

# PROPERTY INFORMATION PACKET

THE DETAILS

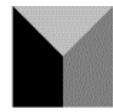


9 Duplexes at 3212-3244 S. Victoria Ave / Wichita, KS 67216

12041 E. 13th St. N. Wichita, KS 67206  
316.867.3600 800.544.4489 McCurdy.com



**McCurdy**  
REAL ESTATE & AUCTION



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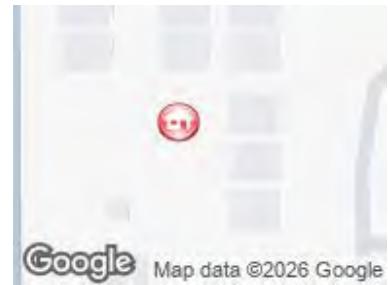
FLOOD ZONE MAP

AERIAL MAP

## STANDARD



<b>MLS #</b>	667319
<b>County</b>	Sedgwick
<b>Class</b>	Multi-Family
<b>Property Type</b>	Twin/Duplex
<b>Area</b>	SCKMLS
<b>Address</b>	3212-3244 S Victoria Ave
<b>Address 2</b>	9 Duplexes Selling Together as 1 Parcel
<b>City</b>	Wichita
<b>State</b>	KS
<b>Zip</b>	67216
<b>Status</b>	Active
<b>Contingency Reason</b>	
<b>Asking Price</b>	\$1,925,000



## GENERAL

<b>List Agent</b>	Braden McCurdy - OFF: 316-683-0612
<b>List Office</b>	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
<b>Co-List Agent</b>	
<b>Co-List Office</b>	
<b>Showing Phone</b>	888-874-0581
<b>Style</b>	Other
<b>Approximate Age</b>	5 or Less
<b>Basement</b>	None
<b>Existing Finance</b>	None
<b>Owner Finance Y/N</b>	No
<b>Approx. TFLA</b>	15,237.00
<b>TFLA Source</b>	Court House
<b>Parcel ID</b>	21209-00131831
<b>Number of Units</b>	18
<b>On-Site Parking Spaces</b>	18.00
<b>Year Built</b>	2023
<b># of Efficiency Units</b>	0
<b># of 1 Bedroom Units</b>	0
<b># of 2 Bedroom Units</b>	18
<b># of 3 Bedroom Units</b>	0
<b>Lot Size/SqFt</b>	42366
<b>Rent Per Unit-Efficiency</b>	
<b>Rent Per Unit - 1 Bedroom</b>	
<b>Rent Per Unit - 2 Bedroom</b>	995.00
<b>Rent Per Unit - 3 Bedroom</b>	
<b>Vacancy Rate %</b>	16.00
<b>School District</b>	Wichita School District (USD 259)
<b>Elementary School</b>	Anderson
<b>Middle School</b>	Mead
<b>High School</b>	South
<b>Subdivision</b>	RAINBOW 1ST ADDITION
<b>Legal</b>	BLOCK 16 EXC S 200 FT W 144 FT & EXC E 459.5 FT & EXC N 120 FT THEREOF RAINBOW FIRST ADDITION
<b>For Sale/Auction/For Rent</b>	For Sale
<b>Rent Per Unit - 4+ Bedroom</b>	
<b>Virtual Tour 2 Label</b>	
<b>Virtual Tour 4 Label</b>	
<b>Owner Name</b>	
<b># of 4+ Bedroom Units</b>	0
<b>FIPS Code</b>	20173
<b>Great Plains Navica</b>	
<b>On Market Date</b>	
<b>Associated Document Count</b>	1
<b>Listing Visibility Type</b>	MLS Listing
<b>Picture Count</b>	24
<b>Sold Price Per SQFT</b>	
<b>Tax ID</b>	
<b>Update Date</b>	1/26/2026 10:18 AM
<b>Unique Property Identifier</b>	

Showing Start Date 1/21/2026

Floor Plans Update Date

## DIRECTIONS

Directions From Hydraulic & 31st St South - W. on 31st St, S. on Victoria Ave to property.

