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**Topeka, KS**

**Property Address Summary (75 Total Doors)**

**901 SW Tyler (37 Units)**

- **17 (1) Bedroom Apartments/1 Bath**
- **20 Studio Apartments/ 1 Bath**

**915 SW Tyler (11 Units)**

- **11 (1) Bedroom Apartments/ 1 Bath**
- **5 Single Car Garages**

**917 SW Tyler (6 Units)**

- **5 (2) Bedroom Apartments/1 Bath**
- **1 Studio Apartment/1 Bath**
- **3 single Car Garages**

**919 SW Tyler (15 Units)**

- **12 (1) Bedroom Apartments/ 1 Bath**
- **3 Studio Apartments/1 Bath**
- **6 single Car Garages**
- **3 covered parking stalls**

**630 SW Taylor (6 Units)**

- **6 (2) Bedroom Apartments/1 Bath**

## **Property Summary:**

### **Capital Suite Apartments**

#### **901 SW Tyler (37 Units)**

- **21 (1) Bedroom Apartments/ 1 Bath (600 Sq Feet Avg)**
- **16 Studio Apartments / 1 Bath (450 Sq Feet Avg)**
- **Total Sq Feet 19,610 (3 floors)**
- **Appraised Land Value: \$90,730**

**This property is located downtown Topeka, KS just two blocks West of the Kansas State Capital building. We own the entire block with 69 doors. Many improvements have been made for peace of mind. This building does have a dedicated leasing office and an additional storeroom with bathroom that could be returned to a one-bedroom apartment.**

### **Improvements:**

**New Windows (2020)**

**New Roof (2024)**

**New hallway carpets (2024)**

**100 Gallon Hot Water Heater #1 (2025)**

**100 Gallon Hot Water Heater #2 (2020)**

**New Master Key Deadbolts on all doors (2022)**

**DVR 16 Camera Security system (2018)**

**Security Doors (2014)**

**New Courtyard fencing (2024)**

**Ten new HVAC systems installed (2024)**

**Fire Alarm System with cellular monitoring (2025)**

**This property is walkable to restaurants, shops, bus lines, and Walgreens. The building features an attractive unit of mix of 1-Bedroom, and Studio apartments and provides a dedicated parking lot with 37 parking stalls. There is also an enclosed courtyard with access from inside the building for all tenants to use. This property is marketed as all-inclusive which includes Electric, water, trash, and cable.**

### **Property Highlights:**

- **\$250,000 in CapEx since 2020: Roof, HVAC, and full unit turns.**
- **98% occupied on average**
- **Heavy lifting is done, with improvements as apartments come empty.**
- **Dependable asset with low maintenance operations and easy to manage footprint.**

- **100% Electric Building**
- **Soda and candy vending machines owned by building in Lobby**
- **Property has one electrical meter**
- **Dedicated laundry room serviced by Jetz. Three washers and three dryers.**
- **Potential additional rent per month with no additional capital improvements. \$1,046**
- **Current storeroom adjacent to leasing office is a one-bedroom apartment that could be remodeled and restored to a usable one bedroom. With a capital improvement of that space, you could add an additional \$9,000 a year in rent.**

### **General Information:**

- **Year Built: 1970**
- **Romex wiring with breaker boxes in laundry room and in apartments**
- **GFCI's in apartments with grounded outlets**
- **Ceiling Fans in all apartments**
- **Cast Iron Sewer Lines**
- **All 1-bedroom apartments have forced air furnaces in ceilings with AC condensers on roof.**
- **All studio apartments have PTAC Heat/AC units installed.**
- **Building has two 100 gallon Hot Water Tanks.**
- **Parking lot has 37 open spaces for tenants. Those spaces could be marked and rented as reserved spaces to create additional income.**



