



HORACE MANN LOFTS

824 STATE AVENUE
KANSAS CITY, KS 66101

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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,000,000
Units:	30
Unit Mix:	16 - 2 Bdrm 14 - 1 Bdrm
Lot Size:	1.49 Acres
Price / SF:	\$83.33
Year Built:	1906
Last Renovated:	2016
Zoning:	RP-5

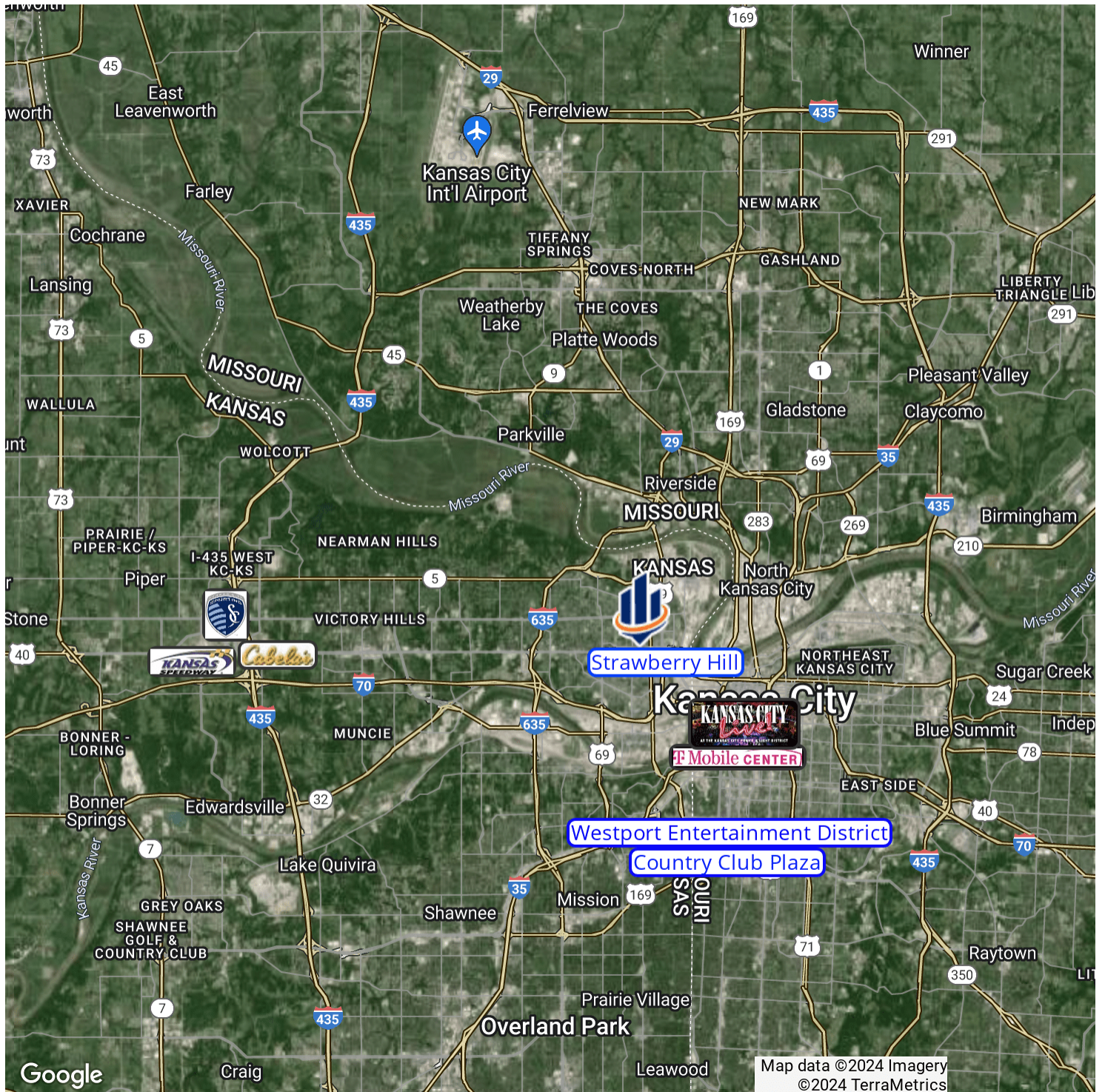
PROPERTY OVERVIEW

SVN | The Hurst Company is excited to bring to market this 3-story, historic school building that has been transformed in lofts with high, open ceilings, in the heart of downtown Kansas City, KS. Every unit utilizes chalkboards as part of various walls, and has granite counter tops. These are truly very unique lofts that are walkable to restaurants, parks and downtown. This building has private, off-street parking and its location makes it easily accessible to and from anywhere in the city. Per RentCafe, for the second month in a row, Kansas City, is the most sought-after city by renters.

