quality A Year Built 2008
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Comments
Does not accept HCV; 2- & 3-br units have walk-in closets; Rent range for 2- & 3-br units based on floor level & view

28 Crossroads of Lees Summit



2200 NE Town Center Blvd. Lees Summit, MO 64064 Phone (816) 554-6240 Contact Jamie(in person) Waitlist None	Total Units 160 Vacancies 11 Occupancy 93.1% Floors 2 Quality B Year Built 2002
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Comments
60% AMI

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

29 The Residences at New Longview



3301 SW Kessler Dr. Lees Summit, MO 64081 Phone (816) 307-0284 Contact Amanda(in person) Waitlist None	Total Units 309 Vacancies 11 Occupancy 96.4% Floors 4,5 Quality A Year Built 2015
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Comments
Does not accept HCV; YieldStar rents

30 New Longview



460 SW Longview Blvd. Lees Summit, MO 64081 Phone (816) 761-1407 Contact Gina(in person) Waitlist None	Total Units 206 Vacancies 7 Occupancy 96.6% Floors 3 Quality A Year Built 2007
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Comments

31 Meridian at View High



201 NW SW Kessler Dr. Lees Summit, MO 64081 Phone (816) 761-1000 Contact Name not given(in person) Waitlist None	Total Units 312 Vacancies 10 Occupancy 96.8% Floors 3 Quality A Year Built 2019
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Comments

32 Wilshire Hills II



3251 NE Manhattan Dr. Lees Summit, MO 64064 Phone (816) 524-3130 Contact Pat(in person) Waitlist 12+ months	Total Units 42 Vacancies 0 Occupancy 100.0% Floors 3 Quality A Year Built 2014
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Comments
60% AMI; UA: 1-br/\$151 & 2-br/\$182

Senior Restricted (62+)

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

33 Residences at Echelon Apts.



3500 SW Hollywood Dr.	Total Units	243
Lees Summit, MO 64082	Vacancies	2
Phone (816) 319-0601	Occupancy	99.2%
Contact Name not given(in person)	Floors	3
Waitlist None	Quality	A
	Year Built	2019

Comments
LRO rents

34 The Manor Homes of Arborwalk



1318 SW Manor Lake Dr.	Total Units	280
Lees Summit, MO 64082	Vacancies	2
Phone (816) 525-9797	Occupancy	99.3%
Contact Julia(in person)	Floors	2
Waitlist None	Quality	A-
	Year Built	2005

Comments

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

Collected Rents

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1	\$980 - \$1,150	\$1,250 - \$1,450	\$1,920 - \$2,150						
2	\$630	\$825 - \$899	\$975 - \$1,025						
4		\$645	\$745						
5		\$635	\$820						
6		\$870 - \$900	\$955 - \$1,010						
9	\$650 - \$690	\$750 - \$810	\$925 - \$975				\$999		
10			\$784						
12	\$750	\$850 - \$950	\$1,050 - \$1,200						
13		\$1,159 - \$1,444	\$1,469 - \$1,879						
14		\$785 - \$835	\$875						
15		\$790	\$880						
17		\$1,109 - \$1,529	\$1,659 - \$2,469						
18		\$830	\$955						
19							\$1,095		
20		\$1,198 - \$1,428	\$1,302 - \$1,623	\$2,178					
21		\$650	\$775 - \$875				\$925		
22		\$1,018 - \$1,128	\$1,225 - \$1,404						
23		\$540	\$622						
24		\$1,250 - \$1,690	\$1,890 - \$2,300						
25							\$1,580 - \$1,625	\$1,680 - \$1,750	
26								\$1,349 - \$1,425	
27		\$1,170 - \$1,270	\$1,395 - \$1,450	\$1,800					
28			\$816				\$816	\$929	
29		\$1,412 - \$1,442	\$1,813 - \$1,860	\$2,128					
30		\$1,325 - \$1,389	\$1,403 - \$1,780	\$1,874 - \$1,901					
31		\$1,314 - \$1,429	\$1,618 - \$1,686	\$2,074					
32		\$671	\$703						
33		\$1,141 - \$1,340	\$1,429 - \$1,622	\$1,657 - \$1,780					
34		\$963 - \$1,150	\$1,370 - \$1,670	\$1,660					

