

CITY CLUB

APARTMENTS

CROSSROADS, KANSAS CITY

AREA
REAL ESTATE ADVISORS



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AREA REAL ESTATE ADVISORS

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City Club Apartments is underway with an extremely exciting development at 20th and Main St. in the heart of the Crossroads in Kansas City. The project will be home to 283 apartments and penthouses and 10,920 square feet of retail and restaurant space. With easy access to the CBD and amongst Kansas City's most popular destinations, restaurants, nightlife, etc. this CCA development is sure to fulfill your dynamic lifestyle.

Each CCA community embodies a unique and immersive design, green technology, integrating thoughtfully and purposefully into its urban environment. Whether new construction, redevelopment or the next evolution of a historic or iconic gem, each community offers time-saving services and resort-class amenities that rival the world's finest boutique hotels and exclusive clubs.





NEC 20TH STREET & MAIN STREET • KANSAS CITY, MO

CITY CLUB
APARTMENTS

New retail available in the heart of The Crossroads

Two very exciting new-to-market concepts to be announced soon

5,040 SF of retail remaining on Main Street, can be demised

283 up-scale apartments, visit cityclubapartments.com for more info

On the Streetcar Line, across from The Rieger

FOR MORE INFORMATION

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BARTLE HALL

PERFORMING ARTS CENTER

CBD

12th/Main

SPRINT CENTER

14th/Main

TRUMAN ROAD

16th/Main

CITY CLUB

19th/Main

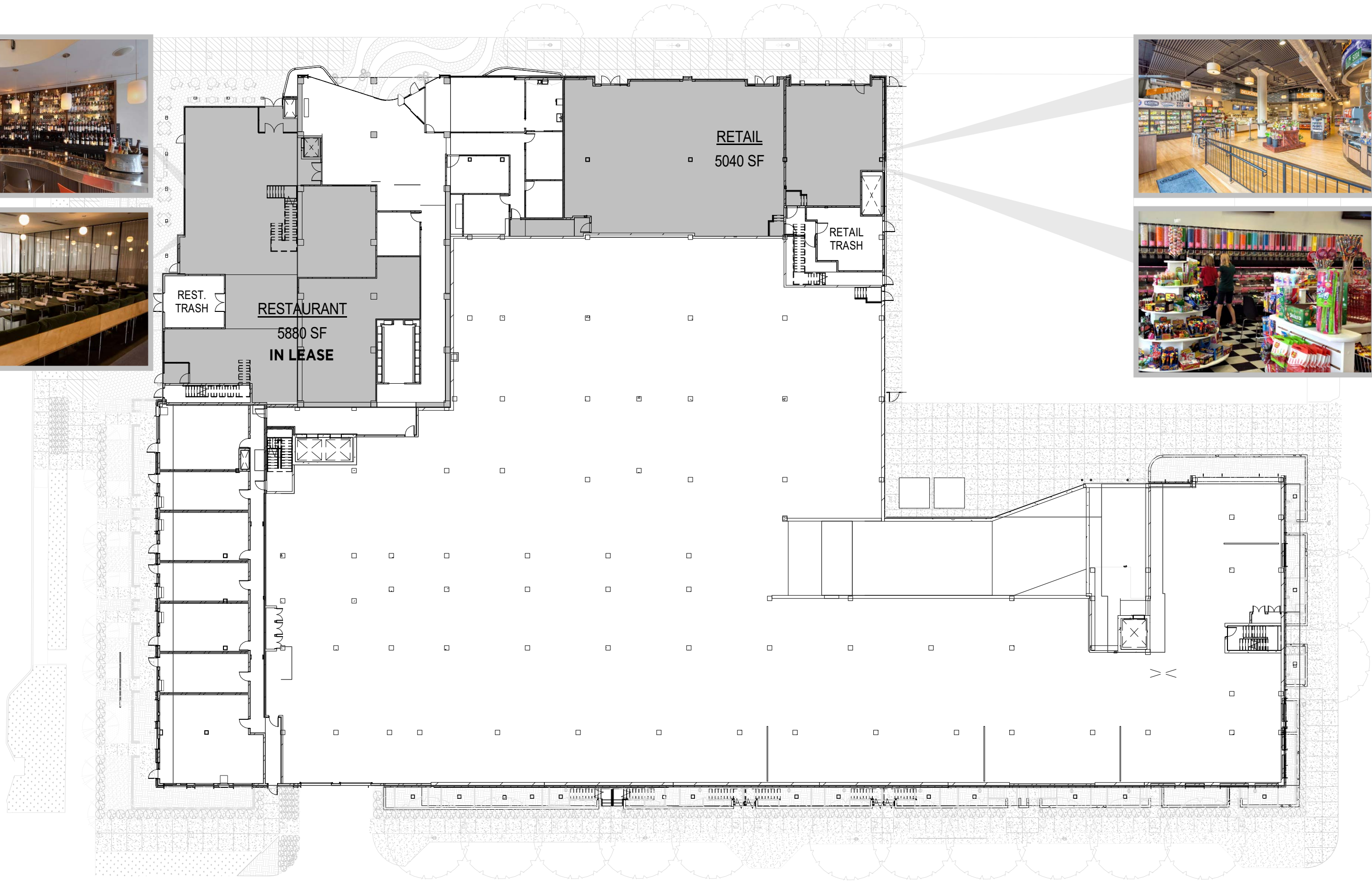
20TH STREET

UNION STATION

Union Station

STREETCAR LINE

CROWN CENTER



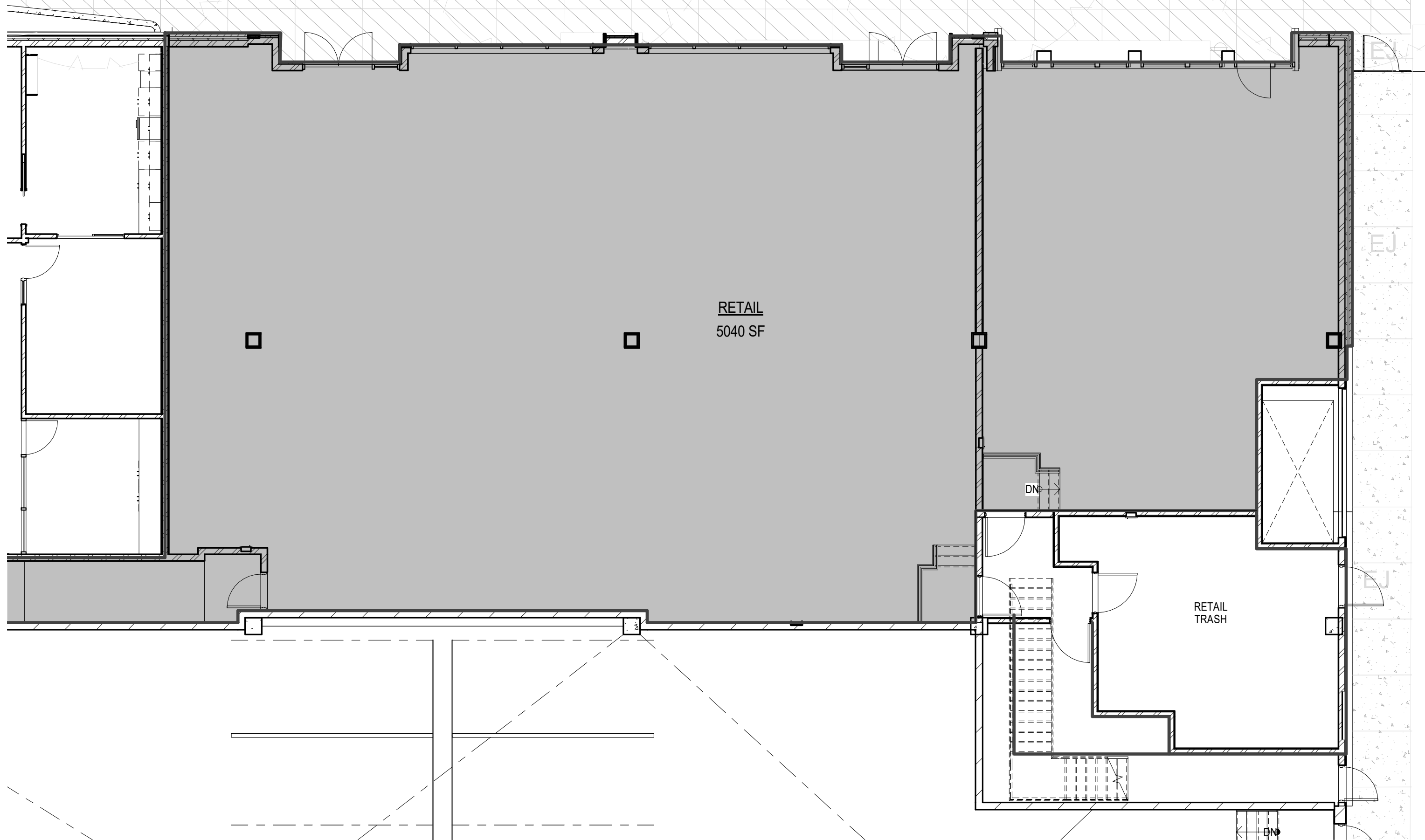
CITY CLUB APARTMENTS - KANSAS CITY

14 JUNE 2017

Scale 1" = 30'-0"

TENANT - GROUND FLOOR





CITY CLUB APARTMENTS - KANSAS CITY

14 JUNE 2017

Scale 1/8" = 1'-0"

