



2510 & 2520 E. Lincoln St. | Wichita, KS 67211

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



McCurdy
REAL ESTATE & AUCTION



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PT PIP



MLS # 646528
County Sedgwick
Class Multi-Family
Property Type Apartment Complex
Area SCKMLS
Address 2510 & 2520 E Lincoln St
Address 2
City Wichita
State KS
Zip 67211
Status Active
Contingency Reason
Asking Price \$1,950,000



GENERAL

List Agent - Agent Name and Phone	Braden McCurdy - OFF: 316-683-0612	List Date	10/22/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	4/22/2025
Co-List Agent - Agent Name and Phone		Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone		Display on Public Websites	Yes
Showing Phone	888-874-0581	Display Address	Yes
Style	Other	VOW: Allow AVM	Yes
Approximate Age	51 - 80 Years	VOW: Allow 3rd Party Comm	Yes
Basement	None	Virtual Tour Y/N	
Existing Finance	None	Days On Market	1
Owner Finance Y/N	No	Cumulative DOM	1
Approx. TFLA	23,020.00	Cumulative DOMLS	
TFLA Source	Court House	Input Date	10/23/2024 3:35 PM
Parcel ID	08712-8-27-0-013-06-015.00	Update Date	10/23/2024
Number of Units	34	Off Market Date	
On-Site Parking Spaces	56.00	Status Date	10/23/2024
Year Built	1967	HotSheet Date	10/23/2024
# of Efficiency Units		Price Date	10/23/2024
# of 1 Bedroom Units			
# of 2 Bedroom Units			
# of 3 Bedroom Units			
Lot Size/SqFt	43820		
Rent Per Unit-Efficiency			
Rent Per Unit - 1 Bedroom			
Rent Per Unit - 2 Bedroom			
Rent Per Unit - 3 Bedroom			
Vacancy Rate %	3.00		
School District	Wichita School District (USD 259)		
Elementary School	Linwood		
Middle School	Mead		
High School	East		
Subdivision	SUNNYSIDE 2ND ADDITION		
Legal	Long Legal, See Taxes		

DIRECTIONS

Directions E. Lincoln & Grove - East to Property

FEATURES

EXTERIOR CONSTRUCTION	OWNER PAID UTILITIES	PARKING	DOCUMENTS ON FILE
Brick Veneer	Electric	1 per Unit	Ground Water Addendum
Frame	Gas	Covered	Lead Paint
# OF STORIES	Lawn Maintenance	Paved	Leases
Two	Trash	APPLIANCES	OWNERSHIP
ROOF	Water/Sewer	Dishwasher	Corporate
Other/See Remarks	TENANT PAID UTILITIES	Over/Range	SHOWING INSTRUCTIONS
AMENITIES / SAFETY FEA	Electric	Refrigerator	Appt Req-Call Showing #
Central Laundry	Gas	POSSESSION	LOCKBOX
Fencing	BASEMENT USE	At Closing	None
FLOOD INSURANCE	None	PROPOSED FINANCING	TYPE OF LISTING

FEATURES

Unknown	BASEMENT FINISH PER	Cash	Excl Right w/o Reserve
UTILITIES	None	Convention	AGENT TYPE
Natural Gas	HEATING	Other/See Remarks	Sellers Agent
Public	Central Gas	TERMS OF TENANCY	FLOORS
Sewer	Forced Air	Month to Month	Carpet
	COOLING	6 Months or Less	Other/See Remarks
	Central Electric		

FINANCIAL

Assumable Y/N	No
Gross Income	\$261,000.00
General Taxes	\$16,047.91
General Tax Year	2023
Yearly Specials	\$284.92
Total Specials	\$284.92
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Prime Investment Opportunity – Boulevard Plaza Apartments for Sale! Located in southeast Wichita, Boulevard Plaza Apartments presents a rare opportunity for investors seeking a high-performing asset with solid rental income. This property consists of two 17-unit apartment buildings situated on a spacious 1-acre corner lot. The complex is surrounded by mature trees, a landscaped courtyard, and fencing. There is a total of 34 units, offering a mix of 1-bedroom and 2-bedroom apartments. Each building has (5) 1-bedroom units and (12) 2-bedroom units. Almost all the tenants are on month-to-month leases, providing flexibility for rent adjustments. The gross rental income for 2023 was an impressive \$261,000, with a strong YTD income for 2024 (through September) at \$213,405. Only 1 vacant unit, ensuring a high occupancy rate and consistent cash flow. Key features: • Over 50 parking spaces • Utility/Laundry rooms on each floor, with a service provider contract in place with Jetz Laundry • The two-bedroom units feature private balconies, several of which have been recently rebuilt • Convenient access to major highways like I-135 and Kellogg, making commuting easy With strong financials and low vacancy rates, Boulevard Plaza Apartments is an exceptional investment opportunity!

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks All information is deemed reliable but not guaranteed.

AUCTION

Type of Auction Sale	1 - Open for Preview
Method of Auction	1 - Open/Preview Date
Auction Location	1 - Open Start Time
Auction Offering	1 - Open End Time
Auction Date	2 - Open for Preview
Auction Start Time	2 - Open/Preview Date
Broker Registration Req	2 - Open Start Time
Broker Reg Deadline	2 - Open End Time
Buyer Premium Y/N	3 - Open for Preview
Premium Amount	3 - Open/Preview Date
Earnest Money Y/N	3 - Open Start Time
Earnest Amount %/\$	3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Selling Office - Office Name and Phone
Net Sold Price	Co-Selling Agent - Agent Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





DISCLAIMER

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2520 E LINCOLN ST WICHITA

Property Description

Legal Description	LOTS 89-91 AVE I NOW GREEN SECOND SUNNY-SIDE ADD.
Owner	MIDWEST VENTURES LLC
Mailing Address	3201 E 31ST ST S WICHITA KS 67216-2706
Geo Code	C 06336
PIN	00150688
AIN	128270130601500
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	7,569
2024 Total Acres	.17
2024 Appraisal	\$13,200
2024 Assessment	\$1,518