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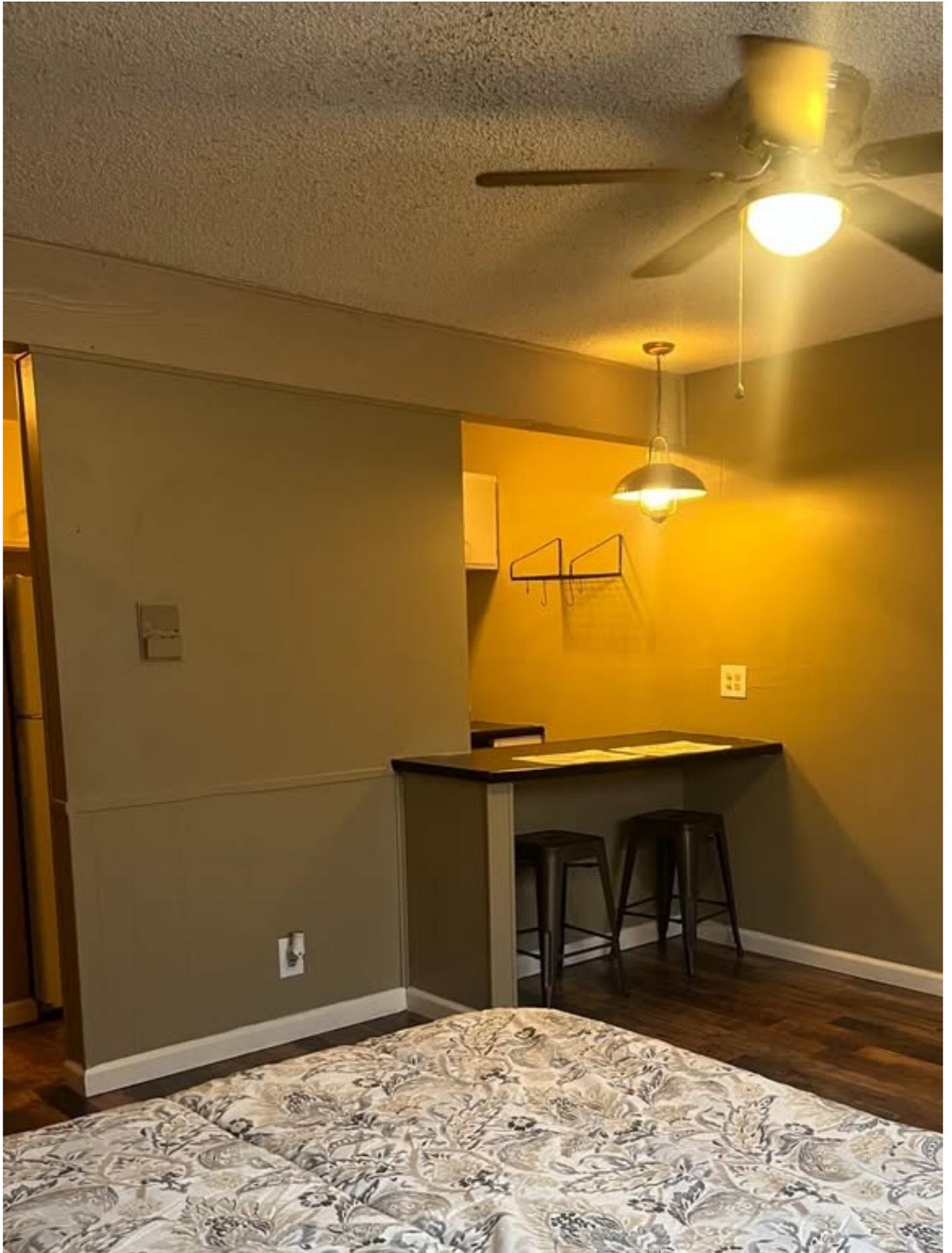