RETAIL TENANT

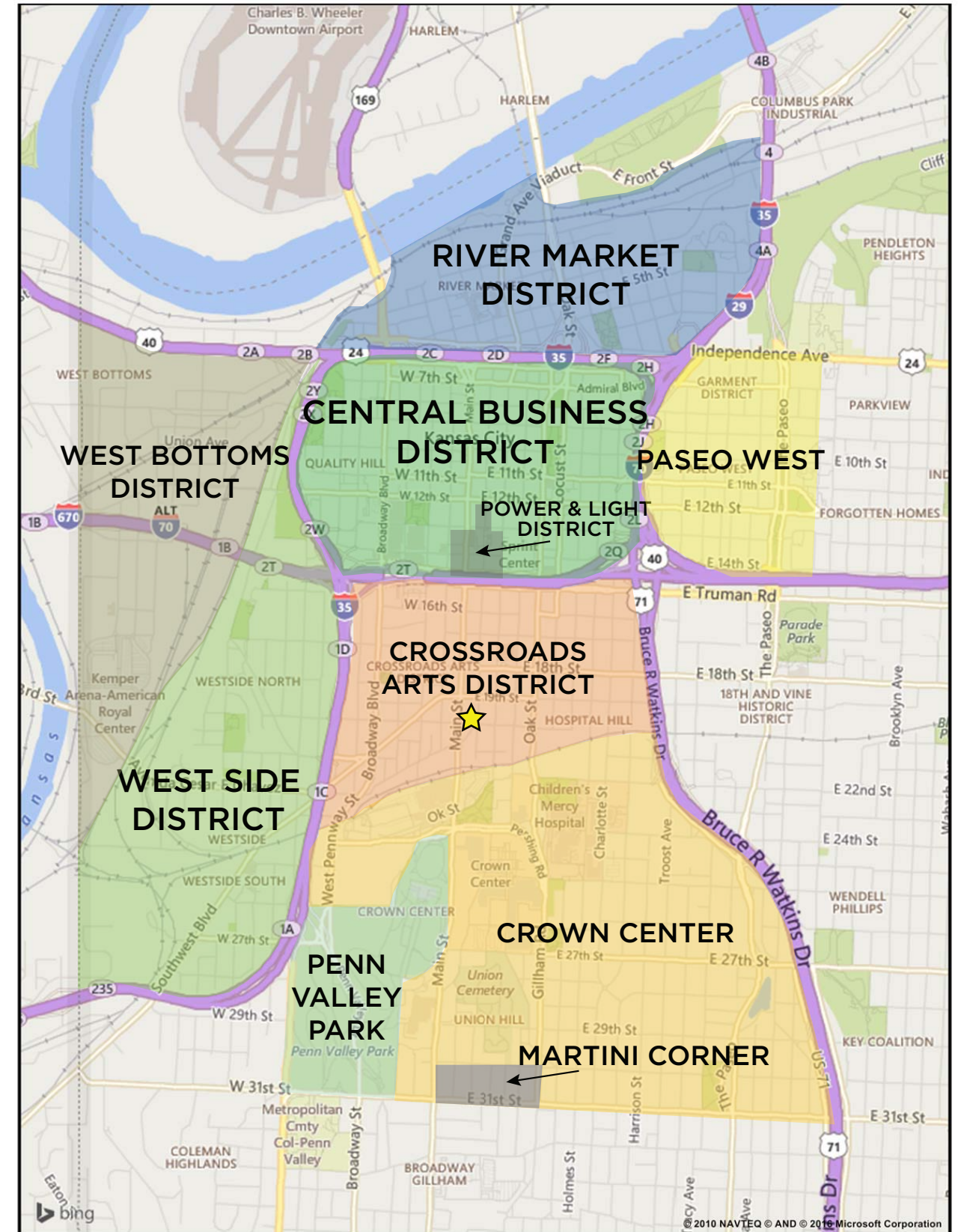
DOWNTOWN KANSAS CITY

DOWNTOWN OVERVIEW

Downtown Kansas City, Missouri is in the midst of a large-scale transformation from a sleepy urban core, into a modern live-work-play environment. Since 2001, more than \$9.2 billion has been reinvested downtown. Large civic projects initially led the way, most notably:

- **Sprint Center** - 18,500 seat arena, consistently one of the world's most active arenas by event count
- **The Kauffman Center for Performing Arts**
- **Kansas City Power & Light District** - Entertainment venues, restaurants, shops and residential covering nine square blocks
- **Kansas City Streetcar Line** - 2.2 miles, running along Main Street from the River Market to Crown Center

Since 2012, more than 80 downtown development projects, totaling over \$1.7 billion, have either been announced, complemented or are currently under construction. Unprecedented levels of investment in private and public projects have made downtown Kansas City a