

4/20/21

Stonehouse located at 1734 S Northern Independence, MO 64052 will be an Airbnb located in Englewood Art District of Independence, MO

It has been used as a rental by a prominent city official for over 30 years and we purchased it from them and plan to use it as an Airbnb as soon as the permits are approved.

Kansas City Property Solutions is a licensed property management company we own located down the street from Stonehouse at 10920 E Winner Rd Independence MO 64052 and handle all management of this Airbnb, we currently handle 6 of them in Kansas City metro and have multiple properties and a great record with the city of Independence MO & Mr. Perry Hill.

We plan to run it as a high end Airbnb for guests, teachers, parents, etc. that will be visiting Englewood Arts as well as Independence in general and have the support and excitement of Englewood.

Facts:

1: 2bed, 1bath.

2: Total Occupancy 8

3: 1197 sq ft

4: 1 lane long driveway can hold up to 4 vehicles, circle drive on second lot for additional or larger vehicle parking.

5: We have a dumpster located down the street at our office we will bring the trash to

6: We acknowledge we will provide safety items outlined in Section 14-420-05-A

7: Airbnb.com

8: Same as we do all our other tenants, its not allowed, and we are right down the street. ☺

9: There is plenty of parking available

10: The home is smaller, however we will have it set up to accommodate 8, typically only 4-6 stay and mostly couples or 4. Its never been an issue on any of our Airbnbs and we will address if necessary.

Sincerely,

April Preston

KCPS

816-739-4419