

Monarch Manor Subdivision

Development by: Entrepreneurs Enterprises, LLC



Kansas City Missouri Council Members and City Officials at the 2014 Monarch Manor Subdivision Ground Breaking

Welcome to Monarch Manor Subdivision an Entrepreneurs Enterprises development. Entrepreneurs Enterprises is a minority owned company located in the Kansas City metro area. The company's vision is to build high quality homes in our community, which includes 21 homes in Phases I – III of the Monarch Manor Subdivision.

The company will continue to build upon the legacy of greatness established at the historic site of 22nd and Brooklyn, where Kansas City's Municipal Stadium, the original home of the Kansas City Chiefs, Royals, and Athletics, was located from 1923 to 1976.

You are invited to become part of the rich vibrant history and culture that permeates through the soil of this site. Call today to start the process of building one of the models that can be built in the Monarch Manor subdivision.



Marketed by



Keller Williams Realty Partners, Inc.

**Call Today
1-866-311-0047, Ext. 216**

Monarch Manor Subdivision

Selling Price \$175,000

**WELLS
FARGO**

**HOME
MORTGAGE**



HOUSE 'A' - 3-BEDROOM ELEVATION

2000 E 21st Ter. KCMO 64127
3 Bdrms/2.5 Baths/2 Car Garage



HOUSE 'B' - 3-BR ELEVATION

2004 E 21st Ter. KCMO 64127
3 Bdrms/2.5 Baths/2 Car Garage

Primary Financing

Down Payment \$
Down Payment %
Loan Amount
Initial Interest Rate
APR

Financing Options					
30-yr fixed		30-yr fixed		30-yr fixed	
MHDC/Conventional		MHDC/FHA		MHDC/Lift/Conv	
	\$5,250.00		\$6,125.00		\$19,661.00
	3.000 %		3.500 %		11.23%
	\$169,750.00		\$171,830.30		\$155,339.00
	3.75 %		3.625 %		3.75 %
	4.224 %		5.212 %		3.993 %

Payment Amounts	
Monthly Principal & Interest*	
Estimated Property Taxes	
Estimated Homeowner's Insurance	
Estimated Other	
Grant Available	

Mos	Rate%	PMT	APR%	Mos	Rate%	PMT	APR%	Mos	Rate%	PMT	APR%
87	3.75	\$871	4.224	36	3.625	\$972		87	3.75	\$763	3.99
273	3.75	\$786	4.224	36	3.625	\$961		273	3.75	\$719	
				36	3.625	\$948					
				24	3.625	\$934					
				24	3.625	\$924					
				24	3.625	\$913					
				24	3.625	\$901					
				24	3.625	\$888	5.212				
				24	3.625	\$875					
				24	3.625	\$860					
				24	3.625	\$844					
				24	3.625	\$827					
				24	3.625	\$809					
				12	3.625	\$789					
		\$6.00				\$6.00				\$6.00	
		\$83.00				\$83.00				\$83.00	
		\$0.00				\$0.00				\$0.00	
		\$5,092.00				\$5,154.00				\$19,661.00	
		\$1,000.00				\$1,000.00				\$1,000.00	
		\$500.00				\$500.00				\$500.00	

Initial Est. Mortgage Payment (PITI)	\$960.35	\$1,061.00	\$852.74
Estimated Cash Needed to Close	\$2,000.00	\$2971.00	\$2,000.00

Mortgage insurance has been included in the initial payment for loans with less than a 20% down payment or if the loan product is FHA. For FHA loans, the Upfront Mortgage Insurance Premium amount has been included in the loan amount. This scenario is an estimate and actual interest rate will depend on the specific characteristics of the loan transaction and credit profile up until the time of closing.

Each Home Cost More than \$225,000 to Build!
You Can Buy It for \$50,000 Less - Sale Price \$175,000!
Call Today to Reserve Your Brand New Home!

HUD income limits for qualified buyers may apply.