## FEATURES

EXTERIOR CONSTRUCTION	TENANT PAID UTILITIES	APPLIANCES	SHOWING INSTRUCTIONS
Frame	Electric	Dishwasher	Appt Req-Call Showing #
<b># OF STORIES</b>	<b>BASEMENT USE</b>	Disposal	<b>LOCKBOX</b>
Two	None	Microwave	Other-See Private Remarks
<b>ROOF</b>	<b>BASEMENT FINISH PER</b>	Over/Range	<b>TYPE OF LISTING</b>
Composition	None	Refrigerator	Excl Right w/o Reserve
<b>FLOOD INSURANCE</b>	<b>HEATING</b>	<b>POSSESSION</b>	<b>AGENT TYPE</b>
Unknown	Central Electric	At Closing	Sellers Agent
<b>UTILITIES</b>	<b>COOLING</b>	<b>PROPOSED FINANCING</b>	<b>UNIT FEATURES-ALL</b>
Public Water	Central Electric	Cash	Washer/Dryer Hookups
Sewer	<b>PARKING</b>	<b>TERMS OF TENANCY</b>	<b>UNIT FEATURES-SOME</b>
<b>OWNER PAID UTILITIES</b>	1 per Unit	1 Year or More	None
Lawn Maintenance	Paved	<b>DOCUMENTS ON FILE</b>	Master Meters
Parking		Ground Water Addendum	Separate Meters
Trash		Aerial Photo	<b>SAFETY FEATURES</b>
Water/Sewer		Individual	Smoke/Heat Detectors

## FINANCIAL

Assumable Y/N	No
Gross Income	\$214,920.00
General Taxes	\$18,825.21
General Tax Year	2025
Yearly Specials	\$72.00
Total Specials	\$72.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

## PUBLIC REMARKS

**Public Remarks** Exceptional opportunity to acquire a newer construction multifamily portfolio consisting of 9 duplex buildings / 18 total units, all situated on a single parcel with one legal description. The property is being sold as a package. Built in 2023, each duplex offers 1,696 sq. ft. of finished living space (848 sq. ft. per unit) with a thoughtfully designed two-story, modern layout featuring one upstairs unit and one downstairs unit per building. All units are 2-bedroom, 1-bath with open floor plans that appeal strongly to today's tenants. Kitchens come fully equipped with refrigerator, range/oven, dishwasher, and microwave, and each unit includes laundry hookups. Modern finishes and newer construction features—including a site sprinkler system, a single 2-inch water meter, and separately metered electric—support efficient operations and long-term ownership. Each unit currently rents for \$995 per month, producing a total monthly gross income of \$17,910 and annual gross income of \$214,920 at full occupancy. There are currently 3 vacant units; however, the duplexes historically stay rented and do not experience extended vacancy periods, reflecting consistent rental demand. Tenants pay electric, while ownership covers water/sewer, trash service, lawn maintenance, and parking lot maintenance. Each unit includes one paved parking space, with additional street parking available. The combination of newer construction, modern open floor plans, strong tenant appeal, and stable leasing history makes this a compelling turnkey multifamily investment. All information deemed reliable but not guaranteed. Buyers and agents should confirm and verify taxes, school districts.

## MARKETING REMARKS

Marketing Remarks

## PRIVATE REMARKS

**Private Remarks** Associated documents will be uploaded shortly. Showings must be arranged with minimum 24 hour notice as most units are rented. Showing instructions coming shortly to Broker Bay.