major entertainment hub, with 200 restaurants, 80 art galleries and studios, and a number of performing art venues, museums, attractions and special events. Collectively, these recent investments in Kansas City's urban core have greatly enhanced the appeal of the city as a residential, cultural and business destination.



DOWNTOWN CULTURE

CROSSROADS FIRST FRIDAYS

What is First Fridays?

Mark your calendar! On the First Friday of every month, thousands of residents and visitors fill the sidewalks of the Crossroads in Kansas City, enjoying what has become the city's liveliest and most popular event. Arts organizations, galleries, studios, and a wide variety of local businesses feature regional and national artists as well as live entertainment starting at 5:00 p.m.

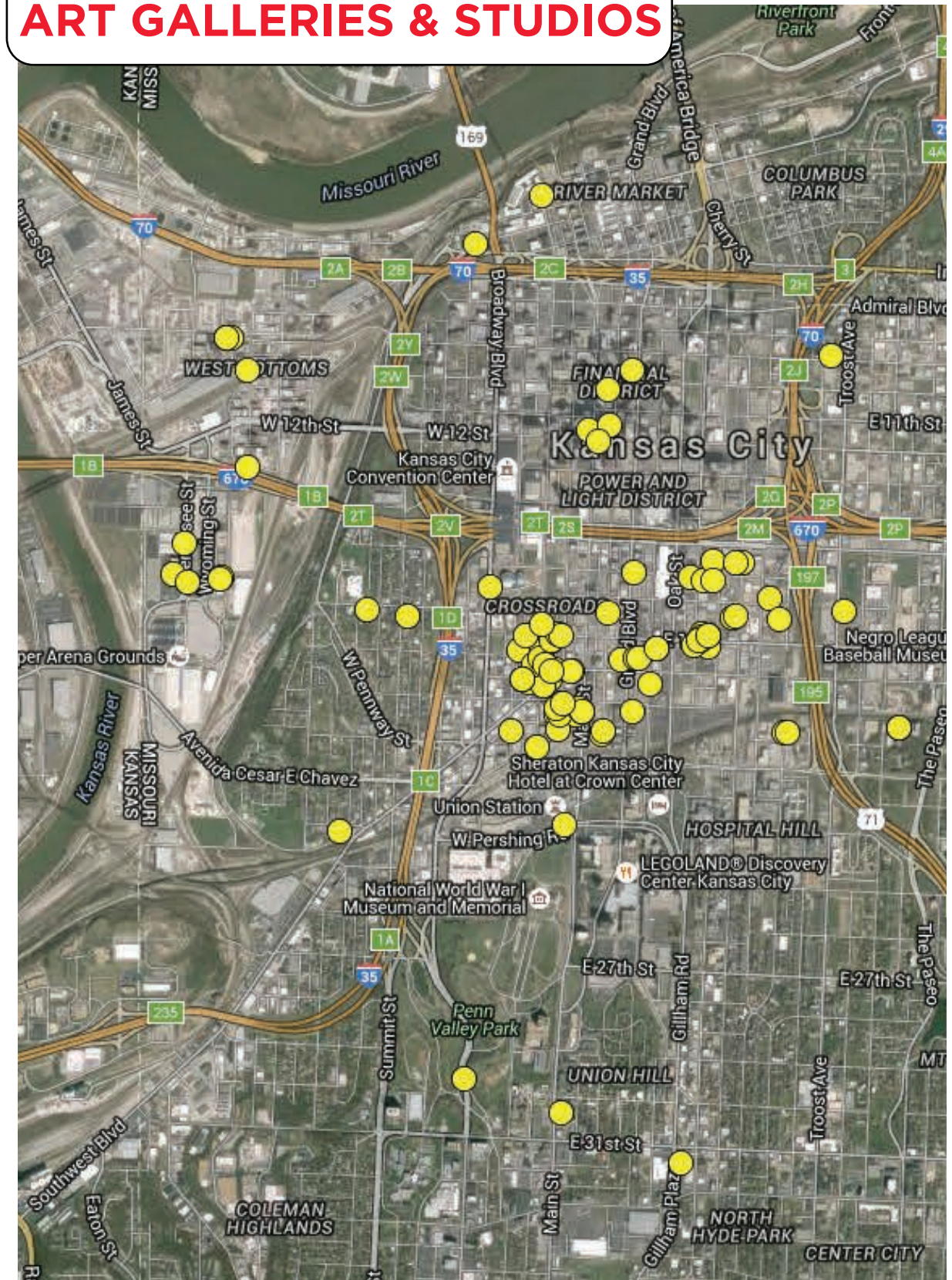
Best explored on foot, the First Friday tradition continues to grow with up to 10,000 attendees. Most make it an evening, with dinner and drinks from a colorful array of restaurants and entertainment venues.

