



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

AUCTION

Address: 925 & 937 S Main, Wichita, KS 67213

8-UNIT APARTMENT COMPLEX VACANT LOT - VALUE-ADD OPPORTUNITY

Online Bidding Only - Ends Friday, April 17th @ 12:00pm



Open House
Wednesday, April 15th
11:30am - 1:30pm

S MAIN ST

GENERAL DETAILS

Zoning: Multi-Family
Land Area: 15,256 ± SF (0.35 ± Acres)
Year Built: 1976
• **Renovation:** 2017
Total Building Area: 4,148 ± SF

Total Units: 8
• 4 Studio Units
• 4 One Bedroom Units
Parking: 8 On-site parking spaces
Laundry: None

Please note: The 8-unit complex and the vacant lot will be sold together and will not be offered separately.

Register to Bid Online: ReeceNicholsAuction.com



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Joseph Hamer
316.213.4986
joseph@reecenichols.com





ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

AUCTION

Address: 925 & 937 S Main, Wichita, KS 67213

8-UNIT APARTMENT COMPLEX

Online Bidding Only - Ends Friday, April 17th @ 12:00pm



Utilities

- Water: Owner paid
- Trash: Owner paid
- Electric: Tenant paid
- Gas: No gas service to the property

Maintenance & Operations

- Bi-annual pest control in each unit
- HVAC filters replaced during pest control service
- Professionally managed property

Building Systems & Capital Improvements

- Roof replaced in 2009
- Converted to all-electric as part of the 2017 remodel

Property Taxes (2025)

- General: \$4,480.45
- Specials: \$41.60

Financial Summary

Current Performance - 2025

- Gross Income: \$24,068.97
- Operating Expenses: \$34,548.14
- Net Operating Income (NOI): (\$10,647.17)

Upside Potential

- Potential Annual Gross Income: \$47,520.00

**Additional financials available to qualified buyers*

Value-Add Highlights

- Underperforming asset with immediate operational upside
- Vacant lot suitable for additional units, storage income, or expanded parking
- Opportunity to improve occupancy and rental rates
- Strong proximity to Downtown Wichita employment, dining, and entertainment

Register to Bid Online: ReeceNicholsAuction.com



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Joseph Hamer
316.213.4986
joseph@reecenichols.com





ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

AUCTION

Address: 925 & 937 S Main, Wichita, KS 67213

8-UNIT APARTMENT COMPLEX

Online Bidding Only - Ends Friday, April 17th @ 12:00pm

RENT ROLL

Unit	Occupied	Monthly Rent	Potential Monthly Rent	Lease Start	Lease End	Security Deposit	Bedrooms	Bathrooms
925 S Main #1	Y	\$ 350.00	\$ 495.00	7/15/2019	7/30/2026	\$ 325.00	Studio	1.00
925 S Main #2	Vacant	\$ -	\$ 495.00				1.00	1.00
925 S Main #3	Y	\$ 495.00	\$ 495.00	1/16/2026	6/30/2026	\$ 325.00	1.00	1.00
925 S Main #4	Y	\$ 450.00	\$ 495.00	4/29/2025	4/30/2026	\$ 400.00	Studio	1.00
925 S Main #5	Y	\$ 450.00	\$ 495.00	12/22/2025	5/31/2026	\$ 400.00	Studio	1.00
925 S Main #6	Y	\$ 495.00	\$ 495.00	2/28/2025	2/28/2026	\$ 450.00	1.00	1.00
925 S Main #7	Y	\$ 495.00	\$ 495.00	12/5/2025	6/30/2026	\$ 495.00	1.00	1.00
925 S Main #8	Vacant	\$ -	\$ 495.00				Studio	1.00

Monthly Total: \$ 2,735.00 \$ 3,960.00

Yearly Total: \$ 32,820.00 \$ 47,520.00



Water St

Main St

Gilbert St

Register to Bid Online: ReeceNicholsAuction.com



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Joseph Hamer
316.213.4986
joseph@reecenichols.com





ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

AUCTION

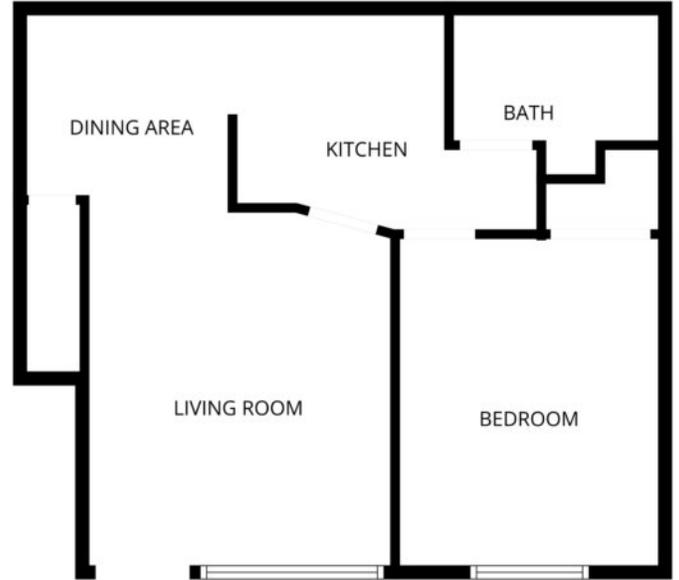
Address: 925 & 937 S Main, Wichita, KS 67213

8-UNIT APARTMENT COMPLEX

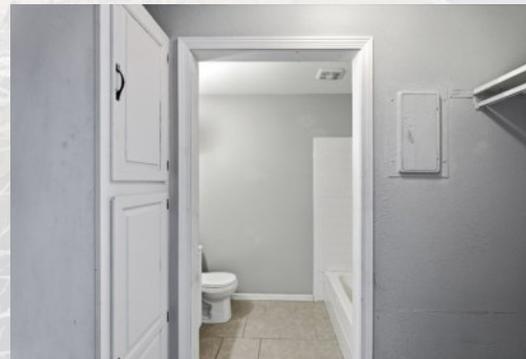
UNIT INTERIOR PHOTOS & FLOOR PLAN



STUDIO



ONE BEDROOM



Register to Bid Online: ReeceNicholsAuction.com



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Joseph Hamer
316.213.4986
joseph@reecenichols.com





