

CREATING VALUE FOR

MULTIFAMILY INVESTMENT
HISTORIC PROPERTY REDEVELOPMENT
TAX INCENTIVE & TAX ABATEMENT



WHO WE ARE

M R Capital Advisors, L.L.C. is a boutique commercial consulting firm that provides advice and implementation of the following:

- Incentives, credits, and government assistance
- Real estate development and brokerage
- Commercial real estate financing

M R Capital Advisors, L.L.C. was founded in 2001. Before founding M R Capital Advisors, Bob served as Vice President and Commercial Loan Officer for the national GMAC Commercial Mortgage Corp. (Kansas City region) for 5 1/2 years. From 1991 to 1994, under Mayor Cleaver, Bob served as chairman of the Tax Increment Finance Commission.





EAST 9 AT PICKWICK PLAZA

In one of the largest redevelopment projects downtown, MR Capital Advisors helped secure 10 year tax abatement and assisted on historic tax credits for the redevelopment of the former Pickwick Hotel and Union Bus Terminal. The property at 933 McGee is valued at \$65 million and includes retail space in addition to 260 diverse apartments.



The East 9 at the Pickwick Plaza takes up an entire City block in downtown Kansas City, Missouri near the City Hall and the former Federal Reserve.

It is a place of history for Kansas City. This is the place in the 1920's that then Judge Harry Truman, wrote the "Pickwick Papers". That launched his run for the US Senate for Missouri. It was the former home of a major live radio station and active retail on the storefront level.

Today, this is a place for Millennials and Baby Boomers. With a City Gym, UPS Store, future Salons and a coffee/wine bar, it is becoming a "place to be".



WONDER LOFTS

Construction has commenced on the conversion of the former Wonder Bread bakery at 30th and Troost into 86 apartments and 35,000 sq ft of retail space. MR Capital Advisors, led by Bob Mayer, helped make this \$12 million project a reality, qualifying for property tax and sales tax abatement.

MARK TWAIN TOWER

Once an obsolete office tower, this downtown skyscraper at 106 W 11th street is on the way to becoming the Continental Residences. Once the \$56 million renovation is completed, it will include 10,000 sq ft of retail along with a historic tiled pool, ballroom, and 154 residential units.





THE GRAND RESERVE IN DOWNTOWN KANSAS CITY

MR Capital Advisors helped secure Tax Increment financing for the conversion of the former Federal Reserve Bank of Kansas City. This \$150 million plus development will turn the vacant 20-story tower at 925 Grand into an Embassy Suites hotel complete with a technology and data center, two story lobby, and rooftop bar.





PARK RESERVE CONDOS

The Park Reserve, known as the former Trinity Lutheran hospital, which is located at 3030 Baltimore, serves as one of Kansas City's urban living condominium projects. The \$50 million development received a 25-year tax abatement. Currently 90 condominiums are owned and occupied, and other units under construction. When fully completed, there will be approximately 190 condo units.



THE VIEW II

AT THE WEST BOTTOMS

The View at the West Bottoms is to be reasonably priced artist lofts. It is located just minutes from downtown at Mulberry and Union Streets at the West Bottoms of Kansas City, MO. A \$25 million renovation will convert four vacant industrial buildings into nearly 250 residential units. This project qualified for property tax abatement and historic tax credits.





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