## AUCTION

Type of Auction Sale
Method of Auction
Auction Location
Auction Offering
Auction Date
Auction Start Time
Auction End Date
Auction End Time
Broker Registration Req
Broker Reg Deadline
Buyer Premium Y/N

Premium Amount  
Earnest Money Y/N  
Earnest Amount %/\$

3 - Open/Preview Date  
3 - Open Start Time  
3 - Open End Time

## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

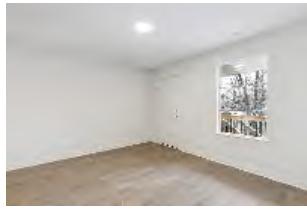
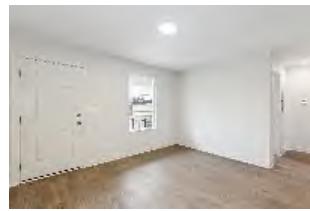
Personal Property

## SOLD

How Sold  
Sale Price  
Net Sold Price  
Pending Date  
Closing Date  
Short Sale Y/N  
Seller Paid Loan Asst.  
Previously Listed Y/N  
Includes Lot Y/N  
Sold at Auction Y/N

Selling Agent  
Selling Office  
Co-Selling Agent  
Co-Selling Office  
Appraiser Name  
Non-Mbr Appr Name

## ADDITIONAL PICTURES





#### **DISCLAIMER**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



Mike Love



## Property Taxes and Appraisals

3212 S VICTORIA AVE Unit 100 WICHITA

### Property Description

<b>Property Type</b>	Urban Res Homesite
<b>Legal Description</b>	BLOCK 16 EXC S 200 FT W 144 FT & EXC E 459.5 FT & EXC N 120 FT THEREOF RAINBOW FIRST ADDITION
<b>Property Address</b>	3212 S VICTORIA AVE, Unit #100, WICHITA, KS 67216
<b>Owner</b>	LOVE PROPERTIES LLC
<b>Mailing Address</b>	PO BOX 7 VALLEY CENTER KS 67147-0007
<b>Geo Code</b>	B 115170001
<b>PIN</b>	00131831
<b>AIN</b>	212090110100200
<b>Quick Ref ID</b>	R178590
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	1120 Multiple dwelling parcel
<b>2025 Market Land Square Feet</b>	42,366
<b>2025 Total Acres</b>	0.97
<b>2025 Total Ag Acres</b>	0.00
<b>2025 Appraisal Value</b>	\$1,464,400
<b>2025 Assessment Value</b>	\$168,406

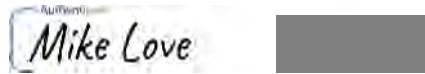
### Property Value Estimates

[Final Value Section Explanation](#)

<b>2025 Appraised Value</b>	\$1,464,400
<b>2025 Value Method</b>	OVR
<b>Override Reason</b>	Cost Override

Method	Value
Cost Estimate	\$1,541,460
Market Estimate	\$1,687,700
MRA Estimate	\$1,858,600
Weighted Estimate	\$2,006,800
Indexed Estimate	\$1,604,400

\* Information on the property card is as of January 1st



## Appraisal Values

Year	Class	Values
2025	Residential	\$37,200 <b>Land</b> \$1,427,200 <b>Improvements</b> \$1,464,400 <b>Total</b> (+0%)
2024	Residential	\$41,000 <b>Land</b> \$1,417,500 <b>Improvements</b> \$1,458,500 <b>Total</b>
2023	Vacant	\$22,600 <b>Land</b> \$0 <b>Improvements</b> \$22,600 <b>Total</b> (+6%)
2022	Vacant	\$21,300 <b>Land</b> \$0 <b>Improvements</b> \$21,300 <b>Total</b> (+113%)
2021	Vacant	\$10,000 <b>Land</b> \$0 <b>Improvements</b> \$10,000 <b>Total</b>
2020	Vacant	\$10,000 <b>Land</b> \$0 <b>Improvements</b> \$10,000 <b>Total</b>
2019	Vacant	\$10,000 <b>Land</b> \$0 <b>Improvements</b> \$10,000 <b>Total</b> (-59%)
2018	Vacant	\$24,300 <b>Land</b> \$0 <b>Improvements</b> \$24,300 <b>Total</b> (-19%)
2017	Vacant	\$29,900 <b>Land</b> \$0 <b>Improvements</b> \$29,900 <b>Total</b> (+62%)
2016	Vacant	\$18,500 <b>Land</b> \$0 <b>Improvements</b> \$18,500 <b>Total</b>