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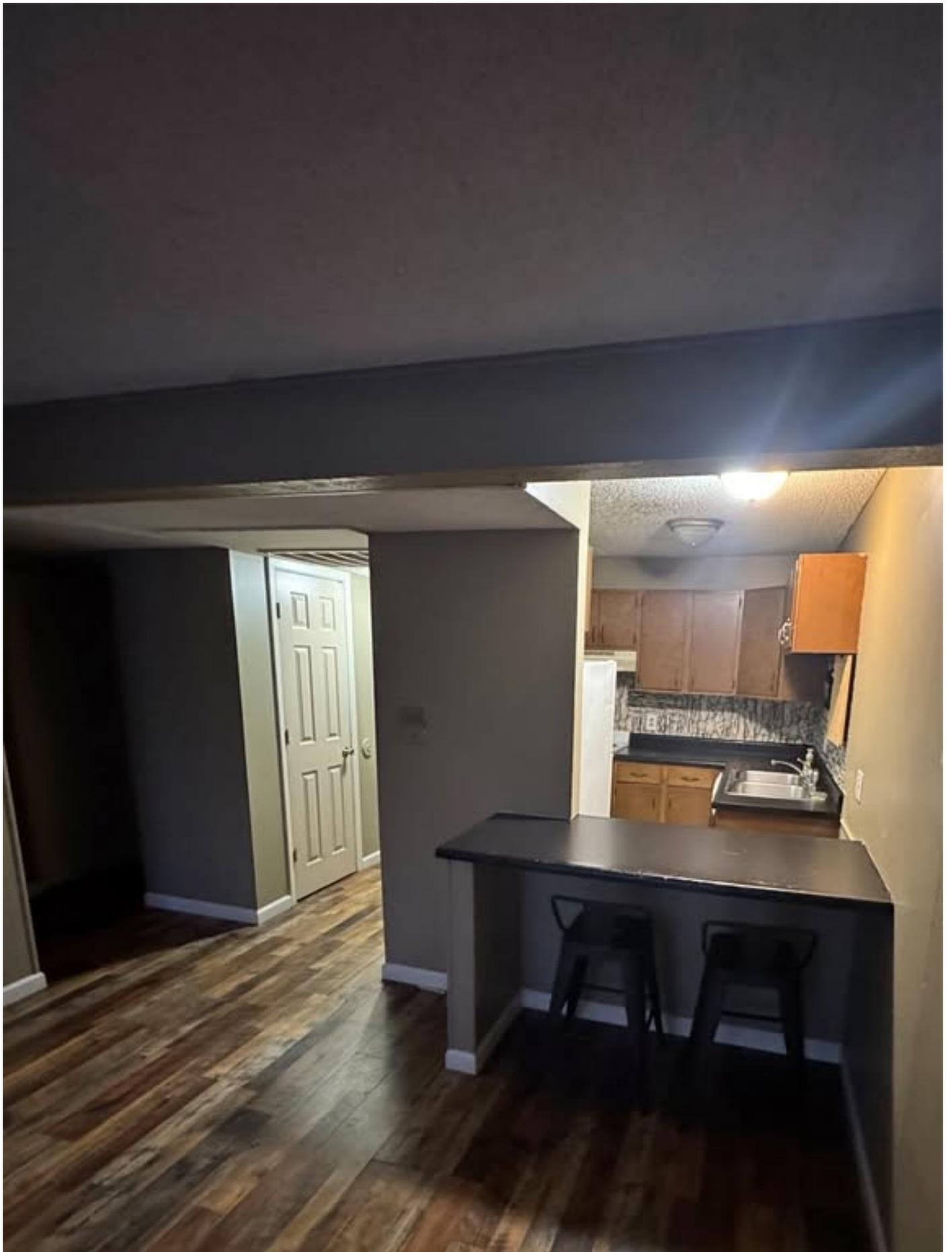