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$1,518	\$0	\$1,518

 *Robert A. Snyder* 10/22/2024

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$13,200	\$0	\$13,200
2023	Residential		\$13,200	\$0	\$13,200
2022	Residential		\$13,200	\$0	\$13,200
2021	Residential		\$13,200	\$0	\$13,200

2020	Residential	\$13,200	\$0	\$13,200
2019	Residential	\$13,200	\$0	\$13,200
2018	Residential	\$13,200	\$0	\$13,200
2017	Residential	\$13,200	\$0	\$13,200
2016	Residential	\$13,200	\$0	\$13,200
2015	Residential	\$13,200	\$0	\$13,200

 *Robert A. Snyder* 10/22/2024

2023	Residential	\$1,518	\$0	\$1,518	2022	Residential	\$1,518	\$0	\$1,518
2021	Residential	\$1,518	\$0	\$1,518	2020	Residential	\$1,518	\$0	\$1,518
2019	Residential	\$1,518	\$0	\$1,518	2018	Residential	\$1,518	\$0	\$1,518
2017	Residential	\$1,518	\$0	\$1,518	2016	Residential	\$1,518	\$0	\$1,518
2015	Residential	\$1,518	\$0	\$1,518					

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$144.48	\$0.00	\$0.00	\$0.00	\$144.48	\$144.48	\$0.00
2022	115.114000	\$144.39	\$0.00	\$0.00	\$0.00	\$144.39	\$144.39	\$0.00
2021	116.142000	\$145.95	\$0.00	\$0.55	\$0.00	\$146.50	\$146.50	\$0.00
2020	116.599000	\$146.65	\$0.00	\$0.00	\$0.00	\$146.65	\$146.65	\$0.00

2019	116.788000	\$146.92	\$0.00	\$0.00	\$0.00	\$146.92	\$146.92	\$0.00
2018	117.213000	\$147.57	\$0.00	\$0.00	\$0.00	\$147.57	\$147.57	\$0.00
2017	117.293000	\$147.70	\$0.00	\$0.00	\$0.00	\$147.70	\$147.70	\$0.00
2016	117.201000	\$147.56	\$0.00	\$0.00	\$0.00	\$147.56	\$147.56	\$0.00
2015	119.847000	\$151.57	\$0.00	\$0.00	\$0.00	\$151.57	\$151.57	\$0.00
2014	117.365011	\$147.81	\$0.00	\$0.00	\$0.00	\$147.81	\$147.81	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000

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Total: 115.185000

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LOTS 93-95 AVE I NOW GREEN SECOND SUNNY-SIDE ADD.

Property Description

Legal Description	LOTS 93-95 AVE I NOW GREEN SECOND SUNNY-SIDE ADD.
Owner	MIDWEST VENTURES LLC
Mailing Address	3201 E 31ST ST S WICHITA KS 67216-2706
Geo Code	C 06337
PIN	00150689
AIN	128270130601400
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	6,957
2024 Total Acres	.16
2024 Appraisal	\$1,259,200
2024 Assessment	\$144,808

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$1,403	\$143,405	\$144,808	+8%

 *Robert A. Snyder* 10/22/2024

Commercial Buildings

Building	Units	Built	Sq. Ft.
6-BOULEVARD PLAZA APTS (Multiple Res (Low Rise))	17	1967	23,020

More Details [View the Property Record Card for full property details *](#)

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$12,200	\$1,247,000	\$1,259,200	+8%
2023	Residential	\$12,200	\$1,153,300	\$1,165,500	+5%
2022	Residential	\$12,200	\$1,098,500	\$1,110,700	+22%
2021	Residential	\$12,200	\$898,900	\$911,100	
2020	Residential	\$12,200	\$898,900	\$911,100	+13%
2019	Residential	\$12,200	\$795,900	\$808,100	
2018	Residential	\$12,200	\$795,900	\$808,100	+1%
2017	Residential	\$12,200	\$787,000	\$799,200	
2016	Residential	\$12,200	\$787,000	\$799,200	
2015	Residential	\$12,200	\$787,000	\$799,200	

2023	Residential	\$1,403	\$132,630	\$134,033	+5%	2022	Residential	\$1,403	\$126,328	\$127,731	+22%
2021	Residential	\$1,403	\$103,374	\$104,777		2020	Residential	\$1,403	\$103,374	\$104,777	+13%
2019	Residential	\$1,403	\$91,529	\$92,932		2018	Residential	\$1,403	\$91,529	\$92,932	+1%
2017	Residential	\$1,403	\$90,505	\$91,908		2016	Residential	\$1,403	\$90,505	\$91,908	

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2015 Residential \$1,403 \$90,505 \$91,908

2023 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$284.92
Totals:		\$0.00	\$0.00	\$284.92

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$15,341.86	\$284.92	\$58.60	\$0.00	\$15,685.38	\$15,685.38	\$0.00
2022	115.114000	\$14,611.64	\$284.92	\$0.00	\$0.00	\$14,896.56	\$14,896.56	\$0.00
2021	116.142000	\$12,123.02	\$268.60	\$0.00	\$0.00	\$12,391.62	\$12,391.62	\$0.00
2020	116.599000	\$12,170.92	\$265.20	\$0.00	\$0.00	\$12,436.12	\$12,436.12	\$0.00
2019	116.788000	\$10,807.37	\$265.20	\$0.00	\$0.00	\$11,072.57	\$11,072.57	\$0.00
2018	117.213000	\$10,846.85	\$199.92	\$0.00	\$0.00	\$11,046.77	\$11,046.77	\$0.00
2017	117.293000	\$10,734.15	\$199.92	\$0.00	\$0.00	\$10,934.07	\$10,934.07	\$0.00
2016	117.201000	\$10,725.71	\$165.92	\$0.00	\$0.00	\$10,891.63	\$10,891.63	\$0.00
2015	119.847000	\$10,968.89	\$165.92	\$0.00	\$0.00	\$11,134.81	\$11,134.81	\$0.00
2014	117.365011	\$10,740.79	\$220.32	\$0.00	\$0.00	\$10,961.11	\$10,961.11	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000

Total: 115.185000

0754 USD 259 BOND

7.682000

Total: 115.185000



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LOTS 86-88 AVE H NOW POPLAR SECOND SUNNY-SIDE ADD.

