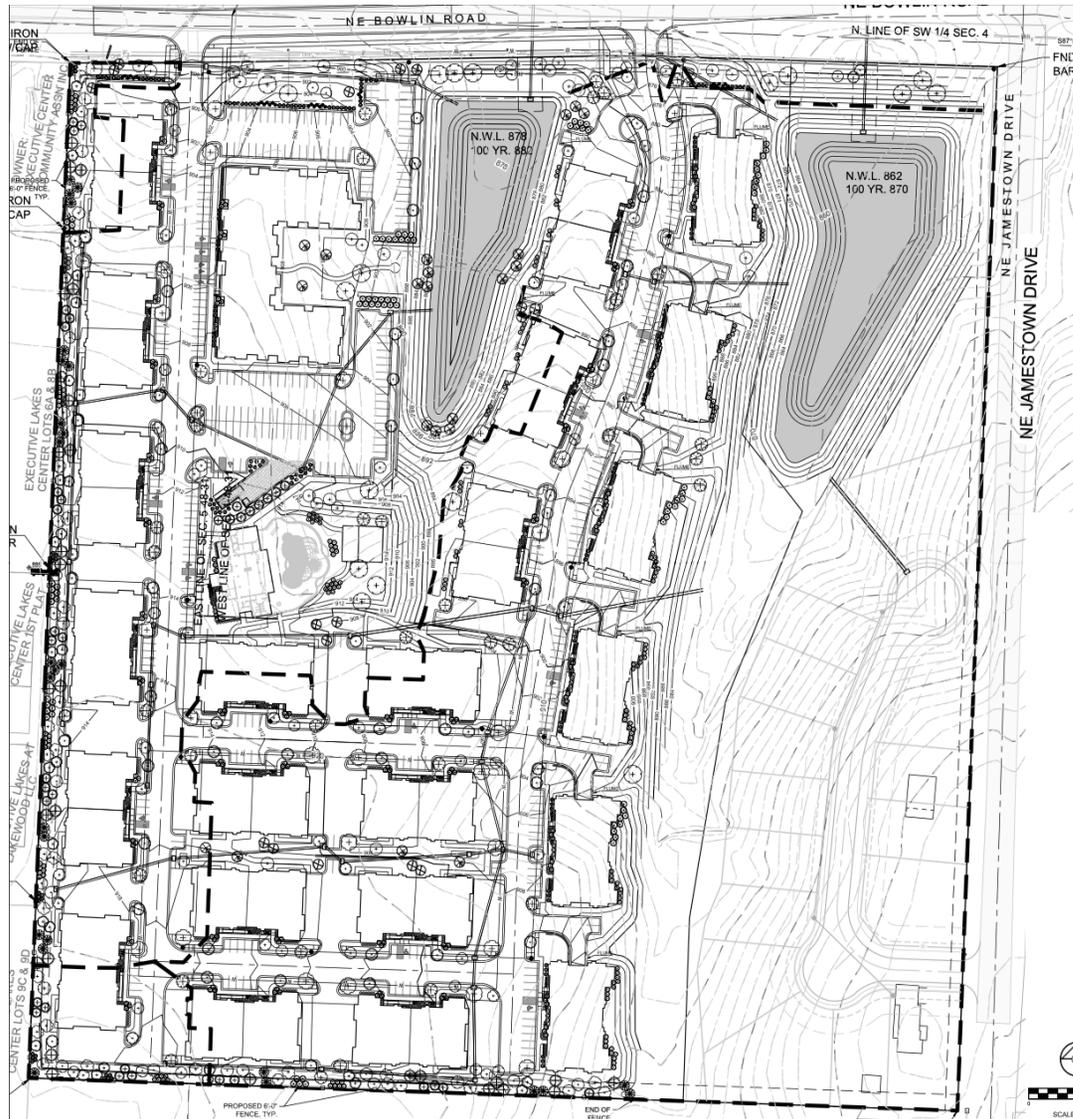




Lee's Summit

SEQ Bowlin & Jamestown east of I-470/Lakewood

Kevin Tubbesing, SIOR, CCIM, ALC - Kevin@StagCommercial.com



Project Overview

- 35 acre site - 26 acres utilized
- One Apartment Building
- 23 Manor Home Buildings
- Clubhouse
- Various Offsite Improvements





