

Kansas City
Market Summary

Average home price	\$ 124,900
Rent Range	\$750-925/mnth 3bd (retrange)
City Profile	<p>Nearly 240 neighborhoods 37 largest city in US (city-data) Centrally located hub state, thus making it an excellent point for distribution centers for commerce and services. (forbes) Many major companies have a presence Diversified economy, not reliant on a specific industry (i.e. automotive, steel, agricultural etc.) (huduser)</p>
What Characteristics make this a strong city to invest in?	<p>Quantity and variety of locations of the numerous neighborhoods offers a diverse investment portfolio Vacant Units almost 20% below national average. <ul style="list-style-type: none"> ▪ 9.3% (huduser) "Land Lord State", versus other states known as "Tenant State", i.e. in 30-45 days you can have a tenant evicted with no Right of Redemption. If tenant has not vacated after 72hrs, Sheriff will meet at premise while locks are drilled & belongings removed (lawmo) 42% renter rate (city-data)</p>
Who are the major employers in the city?	<p>Cerner H & R Block Kansas City Southern Lines Commerce Bancshares</p>
What kind of publicity has the city gotten recently?	<p>Downtown voted America's best by Forbes in March 2012, most fountains 2nd to Rome GOOGLE FIBER!!!!!!!!!! Kansas City INTL Airport built to be made world hub for supersonic transport & Boeing 747 (kctv5)</p>
What are the major attractions for you city (i.e. sports team, cultural centers, universities, etc.)	<p>Kansas City Chiefs- NFL Kansas City Royals- Baseball Sporting Kansas City- Soccer Kansas City INTL Airport University of Missouri- Kanas City Rockhurst University Kanas City University of Medicine & Biosciences</p>

Links

<http://www.city-data.com/housing/houses-Kansas-City-Missouri.html>

http://en.wikipedia.org/wiki/Kansas_City,_Missouri

<http://www.forbes.com/places/mo/kansas-city/>

http://www.lawmo.org/law_llt.htm

<http://www.rentrange.com/rental-rates/MO/Kansas-City>

<http://www.kctv5.com/story/21882383/building-new-kci-airport-moves-closer-to-reality>

http://www.huduser.org/portal/periodicals/USHMC/reg//GreatPlains_RegRpt_3q13.pdf