Property Description

Legal Description	LOTS 86-88 AVE H NOW POPLAR SECOND SUNNY-SIDE ADD.
Owner	MIDWEST VENTURES LLC
Mailing Address	3201 E 31ST ST S WICHITA KS 67216-2706
Geo Code	C 06357
PIN	00150711
AIN	128270130601100
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	7,362
2024 Total Acres	.17
2024 Appraisal	\$12,900
2024 Assessment	\$1,484

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$1,484	\$0	\$1,484

 *Robert A. Snyder* 10/22/2024

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$12,900	\$0	\$12,900
2023	Residential		\$12,900	\$0	\$12,900
2022	Residential		\$12,900	\$0	\$12,900

2021	Residential	\$12,900	\$0	\$12,900
2020	Residential	\$12,900	\$0	\$12,900
2019	Residential	\$12,900	\$0	\$12,900
2018	Residential	\$12,900	\$0	\$12,900
2017	Residential	\$12,900	\$0	\$12,900
2016	Residential	\$12,900	\$0	\$12,900
2015	Residential	\$12,900	\$0	\$12,900

 *Robert A. Snyder* 10/22/2024

2023	Residential	\$1,484	\$0	\$1,484	2022	Residential	\$1,484	\$0	\$1,484
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2021	Residential	\$1,484	\$0	\$1,484	2020	Residential	\$1,484	\$0	\$1,484
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2019	Residential	\$1,484	\$0	\$1,484	2018	Residential	\$1,484	\$0	\$1,484
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2017	Residential	\$1,484	\$0	\$1,484	2016	Residential	\$1,484	\$0	\$1,484
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2015	Residential	\$1,484	\$0	\$1,484
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Tax Billings






Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$141.25	\$0.00	\$0.00	\$0.00	\$141.25	\$141.25	\$0.00
2022	115.114000	\$141.14	\$0.00	\$0.00	\$0.00	\$141.14	\$141.14	\$0.00
2021	116.142000	\$142.67	\$0.00	\$0.00	\$0.00	\$142.67	\$142.67	\$0.00
2020	116.599000	\$143.36	\$0.00	\$0.00	\$0.00	\$143.36	\$143.36	\$0.00

2019	116.788000	\$143.62	\$0.00	\$0.00	\$0.00	\$143.62	\$143.62	\$0.00
2018	117.213000	\$144.27	\$0.00	\$0.00	\$0.00	\$144.27	\$144.27	\$0.00
2017	117.293000	\$144.38	\$0.00	\$0.00	\$0.00	\$144.38	\$144.38	\$0.00
2016	117.201000	\$144.26	\$0.00	\$0.00	\$0.00	\$144.26	\$144.26	\$0.00
2015	119.847000	\$148.18	\$0.00	\$0.00	\$0.00	\$148.18	\$148.18	\$0.00
2014	117.365011	\$144.49	\$0.00	\$0.00	\$0.00	\$144.49	\$144.49	\$0.00

Tax Authorities

 *Robert A. Snyder* 10/22/2024

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	

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2510 E LINCOLN ST WICHITA

Property Description

Legal Description	LOTS 90-92 AVE H NOW POPLAR SECOND SUNNY-SIDE ADD.
Owner	MIDWEST VENTURES LLC
Mailing Address	3201 E 31ST ST S WICHITA KS 67216-2706
Geo Code	C 063570001
PIN	00150712
AIN	128270130601200
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	7,538
2024 Total Acres	.17
2024 Appraisal	\$13,200
2024 Assessment	\$1,518

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$1,518	\$0	\$1,518


 10/22/2024

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$13,200	\$0	\$13,200
2023	Residential		\$13,200	\$0	\$13,200
2022	Residential		\$13,200	\$0	\$13,200
2021	Residential		\$13,200	\$0	\$13,200

2020	Residential	\$13,200	\$0	\$13,200
2019	Residential	\$13,200	\$0	\$13,200
2018	Residential	\$13,200	\$0	\$13,200
2017	Residential	\$13,200	\$0	\$13,200
2016	Residential	\$13,200	\$0	\$13,200
2015	Residential	\$13,200	\$0	\$13,200

 *Robert A. Snyder* 10/22/2024

2023	Residential	\$1,518	\$0	\$1,518	2022	Residential	\$1,518	\$0	\$1,518
2021	Residential	\$1,518	\$0	\$1,518	2020	Residential	\$1,518	\$0	\$1,518
2019	Residential	\$1,518	\$0	\$1,518	2018	Residential	\$1,518	\$0	\$1,518
2017	Residential	\$1,518	\$0	\$1,518	2016	Residential	\$1,518	\$0	\$1,518
2015	Residential	\$1,518	\$0	\$1,518					

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$144.48	\$0.00	\$0.00	\$0.00	\$144.48	\$144.48	\$0.00
2022	115.114000	\$144.39	\$0.00	\$0.00	\$0.00	\$144.39	\$144.39	\$0.00
2021	116.142000	\$145.95	\$0.00	\$0.00	\$0.00	\$145.95	\$145.95	\$0.00
2020	116.599000	\$146.65	\$0.00	\$0.00	\$0.00	\$146.65	\$146.65	\$0.00

2019	116.788000	\$146.92	\$0.00	\$0.00	\$0.00	\$146.92	\$146.92	\$0.00
2018	117.213000	\$147.57	\$0.00	\$0.00	\$0.00	\$147.57	\$147.57	\$0.00
2017	117.293000	\$147.70	\$0.00	\$0.00	\$0.00	\$147.70	\$147.70	\$0.00
2016	117.201000	\$147.56	\$0.00	\$0.00	\$0.00	\$147.56	\$147.56	\$0.00
2015	119.847000	\$151.57	\$0.00	\$0.00	\$0.00	\$151.57	\$151.57	\$0.00
2014	117.365011	\$147.81	\$0.00	\$0.00	\$0.00	\$147.81	\$147.81	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	

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LOTS 94-96 AVE H NOW POPLAR AVE. SECOND SUNNY-SIDE ADD.

