



# BROOKSIDE 51



170 Unit | 2018 Build | Kansas City, MO | Adjacent to UMKC

Premier Luxury Community at Country Club Plaza &  
Home to Kansas City's Only Whole Foods





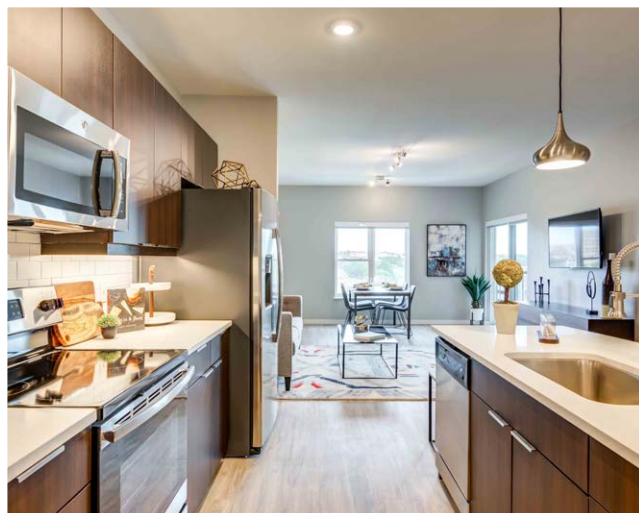


# The Offering

Jones Lang LaSalle (“JLL”) is pleased to present Brookside 51, the premier luxury apartment community located next to University of Missouri-Kansas City in the heart of Kansas City’s most dynamic submarket, South Plaza. Built in 2018, this Class A property features 170 high-end apartments, a full amenities package including a dazzling sundeck with water feature, the city’s only Whole Foods, and a UMKC Student Services Office.

Brookside 51’s unbeatable location provides residents easy access to both UMKC & Rockhurst University campuses, nearby employers like Hallmark & Russell Stover, and the best restaurants and shopping in the city at Country Club Plaza. Starting in October, Brookside 51 is now even more accessible as residents can hop on the KC Streetcar at the new UMKC stop at their doorstep.

Brookside 51 presents a remarkable “Eds & Meds” opportunity for investors in a top Midwest market for population and rent growth. This offering is subject to an 80-year ground lease and is the beneficiary of a CID incentive.



