Property Details

VALUE: \$15,940,000 **CONTROL: Buvers Broker**

LOAN: \$0

EOUITY: \$15,940,000

Double Your Rentals - Double your Sales - Twin Homes TITLE:

TYPE: Multi-Family

84 Doors New Construction attached single family Homes Low Wichita

Taxes in very high demand Goddard Schools. 3-4 Bedroom - 2 bath - 2 HAVE: attached garages - included Sprinkler System, Lawn and wrought iron

backyard fencing. HOA includes Mowing & SS Maint.

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ADDRESS: Multiple, Wichita, Kansas

BENEFITS TO NEW High Demographics and Demand rental area, close local Grocery, OWNER:

Walgreens, Banks, restaurants, new construction low maintenance -

reduced cost local management in place.

GROSS SCHEDULED INCOME: \$1,650,960 Projected

VACANCY LOSS: \$165,096

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$621,806 \$864.058 NOI:

DEBT SERVICE: \$0

CASH FLOW: \$864,058 CAP RATE: 5.42%

> Walgreens QuickTrip Dillions Grocery Store

Auburn Hills Golf Course Rolling Hills Golf Course

Auburn Villas

Textron Aviation

This location was the second project of many permitted and underway. Only **BENEFITS**

ONE other location has 64 doors the LOWER WICHITA TAXES and SOUGHT:

Desirable Schools, Saves +/- \$60 per month per door due to lower Mil Levy

Raise capital to proceed to other projects in process, up to 300 doors. Has MOTIVATION:

not had to discount any sales to date.

Up to 300 additional doors in surrounding Metropolitan areas, possible CAN ADD:

lease up or guarantee rents for first several months.

This is at the stage of final interior completion and lease up. With the lack of purchase and rental inventory these should not take 60-120 days to lease

up or we can require Seller to complete lease up, after preferred hold Lot

Split and sell. See Exit

OWNER: Multiple

REMARKS:

COUNSELOR: Sheri Dawn Proctor Phone: 316-682-5200

245 N Waco, Suite 160 Cell: 316-682-5200 Fax: 316-634-0089 Wichita, Kansas, 67202

Email: Sheri.Proctor@BetterKS.com