Property Description

Legal Description	LOTS 94-96 AVE H NOW POPLAR AVE. SECOND SUNNY-SIDE ADD.
Owner	MIDWEST VENTURES LLC
Mailing Address	3201 E 31ST ST S WICHITA KS 67216-2706
Geo Code	C 06358
PIN	00150713
AIN	128270130601300
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	6,984
2024 Total Acres	.16
2024 Appraisal	\$12,200
2024 Assessment	\$1,403

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$1,403	\$0	\$1,403

 *Robert A. Snyder* 10/22/2024

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$12,200	\$0	\$12,200
2023	Residential		\$12,200	\$0	\$12,200
2022	Residential		\$12,200	\$0	\$12,200

2021	Residential	\$12,200	\$0	\$12,200
2020	Residential	\$12,200	\$0	\$12,200
2019	Residential	\$12,200	\$0	\$12,200
2018	Residential	\$12,200	\$0	\$12,200
2017	Residential	\$12,200	\$0	\$12,200
2016	Residential	\$12,200	\$0	\$12,200
2015	Residential	\$12,200	\$0	\$12,200

 Robert A. Snyder

10/22/2024

2023	Residential	\$1,403	\$0	\$1,403	2022	Residential	\$1,403	\$0	\$1,403
2021	Residential	\$1,403	\$0	\$1,403	2020	Residential	\$1,403	\$0	\$1,403
2019	Residential	\$1,403	\$0	\$1,403	2018	Residential	\$1,403	\$0	\$1,403
2017	Residential	\$1,403	\$0	\$1,403	2016	Residential	\$1,403	\$0	\$1,403
2015	Residential	\$1,403	\$0	\$1,403					

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$133.53	\$0.00	\$0.00	\$0.00	\$133.53	\$133.53	\$0.00
2022	115.114000	\$133.43	\$0.00	\$0.00	\$0.00	\$133.43	\$133.43	\$0.00
2021	116.142000	\$134.88	\$0.00	\$0.00	\$0.00	\$134.88	\$134.88	\$0.00
2020	116.599000	\$135.53	\$0.00	\$0.00	\$0.00	\$135.53	\$135.53	\$0.00

2019	116.788000	\$135.79	\$0.00	\$0.00	\$0.00	\$135.79	\$135.79	\$0.00
2018	117.213000	\$136.39	\$0.00	\$0.00	\$0.00	\$136.39	\$136.39	\$0.00
2017	117.293000	\$136.48	\$0.00	\$0.00	\$0.00	\$136.48	\$136.48	\$0.00
2016	117.201000	\$136.36	\$0.00	\$0.00	\$0.00	\$136.36	\$136.36	\$0.00
2015	119.847000	\$140.08	\$0.00	\$0.00	\$0.00	\$140.08	\$140.08	\$0.00
2014	117.365011	\$136.59	\$0.00	\$0.00	\$0.00	\$136.59	\$136.59	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	

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LOTS 85-87 AVE I NOW GREEN ST. SECOND SUNNY-SIDE ADD.

Property Description

Legal Description	LOTS 85-87 AVE I NOW GREEN ST. SECOND SUNNY-SIDE ADD.
Owner	MIDWEST VENTURES LLC
Mailing Address	3201 E 31ST ST S WICHITA KS 67216-2706
Geo Code	C 06335
PIN	00150687
AIN	128270130601600
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	7,410
2024 Total Acres	.17
2024 Appraisal	\$13,000
2024 Assessment	\$1,495

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$1,495	\$0	\$1,495

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 10/22/2024

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$13,000	\$0	\$13,000
2023	Residential		\$13,000	\$0	\$13,000
2022	Residential		\$13,000	\$0	\$13,000

2021	Residential	\$13,000	\$0	\$13,000
2020	Residential	\$13,000	\$0	\$13,000
2019	Residential	\$13,000	\$0	\$13,000
2018	Residential	\$13,000	\$0	\$13,000
2017	Residential	\$13,000	\$0	\$13,000
2016	Residential	\$13,000	\$0	\$13,000
2015	Residential	\$13,000	\$0	\$13,000

2023	Residential	\$1,495	\$0	\$1,495	2022	Residential	\$1,495	\$0	\$1,495
2021	Residential	\$1,495	\$0	\$1,495	2020	Residential	\$1,495	\$0	\$1,495
2019	Residential	\$1,495	\$0	\$1,495	2018	Residential	\$1,495	\$0	\$1,495
2017	Residential	\$1,495	\$0	\$1,495	2016	Residential	\$1,495	\$0	\$1,495
2015	Residential	\$1,495	\$0	\$1,495					

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Robert A. Snyder 10/22/2024

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$142.31	\$0.00	\$0.00	\$0.00	\$142.31	\$142.31	\$0.00
2022	115.114000	\$142.19	\$0.00	\$0.00	\$0.00	\$142.19	\$142.19	\$0.00
2021	116.142000	\$143.74	\$0.00	\$0.00	\$0.00	\$143.74	\$143.74	\$0.00
2020	116.599000	\$144.41	\$0.00	\$0.00	\$0.00	\$144.41	\$144.41	\$0.00