JAMES & TWANA SCOTT
KELLER WILLIAMS REALTY
PARTNERS, INC.
11005 METCALF AVE
OVERLAND PARK, KS 66210
913-266-5861
TScott@JamesAndTwana.com
www.JamesAndTwana.com



Ernest L Campbell
Branch Manager
NMLSR ID 588454
Wells Fargo Home Mortgage
56 Ne Sycamore St
Lees Summit, MO 64086
816-329-2109
Ernest.L.Campbell@wellsfargo.com
www.wfhm.com/ernest-campbell



Residential Customer Full Plus

2004 E 21st Terrace Kansas City, Missouri 64127
 MLS #: 1915146 Status: Active
 Area: 202 - Kansas City Area (So. of River)

County: Jackson

L Price: \$175,000



Sub: Monarch Manor
 Type: Single Family
 Bedrooms: 3 Full Bth: 2
 Main SqFt: Tot SqFt:
 Lot Size:
 Acres:
 Elementary:
 Middle:
 Senior:
 District: Kansas City Mo
 Terms:
 Legal: VINE STREET PLACE---LOT 36

Half Bth: 1
 Age: Under Constructi
 SF Src:
 Tax: \$0
 FP: No
 Bsmt: Yes
 CA: Yes
 Grg: Yes
 HOA: \$
 Yr Built: 2015

General Information

Plan: 2 Stories
 Construct: Frame
 Garage: 2/Rear Entry
 Dining: Kit/Dining Combo
 Lot Desc: City Lot, Corner Lot
 Fireplace:
 Oth Rms: Formal Living Room

Style: Traditional
 Roof: Composition
 Basement: Concrete, Full
 Lake:
 Utility Rm: Main Level

Remarks & Directions

A 25 year tax abatement; Grant/down payment assistance for qualified buyers. For income limits go to <http://www.huduser.org/portal/datasets/il/il2014/2014summary.odn>. Minutes from downtown Kansas City, the Historic 18th and Vine entertainment district, country club plaza, KCI airport and convenient access to I-70 & Hwy 71; perfect for those who want urban living, classic elevations and contemporary finishes.
 Dir: Highway 71 to 22nd, exit go East to Garfield and turn left into development; home located on corner.

Room Information

Rm	Size	L	Features	Rm	Size	L	Features
LIV	19X12	1		MBT	7X5	2	
KIT	19X11	1		BR2	11X9	2	
BTH	7X5	1		BR3	11X9	2	
LAU	9X6	1		BTF	10X5	2	
MBR	14X12	2					

Additional Information

Warranty: Builder Warranty, FFlood Pln: Unknown
 Ceiling R: 30 Walls R: 13
 Heating: Central Gas
 Water: City/Public
 City Limits:
 Exterior: Porch
 Equip: Disposal

Exclude:
 Other R:
 Cooling: Central Electric
 Sewer: City/Public
 Streets:

Ownrshp: Private
 Phone:

Financial Information

Will Sell: Cash, Conventional, FHA, VA
 Tax: \$0 Spc Tax: \$0
 Total Tax: \$0
 HOA: \$0
 Tax Com:

Residential Customer Full Plus

2000 E 21st Terrace Kansas City, Missouri 64127
 MLS #: 1915181 Status: Active
 Area: 202 - Kansas City Area (So. of River)

County: Jackson

L Price: \$175,000



HOUSE 'A' - 3-BEDROOM ELEVATION

Sub: Vine Street Place
 Type: Single Family
 Bedrooms: 3 Full Bth: 2 Half Bth: 1
 Main SqFt: Tot SqFt:
 Lot Size:
 Acres:
 Elementary:
 Middle:
 Senior:
 District: Kansas City Mo
 Terms:
 Legal: VINE STREET PLACE---LOT 37

Age: Under Constructi
 SF Src:
 Tax: \$0
 FP: No
 Bsmt: Yes
 CA: Yes
 Grg: Yes
 HOA: \$
 Yr Built: 2015

General Information

Plan: Ranch Style: Traditional
 Construct: Frame Roof: Composition
 Garage: 2/Attached, Rear Entry Basement: Concrete, Finished, Inside Entrance
 Dining: Formal Dining Lake:
 Lot Desc: City Lot, Corner Lot Utility Rm: Main Level
 Fireplace:
 Oth Rms:

Remarks & Directions

A 25 year tax abatement; Grant/down payment assistance for qualified buyers. For income limits go to <http://www.huduser.org/portal/datasets/il/il2014/2014summary.odn>. Minutes from downtown Kansas City, the Historic 18th and Vine entertainment district, country club plaza, KCI airport and convenient access to I-70 & Hwy 71; perfect for those who want urban living, classic elevations and contemporary finishes.

