



# Pioneer Group, Inc.

1200 S. Kansas ~ Topeka, Ks 66612-1331 ~ (785) 232-1122



Jazz Hill Homes - Kansas City - November 2002

Project Name: Jazz Hill Homes

Project Location: Kansas City, Missouri

Completion Date: November 2002

Size: 204,945 sq ft (11 historic buildings)

### *Project Description:*

This project involved the historic preservation of 11 multifamily apartment buildings constructed between 1904 and 1912. When the Pioneer Group acquired the buildings they were in an extremely deteriorated condition and were contributing to the decline of the neighborhood. The 11 buildings contained 213 living units at the time of acquisition. We decided to merge a number of the smaller units to create a housing complex with 198 units. An important aspect of the Pioneer Group's work for this project included securing the listing of the buildings on both the state and national registers of historic places. Pioneer Group was the developer for the project and handled all of the preliminary work in structuring the project both work-wise and finance-wise prior to closing. Since closing, Pioneer Group has processed all of the draw requests for presentation to Bank of America, the construction lender, for approval. Following approval, Pioneer Group has disbursed all the requested funds.



Looking northwest from the southeast corner of 11th and Paseo.

Kansas City, Missouri - 1900