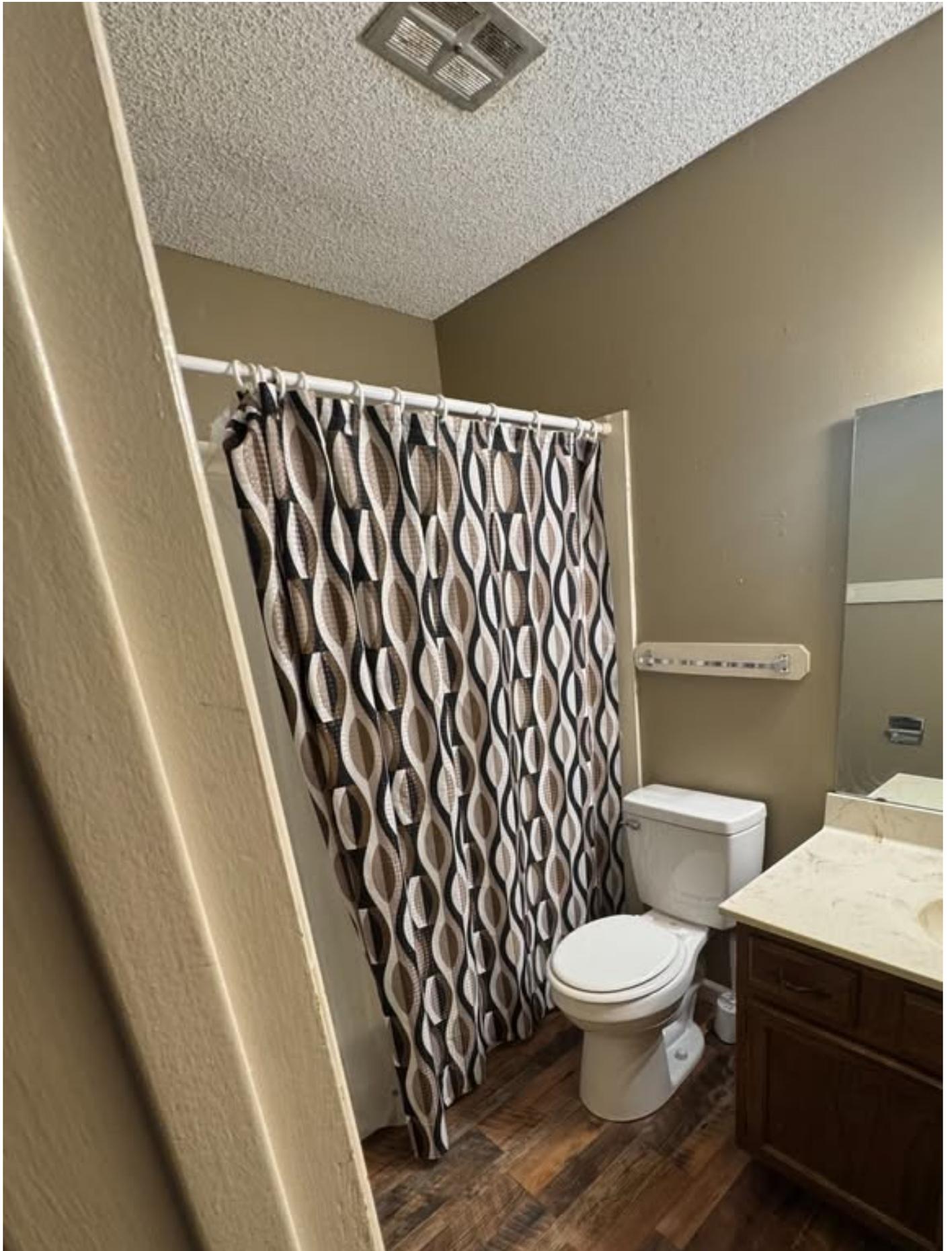












## **Property Summary:**

### **Stanleigh Hall Apartments**

#### **915 SW Tyler (11 Units)**

- **11 (1) Bedroom Apartments/1 Bath (750 sq feet)**
- **5 Single Car Garages**
- **Total Sq Feet 9,152 (3 floors)**
- **Appraised Land Value: \$24,325**

