

PROPERTY INFORMATION PACKET

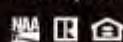
THE DETAILS



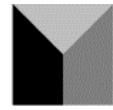
Sierra Way Apartments – 3102 Sierra Parkway & 40 Pawnee / Hutchinson, KS 67502

AUCTION: BIDDING OPENS: Tues, Feb 3rd @ 2:00 PM
BIDDING CLOSING: Wed, Feb 11th @ 2:30 PM

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



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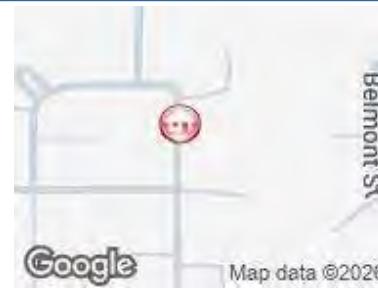
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STANDARD



MLS #	666983
County	Reno
Class	Multi-Family
Property Type	Apartment Complex
Area	SCKMLS
Address	3102 Sierra Parkway & 40 Pawnee
Address 2	
City	Hutchinson
State	KS
Zip	67502
Status	Active
Contingency Reason	
Asking Price	\$0



Map data ©2026



GENERAL

List Agent	Jason Reed - CELL: 785-342-1748
List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent	Andrew Jones - CELL: 316-323-2790
Co-List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Showing Phone	888-874-0581
Style	Garden
Approximate Age	51 - 80 Years
Basement	Yes - Unfinished
Existing Finance	None
Owner Finance Y/N	No
Approx. TFLA	8,368.00
TFLA Source	Court House
Parcel ID	029-31-0-30-12-015-00-0
Number of Units	8
On-Site Parking Spaces	8.00
Year Built	1975
# of Efficiency Units	
# of 1 Bedroom Units	
# of 2 Bedroom Units	8
# of 3 Bedroom Units	
Lot Size/SqFt	31,799
Rent Per Unit-Efficiency	
Rent Per Unit - 1 Bedroom	
Rent Per Unit - 2 Bedroom	625-755
Rent Per Unit - 3 Bedroom	
Vacancy Rate %	0.00
School District	Hutchinson Public Schools (USD 308)
Elementary School	Morgan - Hutchinson
Middle School	Hutchinson
High School	Hutchinson
Subdivision	NONE LISTED ON TAX RECORD
Legal	NORTHRIDGE, S31, T22, R05W, S 49.7FT LOT 4 & ALL LOTS 5 & 6 BLK D
For Sale/Auction/For Rent	Auction
Rent Per Unit - 4+ Bedroom	
Virtual Tour 2 Label	
Virtual Tour 4 Label	
Owner Name	
# of 4+ Bedroom Units	
FIPS Code	20155
Great Plains Navica	
On Market Date	
Associated Document Count	0
Listing Visibility Type	MLS Listing
Picture Count	36
Sold Price Per SQFT	
Tax ID	
Update Date	1/13/2026 3:12 PM
Unique Property Identifier	

Showing Start Date 1/13/2026

Floor Plans Update Date

DIRECTIONS

Directions (Hutchinson) E. 30th Ave. & Plum - East on 30th, North on Sierra Pkwy

FEATURES

EXTERIOR CONSTRUCTION	BASEMENT USE	PROPOSED FINANCING	TYPE OF LISTING
All Brick	Owner Storage	Cash	Excl Right w/o Reserve
# OF STORIES	Tenant Storage	TERMS OF TENANCY	AGENT TYPE
Two	None	6 Months to 1 Year	Sellers Agent
ROOF	HEATING	1 Year or More	FLOORS
Composition	Central Gas	Financial Statement	Carpet
AMENITIES / SAFETY FEA	Forced Air	Floor Plan	Other/See Remarks
Central Laundry	COOLING	Ground Water Addendum	UNIT FEATURES-ALL
Smoke/Heat Detector	Central Electric	Lead Paint	Carpets
FLOOD INSURANCE	PARKING	Rent Roll	UNIT FEATURES-SOME
Unknown	1 per Unit	Sellers Prop. Disclosure	Window Treatment
UTILITIES	Covered	Aerial Photo	Living/Dining Combo
Natural Gas	Street Parking	OWNERSHIP	OTHER MISCELLANEOUS
Public Water		Individual	Individual Water Heater
Sewer	APPLIANCES	Trust	Security Deposits
OWNER PAID UTILITIES	Dishwasher	SHOWING INSTRUCTIONS	Separate Meters
Water/Sewer	Over/Range	Appt Req-Call Showing #	SAFETY FEATURES
TENANT PAID UTILITIES	Refrigerator	LOCKBOX	Smoke/Heat Detectors
Electric	At Closing	Other-See Private Remarks	
Gas			