## Assessment Values

Year	Class	Values
2025	Residential	\$4,278 <b>Land</b> \$164,128 <b>Improvements</b> \$168,406 <b>Total</b> (+0%)
2024	Residential	\$4,715 <b>Land</b> \$163,013 <b>Improvements</b> \$167,728 <b>Total</b>
2023	Vacant	\$2,712 <b>Land</b> \$0 <b>Improvements</b> \$2,712 <b>Total</b> (+6%)
2022	Vacant	\$2,556 <b>Land</b> \$0 <b>Improvements</b> \$2,556 <b>Total</b> (+113%)
2021	Vacant	\$1,200 <b>Land</b> \$0 <b>Improvements</b> \$1,200 <b>Total</b>
2020	Vacant	\$1,200 <b>Land</b> \$0 <b>Improvements</b> \$1,200 <b>Total</b>
2019	Vacant	\$1,200 <b>Land</b> \$0 <b>Improvements</b> \$1,200 <b>Total</b> (-59%)
2018	Vacant	\$2,916 <b>Land</b> \$0 <b>Improvements</b> \$2,916 <b>Total</b> (-19%)
2017	Vacant	\$3,588 <b>Land</b> \$0 <b>Improvements</b> \$3,588 <b>Total</b> (-12%)
2016	Vacant	\$4,072 <b>Land</b> \$0 <b>Improvements</b> \$4,072 <b>Total</b>



## 2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$72.00
	<b>Totals:</b>	\$0.00	\$0.00	\$72.00

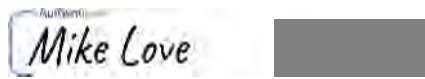
## 2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	6731 A802211010 Weed Cutting	2010	0	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	LOT CLEAN UP 1, 49835	2015	2015	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING #1, 48949	2011	2011	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING #2, 49211	2012	2012	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, 49422	2013	2013	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, 49612	2014	2014	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, 49841	2015	2015	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, Tax Year 2018, Ord 50588	2018	2018	\$0.00	\$0.00	\$0.00
	<b>Totals:</b>			\$0.00	\$0.00	\$0.00

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	112.809000	\$18,825.21	\$72.00	\$117.66	\$0.00	\$19,014.87	\$0.00	\$19,014.87
2024	114.404000	\$19,016.26	\$90.00	\$2,616.67	\$16.00	\$21,738.93	\$0.00	\$21,738.93
2023	115.185000	\$312.38	\$0.00	\$27.71	\$16.00	\$356.09	\$356.09	\$0.00
2022	115.114000	\$294.24	\$0.00	\$20.62	\$16.00	\$330.86	\$330.86	\$0.00
2021	116.142000	\$139.37	\$0.00	\$1.05	\$0.00	\$140.42	\$140.42	\$0.00
2020	116.599000	\$139.91	\$0.00	\$3.81	\$0.00	\$143.72	\$143.72	\$0.00
2019	116.788000	\$140.14	\$0.00	\$6.19	\$0.00	\$146.33	\$146.33	\$0.00
2018	117.213000	\$341.79	\$144.60	\$71.72	\$16.00	\$574.11	\$574.11	\$0.00
2017	117.293000	\$420.84	\$0.00	\$23.08	\$16.00	\$459.92	\$459.92	\$0.00
2016	117.201000	\$477.24	\$0.00	\$0.00	\$0.00	\$477.24	\$477.24	\$0.00

# Tax Authorities

A handwritten signature in black ink that reads "Mike Love". The signature is written in a cursive style with a blue ink border around the text.