**Vibrant Living.**  
*Unbeatable  
Location.*





**170**  
Homes

**±917**  
Avg SF

**\$1,982**  
Avg Lease Rent

**\$2.17**  
Avg Lease  
Rent PSF

#### PROPERTY SUMMARY

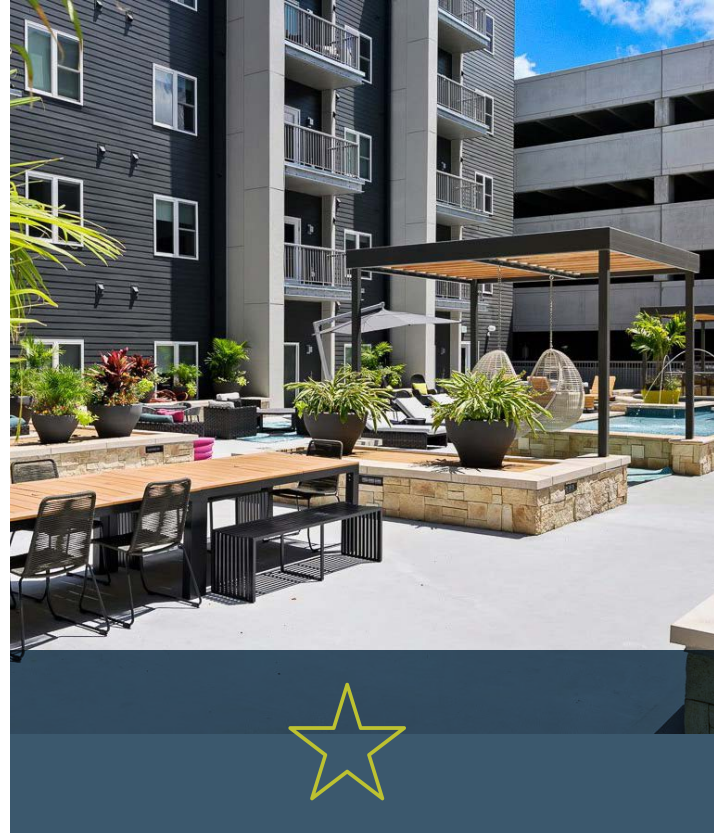
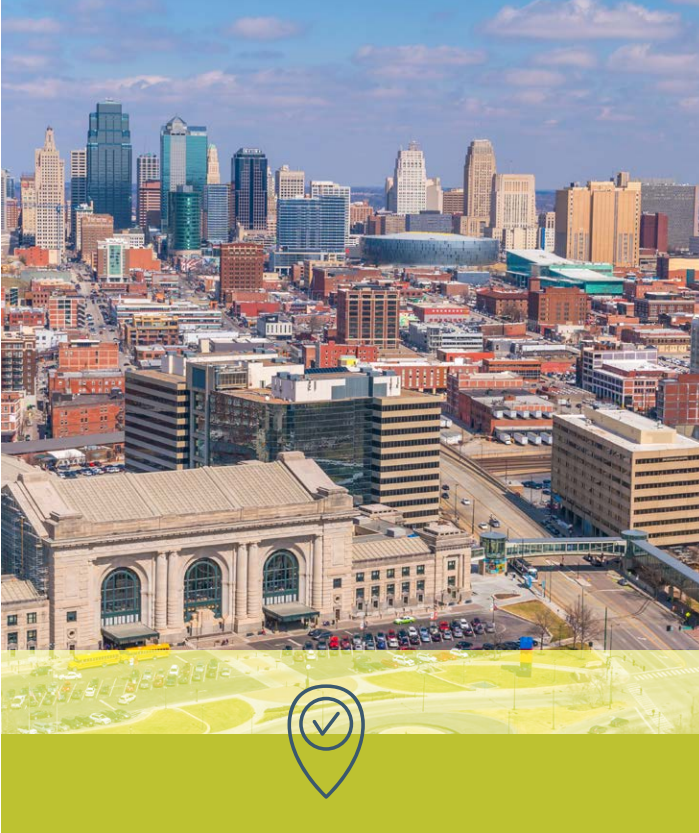
Address	5100 Oak St, Kansas City, MO 64112
Year Built	2018
Stories	7
Units	170
Average unit SF	917
Occupancy	97%
Retail SF	53,936
Retail Occupancy	100%
Parking	440 total (207 for resi, 1.2 ratio)

#### UNIT MIX SUMMARY

Unit Type	Homes	Unit Mix	Avg SF	Avg Lease Rent	Avg Lease Rent PSF
Studio	35	21%	±592	\$1,550	\$2.62
1 Bed	83	49%	±847	\$1,783	\$2.11
2 Bed	52	31%	±1,247	\$2,620	\$2.10
<b>Total/Avg</b>	<b>170</b>	<b>100%</b>	<b>±917</b>	<b>\$1,982</b>	<b>\$2.17</b>



# Investment Highlights



## Premier Eds & Meds Location

- Minutes to Country Club Plaza—Home to 120+ Shops & Eateries Spanning 15 Blocks
- Steps from UMKC & Rockhurst University & 10 minutes to downtown KC
- Steps to brand new KC Streetcar Stop