FINANCIAL

Assumable Y/N	No
Gross Income	\$67,860.00
General Taxes	\$7,177.06
General Tax Year	2025
Yearly Specials	\$768.00
Total Specials	\$768.00
HOA Y/N	No

Yearly HOA Dues

HOA Initiation Fee

Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, February 3rd, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, February 11th, 2026 at 2:30 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! Sierra Way Apartments – 8-Unit, 100% Occupied Multifamily Investment | Hutchinson, KS. Sierra Way Apartments is a 100% occupied, well-managed 8-unit garden-style apartment community located at Sierra Parkway & Pawnee, near E. 30th St. & S. Plum Street in Hutchinson, Kansas. This stabilized asset offers a desirable unit mix, strong management history, and thorough operational records, making it an ideal opportunity for both seasoned and first-time multifamily investors. The property consists of two levels in a garden-style configuration with a total gross building area of 11,360 SF and 8,368 SF of rentable area. The properties sit on a 0.73± acre lot. Property & Building Features: 100% occupancy 2-bedroom, 2-bathroom units 849± sq ft per unit Each unit has its own water heater Central heat & air Individually functional and efficient layout Carpet and vinyl flooring throughout units Mini-blinds, walk-in closets, and coat closets Kitchen equipped with dishwasher, oven/range, and refrigerator Community Amenities: On-site laundry facility Paved parking lot w/1 covered space per unit Additional street parking Intimate 8-unit community setting Management & Operations: Professionally managed by a leading property management company (No written contractual agreement past closing, but company has expressed interest in continuing management post sale.) Exceptionally detailed management records including: Rent rolls Security deposit rolls Unit-by-unit maintenance and service records On-site/nearby management available Monday–Friday 24/7 emergency maintenance on call All units have written leases Utilities & Billing: Water and trash invoiced monthly to residents based on usage \$13 /month Legal Liability Fee billed to tenants Electricity separately metered and paid directly by residents Pet Policy: Up to 2 pets per unit, maximum 10 lbs each \$200 non-refundable pet fee (up to 2 pets) \$300 fully refundable deposit per pet \$25/month pet rent per pet Sierra Way Apartments offers a turn-key, stabilized investment with strong occupancy, professional management, and detailed operational documentation in a proven Hutchinson rental corridor. The monthly income at Sierra Way is \$5,655, giving a total gross annual income of \$67,860. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$25,000.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, February 3rd, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, February 11th, 2026 at 2:30 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. 100% OCCUPANCY!! OPEN HOUSE ONLY!! Select units can be viewed at one of two Open House dates: 2/2/26 or 2/9/26 from 3:30 PM - 5:30 PM. More details to come. Per property management company, the swimming pool has not been functional or open for the past 3 years. See website for all redacted leases.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Online Only	1 - Open/Preview Date	2/2/2026
Auction Location	mccurdy.com	1 - Open Start Time	3:30PM
Auction Offering	Real Estate Only	1 - Open End Time	5:30PM
Auction Date	2/3/2026	2 - Open for Preview	Yes
Auction Start Time	2pm	2 - Open/Preview Date	2/9/2026
Auction End Date	2/11/2026	2 - Open Start Time	3:30PM
Auction End Time	2:30pm	2 - Open End Time	5:30PM
Broker Registration Req	Yes	3 - Open for Preview	
Broker Reg Deadline	2/10/26 @ 5PM	3 - Open/Preview Date	
Buyer Premium Y/N	Yes	3 - Open Start Time	
Premium Amount	0.10	3 - Open End Time	
Earnest Money Y/N	Yes		
Earnest Amount %/\$	25,000.00		