What to expect?

Food trucks, street music, aerial performances, sidewalk vendors, buskers, live theater, traditional and avant-garde art exhibits, and more...

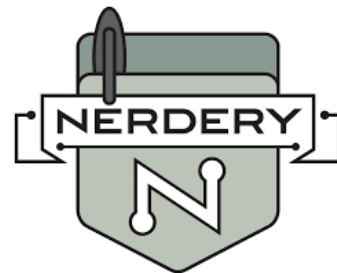


ART GALLERIES & STUDIOS



HEADQUARTERS IN THE CROSSROADS

CITY CLUB
APARTMENTS



Technology and creative oriented companies represent the fastest growing sector of tenants choosing to office in downtown Kansas City.

Recruitment, retention and culture are driving these companies away from the suburbs and into true urban / mixed-use environments.

SUBMARKET SIZE: **3,472, 886** Existing SF in Crossroads + **17,480,396** Existing SF Downtown = **20,953,282 Existing SF**

KEY EXAMPLES:

- **Sungevity** - Considered 80 cities before choosing downtown Kansas City for its 72,000 SF lease at City Center Square
- **EyeVerify** - Moved into 5,000 SF at 1712 Main Street from Kansas City, KS (Startup Village)
- **Sprint Accelerator** - Leased 25,000 SF at 210 W 19th Street
- **MindMixer** - Recently expanded to 24,000 SF at 1735 Baltimore after moving the company from Omaha
- **Valourum IT Consulting** - Leased 24,739 SF at 2101 Baltimore, moving from Midtown
- **SKS Architecture** - Leased 6,977 SF at 2100 Central, moving from Overland Park
- **The Nerdery** - Originally established in Minneapolis, the Nerdery located its second office in Kansas City two years ago and recently expanded into 25,000 SF at 100 W 7th Street

* Crossroads Locations



DOWNTOWN DEVELOPMENT SUMMARY

TOTAL DEVELOPMENT	COMPLETED 2000-2012	COMPLETED / UC 2013 - PRESENT	PLANNED
Private Office Space - New	2,106,758 sf	12,000 sf	67,000 sf
Private Office Space - Renovated	913,339 sf	538,455 sf	324,383 sf
Federal & City Projects - New	1,700,000 sf	0 sf	0 sf
Federal & City Projects - Renovated	800,000 sf	140,000 sf	0 sf
Residential Units	7,001	3,453	2,553
Rental Units - New	598	2,128	2,210
Rental Units - Renovated	2,032	1,312	343
Rental Units - Income Restricted	2,001	0	0
Condo Units - New	155	13	0
Condo Units - Renovated	2,215	0	0
Hotel Rooms - New to Market	1,102	261	910
Hotel Rooms - Renovated	998	334	815
Convention Center	47,500 sf	0 sf	0 sf
Arts - Theater Seats	7,583	0	0
Arts - Cinema Screens	6	3	0
Retail Square Feet	565,000 sf	135,500 sf	16,000 sf
Medical	764,300 sf	\$29,000,000	0
Parking - Garages	8	2	0
Parking - Spaces	6,277	1,134	700
Transportation & Infrastructure	\$365.3M	\$130M	\$0
Education	\$5M	\$2.2M	\$101M
Quality of Life	\$71.1M	\$1.212 M	\$0
TOTAL NUMBER OF PROJECTS	196	72	40
TOTAL DOLLAR VALUE	\$5,286,108,000	\$1,151,533,515	\$919,000,000