**#3**

**Public University in  
Missouri and Kansas**

*(Wall Street Journal/College Pulse 2025  
Best Colleges in the U.S.)*



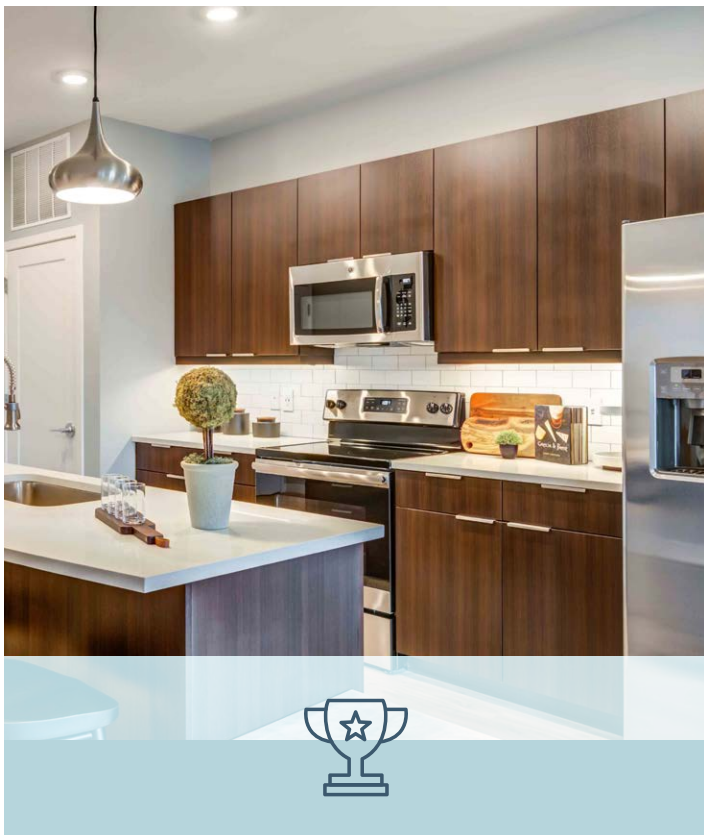
**#7**

**Best Regional  
University in the  
Midwest**

*(U.S. News and World Report 2025)*

## Stellar Plaza Area Demographics

- Average Resident Household Income of \$159,000
- Low Rent-to-Income Ratio of 15%
- 29% Student/Grad Student Renter Base
- \$472,000 Average Area Home Value (3 miles)



## Class A Asset & Amenities

- High-End Fixtures and Elegant Interiors
- Spacious Floor Plans Featuring Open Kitchens, Large Dining Areas, & Ample Closet Space
- On-site Whole Foods & UMKC Student Services
- Outdoor Water Lounge
- Outdoor Amenity Deck
- Fire Pit and Patio Seating