TERMS OF SALE

Terms of Sale See Associated Documents. Broker Bay 888-874-0581

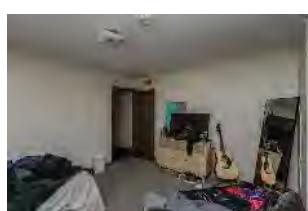
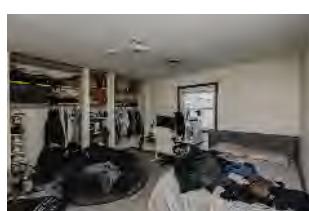
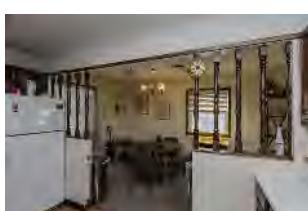
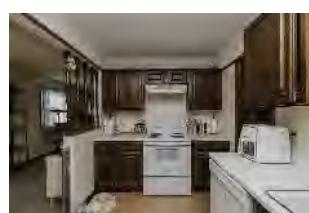
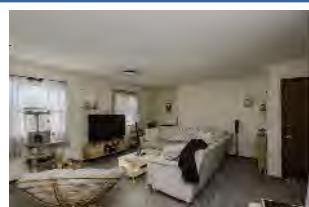
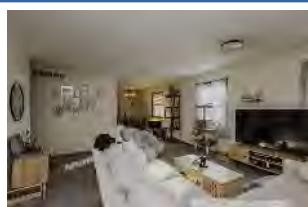
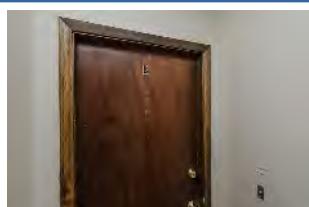
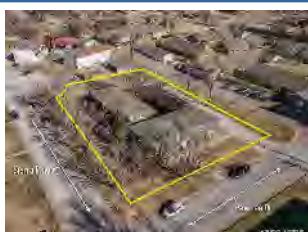
PERSONAL PROPERTY

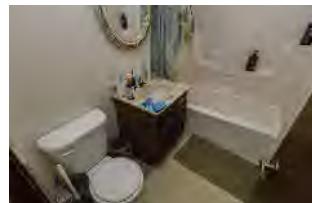
Personal Property

SOLD

How Sold	Selling Agent
Sale Price	Selling Office
Net Sold Price	Co-Selling Agent
Pending Date	Co-Selling Office
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

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.

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.



McCurdy
REAL ESTATE & AUCTION

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE
MULTIFAMILY (4-6 UNITS)

(Sierra Way Apartments)

Property Address: 3102 Sierra Parkway & 40 Pawnee - Hutchinson, KS 67502 (the "Real Estate")

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

Property Type: Four to Sixplex Apartment Complex Mobile/Modular Homes Multiple Homes on One LotOccupancy: 8 Total # of Units 8 Number of Occupied Units 0 Number of Vacant Units

Rent Summary: All 8 units are 2/BR 2/BA & rent range is \$625 - \$835

Tenant Details:

1 Address/Unit: 40-A		Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input 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	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<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	<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	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
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	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <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		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

2 Address/Unit: 40-B		Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input 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	<input 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	<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	<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	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
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	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <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		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

3 Address/Unit: 40-C		Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input 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	<input 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	<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	<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	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
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	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <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		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

4 Address/Unit: 40-D			Occupancy: <input checked="" 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	Term of Lease:	<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: 7/31/2026	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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	

5 Address/Unit: 3102-A			Occupancy: <input checked="" 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	Term of Lease:	<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: 7/31/2026	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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	

6 Address/Unit: 3102-B			Occupancy: <input checked="" 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	Term of Lease:	<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: 1/31/2026	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 water meter / wafer
is reimbursed to owner through RUBS Billing.*

(CONTINUED - SIERRA WAY APARTMENTS)