PROPERTY HIGHLIGHTS

- 30 units: 16 - 2 bdrm 14 - 1 bdrm
- Hardwood floors, high ceilings, and granite countertops
- Private off-street parking
- Currently 94% occupied

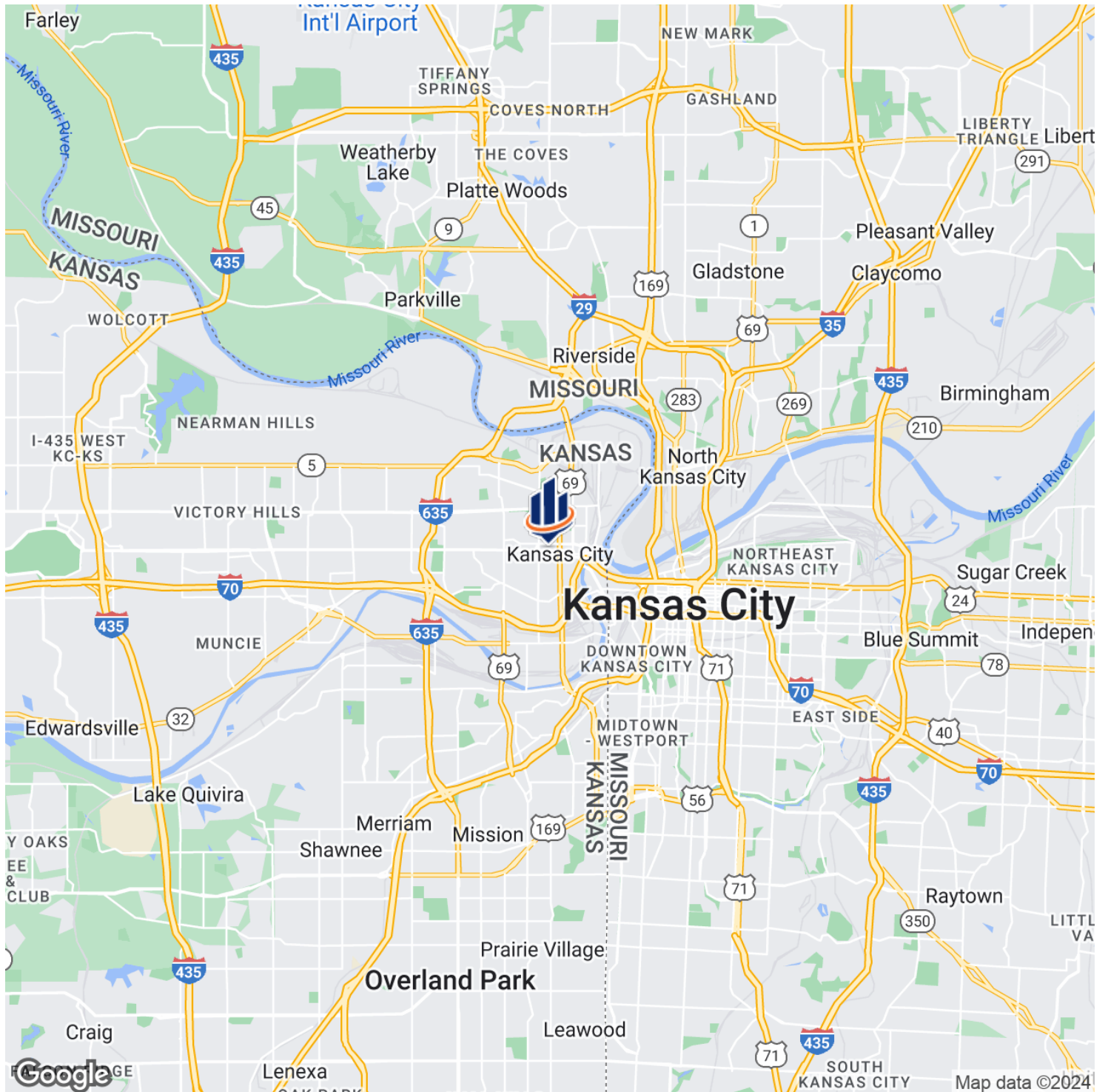
Aerial Map



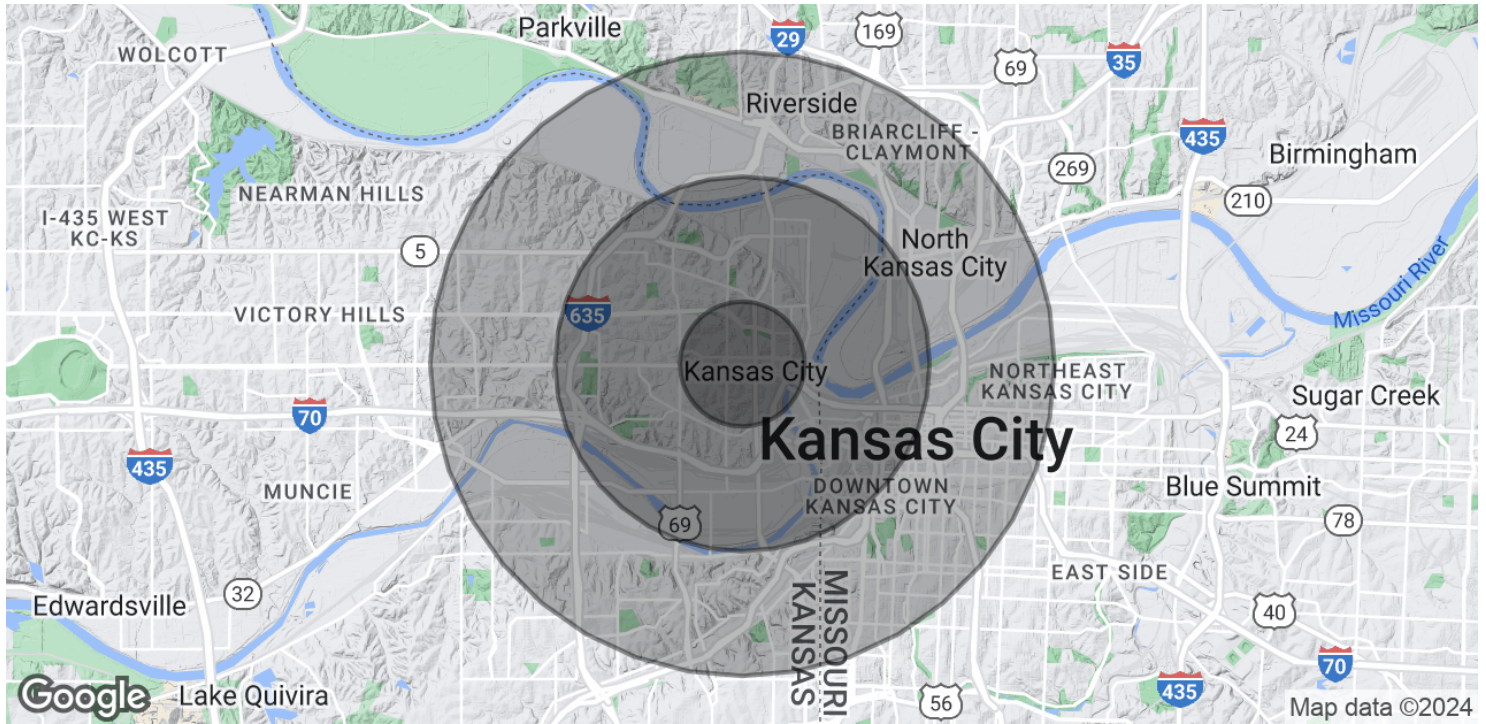
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,693	63,081	164,056
Average Age	30.8	32.3	33.4
Average Age (Male)	28.6	31.2	32.5
Average Age (Female)	33.6	34.3	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,092	30,408	81,304
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$33,274	\$47,919	\$51,565
Average House Value	\$62,378	\$103,287	\$126,148

2020 American Community Survey (ACS)