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Price Per Square Foot

Studio Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Elevate 114	1	472 - 476	\$1,154 - \$1,324	\$2.44 - \$2.78
2	Robin Hills	1	550	\$737	\$1.34
9	Somerset Villa Apts.	1	450	\$771 - \$811	\$1.71 - \$1.80
12	The Oaks Apts.	1	500	\$949	\$1.90
One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Elevate 114	1	604 - 812	\$1,437 - \$1,637	\$2.02 - \$2.38
2	Robin Hills	1	830	\$944 - \$1,018	\$1.14 - \$1.23
4	Strasbourg Apts.	1	675	\$701	\$1.04
5	Le Grand Retirement Village	1	610	\$754	\$1.24
6	The Charles	1	572 - 695	\$926 - \$956	\$1.38 - \$1.62
9	Somerset Villa Apts.	1	650	\$880 - \$940	\$1.35 - \$1.45
12	The Oaks Apts.	1	540 - 740	\$1,058 - \$1,158	\$1.56 - \$1.96
13	Summit Square	1	725 - 1,017	\$1,346 - \$1,631	\$1.60 - \$1.86
14	Summit East Plaza	1	527 - 723	\$862 - \$912	\$1.26 - \$1.64
15	Summit Point Apt. Homes	1	605	\$974	\$1.61
17	The Donovan	1	665 - 1,014	\$1,296 - \$1,716	\$1.69 - \$1.95
18	Park Lane Apts.	1	740	\$960	\$1.30
20	Summit Ridge Apts.	1	695 - 869	\$1,385 - \$1,615	\$1.86 - \$1.99
21	Maple Creek Estates	1	528	\$837	\$1.59
22	Pheasant Run	1	600	\$1,205 - \$1,315	\$2.01 - \$2.19
23	Summit Grove	1	634	\$659	\$1.04
24	Summit at West Pryor	1	657 - 922	\$1,437 - \$1,877	\$2.04 - \$2.19
27	The Fairways	1	826	\$1,343 - \$1,443	\$1.63 - \$1.75
29	The Residences at New Longview	1	785 - 850	\$1,585 - \$1,615	\$1.90 - \$2.02
30	New Longview	1	765	\$1,512 - \$1,576	\$1.98 - \$2.06
31	Meridian at View High	1	740 - 880	\$1,501 - \$1,616	\$1.84 - \$2.03
32	Wilshire Hills II	1	1,000	\$822	\$0.82
33	Residences at Echelon Apts.	1	727 - 899	\$1,328 - \$1,527	\$1.70 - \$1.83
34	The Manor Homes of Arborwalk	1	760 - 830	\$1,082 - \$1,269	\$1.42 - \$1.53
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Elevate 114	2	1,024 - 1,057	\$2,147 - \$2,377	\$2.10 - \$2.25
2	Robin Hills	1	950	\$1,121 - \$1,171	\$1.18 - \$1.23
4	Strasbourg Apts.	1	825 - 850	\$812	\$0.96 - \$0.98
5	Le Grand Retirement Village	1	700	\$966	\$1.38

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
6	The Charles	1	808 - 944	\$1,022 - \$1,077	\$1.14 - \$1.26
9	Somerset Villa Apts.	1	700 - 800	\$1,072 - \$1,122	\$1.40 - \$1.53
		1.5	850 - 950	\$1,164	\$1.23 - \$1.37
10	The Lodge	1	765 - 792	\$930	\$1.17 - \$1.22
12	The Oaks Apts.	1 to 2	940 - 1,000	\$1,286 - \$1,436	\$1.37 - \$1.44
13	Summit Square	2	1,208 - 1,572	\$1,696 - \$2,106	\$1.34 - \$1.40
14	Summit East Plaza	1.5	896	\$966	\$1.08
15	Summit Point Apt. Homes	1	720	\$1,094	\$1.52
17	The Donovan	2	1,128 - 1,453	\$1,886 - \$2,696	\$1.67 - \$1.86
18	Park Lane Apts.	1	960	\$1,102	\$1.15
19	English Manor Twnhms.	1.5	1,021	\$1,341	\$1.31
20	Summit Ridge Apts.	1 to 2	918 - 1,269	\$1,529 - \$1,850	\$1.46 - \$1.67
21	Maple Creek Estates	1.5	1,056	\$1,171	\$1.11
		2	744 - 900	\$1,002 - \$1,102	\$1.22 - \$1.35
22	Pheasant Run	1.5	800	\$1,452 - \$1,631	\$1.82 - \$2.04
23	Summit Grove	1	848	\$768	\$0.91
24	Summit at West Pryor	2	1,045 - 1,313	\$2,117 - \$2,527	\$1.92 - \$2.03
25	Chapel Ridge Twnhms.	2.5	1,260	\$1,745 - \$1,790	\$1.38 - \$1.42
27	The Fairways	2	1,060	\$1,608 - \$1,663	\$1.52 - \$1.57
28	Crossroads of Lees Summit	2	1,122	\$981	\$0.87
		2	923	\$962	\$1.04
29	The Residences at New Longview	2	900 - 1,300	\$2,026 - \$2,073	\$1.59 - \$2.25
30	New Longview	1 to 2	856 - 1,137	\$1,630 - \$2,007	\$1.77 - \$1.90
31	Meridian at View High	2	1,043 - 1,062	\$1,845 - \$1,913	\$1.77 - \$1.80
32	Wilshire Hills II	1 to 2	1,000	\$885	\$0.89
33	Residences at Echelon Apts.	2	1,109 - 1,172	\$1,656 - \$1,849	\$1.49 - \$1.58
34	The Manor Homes of Arborwalk	1 to 2	1,049 - 1,159	\$1,516 - \$1,816	\$1.45 - \$1.57
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
20	Summit Ridge Apts.	2	1,410	\$2,442	\$1.73
25	Chapel Ridge Twnhms.	2.5	1,468	\$1,876 - \$1,946	\$1.28 - \$1.33
26	Eagle Creek Twnhms.	2	1,196 - 1,357	\$1,624 - \$1,700	\$1.25 - \$1.36
27	The Fairways	2	1,249	\$2,050	\$1.64
28	Crossroads of Lees Summit	2	1,350	\$1,125	\$0.83
29	The Residences at New Longview	2	1,400	\$2,378	\$1.70
30	New Longview	2	1,244 - 1,283	\$2,138 - \$2,165	\$1.69 - \$1.72