Dir: Highway 71 to 22nd/23rd Crown Center exit go East to Garfield and turn left into development; make immediate right to Euclid; home located on corner

Room Information

Rm	Size	L	Features	Rm	Size	L	Features
LIV	16X14	1		BR2	12X11	1	
DIN	22X15	1		BR3	12X11	1	
KIT	15X8	1		BTF	7X7	1	
MBR	13X11	1		BTH	5X4	1	
MBT	15X11	1		LAU	5X4	1	

Additional Information

Warranty: Builder Warranty, FFlood Pln: Unknown Exclude:
 Ceiling R: 30 Walls R: 13 Other R:
 Heating: Central Gas Cooling: Central Electric
 Water: City/Public Sewer: City/Public
 City Limits:
 Exterior: Porch Streets:

Ownrshp: Private
 Phone:

Financial Information

Will Sell: Cash, Conventional, FHA, VA HOA: \$0
 Tax: \$0 Spc Tax: \$0 Total Tax: \$0 Tax Com:



AFTER- PROPOSED IMPROVEMENTS - View along Garfield from 22nd Street. Neighborhood identity signage will be added at entrances along Brooklyn and 22nd Street. Signs are a mix of brick and metalwork reminiscent of traditional ballpark signage. Bald Cypress trees will outline the footprint of the stadium along 22nd.

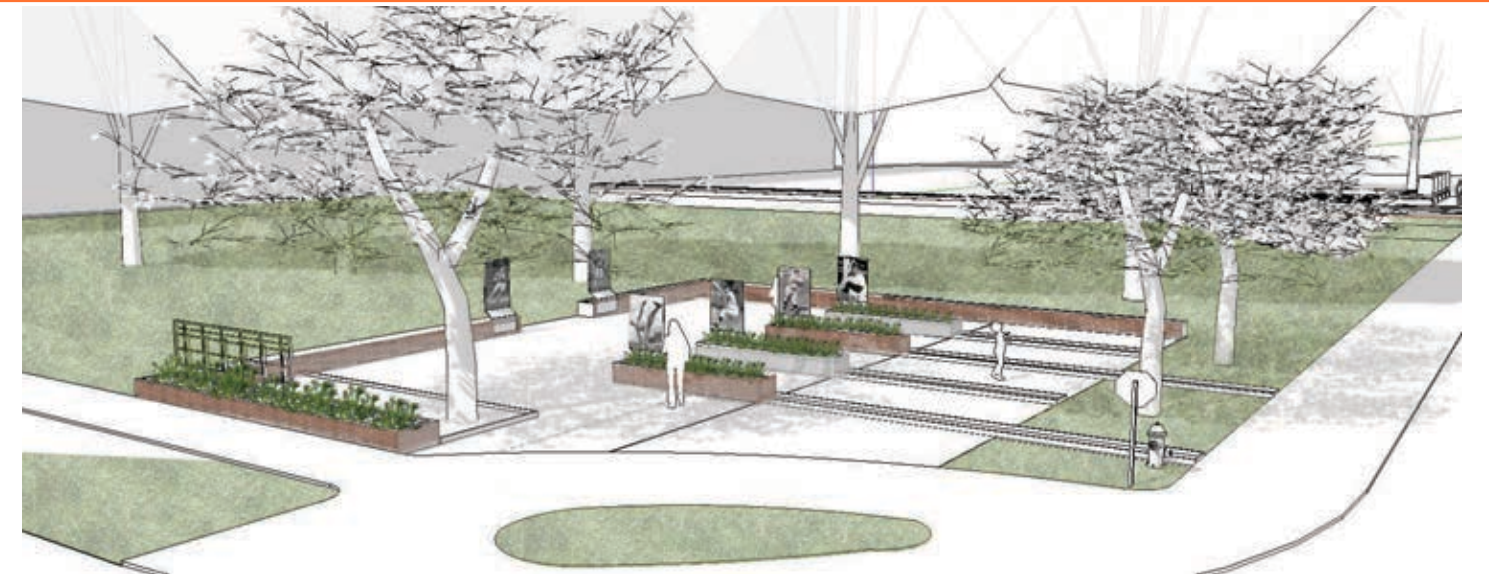


BEFORE - Garfield and 22nd street



TREE PLANTING BLITZ, September 2012
 Many community members and former ball players helped out with planting street trees throughout the neighborhood

Funded through the Department of Housing and Community Development, construction began in 2012 on neighborhood signage and a plaza at 22nd and Brooklyn commemorating Municipal Stadium's history. Several street trees have recently been added through the non-profit work of Bridging the Gap and more landscape is to follow in later phases.