**BOWLIN ROAD
MANOR HOME 10-PLEX FLAT**



Subject to
Minor
Changes



**BOWLIN ROAD
FOUR STORY APARTMENT**



Subject to
Minor
Changes



**BOWLIN ROAD
CLUBHOUSE WITH POOL**

skc
Studio KC
ARCHITECTURE

Subject to
Minor
Changes

City Investment

★ Sales Tax Exemption

★ Included on original project presentation Feb 2020

★ For quality upgrades to interior and especially exterior materials

★ Required to fund additional offsite public improvements

benefiting the localized trade area, in excess of the demand
created by Stag's Field

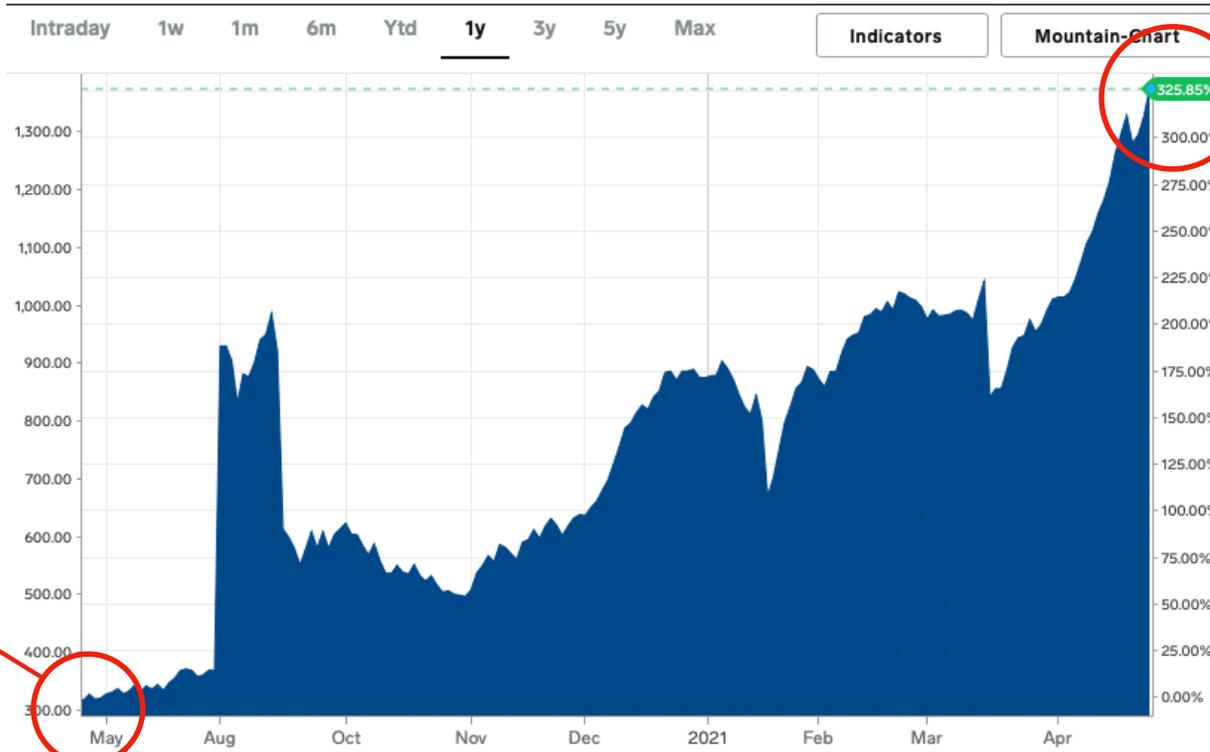
Sales Tax Exemption

- ★ **Project was kicked off February 11, 2020 with the City (1st Pre-App)**
- ★ **Formal submittal and request for sales tax exemption on materials was included in our July 24th, 2020 submission as requested by staff**
- ★ **Project approved in the Fall 2020 with fanfare to the quality of finishes!**
- ★ **Lumber cost has increased over 300% since project inception**

Lumber Index

LUMBER Commodity Add to watchlist
1,420.50 +48.00 (+3.50%)
11:30:00 AM MI Indication

1,350



325



Extensive Offsite Improvements

- ★ **Project has burdened with a number of infrastructure projects that benefit the localized trade area and adjacent private developments**
- ★ **Therefore this development has been tasked with improvements which were not funded or completed during past developments including the following:**
 - ★ **I-470 Ramp Improvements (1/4 mile offsite) - trade area improvement**
 - ★ **Street widening adjacent and to the west of the site (neighboring development)**
 - ★ **Offsite sewer improvements/connections that were not previously planned / allocated for Stag's Field**
 - ★ **Water loop improvements that benefit flow capacity for surrounding developments and trade area**

Thank you. Questions?



Kevin Tubbesing - Kevin@StagCommercial.com