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
31	Meridian at View High	2	1,317 - 1,334	\$2,338	\$1.75 - \$1.78
33	Residences at Echelon Apts.	2	1,214 - 1,262	\$1,921 - \$2,044	\$1.58 - \$1.62
34	The Manor Homes of Arborwalk	2	1,250	\$1,831	\$1.46

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
◆ Senior Restricted	■ Government-subsidized

Average Gross Rent Per Square Foot

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.78	\$1.57	\$1.64
Townhouse	\$0.00	\$1.32	\$1.30

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.97	\$0.90	\$0.00
Townhouse	\$0.00	\$0.87	\$0.83

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.77	\$1.56	\$1.64
Townhouse	\$0.00	\$1.17	\$1.14

Tax Credit Units

One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
◆ 23	Summit Grove	26	634	1	60%	\$540
◆ 32	Wilshire Hills II	12	1,000	1	60%	\$671

Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
◆ 23	Summit Grove	28	848	1	60%	\$622
◆ 32	Wilshire Hills II	30	1,000	1 - 2	60%	\$703
28	Crossroads of Lees Summit	4	923	2	60%	\$816
28	Crossroads of Lees Summit	76	1,122	2	60%	\$816

Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
28	Crossroads of Lees Summit	80	1,350	2	60%	\$929

Summary of Occupancies By Bedroom Type and AMHI Level																		
AMHI Level	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
60%				38	0	100.0%	138	8	94.2%	80	3	96.3%				256	11	95.7%
Total				38	0	100.0%	138	8	94.2%	80	3	96.3%				256	11	95.7%

◆ - Senior Restricted

Quality Rating

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	11	2,467	6.1%		\$1,527	\$1,886	\$1,921	
A-	1	280	0.7%		\$1,082	\$1,516	\$1,831	
B+	2	592	3.0%		\$1,385	\$1,529	\$2,442	
B	6	515	0.0%	\$811	\$974	\$1,094		
B-	3	270	1.1%	\$737	\$912	\$966		
C+	1	40	0.0%		\$754	\$966		
C-	1	72	0.0%		\$701	\$812		

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A	0	898	1201	135			79	154	
A-		138	100	42					
B+		260	308	24					
B	19	176	250				70		
B-	1	67	202						
C+		20	20						
C-		24	48						

Quality Rating

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Gross Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	2	96	0.0%		\$659	\$885		
B	1	160	6.9%			\$981	\$1,125	

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A		38	58						
B			4				76	80	

Year Built

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	2	132	0	0.0%	132	2.9%
1970 to 1979	4	377	3	0.8%	509	8.4%
1980 to 1989	4	364	3	0.8%	873	8.1%
1990 to 1999	1	60	0	0.0%	933	1.3%
2000 to 2009	6	1,476	41	2.8%	2,409	32.9%
2010 to 2014	2	96	0	0.0%	2,505	2.1%
2015	1	309	11	3.6%	2,814	6.9%
2016	0	0	0	0.0%	2,814	0.0%
2017	2	420	0	0.0%	3,234	9.3%
2018	0	0	0	0.0%	3,234	0.0%
2019	4	694	18	2.6%	3,928	15.4%
2020	1	327	8	2.4%	4,255	7.3%
2021	1	237	100	42.2%	4,492	5.3%
2022*	0	0	0	0.0%	4,492	0.0%
Total	28	4,492	184	4.1%	4,492	100.0 %