Sources: City of Kansas City, Downtown Council Development Report, Kansas City Business Journal & Kansas City Star



MULTI-FAMILY DEVELOPMENT & POPULATION

The downtown housing market has flourished over recent years, attracting a strong mix of new millennial and “empty-nester” residents.

Downtown Housing Market

Downtown Population Estimate	21,197
Downtown Population Estimate - 2 Years	25,525
Downtown Population Estimate - 5 Years	30,122
Male	51%
Female	49%
Average Age	36.1
Bachelor's Degree or higher	51%
Total Number of Households	11,920
Single Family Housing Units	3,389
Multi-Family Housing Units	8,531
Market Rate Rental Units	2,675
Market Rate Condo Units	3,002
Income Restricted Units	2,854
Multi-Family Occupancy Rate	98%
Persons per Household	1.9
Housing Units Completed Last Year	130
Housing Units Under Construction	2,082
Housing Units Planned	2,249

Projects Under Construction

	Units	Investment
Commerce Tower	265	\$115M
One Light	315	\$79M
Kansas City Power & Light Bldg	275	\$63M
Summit on Quality Hill	252	\$48.8M
Roasters Block	151	\$30M
Apex on Quality Hill	138	\$23.8M
Argyle Bldg	117	\$20M
River Market West	137	\$16M
1914 Main	44	\$10M
Centropolis on Grand	56	\$8M
The Baltimore Club (Updating Units)	74	\$6.7M
Butler Brothers Lofts	30	\$5.5M
Gillham Row Apts	23	\$3M
Founders at Union Hill	181	
Union Hill Homes	13	
1515 Genessee	11	
	2,082	\$428.8M

Projects Planned

	Units	Investment
Two Light	300	\$105M
The Union - Riverfront Development	410	\$65M
Crossroads West	221	\$52.5M
2nd & Delaware	276	\$52M
Mark Twain Building	96	\$38M
Pickwick Building	260	\$35M
Arterra21	125	\$27M
531 Grand Apts	140	\$24.3M
Scarritt Bldg	109	\$21.7M
Brookfield Bldg	68	\$15M
Midland Bldg	68	\$12.5M
718 Grand Lofts	16	
1612 Grand Lofts	6	
Columbus Park Lofts	54	
East Village	100	
	2,249	\$448M

HOTEL DEVELOPMENT

Since 2000, approximately 3,000 new hotel rooms have been delivered downtown, and just shy of 2,000 additional rooms are currently being planned or under construction. This includes a new 10-story Courtyard Marriott and Residence Inn project that is currently under construction at 16th & Baltimore Street. This will be the first hotel high-rise constructed downtown since 1985. A \$300M Hyatt Convention Center Hotel consisting of 800 hotel rooms is in the planning stages.

City Club Apartments develops, owns and manages luxury urban apartment and penthouse mixed-use communities in CBD locations within vibrant and growing urban cores. These attract a cross-generational demographic that includes millennials, career professionals, empty nesters and baby boomers all seeking the energy, excitement and lifestyle of 24/7 city living.

The company owns more than 10,000 apartments in 30 communities totaling more than \$2 billion in real estate assets. City Club Apartments also has more than \$500 million under development in Cincinnati, Detroit, Chicago, Pittsburgh, Minneapolis, Louisville and the east coast.

Each CCA community embodies a unique and immersive design, green technology, integrating thoughtfully and purposefully into its urban environment. Whether new construction, redevelopment or the next evolution of a historic or iconic gem, each community offers time-saving services and resort-class amenities that rival the world's finest boutique hotels and exclusive clubs.

The results are communities that expand the imagination; invite social connectivity and drive civic and economic performance.