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	27.567000
0518 CITY OF WICHITA	32.340000
0602 USD 259	17.898000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	5.504000
Total: 112.809000	

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE  
MULTIFAMILY (2-3 UNITS)Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

**Property Type:**  Twin/Duplex  Triplex  Multiple Homes on One Lot      **Current Vacant Unit Addresses Are:**  
 3212 #200, 3236 #100, 3244 #110 &  
 3244 #200

**Occupancy:** 18 Total # of Units 14 Number of Occupied Units 4 Number of Vacant Units

Tenant Details: ALL UNITS RENT FOR \$995 /MO. EXCEPT UNITS 3216 #100 &amp; 3220 #200 which rent for \$950 / MO each

<b>1</b>	<b>Address/Unit:</b> <u>3212 S Victoria Ave</u> <u>Unit 100</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		Terms of Tenancy & Lease Information
		Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Term of Lease: <input type="checkbox"/> Month-to-Month <input checked="" type="checkbox"/> Fixed Expiration Date: <u>1/31/27</u>
		Rent Amount: \$ _____ Deposit Amount: \$ _____
		Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

<b>2</b>	<b>Address/Unit:</b> <u>3212 S Victoria Ave</u> <u>Unit 200</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		Terms of Tenancy & Lease Information
		Written Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Term of Lease: <input type="checkbox"/> Month-to-Month <input checked="" type="checkbox"/> Fixed Expiration Date: _____
		Rent Amount: \$ _____ Deposit Amount: \$ _____
		Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

<b>3</b>	<b>Address/Unit:</b> <u>3216 S. Victoria Ave</u> <u>Unit 100</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		Terms of Tenancy & Lease Information
		Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Term of Lease: <input type="checkbox"/> Month-to-Month <input checked="" type="checkbox"/> Fixed Expiration Date: <u>3/31/26</u>
		Rent Amount: \$ _____ Deposit Amount: \$ _____
		Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

**McCurdy**  
REAL ESTATE & AUCTION**LIMITED-KNOWLEDGE SELLER'S DISCLOSURE  
MULTIFAMILY (2-3 UNITS)**Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type:  Twin/Duplex  Triplex  Multiple Homes on One Lot

Occupancy: \_\_\_\_\_ Total # of Units \_\_\_\_\_ Number of Occupied Units \_\_\_\_\_ Number of Vacant Units

Tenant Details: **CONTINUED**

<b>1</b>	<b>Address/Unit:</b> <u>3216 S. Victoria Ave Unit 200</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off      Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner		Terms of Tenancy & Lease Information Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Month-to-Month	
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner		Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: <u>8/31/26</u>	
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner		Rent Amount: \$ _____ Deposit Amount: \$ _____	
Other: <input type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner Type, if other: _____		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
Washer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

<b>2</b>	<b>Address/Unit:</b> <u>3220 S Victoria Ave Unit 100</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off      Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner		Terms of Tenancy & Lease Information Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Month-to-Month	
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner		Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: <u>9/30/26</u>	
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner		Rent Amount: \$ _____ Deposit Amount: \$ _____	
Other: <input type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner Type, if other: _____		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
Washer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

<b>3</b>	<b>Address/Unit:</b> <u>3220 S Victoria Ave Unit 200</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off      Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner		Terms of Tenancy & Lease Information Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Month-to-Month	
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner		Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: <u>6/30/26</u>	
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner		Rent Amount: \$ _____ Deposit Amount: \$ _____	
Other: <input type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner Type, if other: _____		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
Washer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	



# McCurdy

REAL ESTATE & AUCTION

**LIMITED-KNOWLEDGE SELLER'S DISCLOSURE  
MULTIFAMILY (2-3 UNITS)**

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216

(the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

**Property Type:**  Twin/Duplex  Triplex  Multiple Homes on One Lot

**Occupancy:** \_\_\_\_\_ Total # of Units \_\_\_\_\_ Number of Occupied Units \_\_\_\_\_ Number of Vacant Units \_\_\_\_\_

**Tenant Details:** **CONTINUED**

1 Address/Unit: <u>3224 S Victoria Ave Unit 100</u>				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: <u>5/31/26</u>	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appliances transferring with the Real Estate				
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

