

EIGHTEEN CAPITAL GROUP

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EIGHTEEN CAPITAL GROUP ACQUIRES MULTIPLE COMPLEX PORTFOLIO IN GLADSTONE, MO

Transaction Represents Strategic Addition to ECG Portfolio

Kansas City, MO, December 1, 2015– *Eighteen Capital Group*, formerly known as SBV Acquisitions, LLC is pleased to announce the purchase of the Gladstone portfolio, now collectively named [Crown Heights Apartments](#). comprised of 3 smaller properties, totaling 293 total units. A team headed by Michael Sullivan of Berkadia/Kansas City represented the Seller. ECG completed due diligence in seven business days and closed the transaction for cash.

The assets are 1960's construction and located in Gladstone, MO in the Kansas City MSA. [Gladstone](#) is uniquely attractive primarily because it is 10 minutes from both Kansas City's vibrant Downtown to the south and Kansas City International Airport to the north.

This ideal placement has resulted in a trend of redevelopment and rehabilitation of existing properties to meet the needs of downtown dwellers requiring more affordable housing options. An example of this trend is a Class "A" mixed use project completing construction directly adjacent to the [Gladstone Square](#) property - a development that would have been unthinkable in that location just a few years ago.

The business plan for the Gladstone properties is to implement a moderate upgrade designed to provide a superior renter experience as compared to un-rehabbed older product. The corresponding rent increase will be significant and yet projected rent will be lower than increasingly expensive downtown housing, upgraded older properties in neighboring Parkville and newly constructed properties in and around Gladstone.

Christopher Thomson, Director of Multifamily Acquisitions, ECG: "Gladstone is a classic gentrification opportunity. Gladstone's proximity to a downtown market that is exploding is ultimately going to change the complexion of the neighborhood. Acquiring 1970's vintage assets in the submarket will position us well for the future."

With its headquarters situated in the "[Country Club Plaza](#)" district of Kansas City, Eighteen Capital Group (formerly known as SBV Acquisitions, LLC) has a current investment mandate that specifies value-add, multifamily properties in primary and secondary markets throughout the United States. To date, we have acquired to date 6,614 units in twenty markets nationwide.

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If you would like more information about this topic, please contact Christopher Thomson at 816-437-966 or via email at Christopher.thomson@18cg.com .