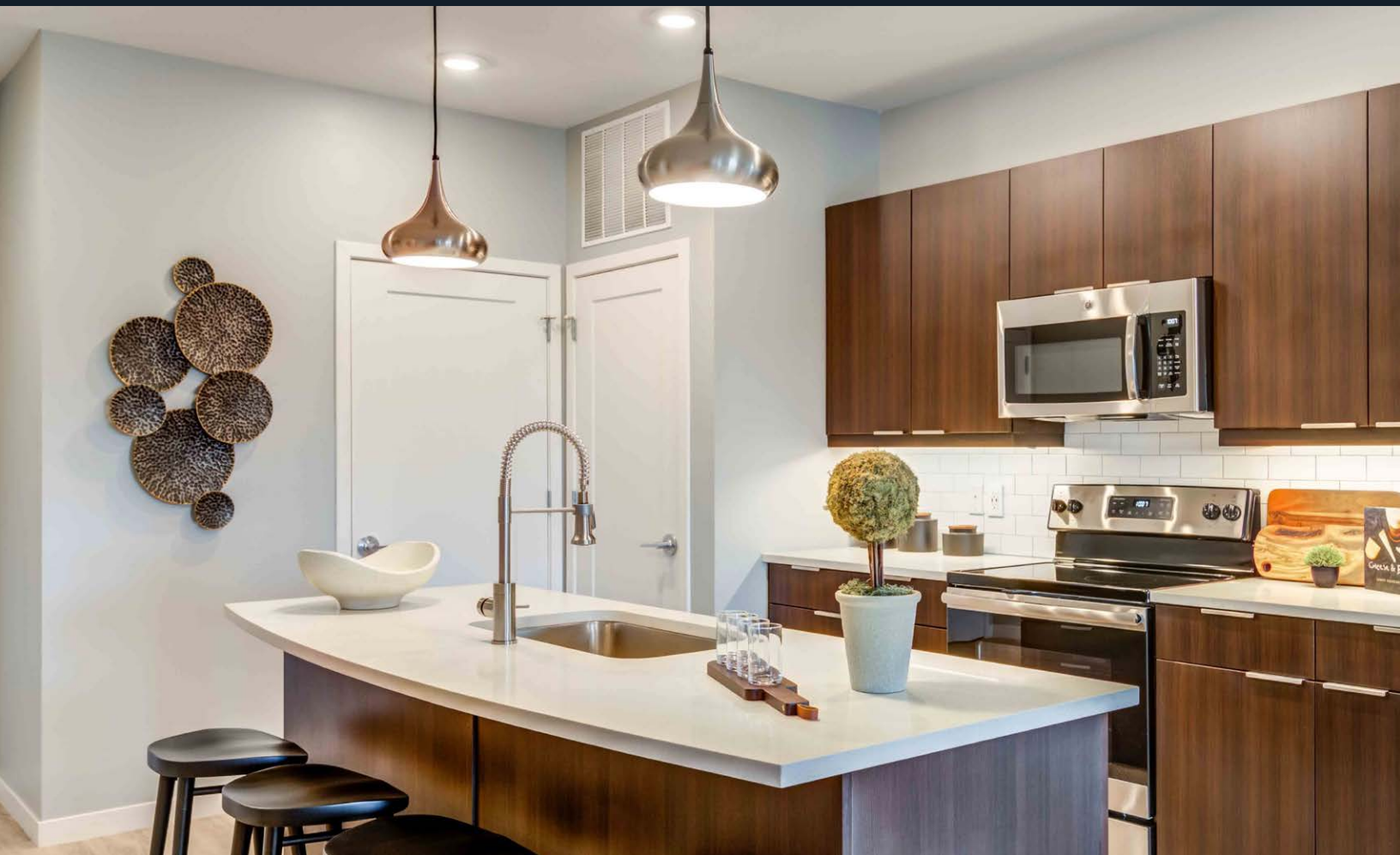


## Incredible Investment Profile

- Best Eds & Meds property in KC metro
- “Whole Foods Effect” on Site
- Transit-Oriented Development with opening of UMKC Streetcar stop
- Accretive Community Investment Development Incentive
- No Projects Under Construction or Planned in Plaza Area
- Top Midwest Market for Rent & Population Growth



# Beautifully Designed Interiors



- Center Island with Built in Storage
- Luxurious Bathroom
- Spacious Walk in Closet
- Dwelo Smart Apartment Technology
- In-Home Washers & Dryers
- High End Stainless Steel Appliances
- Quartz Counter Top with Modern Cabinetry
- Walk-Out Terrace\*