**This property is located downtown Topeka, KS just two blocks West of the Kansas State Capital building. We own the entire block with 69 doors. Many improvements have been made for peace of mind. Leasing office is located at 901 SW Tyler next door.**

## **Improvements:**

**New Roof (2015)**

**New hallway carpets (2020)**

**50 Gallon Hot Water Heater #1 (2025)**

**50 Gallon Hot Water Heater #2 (2025)**

**New Master Key Deadbolts on all doors (2022)**

**DVR 16 Camera Security system (2018)**

**Security Doors (2014)**

**Boiler Controllers replaced (2022)**

**Fire Alarm System with cellular monitoring (2025)**

**This property is walkable to restaurants, shops, bus lines, and Walgreens. The building features an attractive unit of mix of 1-Bedroom apartments and provides on street parking and garages for 5 tenants for an additional fee. There is also an enclosed courtyard for all tenants to use. This property is marketed as all-inclusive which includes Electric, gas, water, trash, and cable.**

## **Property Highlights:**

- **\$150,000 in CapEx since 2016: Roof, flooring, and full unit turns.**
- **All 1-bedroom apartments have an enclosed porch attached.**
- **98% occupied on average**
- **Heavy lifting is done, with improvements as apartments come empty.**
- **Dependable asset with low maintenance operations and easy to manage footprint.**
- **Each apartment is individually electric metered**
- **Soda/Candy vending machine located in Laundry Room owned by building**

- **Dedicated laundry room owned by building Two washers and two dryers.**
- **Potential additional rent per month with no additional capital improvements. \$425**

### **General Information:**

- **Year Built: 1928**
- **Romex wiring with breaker boxes in boiler room**
- **GFCI's in apartments with grounded outlets.**
- **Ceiling Fans in all apartments**
- **Cast Iron Sewer Lines**
- **All apartments are heated with Hydronic Heat using cooper lines. Each apartment controls their own temperature. Building utilizes two boilers.**
- **All apartments are cooled with window AC's (220)**
- **Building has two 50 gallon Hot Water Tanks.**

















## **Property Summary:**

### **Stanleigh Hall Apartments**

#### **917 SW Tyler (6 Units)**

- **5 (2) Bedroom/1 Bath Apartments (850 Sq Feet)**
- **1 Studio Apartment (500 Sq Feet)**
- **3 single Car Garages**
- **Total Sq Feet 5,600 (3 floors)**
- **Appraised Land Value: \$24,325**

**This property is located in downtown Topeka, KS just two blocks West of the Kansas State Capital building. We own the entire block with 69 doors. Many improvements have been made for peace of mind.**

### **Improvements:**

**New Roof (2015)**

**New Master Key Deadbolts on all doors (2022)**

**DVR 16 Camera Security system (2018)**

**Security Doors (2014)**

**Boiler Controllers replaced (2022)**

**This property is walkable to restaurants, shops, bus lines, and Walgreens. The building features an attractive unit of mix of 2-Bedroom apartments and one studio apartment, and provides on street parking and garages for 3 tenants for an additional fee. There is also an enclosed courtyard for all tenants to use. This property is marketed as all-inclusive which includes Electric, gas, water, trash, and cable.**

### **Property Highlights:**

- **\$100,000 in CapEx since 2016: Roof, flooring, and full unit turns.**
- **98% occupied on average**
- **Heavy lifting is done, with improvements as apartments come empty.**
- **Dependable asset with low maintenance operations and easy to manage footprint.**
- **Each apartment is individually electric metered**
- **Tenants have access to laundry room in 915 SW Tyler.**
- **Potential additional rent per month with no additional capital improvements. \$175**