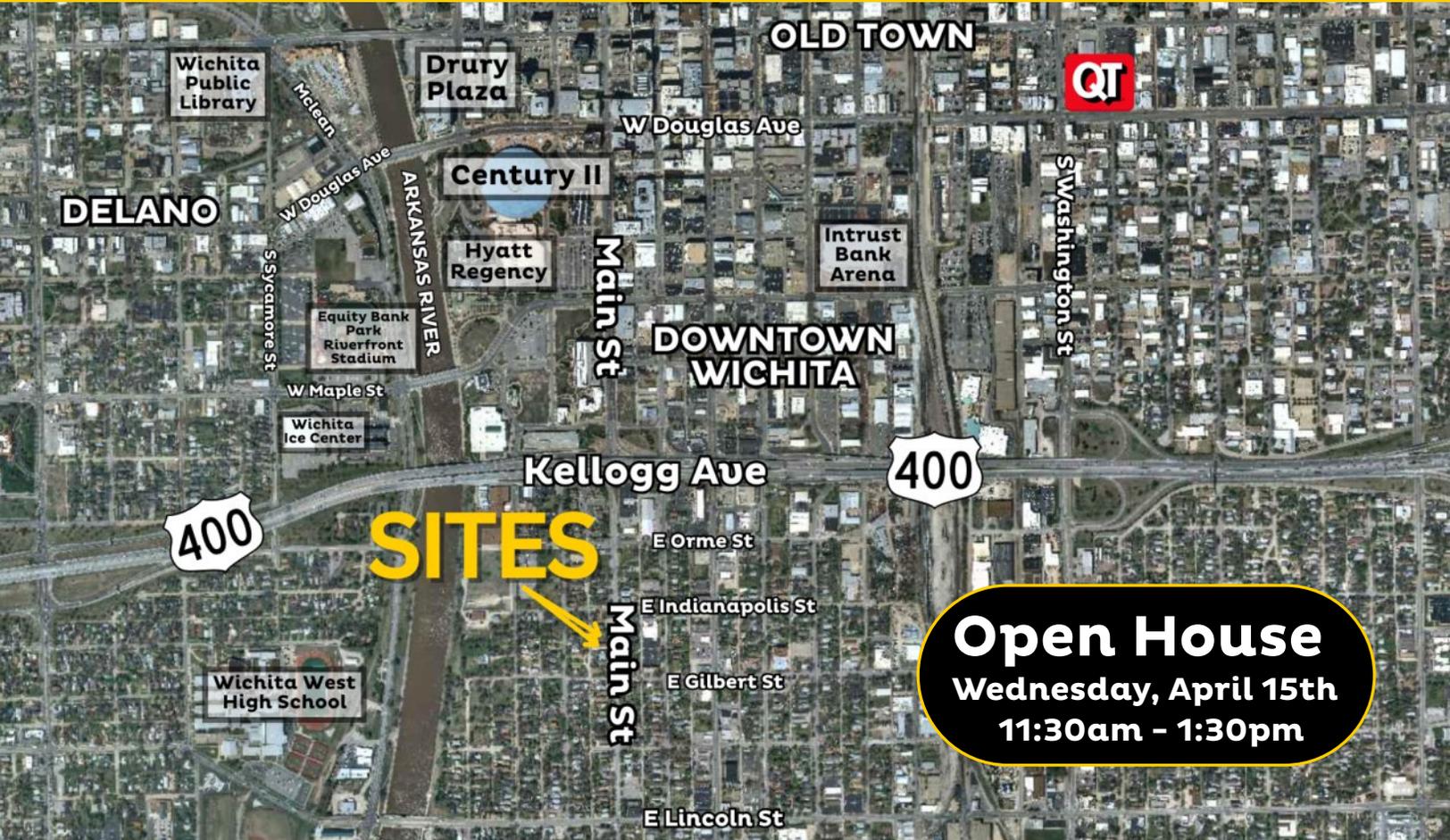
ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

AUCTION

Address: 925 & 937 S Main, Wichita, KS 67213

8-UNIT APARTMENT COMPLEX

Online Bidding Only - Ends Friday, April 17th @ 12:00pm



TERMS: Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there supersede any other advertised material. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing within 30 days. The successful bidder must immediately execute the provided auction purchase contract and deposit \$30,000.00 as earnest money within the specified time outlined in the contract. Additionally, a 10% buyer's premium will be added to the final bid price. This auction is conducted exclusively online, with a 2-minute bidding time extension. The auctioneer reserves the right to recess, adjust and/or extend the bidding time as they deem necessary. Furthermore, the auctioneer may, at their sole discretion, reject, disqualify, or refuse any bid. Broker forms, if any, are available on the bidding site. While all information is deemed reliable, buyers are encouraged to conduct their own due diligence. The sale is not contingent on financing, appraisal, or inspection, and the winning bidder must be available immediately post-auction. The property is sold subject to applicable Federal, State, and/or Local Government regulations, with all measurements and details approximate and non-binding. The auctioneer provides no warranties regarding the online bidding platform's performance and assumes no liability for any bidder-incurred damages during its use, including unacknowledged bids or errors. Bidders accept all risks associated with the platform and acknowledge that the auctioneer bears no responsibility for bid submission or acceptance errors or omissions. Auctions may be subject to selling prior to the auction date.

Register to Bid Online: ReeceNicholsAuction.com



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Joseph Hamer
316.213.4986
joseph@reecenichols.com