2019	116.788000	\$144.69	\$0.00	\$0.00	\$0.00	\$144.69	\$144.69	\$0.00
2018	117.213000	\$145.33	\$0.00	\$0.00	\$0.00	\$145.33	\$145.33	\$0.00
2017	117.293000	\$145.45	\$0.00	\$0.00	\$0.00	\$145.45	\$145.45	\$0.00
2016	117.201000	\$145.30	\$0.00	\$0.00	\$0.00	\$145.30	\$145.30	\$0.00
2015	119.847000	\$149.26	\$0.00	\$0.00	\$0.00	\$149.26	\$149.26	\$0.00
2014	117.365011	\$145.56	\$0.00	\$0.00	\$0.00	\$145.56	\$145.56	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	

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Property Address: 2510 & 2520 E. Lincoln St - Wichita, KS 67211

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) BM Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Robert A. Snyder</u>	10/22/2024	_____	_____
Seller	Date	Seller	Date
<u>Braden McCurdy</u>	10/22/2024	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date



WATER WELL INSPECTION REQUIREMENTS

Property Address: 2510 & 2520 E. Lincoln St - Wichita, KS 67211

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: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Robert A. Snyder 10/22/2024

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 2510 & 2520 E. Lincoln St - Wichita, KS 67211


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)**

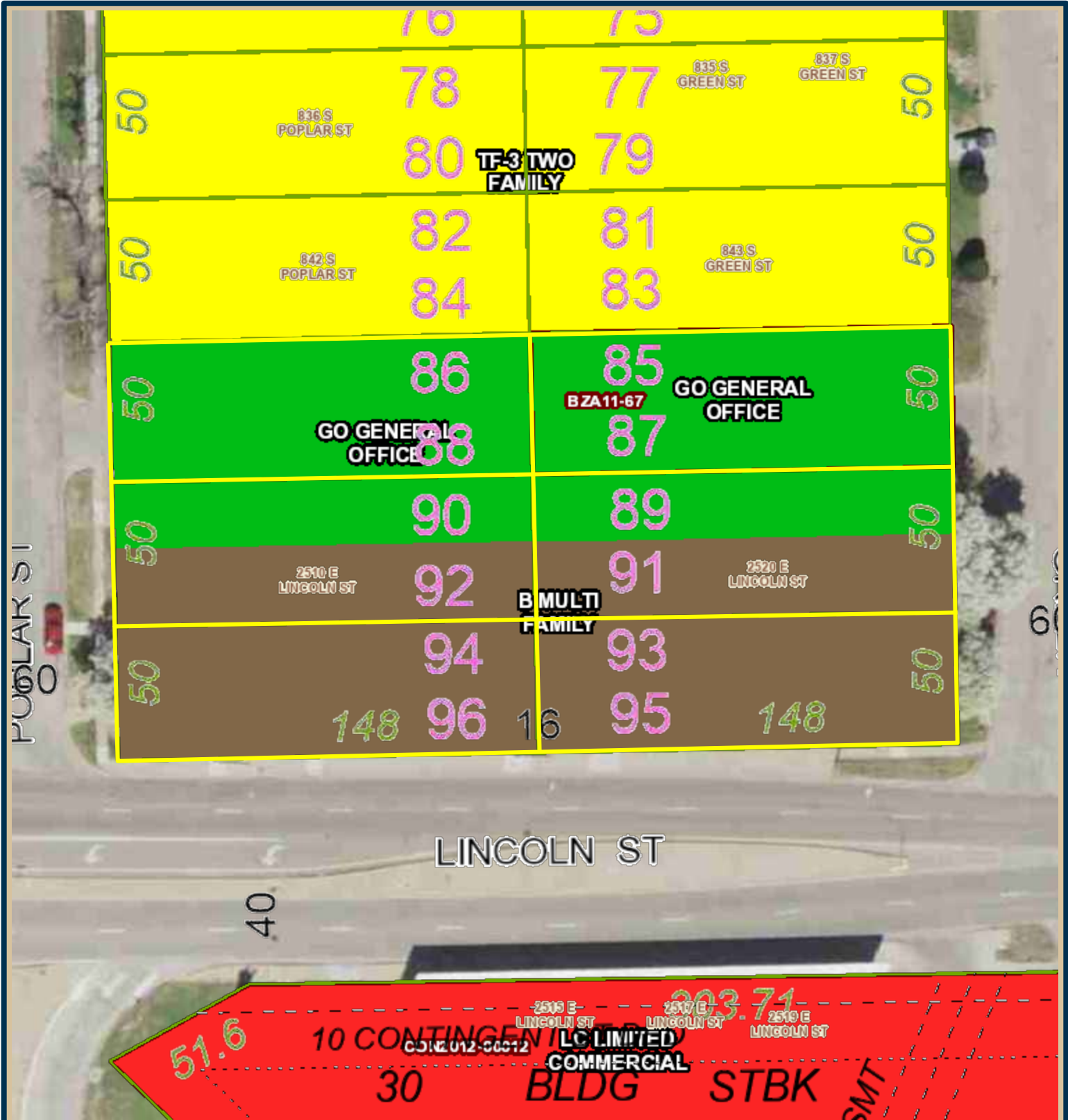
23 **(c)** _____ Buyer has received copies of all information, if any, listed above. **(initial)**

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  10/22/2024
29 Seller _____ Date _____ Buyer _____ Date _____
30
31 Seller _____ Date _____ Buyer _____ Date _____

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2510 & 2520 E Lincoln St., Wichita, KS 67211
Zoning General Office & B Multi Family



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.