## **General Information:**

- **Year Built: 1950**
- **Romex wiring with breaker boxes in boiler room**
- **GFCI's in apartments with grounded outlets.**
- **Ceiling Fans in all apartments**
- **Cast Iron Sewer Lines**
- **All apartments are heated with Hydronic Heat using cooper lines. Each apartment controls their own temperature. Building utilizes two boilers.**
- **All apartments are cooled with window AC's (110 and 220)**
- **Building has one 50 gallon Hot Water Tank.**

















## **Property Summary:**

### **Lemoine Apartments**

#### **919 SW Tyler (15 Units)**

- **12 (1) Bedroom Apartments/1 Bath (750 sq Feet)**
- **3 Studio Apartments**
- **6 single Car Garages**
- **3 covered parking stalls**
- **Total Sq Feet 12,272 (4 floors)**
- **Appraised Land Value: \$41,220**

**This property is located in downtown Topeka, KS just two blocks West of the Kansas State Capital building. We own the entire block with 69 doors. Many improvements have been made for peace of mind.**

### **Improvements:**

**New Roof (2015)**

**New hallway carpets (2020)**

**100 Gallon Hot Water Heater (2018)**

**New Master Key Deadbolts on all doors (2022)**

**DVR 16 Camera Security system (2018)**

**Security Doors (2014)**

**Fire Alarm System with cellular monitoring (2025)**

**This property is walkable to restaurants, shops, bus lines, and Walgreens. The building features an attractive unit of mix of 1-Bedroom apartments and provides on street parking and garages for 5 tenants for an additional fee. There is also an enclosed courtyard for all tenants to use. This property is marketed as all-inclusive which includes Electric, gas, water, trash, and cable.**

### **Property Highlights:**

- **\$200,000 in CapEx since 2015: Roof, flooring, and full unit turns.**
- **98% occupied on average**
- **All 1-bedroom apartments have an enclosed porch.**
- **Heavy lifting is done, with improvements as apartments come empty.**
- **Dependable asset with low maintenance operations and easy to manage footprint.**
- **Each apartment is individually electric metered**
- **Soda and candy vending machines owned by building in laundry room.**

- **Dedicated laundry room owned by building. Two washers and two dryers.**
- **Potential additional rent per month with no additional capital improvements. \$425**

**General Information:**

- **Year Built: 1928**
- **Romex wiring with breaker boxes in boiler room**
- **GFCI's in apartments with grounded outlets.**
- **Ceiling Fans in all apartments**
- **Cast Iron Sewer Lines**
- **All apartments are heated with Steam heat. Radiators in each apartment with one Boiler. (2014)**
- **All apartments are cooled with window AC's (220)**
- **Building has one 100 gallon Hot Water Tank.**





















## **Property Summary:**

### **Franklin Apartments**

**630 SW Taylor (6 Units)**

- **6 (2) Bedroom / 1 Bath Apartments (900 Sq Feet)**
- **Appraised Land Value: \$8,820**

**This property is located downtown Topeka, KS just four blocks West of the Kansas State Capital building. Many improvements have been made for peace of mind.**

### **Improvements:**

**New Roof (2018)**

**Each apartment was complete refurbished in (2017)**

**Three apartments had the hardwood floors refinished in (2025)**

**New Master Key Deadbolts on all doors (2022)**

**DVR 16 Camera Security system (2017)**

**Security Doors (2014)**

**New windows in entire building (2017)**

**New insulation in all ceilings (2017)**

**This property is walkable to restaurants, shops, bus lines, and Walgreens. The building features an attractive group of 2-Bedroom apartments and provides a parking lot behind building able to accommodate 12 vehicles. This property is marketed as all-inclusive which includes Electric, gas, water, trash, and cable.**

### **Property Highlights:**

- **\$200,000 in CapEx since 2016: Roof, windows, and full unit turns.**
- **Each apartment has a covered deck attached.**
- **98% occupied on average**
- **Heavy lifting is done, with improvements as apartments come empty.**
- **Dependable asset with low maintenance operations and easy to manage footprint.**
- **Each apartment is individually electric metered**
- **Each apartment is individually gas metered**
- **Dedicated laundry room owned by building One washer and one dryer**
- **Front and backdoor access to each apartment.**
- **Potential additional rent per month with no additional capital improvements. \$400**