4 Address/Unit: 3102-C				Occupancy: <input checked="" 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 type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Written Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input 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: 10/30/2026	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		

5 Address/Unit: 3102-D				Occupancy: <input checked="" 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 type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Written Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input 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: 9/28/2026	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		

6 Address/Unit:				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 type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Written Lease:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input 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:				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Appliances transferring with the Real Estate						
Refrigerator: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input 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.):

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"):

No known to Seller

(Remainder of this page intentionally left blank)

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

SELLER:

	<u>1/7/2006</u>	<hr/>	<hr/>
Signature	Date	Signature	Date
<u>Pete Capone</u>		<hr/>	
Print	<hr/>		
<u>Up For Key Management Company</u>	<u>Company</u>	<hr/>	<hr/>
Title	Company	Title	Company
<u>Agent for Owner</u>		<hr/>	

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:

<hr/>	<hr/>	<hr/>	<hr/>
Signature	Date	Signature	Date

Property Address: 3102 Sierra Parkway & 40 Pawnee - Hutchinson, KS 67502

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) 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.

 <i>JoAnn Magee</i>	12/22/2025	 <i>Deana M. Hoffer</i>	12/22/2025
Seller	Date	Seller	Date
Purchaser	 <i>Jason Reed</i>	Date	Date



McCurdy

REAL ESTATE & AUCTION

WATER WELL INSPECTION REQUIREMENTS

Property Address: 3102 Sierra Parkway & 40 Pawnee - Hutchinson, KS 67502

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 X

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:

Journal Manager

Owner/Seller Authentication Date

Deana M. Hoffer 12/22/2023

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 3102 Sierra Parkway & 40 Pawnee Hutchinson KS 67502

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  Date

Buyer Date

29 Seller Date

Buyer Date

30 Seller Date

Buyer Date

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Key Management Company - Sierra Way

RENT ROLL DETAIL

As of 12/21/2025

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;
details

Unit	Floorplan	Unit	Designation	SQFT	Unit/Lease	Name	Move-In	Move-Out	Lease	Lease	Market	Trans	Lease	Other	Total	Dep	balance	
		Status			Start													
40-A	2.2D		N/A	849	Occupied	[REDACTED]	05/08/2023	05/01/2025	04/30/2026	755.00	LEGALLIABILITY		0.00	13.00	788.00	650.00	0.00	
						[REDACTED]					PETRENT		0.00	30.00				
						[REDACTED]					RENT		745.00	0.00				
40-B	2.2D		N/A	849	Occupied	[REDACTED]	04/19/2024	04/19/2024	04/18/2025	755.00	LEGALLIABILITY		0.00	13.00	873.00	995.00	0.00	
						[REDACTED]					MTOM		0.00	100.00				
						[REDACTED]					PETRENT		0.00	15.00				
						[REDACTED]					RENT		745.00	0.00				
40-C	2.2		N/A	849	Occupied	[REDACTED]	05/01/2020	09/04/2025	08/31/2026	655.00	CARPORT		0.00	0.00	638.00	480.00	(45.76)	
						[REDACTED]					LEGALLIABILITY		0.00	13.00				
						[REDACTED]					RENT		625.00	0.00				
40-D	2.2		N/A	849	Occupied	[REDACTED]	03/31/2023	08/01/2025	07/31/2026	655.00	LEGALLIABILITY		0.00	13.00	848.00	400.00	(19.67)	
						[REDACTED]					RENT		835.00	0.00				
3102-A	2.2D		N/A	849	Occupied	[REDACTED]	05/01/2020	09/04/2025	07/03/2026	755.00	CARPORT		0.00	0.00	708.00	800.00	(0.28)	
						[REDACTED]					LEGALLIABILITY		0.00	13.00				
						[REDACTED]					PETRENT		0.00	25.00				
						[REDACTED]					RENT		670.00	0.00				
3102-B	2.2D		N/A	849	Occupied	[REDACTED]	05/01/2020	11/01/2025	01/31/2026	755.00	LEGALLIABILITY		0.00	13.00	788.00	500.00	(20.09)	
						[REDACTED]					RENT		725.00	0.00				
						[REDACTED]					STL		0.00	50.00				
3102-C	2.2		N/A	849	Occupied	[REDACTED]	10/31/2025	10/31/2025	10/30/2026	655.00	LEGALLIABILITY		0.00	13.00	668.00	475.00	0.00	
						[REDACTED]					RENT		655.00	0.00				
3102-D	2.2		N/A	849	Occupied	[REDACTED]	09/29/2025	09/29/2025	09/28/2026	655.00	LEGALLIABILITY		0.00	13.00	668.00	655.00	(863.33)	
						[REDACTED]					RENT		655.00	0.00				
totals:											5,640.00		5,655.00	324.00	5,979.00	4,955.00		