\*In Select units







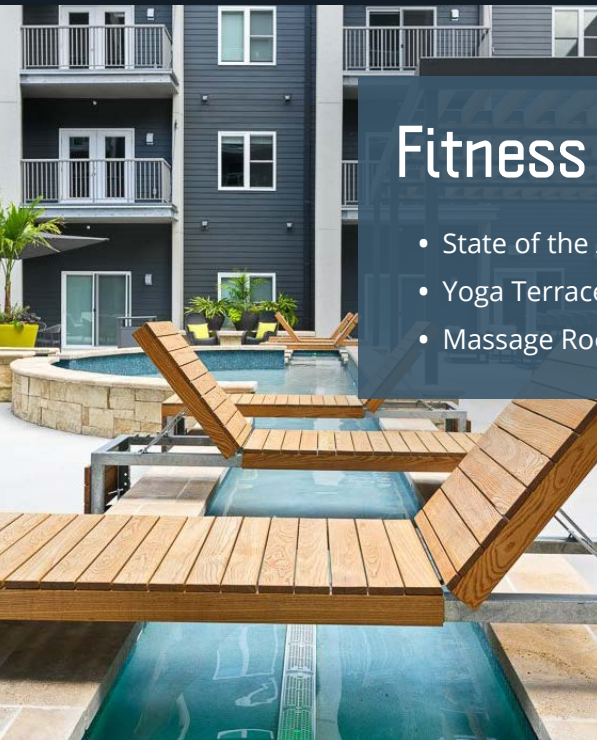


# Fantastic Community Amenities



## Fitness Focus

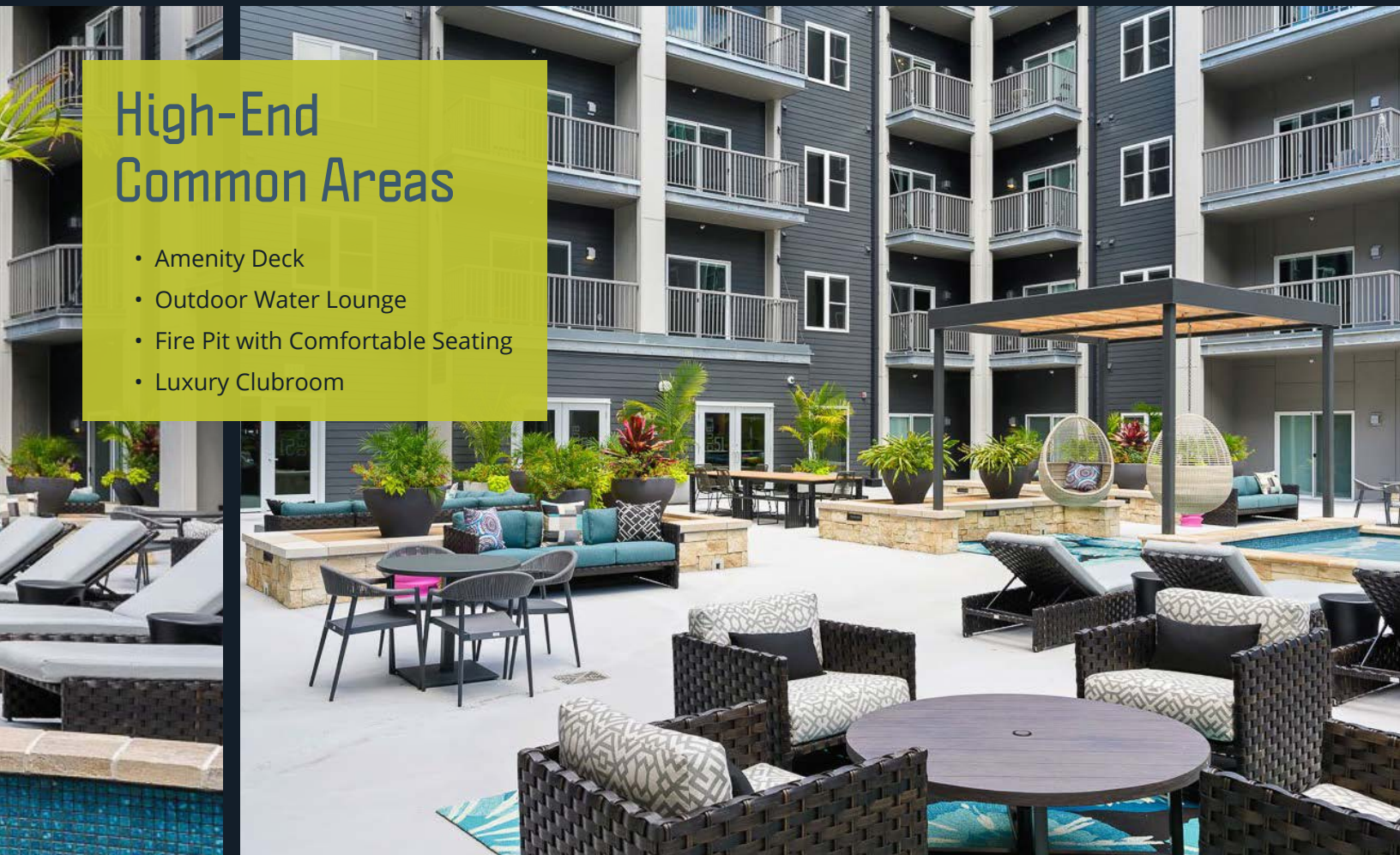
- State of the Art Fitness Center
- Yoga Terrace
- Massage Room





## High-End Common Areas

- Amenity Deck
- Outdoor Water Lounge
- Fire Pit with Comfortable Seating
- Luxury Clubroom