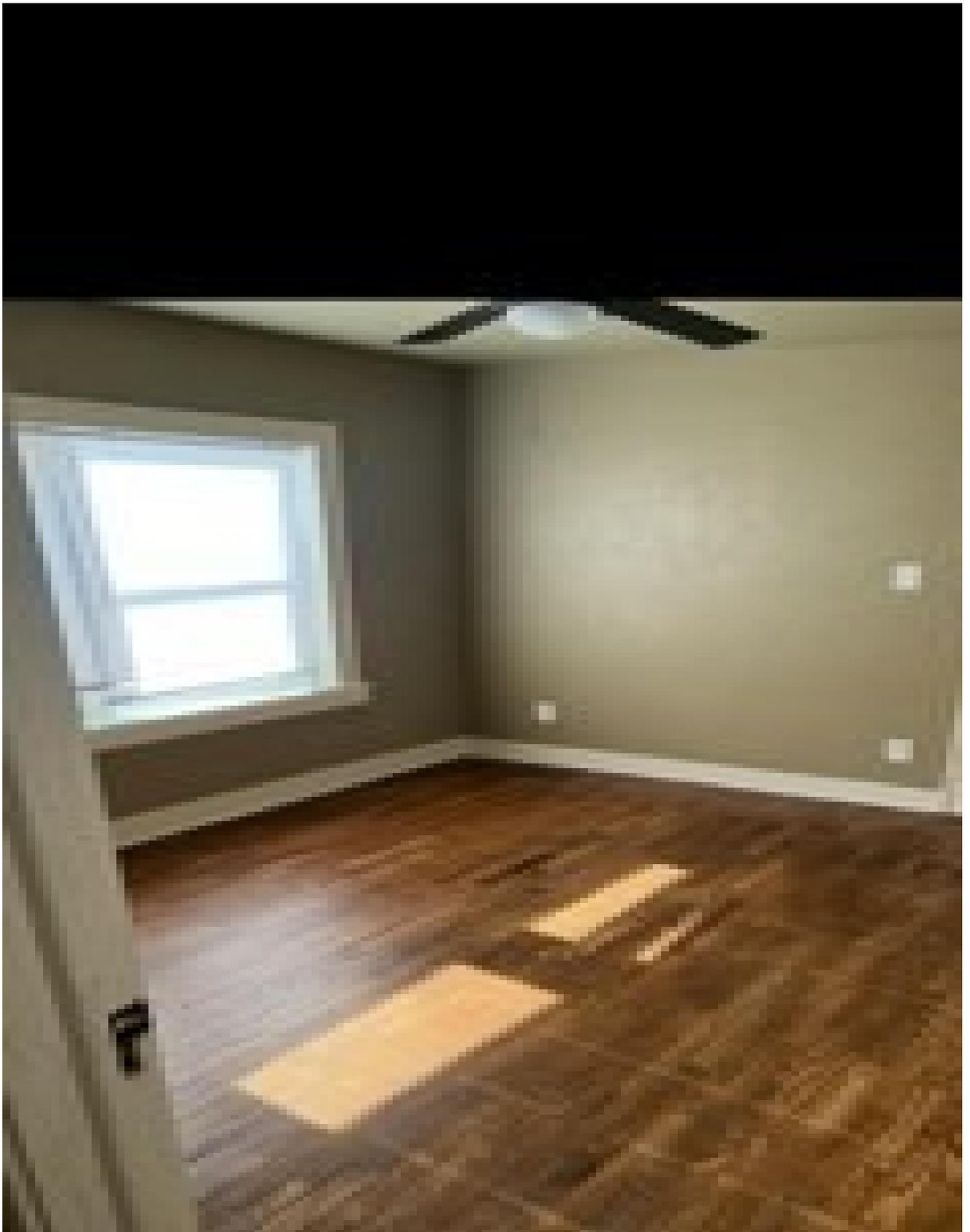
## **General Information:**

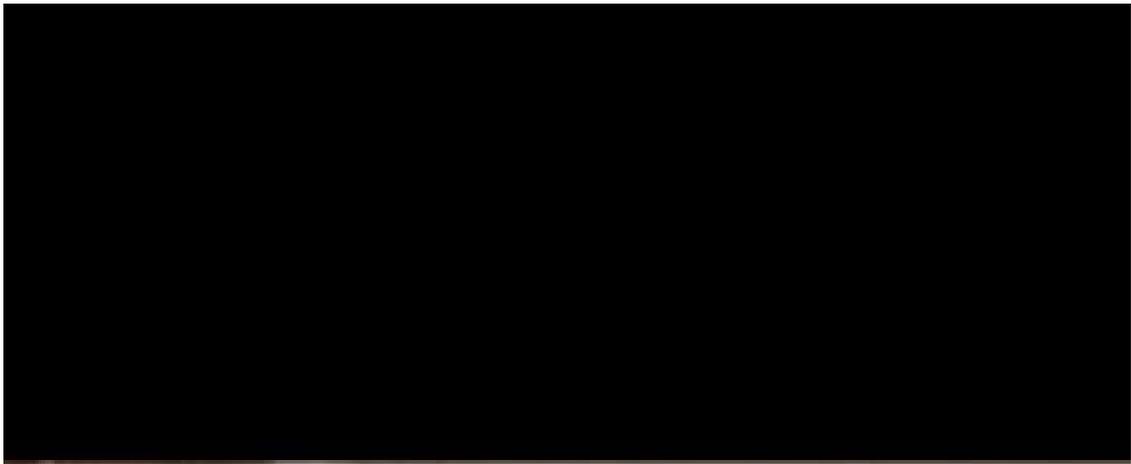
- **Year Built: 1950**
- **Romex wiring with breaker boxes in basement**
- **GFCI's in apartments with grounded outlets.**
- **Ceiling Fans in all bedrooms and living rooms**
- **Cast Iron Sewer Lines**
- **Two ground floor apartments are heated with forced air furnaces**
- **Four apartments are heated with wall mounted Gas heaters**
- **All apartments are cooled with window AC's (110) (2) per apartment**
- **Building has six 40 gallon Hot Water Tanks, one for each apartment.**
- **This property also includes the parking lot behind the apartment building. 714 SW 7<sup>th</sup> St. This is a 4,871 sq foot gravel parking lot.**















## **Financial Summary:**

### **Investment Overview**

Price:	\$4,500,000
Price per unit:	\$ 60,000
Cap Rate with Manager:	6.64%
Cap Rate self- Managed:	7.62%
Potential Monthly Rent Increases:	\$ 2,471
- Raise rents to building averages	

### **Operating Data**

Gross Scheduled Income:	\$629,891
Other Income:	\$ 5,900
Total Scheduled Income:	\$635,791
Vacancy Cost 5%:	\$ 31,495
Gross Income:	\$604,296
Operating Expenses with Manager:	\$305,361
Operating Expense Self-Managed:	\$261,268
Net Operating Income with Manager:	\$298,935
Net Operating Income Self-Managed:	\$343,028

## **Income and Expenses:**

### **Income Summary:**

Gross Income:	\$629,891
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### **Expenses Summary:**

Real Estate Taxes:	\$ 39,450
Property Insurance:	\$ 22,733
Utilities:	\$158,070
Contracted Manager 7% Gross:	\$ 44,093
Repairs and Maintenance:	\$ 36,419
Accounting/legal:	\$ 1,496
Landscaping/Mowing:	\$ 3,100
Operating Expenses:	\$305,361 (With Manager)
Net Operating Income:	<u>\$298,935 (2025)</u>