



# EXECUTIVE SUMMARY

## PROPERTY INFO

LISTING PRICE	\$645,000 (\$49,750/UNIT)
PRO FORMA CAP RATE	11.8%
UNITS	13
UNIT MIX	2 - 1 BED, 1 BATH 9 - 2 BED , 1 BATH 1- 3 BED, 1 BATH 1 - 4 BED, 2 BATH
AVG. FOR LEASED UNITS	\$525.00
INDIVIDUAL UTILITY METERING	100% PAID BY TENANT



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**ReeceNichols**

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



# INVESTMENT OPPORTUNITY

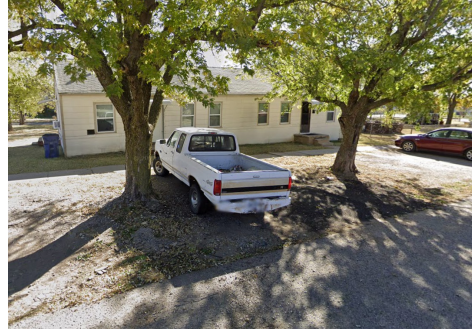
\$645,000 | 13 UNITS FOR SALE  
WHERE IS AS IS SALE



## MINNESOTA PROPERTIES

4 PLEX  
3- 2BD/1BA  
1- 1BD/2BA

AVERAGE RENT : \$550/MONTH



## NEELY PROPERTIES

2 DUPLEXES  
4 UNITS ALL 2BD/1BA

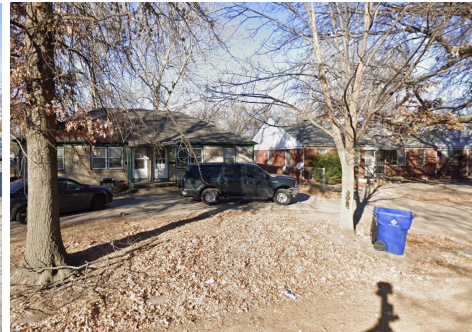
AVERAGE RENT : \$450/MONTH



## PIATT PROPERTIES

TRIPLEX  
1- 1BD/1BA  
2- 2BD/1BA

AVERAGE RENT : \$650/MONTH



## KANSAS PROPERTIES

1- 4BD/1BA  
1- 3BD/1BA

AVERAGE RENT : \$800/MONTH



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\$645,000 | 13 UNITS FOR SALE  
WHERE IS AS IS SALE

Gross Scheduled Rent	\$110,820.00
10% Vacancy Risk	\$11,082.00
Adjusted Income	\$99,738.00

ESTIMATED EXPENSES	
Taxes	\$4,613.66
Insurance	\$6,000.00
Maintenance	\$12,500.00

Total Expenses	\$23,113.66
Net Operating Income	\$76,624.34
Cap Rate	11.8%

ADDRESS	TYPE	MARKET RENT	CURRENT RENT
1219 N Minnesota	2 Bd/1 ba	\$650.00	\$625.00
1221 N Minnesota	2 Bd/1 ba	\$650.00	—
1223 N Minnesota	1 bd/1 ba	\$700.00	\$550.00
1225 N Minnesota	2bd/1 ba	\$600.00	\$600.00
3321 Neely	2bd/1 ba	\$650.00	\$400.00
3331 Neely	2bd/1 ba	\$750.00	—
3371 Neely	2bd/1 ba	\$650.00	\$500.00
3381 Neely	2bd/1 ba	\$650.00	\$400.00
429 N Piatt	1bd/1 ba	\$600.00	\$600.00
429 N Piatt	2bd/1 ba	\$795.00	\$795.00
429 N Piatt	2bd/1 ba	\$750.00	\$625.00
2241 S Kansas	4bd/1 ba	\$950.00	\$950.00
2243 S Kansas	3 bd/1 ba	\$840.00	\$800.00
<b>Totals</b>		<b>\$ 9,235.00</b>	<b>\$6,845.00</b>



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