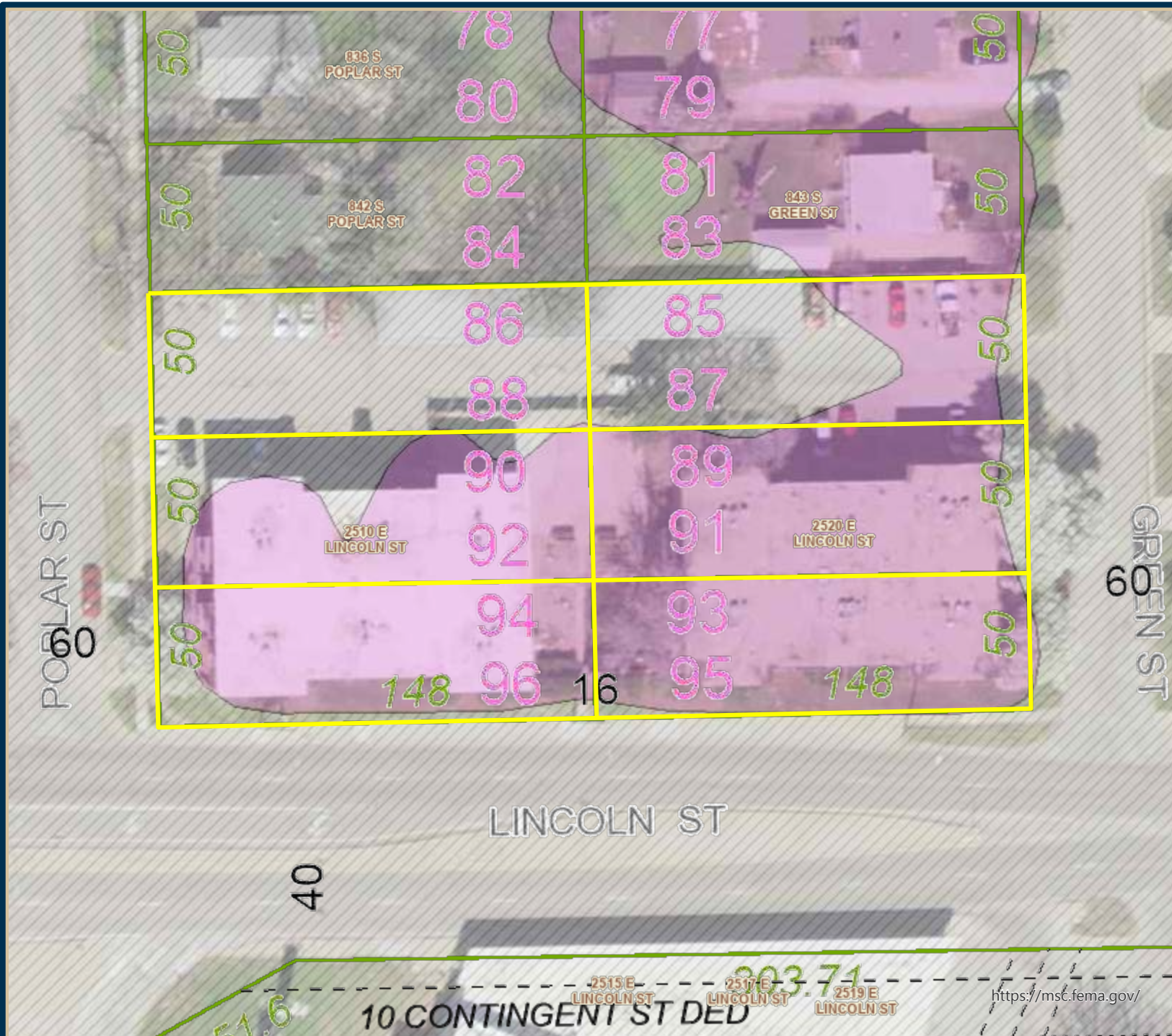
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Date: 10/15/2024