MONARCH PLAZA AT 22ND & BROOKLYN - Construction Spring 2013



Satchel Paige

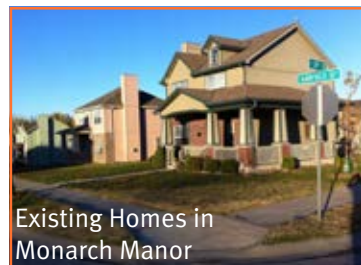
Monarch Manor rests on the historic site of Kansas City's Municipal Stadium. Between 1923 and 1976, Municipal Stadium hosted home field advantage to the Blues (AA), Monarchs (NNL & NAL), Cowboys (NFL), Athletics (MLB), Chiefs (NFL & AFL), Spurs (NASL), and the Royals (MLB). Many of sports greatest players once stood proudly on its field sporting Kansas City colors. Satchel Paige, Buck O'Neil, Jackie

Robinson, John Wyatt, Amos Otis, John Mayberry, Bobby Bell, & Willie Lanier helped Kansas City teams win the Super bowl, World Series, and many league titles. The City is currently investing in the Monarch Manor neighborhood to honor those players and teams that called Municipal home. This site offers a truly unique opportunity to invest in the City's future by commemorating it's glorious past.

DEVELOPMENT OPPORTUNITIES

- **Over \$200,000** financed by the City for Monarch Manor signage and landscape construction, Spring 2013
- **25 year property tax abatement**
- Historic neighborhood with modern amenities
- Walking path
- Minutes from the heart of downtown Kansas City
- Adjacent to the 18th and Vine District, Lincoln Prep High School, and the \$57 million dollar Crime Prevention Facility development at 27th & Prospect.





- 1 Sidewalk Repair
- 2 Tree/Landscape Maintenance
- 3 Vacant Lot(s)
- 4 Transit Stop
- Urban Renewal Zone



Future development can take advantage of new materials and technologies that greatly improve energy efficiency. Techniques such as better insulation and windows; high efficiency plumbing, heating, and cooling; and integrated solar panels offer significantly lower utility bills and lower maintenance as compared to older homes in the area. Energy Star, National Association for Home Builders (NAHB), and LEED for Homes guidelines offer innovative construction practices for a more valuable home.

ICON KEY Proposed Site Modifications

- Public Art
- Historic Markers
- Street Trees
- Site Cleanup
- Yard Improvements

The neighborhood entrance signs (historic markers), Monarch Plaza (public art), installation of street trees, and site cleanup are included in the KCMO's scattered sites "Monarch Manor" Contract. Construction to begin Spring 2013

Infill Housing

- Prioritize Housing Infill as follows:
- Phase I: Garfield Ave.
 - Phase II: Brooklyn Ave.
 - Phase III: Euclid Ave. and add alley gates throughout neighborhood. Alley gates to be maintained by neighborhood.

- Tree/Landscape Maintenance
- Lighting
- Speed Bump

- New street trees and landscape needs to be maintained
- Signage lighting needed for all neighborhood signs and Monarch Plaza. Lighting not included in the KCMO's Scattered Sites "Monarch Manor" Contract
- Speed bumps along Euclid Ave. to reduce traffic



PROPOSED SITE MODIFICATIONS

Monarch Manor, an emerging single-family development in the Wendell Phillips Neighborhood, strives to reinvest in the under-utilized vacant land at 22nd and Brooklyn. The site became a community garden after the demolition of Municipal Stadium in the 1976. In 2000, the Black Economic Union and Bank of America initiated an urban revitalization project that developed three new homes along Brooklyn. The development experienced some growth

hindrance, but has been reinvigorated by the City's recent Monarch Manor-area project which includes landscaping and historical marker identification. Currently under construction, these improvements commemorate the site's history and neighborhood identity. The neighborhood, now carrying the KC Monarch's namesake, currently has a mix of 1 and 2 story homes.

TIME LINE GOALS AND BUDGET

Applying the guiding principles of the Area Plan and Kansas City, Missouri's Consolidated Plan, our team is proposing that Monarch Manor have the following immediate goals:

- **ON-GOING STARTING 2012-2013:**
Tree, Planting and Landscape Maintenance
\$500/tree for trimming
- **SPRING 2013:**
 1. Complete the Monarch Manor Beautification Plan through KCMO Department of Housing and Community Development.
 - Currently under contract for Phase I : \$190,000
 - Phase II design completed. Estimated \$100,000 construction cost

2. Develop new market and affordable housing infill for vacant lots.

GOAL: 21 New Homes

PHASE I: Garfield Ave.- \$1.8 million Total
11 lots x approximately \$160,000 per home =
\$1,760,000

Lighting: The plaza and neighborhood signs need accent lighting.
All signage lighting: \$28,000

3 speed bumps along Euclid Ave. at \$18/linear foot:
\$2,700

PHASE II: Brooklyn Ave.- \$640,000
4 homes x approximately \$160,000 per home

PHASE III: Euclid Ave.- \$960,000
6 homes x approximately \$160,000 per home

ABOUT the KCMO NEIGHBORHOOD ACTION PLAN

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the Five Year 2012 Consolidated Plan and authorized the Director of the Neighborhoods and Housing Services Department to enter into contracts with agencies funded in the One Year Action Plan.