2 Address/Unit: 3224 S Victoria Ave Unit 200				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: <u>10/31/26</u>	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appliances transferring with the Real Estate				
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

3   Address/Unit: 3228 S Victoria Ave Unit 100				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 7/31/26	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate				
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None



**McCurdy**  
REAL ESTATE & AUCTION

**LIMITED-KNOWLEDGE SELLER'S DISCLOSURE**  
**MULTIFAMILY (2-3 UNITS)**

**Property Address:** 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

**Property Type:**  Twin/Duplex  Triplex  Multiple Homes on One Lot

**Occupancy:** \_\_\_\_\_ Total # of Units \_\_\_\_\_ Number of Occupied Units \_\_\_\_\_ Number of Vacant Units

**Tenant Details:** **CONTINUED**

<b>1</b>	<b>Address/Unit:</b> <u>3228 S Victoria Ave Unit 200</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off: Utilities Paid By: Terms of Tenancy & Lease Information			
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Fixed Expiration Date: <u>1/31/27</u>
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other:			Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

<b>2</b>	<b>Address/Unit:</b> <u>3232 S Victoria Ave Unit 100</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off: Utilities Paid By: Terms of Tenancy & Lease Information			
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Fixed Expiration Date: <u>6/30/26</u>
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other:			Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

<b>3</b>	<b>Address/Unit:</b> <u>3232 S Victoria Ave Unit 200</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off: Utilities Paid By: Terms of Tenancy & Lease Information			
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Fixed Expiration Date: <u>11/30/26</u>
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other:			Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	



# McCurdy

REAL ESTATE & AUCTION

## **LIMITED-KNOWLEDGE SELLER'S DISCLOSURE MULTIFAMILY (2-3 UNITS)**

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

**Property Type:**  Twin/Duplex  Triplex  Multiple Homes on One Lot

**Occupancy:** Total # of Units Number of Occupied Units Number of Vacant Units

**Tenant Details:** **CONTINUED**

1 Address/Unit: 3236 S Victoria Ave Unit 100				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Written Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Fixed Expiration Date: _____	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appliances transferring with the Real Estate				
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

2 Address/Unit: 3236 S Victoria Ave Unit 200				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input checked="" type="checkbox"/> Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Fixed Expiration Date: _____	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate				
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

3	Address/Unit: 3240 S Victoria Ave Unit 100				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off      Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner				Terms of Tenancy & Lease Information	
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner				Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off <input type="checkbox"/> Tenant <input type="checkbox"/> Owner				Term of Lease: <input type="checkbox"/> Month-to-Month	
Other: <input type="checkbox"/> On <input checked="" type="checkbox"/> Off <input type="checkbox"/> Tenant <input type="checkbox"/> Owner				Fixed Expiration Date: _____	
Type, if other: _____				Rent Amount: \$ _____	Deposit Amount: \$ _____
Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Appliances transferring with the Real Estate					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None			Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None			Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None



# LIMITED-KNOWLEDGE SELLER'S DISCLOSURE MULTIFAMILY (2-3 UNITS)

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type:  Twin/Duplex  Triplex  Multiple Homes on One Lot

Occupancy: \_\_\_\_\_ Total # of Units \_\_\_\_\_ Number of Occupied Units \_\_\_\_\_ Number of Vacant Units

Tenant Details: **CONTINUED**

<b>1</b> Address/Unit: <u>3240 S Victoria Ave Unit 200</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant	
Utilities On or Off:	Utilities Paid By:	Terms of Tenancy & Lease Information
Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Fixed Expiration Date: <u>5/31/26</u>
Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other: _____		
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

<b>2</b> Address/Unit: <u>3244 S Victoria Ave Unit 100</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant	
Utilities On or Off:	Utilities Paid By:	Terms of Tenancy & Lease Information
Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Fixed Expiration Date: _____
Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other: _____		
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