Sedgwick County, Kansas





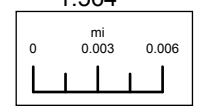
Sedgwick County, Kansas



Legend

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

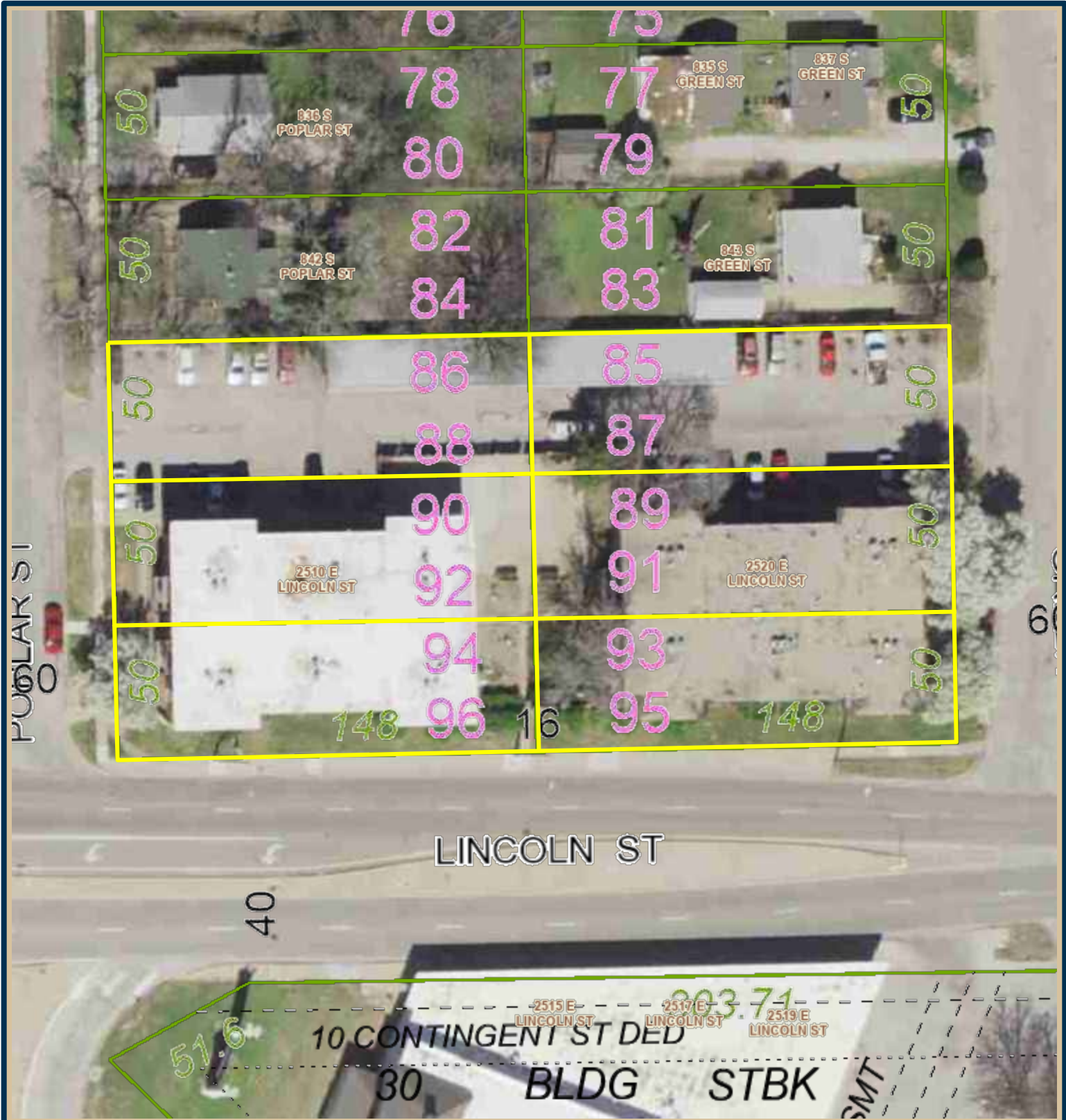
1:564



Date: 10/15/2024

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2510 & 2520 E Lincoln St., Wichita, KS 67211 - Aerial

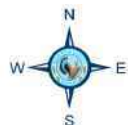
Date: 10/15/2024

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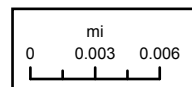
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Sedgwick County, Kansas



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N.E. 1/4 SEC. 27, TWP. 27, R. 1 E.

WI 105

CONTRIBUT STREET
BLASHI ACC.

File 460 Pg 392

CC-19816

2023 - BOULEVARD PLAZA	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR END	AVG/MONTH
Ordinary Income/Expense														
Income														
Gross Rent Income	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	261,000.00	21,750.00
Actual Rent Income	20,895.00	19,540.00	22,100.00	21,800.00	18,750.00	19,975.00	20,500.00	20,750.00	21,000.00	20,975.00	20,850.00	19,980.00	247,115.00	20,592.92
Expense														
Bank Service Charges	22.50	21.75	41.12	30.20	18.50	21.00	22.40	19.80	20.45	19.75	21.20	31.00	289.67	24.14
Cleaning and Janitorial	390.00	410.00	392.50	325.00	475.00	550.00	247.50	262.50	280.00	330.00	360.00	412.50	4,435.00	369.58
Dues and Subscriptions	19.95	9.95	-	9.95	24.95	9.95	14.95	24.95	19.95	9.90	9.90	14.95	169.35	14.11
Equipment Purchase/Rental	52.65	-	-	79.43	81.52	-	-	52.13	45.65	-	96.35	-	407.73	33.98
Insurance Expense	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	1,596.17	19,154.04	1,596.17
Legal and Investigative	227.00	-	450.00	-	227.00	50.00	277.00	50.00	-	-	277.00	450.00	2,008.00	167.33
Materials and Supplies	1,125.65	985.62	458.78	525.62	123.45	1,145.25	896.52	745.63	652.36	368.52	555.42	489.62	8,072.44	672.70
Mowing and Groundskeeping	-	-	250.00	-	195.00	195.00	280.00	195.00	195.00	95.00	-	-	1,405.00	117.08
Repairs and Maintenance	1,125.65	1,525.63	985.62	785.25	456.23	852.25	745.54	696.36	362.12	562.32	852.96	745.82	9,695.75	807.98
Security Deposit Return/Refund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes - Property	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	1,062.50	12,750.00	1,062.50
Trash Service/Removal	1,150.00	1,200.00	1,150.00	1,250.00	1,100.00	1,100.00	1,100.00	1,100.00	1,200.00	1,150.00	1,150.00	1,050.00	13,700.00	1,141.67
Utilities	5,465.25	6,236.52	5,125.52	4,896.85	4,125.52	3,987.52	4,552.69	5,124.12	4,878.52	4,963.32	4,185.47	4,854.74	58,396.04	4,866.34
Total Expense	12,237.32	13,048.14	11,512.21	10,560.97	9,485.84	10,569.64	10,795.27	10,929.16	10,312.72	10,157.48	10,166.97	10,707.30	130,483.02	10,873.59
Net Ordinary Income	8,657.68	6,491.86	10,587.79	11,239.03	9,264.16	9,405.36	9,704.73	9,820.84	10,687.28	10,817.52	10,683.03	9,272.70	116,631.98	9,719.33
Other Expense														
Leasehold - Labor/Materials	1,325.65	985.25	663.35	-	2,252.25	1,645.85	847.52	-	1,425.85	878.98	-	774.52	10,799.22	899.94
MONTH-END CASH	7,332.03	5,506.61	9,924.44	11,239.03	7,011.91	7,759.51	8,857.21	9,820.84	9,261.43	9,938.54	10,683.03	8,498.18	105,832.76	8,819.40