Identified within the 2012 Consolidated Plan are seven Target Areas. These Target Areas are: the Heart of the City, Greater Downtown, Swope, Midtown/Plaza, Hickman Mills/Ruskin, Briarcliff/Winnwood and Truman Plaza. Within each of these larger Target Areas the 2012 Consolidated Plan further identified specific Sub-Target Areas.

The 2012 Consolidated Plan requires that within each of these sub-target areas, specific Action Plans (with neighborhood input and consensus) be developed. These Action Plans provide a guide for implementation of the physical improvement activities to be funded by the grants from H.U.D. over either a one, or up to five-year period.

Given the desire to implement visible change in these neighborhoods expeditiously, the team was tasked to meet with neighborhood representatives to receive community input. Out of these meetings, the team established a focused Target Area of approximately three blocks or less in which the available funds would have a noticeable impact. The team conducted a "windshield" site assessment of visible maintenance, infrastructure, and lot occupancy concerns (weaknesses) and discussed potential opportunities (strengths).

By working with neighborhood leaders and city staff, various priorities were identified which ranged from basic maintenance to design interventions. The team created a menu of these items as "icons" to use as a quick reference tool on the proposed Action Plan document. The relevant icons and their descriptions are included in the proposed plan.



KANSAS CITY
MISSOURI

KCMO Neighborhoods & Housing Services
Phone: 816-513-3036
Fax: 816-513-2808

John Wood, Director

Stuart Bullington, Asst. Director
housing@kcmo.org

Shawn Hughes, Senior Project Manager
shawn.hughes@kcmo.org
816-513-3027

Jerome Robins, Project Manager
jerome.robins@kcmo.org
816-513-2835

Sarah Cecil, Neighborhood Liaison
816-513-3036

Approved by Carole M. Thomas
Neighborhood Representative

KCMO Action Plan created in partnership with:

DRAW Architecture and Urban Design
Dominique Davison
405 Southwest Boulevard, Suite 200
Kansas City, MO 64108
816.531.8303

Parson & Associates
Jason Parson & Donna Mandelbaum
816.216.6517

Phronesis, Landscape Architecture
Tim Duggan
816.214.0896

DRAW
architecture + urban design

Parson & Associates
pa

phro·ne·sis

ADDITIONAL RESOURCES



Wendell Phillips Neighborhood Association

2536 Park Ave.
Kansas City, MO 64127
[p] 816-582-5783
John P James, President
Pierrej816@yahoo.com



Black Economic Union

1601 E. 18th Street
Suite 300
Kansas City, MO 64108
[p] 816-474-1080
Chester Thompson Jr. - President
chestert@BEUkc.org
www.BEUkc.org



Bridging The Gap

Bridging the Gap

435 Westport Road, #23
Kansas City, MO 64111
[o]816.561.1061, ext. 113
Kate Becker – Program Manager
Kate.becker@bridgingthegap.org
www.bridgingthegap.org

The HOME Program: HOME Investment Partnerships

US Department of Housing & Urban Development
<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>
Coleman McClain 816.513.3008

National Association of Home Builders-NAHBGreen

Provides a comprehensive set of educational resources, advocacy tools, and referrals to a national green home certification system.
<http://www.nahbgreen.org/>

Targeted Minor Home Repair

Roger Stewart, program manager
Phone: 816-513-3253
Fax: 816-513-3049
Email: roger.stewart@kcmo.org
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>

Kansas City, Missouri Tax Increment Financing Commission:

Steve Reynolds, TIF housing Coordinator,
816-221-0636

311 is your central point of contact for City services.

Whether you need information, to request a City service or to report a problem with City services, contact 311.

For a faster response please call us or submit your request online:

Call: 311 or 816-513-1313 between 7 a.m. and 7 p.m. on weekdays and follow the prompts.

Online: <http://webfusion.kcmo.org/coldfusionapps/ActionCenterRequest/RequestForm.cfm>