Year Renovated

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	1	160	3	1.9%	160	47.2%
2000 to 2009	0	0	0	0.0%	160	0.0%
2010 to 2014	1	119	0	0.0%	279	35.1%
2015	1	60	0	0.0%	339	17.7%
2016	0	0	0	0.0%	339	0.0%
2017	0	0	0	0.0%	339	0.0%
2018	0	0	0	0.0%	339	0.0%
2019	0	0	0	0.0%	339	0.0%
2020	0	0	0	0.0%	339	0.0%
2021	0	0	0	0.0%	339	0.0%
2022*	0	0	0	0.0%	339	0.0%
Total	3	339	3	0.9%	339	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of January 2022

Appliances and Unit Amenities

Appliances			
Appliance	Projects	Percent	Units*
Range	28	100.0%	4,492
Refrigerator	28	100.0%	4,492
Icemaker	15	53.6%	3,293
Dishwasher	26	92.9%	4,404
Disposal	28	100.0%	4,492
Microwave	15	53.6%	2,751
Pantry	9	32.1%	1,894
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	28	100.0%	4,492
AC - Window	0	0.0%	
Floor Covering	27	96.4%	4,452
Washer/Dryer	12	42.9%	2,590
Washer/Dryer Hook-Up	19	67.9%	3,760
Patio/Deck/Balcony	22	78.6%	4,096
Ceiling Fan	25	89.3%	4,336
Fireplace	6	21.4%	1,328
Basement	1	3.6%	36
Security	5	17.9%	696
Window Treatments	28	100.0%	4,492
Furnished Units	0	0.0%	
Storage	5	17.9%	1,551
Walk-In Closets	20	71.4%	3,649

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Project Amenities

Project Amenities			
Amenity	Projects	Percent	Units
Pool	23	82.1%	4,236
On-site Mangement	26	92.9%	4,340
Laundry	14	50.0%	1,519
Clubhouse	17	60.7%	3,643
Community Space	15	53.6%	3,027
Fitness Center	15	53.6%	3,429
Hot Tub/Sauna	3	10.7%	792
Playground	4	14.3%	665
Computer/Business Center	15	53.6%	3,380
Sports Court(s)	4	14.3%	1,055
Storage	5	17.9%	803
Water Features	3	10.7%	826
Elevator	7	25.0%	1,589
Security	9	32.1%	2,010
Car Wash Area	6	21.4%	1,794
Outdoor Areas	22	78.6%	4,164
Services	11	39.3%	2,964
Community Features	13	46.4%	3,000
Library/DVD Library	0	0.0%	
Movie Theater	5	17.9%	1,204

Utility Distribution

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Gas	6	559	11.3%
Tenant			
Electric	21	3,759	76.2%
Gas	7	616	12.5%
			100.0%
Cooking Fuel			
Landlord			
Electric	1	100	2.0%
Gas	3	268	5.4%
Tenant			
Electric	28	4,368	88.5%
Gas	2	198	4.0%
			100.0%
Hot Water			
Landlord			
Gas	7	709	14.4%
Tenant			
Electric	21	3,759	76.2%
Gas	6	466	9.4%
			100.0%
Electric			
Landlord	1	100	2.0%
Tenant	33	4,834	98.0%
			100.0%
Water			
Landlord	17	1,652	33.5%
Tenant	17	3,282	66.5%
			100.0%
Sewer			
Landlord	17	1,652	33.5%
Tenant	17	3,282	66.5%
			100.0%
Trash Pick Up			
Landlord	22	2,489	50.4%
Tenant	12	2,445	49.6%
			100.0%

Utility Allowance

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$39	\$30		\$39	\$31	\$26	\$28	\$17	\$34	\$22	\$31	\$14	\$20
1	Garden	\$41	\$34		\$41	\$33	\$29	\$28	\$18	\$38	\$22	\$32	\$14	\$20
1	Townhouse	\$52	\$44		\$52	\$33	\$29	\$28	\$18	\$42	\$22	\$32	\$14	\$20
2	Garden	\$44	\$42		\$44	\$36	\$37	\$28	\$20	\$47	\$28	\$39	\$14	\$20
2	Townhouse	\$55	\$54		\$55	\$36	\$37	\$28	\$20	\$54	\$28	\$39	\$14	\$20
3	Garden	\$46	\$50		\$46	\$39	\$44	\$30	\$22	\$55	\$33	\$46	\$14	\$20
3	Townhouse	\$60	\$64		\$60	\$39	\$44	\$30	\$22	\$66	\$33	\$46	\$14	\$20
4	Garden	\$49	\$58		\$49	\$41	\$49	\$30	\$24	\$64	\$40	\$53	\$14	\$20
4	Townhouse	\$64	\$74		\$64	\$41	\$49	\$30	\$24	\$78	\$40	\$53	\$14	\$20

MO-Lees Summit (4/2017)