<b>3</b> Address/Unit: <u>3244 S Victoria Ave Unit 200</u>	<b>Occupancy:</b> <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant	
Utilities On or Off:	Utilities Paid By:	Terms of Tenancy & Lease Information
Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Fixed Expiration Date: _____
Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other: _____		
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

### Utilities:

Have any utility meters been removed?  Yes  No  Unknown

If yes, please provide details including type of meter and applicable address or unit:

---

Separate Meters:  Yes  No  Not applicable

If yes, please provide details (e.g. separate electric meters, separate gas meters, one water meter, etc.):

Separate electric meters. One, 2-inch water meter.

---

### Code Violations:

Does the property have any code violations?  Yes  No  Unknown

If yes, please provide details: \_\_\_\_\_

---

### Homeowners Association:

Is the property subject to HOA fees?  Yes  No  Unknown

Dues Amount: \_\_\_\_\_  Yearly  Monthly  Quarterly

Initiation Fee: \_\_\_\_\_

### Special Assessments or Fees:

Is the Real Estate located in an improvement district?  Yes  No  Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of?  Yes  No  Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): \_\_\_\_\_

Explanation of Assessment or Fee: \_\_\_\_\_

---

### Property Disclosures:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")?

None

---

Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

None

---

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

**SELLER:**



Signature



Date

Mike Love

Print

Member Love Properties LLC

Title Company

Signature

Date

Print

Title

Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to review the above-provided information and to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer has either reviewed the above-provided information and performed all desired inspections or accepts the risk of not having done so.

**BUYER:**

Signature

Date

Signature

Date



**McCurdy**  
REAL ESTATE & AUCTION

## WATER WELL INSPECTION REQUIREMENTS

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216

**Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.**

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

**DOES THE PROPERTY HAVE A WELL? YES        NO**

If yes, what type? Irrigation        Drinking        Other       

Location of Well: N/A

**DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES        NO**

If yes, what type? Septic        Lagoon       

Location of Lagoon/Septic Access:       

*Mike Love*

Owner/Seller

Date



Owner/Seller

Date

Buyer

Date

Buyer

Date



## GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is  
 2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.  
 4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:

6 3212-3244 S. Victoria Ave.

Wichita

KS 67216

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 (a) Presence of groundwater contamination or other environmental concerns (**initial one**):

10  Seller has no knowledge of groundwater contamination or other environmental concerns;  
 11 or  
 12  Known groundwater contamination or other environmental concerns are:

13  
 14

15 (b) Records and reports in possession of Seller (**initial one**):

16  Seller has no reports or records pertaining to groundwater contamination or other  
 17 environmental concerns; or  
 18  Seller has provided the Buyer with all available records and reports pertaining to  
 19 groundwater contamination or other environmental concerns (list document below):

20  
 21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 (c)  Buyer has received copies of all information, if any, listed above. (**initial**)

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and  
 26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that  
 27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28 

29 Seller Mike Love, Member- Love Properties LLC Date

Buyer

Date

30

31

Seller Date

Buyer

Date

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## Geographic Information Services

Date: 1/14/2026

**3212-3244 S Victoria Ave - Zoning B - Multi Family, Limited Commercial**

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

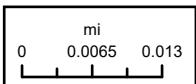
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