# On-Site Retail / Office

## COMMERCIAL OVERVIEW

**53,936** **100%**  
Total SF Occupied

BROOKSIDE  
51



### WHOLE FOODS

SF	42,073
Lease Start	May-18
Lease End	May-38
Yr 1 Rent PSF	\$23.30
Remaining Term	12.5 Years
Extension Option	(6) Five Year



### UMKC - STUDENT SERVICES OFFICE

SF	11,863
Lease Start	Jun-18
Lease End	May-28
Yr 1 Rent PSF	\$23.35
Remaining Term	2.5 Years
Extension Option	(3) Five Year



# Higher Education

## University of Missouri-Kansas City

Founded in 1933, UMKC's 150-acre urban campus neighbors Brookside 51. This public university offers 125 different academic programs and is acclaimed as the #1 University in KC and the #3 Public University in Missouri and #2 Kansas. UMKC is Kansas City's only NCAA Division I university and supports more than 7,000 Missouri jobs and \$600M in spending.



**3-MIN WALK FROM BROOKSIDE 51**



**UMKC**

**14,700**

Total  
Enrollment

**10,100**

Undergrad  
(69%)

**4,600**

Undergrad  
(31%)

**3,600**

Employees

## Rockhurst University

Rooted in Jesuit values, Rockhurst University is a private university founded in 1910 that enrolls 4,000 students annually. It's 55-acre campus neighbors UMKC in the cultural district. Rockhurst ranks highly as a regional Midwest University and for its Nursing Program.



**15-MIN WALK FROM BROOKSIDE 51**



**ROCKHURST  
UNIVERSITY**

**4,000**

Students

**#1**

Nursing  
Program in  
MO

(Niche.com)



# Plaza Area in the Heart of Kansas City

## Live- Work- Play Environment



### COUNTRY CLUB PLAZA

#### WALKABLE

Discover Country Club Plaza, a historic shopping and dining district in Kansas City. This vibrant, 15-block destination features beautiful Spanish-inspired architecture and a wide variety of options, from luxury retailers and local boutiques to exceptional restaurants.

Apple

lululemon



TIFFANY & CO.

west elm



### LOOSE PARK - WALKABLE

Loose Park is a beautiful 75-acre urban park featuring a wading pool, Civil War markers, and renowned Laura Conyers Smith Municipal Rose Garden, home to approximately 3,000. Visitors can also enjoy tennis courts, a scenic lake with a bridge, a playground, a Japanese tea room and garden, multiple fountains, walking trails, labeled trees from over 4,000 different species, and the Loose Park Garden Center which hosts shows, exhibitions, and educational seminars.





# Kansas City: The Heart of America

Kansas City is a dynamic metropolis celebrated for its rich blend of cultural offerings and urban attractions. The city's economic vitality, coupled with its robust infrastructure and central location, positions it as a prime destination for businesses and talent. Famous for its soulful jazz heritage, mouthwatering barbecue scene, and expansive network of fountains, Kansas City offers something for everyone. The city's revitalized downtown, thriving arts districts, world-class museums, and passionate sports culture contribute to its vibrant atmosphere. From the historic 18th and Vine District to the trendy Crossroads Arts District, diverse neighborhoods each tell a unique story. With its affordable cost of living and robust job market in sectors like technology, healthcare, and finance, Kansas City continues to draw young professionals and families seeking a high quality of life. This blend of economic opportunities and rich cultural heritage makes Kansas City an increasingly attractive destination for both businesses and residents.

## #3

Most Affordable  
Big City in the U.S.  
(Move.org, 2024)

## #7

Best Place to Retire  
in Midwest

## #10

Best City for  
Young  
Professionals  
(Forbes, 2024)

## #3

Best City for BBQ in  
the U.S.