MIDWEST VENTURES

2024 - BOULEVARD PLAZA	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	YTD	AVG/MONTH
Ordinary Income/Expense												
Income												
Gross Rent Income	23,100.00	23,100.00	23,100.00	23,100.00	23,100.00	23,100.00	24,935.00	24,935.00	24,935.00	24,935.00	238,340.00	23,834.00
Actual Rent Income	21,870.00	22,100.00	22,450.00	21,980.00	22,850.00	22,500.00	22,630.00	21,890.00	23,750.00	21,450.00	223,470.00	22,347.00
Expense												
Bank Service Charges	20.48	22.68	299.72	20.76	22.14	22.78	73.46	20.49	21.51	22.60	546.62	54.66
Cleaning and Janitorial	440.00	570.00	480.00	500.00	280.00	620.00	550.00	445.00	505.00	367.00	4,757.00	475.70
Dues and Subscriptions	-	55.00	-	-	-	-	-	-	-	-	55.00	5.50
Equipment Purchase/Rental	43.00	-	-	-	-	-	-	-	69.88	-	112.88	11.29
Insurance Expense	1,564.35	1,564.35	1,564.35	1,564.35	1,564.35	1,564.35	1,564.35	1,564.35	1,564.35	1,564.35	15,643.50	1,564.35
Legal and Investigative	115.00	-	811.50	350.00	250.00	300.00	50.00	600.00	730.00	665.00	3,871.50	387.15
Materials and Supplies	-	-	-	1,329.80	-	-	501.64	852.62	-	635.32	3,319.38	331.94
Mowing and Groundskeeping	362.50	-	220.00	225.00	410.00	340.00	410.00	555.00	410.00	290.00	3,222.50	322.25
Repairs and Maintenance	1,174.21	572.01	512.40	1,023.12	909.65	1,231.66	447.75	1,232.84	645.00	742.33	8,490.97	849.10
Security Deposit Return/Refund	-	-	-	-	-	1,095.00	-	-	500.00	400.00	1,995.00	199.50
Taxes - Property	-	-	-	-	7,696.00	-	-	-	-	-	7,696.00	769.60
Trash Service/Removal	727.82	737.82	767.82	717.82	981.05	810.00	810.00	820.00	840.00	810.00	8,022.33	802.23
Utilities	4,802.88	4,116.36	5,421.42	2,811.15	2,922.44	5,000.71	6,130.85	4,285.84	4,208.97	4,008.09	43,708.71	4,370.87
Total Expense	9,250.24	7,638.22	10,077.21	8,542.00	15,035.63	10,984.50	10,538.05	10,376.14	9,494.71	9,504.69	101,441.39	10,144.14
Net Ordinary Income	12,619.76	14,461.78	12,372.79	13,438.00	7,814.37	11,515.50	12,091.95	11,513.86	14,255.29	11,945.31	110,083.30	11,008.33
Other Expense												
Leasehold - Labor/Materials	2,770.81	1,528.66	1,771.81	-	1,692.47	3,033.66	-	-	1,718.17	-	12,515.58	1,251.56
MONTH-END CASH	9,848.95	12,933.12	10,600.98	13,438.00	6,121.90	8,481.84	12,091.95	11,513.86	12,537.12	11,945.31	97,567.72	9,756.77

Unit	Rental Amount	Deposit	Appliances	Pet Deposit	Utilities Paid by Tenant	Lease Start	Lease End	Bedrooms
2510 #101	\$ 625	\$ 575	range, refrigerator, dishwasher		Electric	8/1/2021	MTM	2
2510 #102	\$ 825	\$ 500			None	5/9/2023	MTM	2
2510 #104	\$ 675	\$ 400			None	6/7/2023	MTM	1
2510 #105	VACANT							2
2510 #106	\$ 625	\$ 575			Gas & Electric	9/23/2022	MTM	2
2510 #201	\$ 850	\$ 500		150	None	8/18/2023	MTM	2
2510 #202	\$ 850	\$ 500			None	12/1/2023	MTM	2
2510 #203	\$ 700	\$ 400			None	4/25/2024	MTM	1
2510 #204	\$ 625	\$ 400			Gas & Electric	2/28/2022	MTM	1
2510 #205	\$ 875	\$ 500			None	10/22/2024	MTM	2
2510 #206	\$ 850	\$ 500			None	1/11/2024	MTM	2
2510 #301	\$ 625	\$ 250	range, refrigerator, dishwasher		Gas & Electric	2/26/2010	MTM	2
2510 #302	\$ 895	\$ 500			None	4/11/2024	MTM	2
2510 #303	\$ 550	\$ 300			None	4/1/2022	MTM	1
2510 #304	\$ 645	\$ 400			None	7/16/2024	7/31/2025	1
2510 #305	\$ 875	\$ 500			None	10/1/2024	10/31/2024	2
2510 #306	\$ 875	\$ 500			None	7/1/2024	MTM	2
2520 #101	\$ 625	\$ 575			Gas & Electric	8/27/2021	MTM	2
2520 #102	\$ 825	\$ 500			None	11/16/2023	MTM	2
2520 #104	\$ 550	\$ 175			Gas & Electric	2/1/2019	MTM	1
2520 #105	\$ 700	\$ 350			None	6/13/2022	MTM	2
2520 #106	\$ 875	\$ 500			None	7/26/2024	MTM	2
2520 #201	\$ 650	\$ 200	range, refrigerator, dishwasher		Gas & Electric	5/1/2018	MTM	2
2520 #202	\$ 825	\$ 500			None	9/23/2022	MTM	2
2520 #203	\$ 550	\$ 150			Gas & Electric	6/1/2009	MTM	1
2520 #204	\$ 703	\$ 400			None	8/1/2024	7/31/2025	1
2520 #205	\$ 625	\$ 495			Gas & Electric	5/1/2022	MTM	2
2520 #206	\$ 575	\$ 450			Gas & Electric	10/1/2022	MTM	2
2520 #301	\$ 875	\$ 500			None	10/1/2024	10/31/2024	2
2520 #302	\$ 850	\$ 500			None	2/12/2024	MTM	2
2520 #303	\$ 700	\$ 400			None	7/23/2024	MTM	1
2520 #304	\$ 550	\$ 425			Electric	6/1/2024	MTM	1
2520 #305	\$ 825	\$ 500			None	2/17/2023	MTM	2
2520 #306	\$ 650	\$ 500	range, refrigerator, dishwasher		Gas & Electric	4/1/2021	MTM	2
TOTALS	\$ 23,918	\$ 14,420						