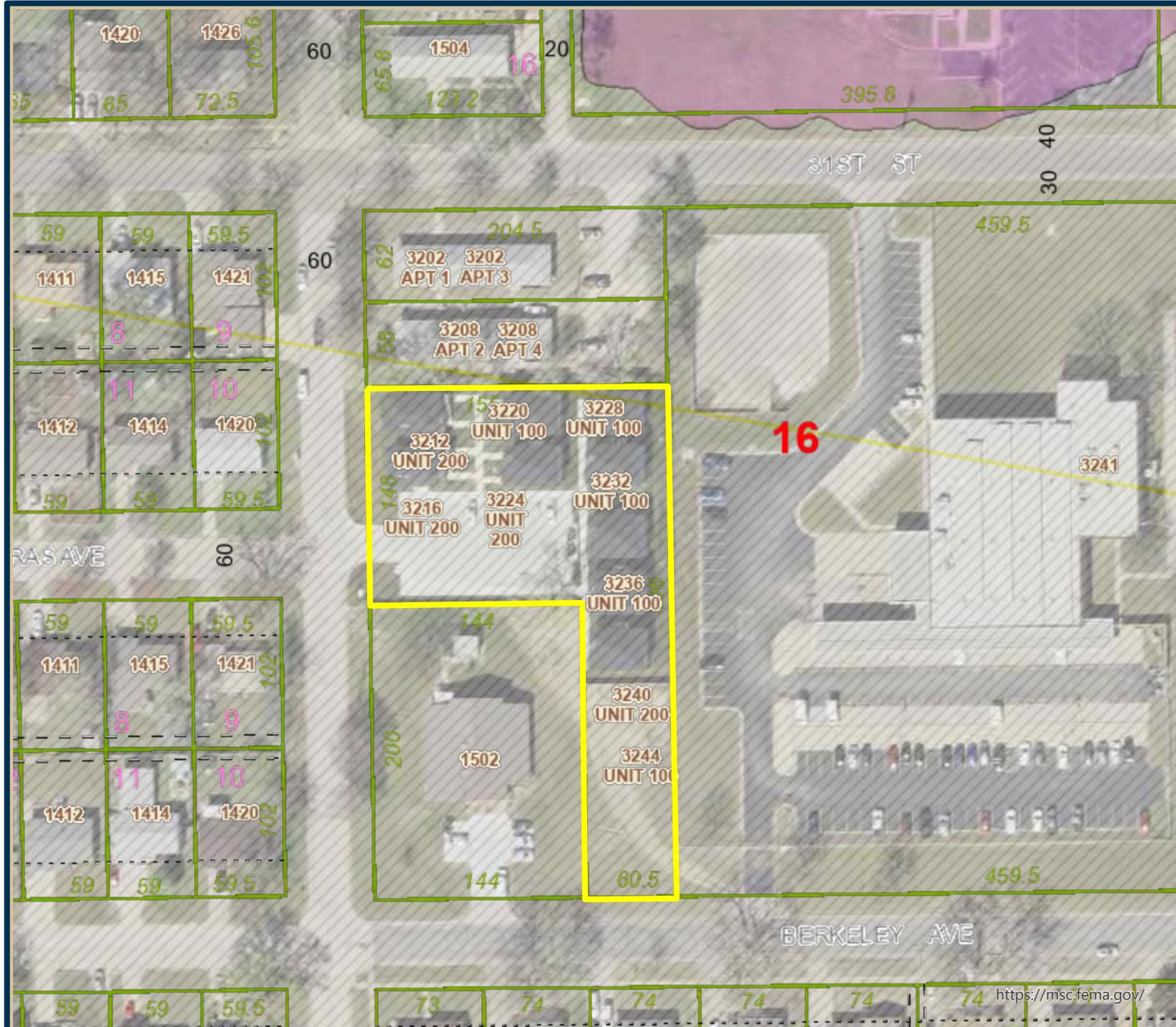
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## Sedgwick County, Kansas



1:1 128





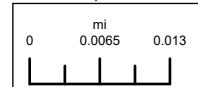
Sedgwick County, Kansas



Legend

- Flood Plain
  - (X) 0.2 Pct. Annual Chance
  - 0.2 PCT Annual Chance Flood Hazard
- A
- AE
- AE, FLOODWAY
- AH
- AO
- X - Area of Special Consideration
  - X, AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- X
- Area Not Included

1:1,128



Date: 1/14/2026

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Geographic Information Services  
Sedgwick County...  
working for you

3212-3244 S Victoria Ave - Flood Map

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working for you

Date: 1/14/2026

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### 3212-3244 S Victoria Ave - Aerial

Sedgwick County, Kansas