## AAA

Bond Rating  
(S&P, Moody's, Fitch)

## #3

in the Midwest for  
population growth  
(US Census 2025)

## #22

Best Places to  
Travel in 2025  
(BBC 2025)

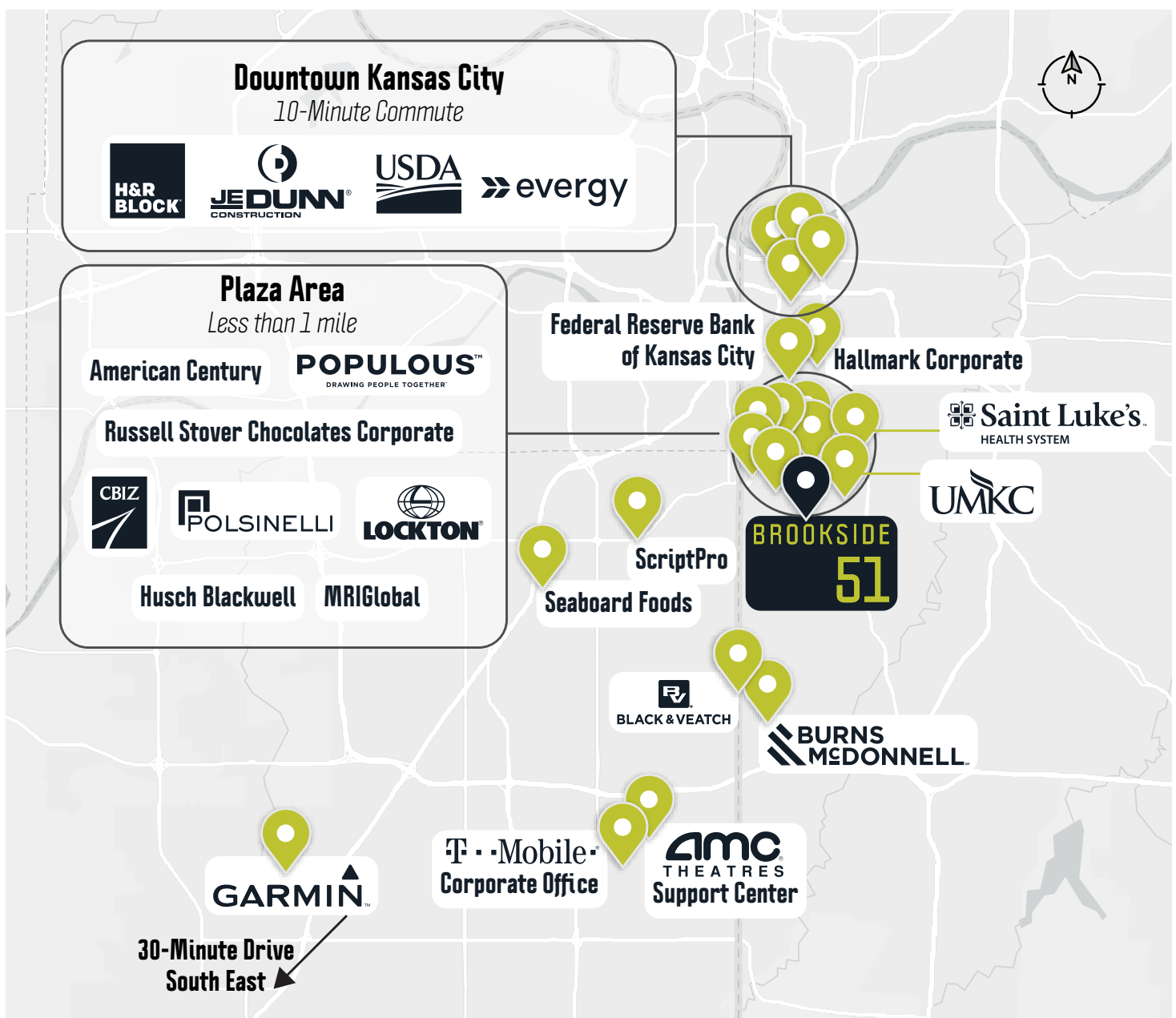
## #10

Best Airport in U.S.



# Easy Access to Top Employers

Kansas City is a major Midwest economic hub with a metro population of 2.2 million and GDP exceeding \$130 billion anchored by its strategic central U.S. location and exceptional transportation infrastructure. Home to six Fortune 1000 headquarters, Kansas City's diverse economy is driven by logistics and transportation (leveraging major rail lines and interstate access), healthcare systems like HCA Midwest and Saint Luke's, financial services including American Century Investments and Commerce Bancshares, technology companies such as Oracle Health and Garmin, and major manufacturers like Ford and GM. Other top employers include Hallmark Cards, H&R Block, AMC Theatres and various federal agencies, making Kansas City an attractive business destination.





# Premier Healthcare



Saint Luke's Hospital of Kansas City is one of the Kansas City region's largest faith-based hospitals with over 600 physicians representing more than 60 medical specialties. Saint Luke's was ranked as High Performing in 3 adult specialties including Cardiology, Heart & Vascular Surgery, Gastroenterology & GI Surgery, and Neurology & Neurosurgery. Saint Luke's Hospital is the primary teaching hospital for the University of Missouri-Kansas City School of Medicine and includes a physician residency program.

**#2**

Hospital in  
Kansas City

**450+**  
Beds

**1 Mile**  
From  
Brookside 51



**\$145M**

Project underway for Healthcare  
Delivery and Innovation Building  
is largest UMKC capital project in  
university history



# New Transit Access

Brookside 51 is located approximately 15 min/7.7 mi south of downtown Kansas City. While many walk to retail and employment in the Plaza Area, Brookside 51 residents can easily take a RideKC e-bike or hop on the bus at the stations right outside the property. Soon, residents will also be able to take the KC Streetcar at the new UMKC stop opening October 2025.

Brookside 51’s proximity to major highways US-56 and US-71 also allow for easy access to Kansas City’s International and Downtown Airports, the Kansas City CBD, and other surrounding areas.

 <div>NEW EXTENSION Coming Late 2025!</div>			
KC Streetcar	Ride KC	Immediate Highway Access	Kansas City International & Downtown Airport
<p>The KC Streetcar is a two-mile free public transit line with 10 stops running from River Market south to Union Station.</p> <p>Daily service is 6am-midnight with 2024 ridership totaling nearly 1.9 million and 4,400 daily rides.</p> <p><b>Starting in late October 2025, a new southern extension will add 3.5 miles and 15 stops to the line ending at UMKC just steps from Brookside 51.</b></p> 	<p>RideKC provides 24/7 bike sharing and bus services throughout the heart of Kansas City</p> <p>Offers easy transportation through Downtown Kansas City, to Kansas City International Airport, and to Country Club Plaza</p> <p>Steps to the UMKC Main MAX Bus Stop on Brookside Blvd</p> <p>~30 minute bus ride to downtown Kansas City</p>	<p>Brookside 51 is located adjacent to US-71 which runs north/south and provides quick access to downtown Kansas City</p> <p>~4 min/1.4 miles to US-71</p> <p>~1 min/0.3 miles to US-56</p> <p>~14 min/7.7 miles to Downtown Kansas City via US-71 S</p>	<p>~30 minutes/26.0 miles south of the Kansas City International Airport via I-29 S</p> <p>~13 minutes/8.4 miles south of the Charles B. Wheeler Downtown Kansas City Airport via US-71 S</p>



# Impressive Demographics

Brookside 51 is located in one of the most desirable neighborhoods of Kansas City. The area attracts highly-educated residents who are well compensated and seeking to live close to employers, top healthcare and education, outdoor recreation, restaurants and retail.

## RESIDENT DEMOGRAPHICS:

**39**

Average Age

**\$159,000**

Average  
Household Income\*

**29%**

Student / Grad Student

*\*Household Income excludes units  
resident incomes with Guarantors*

## RESIDENT EMPLOYERS:



## High Property Household Income Supports Rent Growth

The high resident incomes at Brookside 51 are well within the 30% affordability test for rent as a fraction of total income. The property's effective rents are just 15% of the average household income of residents living at Brookside 51, leaving a buffer of 15% and room to grow effective rents organically.

**30% of  
Income**  
\$3,975

**\$1,993**  
Rent  
Cushion

**\$1,982**  
Avg.  
Effective  
Rent

**15%**  
**Rent-to-  
Income Ratio**

**BROOKSIDE  
51**

**\$13,250**

Avg. Monthly Household Income





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