RENT ROLL DETAIL

As of 12/21/2025

mgt-521-003

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;

Amt / SQFT: Market = 6,792 SQFT; Leased = 6,792 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
2.2	4	849	655.00	0.77	692.50	0.82	4	100.00	0
2.2D	4	849	755.00	0.89	721.25	0.85	4	100.00	0
totals / averages:	8	849	705.00	0.83	706.88	0.83	8	100.00	0

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	5,640.00	8	5,655.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased		0	-
Admin/Down		0	-
Vacant Not Leased		0	-
totals:	5,640.00	8	5,655.00

summary billing by transaction code for current date

code	amount
CARPORT	0.00
LEGALLIABILITY	104.00
MTOM	100.00
PETRENT	70.00
RENT	5,655.00
STL	50.00
total:	5,979.00

CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

Bldg	Unit	# of WOs	WO	Service Issue	Assigned to Worker	Date closed	Amt charged	Time Worked	Hrs:Min
N/A	3102-C	26	21-1	Move-Out Inspection		08/07/2023			0:0
			21-2	Maintenance Checklist & Repair		08/07/2023			0:0
			21-3	Paint		08/07/2023			0:0
			21-4	Carpet/Floors		08/07/2023			0:0
			21-5	Clean		08/07/2023			0:0
			21-6	Final Inspection		08/07/2023			0:0
			48-1	Move-Out Inspection		10/11/2024			0:0
			48-2	Lock change/keys		10/11/2024			0:0
			48-3	Trash out		10/11/2024			0:0
			48-4	Maintenance		10/11/2024			0:0
			48-5	Check Mechanical Systems		10/11/2024			0:0
			48-6	Paint		10/11/2024			0:0
			48-7	Carpet		10/11/2024			0:0
			48-8	Vinyl/Floors		10/11/2024			0:0
			48-9	Clean		10/11/2024			0:0
			48-10	Final Inspection		10/11/2024			0:0
			84-1	Move-Out Inspection		10/15/2025			0:0
			84-2	Lock change/keys		10/15/2025			0:0
			84-3	Trash out		10/15/2025			0:0
			84-4	Maintenance		10/15/2025			0:0
			84-5	Check Mechanical Systems		10/15/2025			0:0

CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

		84-6	Paint	10/15/2025	0:0
		84-7	Carpet	10/15/2025	0:0
		84-8	Vinyl/Floors	10/15/2025	0:0
		84-9	Clean	10/15/2025	0:0
		84-10	Final Inspection	10/15/2025	0:0
N/A	3102-D	26	5-1	Move-Out Inspection	02/28/2024
			5-2	Maintenance Checklist & Repair	02/28/2024
			5-3	Paint	02/28/2024
			5-4	Carpet/Floors	02/28/2024
			5-5	Clean	02/28/2024
			5-6	Final Inspection	02/28/2024
			52-1	Move-Out Inspection	01/07/2025
			52-2	Lock change/keys	01/07/2025
			52-3	Trash out	01/07/2025
			52-4	Maintenance	01/07/2025
			52-5	Check Mechanical Systems	01/07/2025
			52-6	Paint	01/07/2025
			52-7	Carpet	01/07/2025
			52-8	Vinyl/Floors	01/07/2025
			52-9	Clean	01/07/2025
			52-10	Final Inspection	01/07/2025
			80-1	Move-Out Inspection	10/28/2025
			80-2	Lock change/keys	10/28/2025

CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

			80-3	Trash out	10/28/2025	0:0
			80-4	Maintenance	10/28/2025	0:0
			80-5	Check Mechanical Systems	10/28/2025	0:0
			80-6	Paint	10/28/2025	0:0
			80-7	Carpet	10/28/2025	0:0
			80-8	Vinyl/Floors	10/28/2025	0:0
			80-9	Clean	10/28/2025	0:0
			80-10	Final Inspection	10/28/2025	0:0
N/A	40-A	6	13-1	Move-Out Inspection	04/26/2023	0:0
			13-2	Maintenance Checklist & Repair	04/26/2023	0:0
			13-3	Paint	04/26/2023	0:0
			13-4	Carpet/Floors	04/26/2023	0:0
			13-5	Clean	04/26/2023	0:0
			13-6	Final Inspection	04/26/2023	0:0
N/A	40-B	10	39-1	Move-Out Inspection	04/05/2024	0:0
			39-2	Lock change/keys	04/05/2024	0:0
			39-3	Trash out	04/05/2024	0:0
			39-4	Maintenance	04/05/2024	0:0
			39-5	Check Mechanical Systems	04/05/2024	0:0
			39-6	Paint	04/05/2024	0:0
			39-7	Carpet	04/05/2024	0:0
			39-8	Vinyl/Floors	04/05/2024	0:0
			39-9	Clean	04/05/2024	0:0

CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

39-10	Final Inspection	04/05/2024	0:0
Totals	4	68	0

CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

Bldg	Unit	# of WOs	WO	Service Issue	Assigned to Worker	Date closed	Amt charged	Time Worked	Hrs:Min
N/A	3102-C	26	21-1	Move-Out Inspection		08/07/2023			0:0
			21-2	Maintenance Checklist & Repair		08/07/2023			0:0
			21-3	Paint		08/07/2023			0:0
			21-4	Carpet/Floors		08/07/2023			0:0
			21-5	Clean		08/07/2023			0:0
			21-6	Final Inspection		08/07/2023			0:0
			48-1	Move-Out Inspection		10/11/2024			0:0
			48-2	Lock change/keys		10/11/2024			0:0
			48-3	Trash out		10/11/2024			0:0
			48-4	Maintenance		10/11/2024			0:0
			48-5	Check Mechanical Systems		10/11/2024			0:0
			48-6	Paint		10/11/2024			0:0
			48-7	Carpet		10/11/2024			0:0
			48-8	Vinyl/Floors		10/11/2024			0:0
			48-9	Clean		10/11/2024			0:0
			48-10	Final Inspection		10/11/2024			0:0
			84-1	Move-Out Inspection		10/15/2025			0:0
			84-2	Lock change/keys		10/15/2025			0:0
			84-3	Trash out		10/15/2025			0:0
			84-4	Maintenance		10/15/2025			0:0
			84-5	Check Mechanical Systems		10/15/2025			0:0

CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

		84-6	Paint	10/15/2025	0:0
		84-7	Carpet	10/15/2025	0:0
		84-8	Vinyl/Floors	10/15/2025	0:0
		84-9	Clean	10/15/2025	0:0
		84-10	Final Inspection	10/15/2025	0:0
N/A	3102-D	26	5-1	Move-Out Inspection	02/28/2024
			5-2	Maintenance Checklist & Repair	02/28/2024
			5-3	Paint	02/28/2024
			5-4	Carpet/Floors	02/28/2024
			5-5	Clean	02/28/2024
			5-6	Final Inspection	02/28/2024
			52-1	Move-Out Inspection	01/07/2025
			52-2	Lock change/keys	01/07/2025
			52-3	Trash out	01/07/2025
			52-4	Maintenance	01/07/2025
			52-5	Check Mechanical Systems	01/07/2025
			52-6	Paint	01/07/2025
			52-7	Carpet	01/07/2025
			52-8	Vinyl/Floors	01/07/2025
			52-9	Clean	01/07/2025
			52-10	Final Inspection	01/07/2025
			80-1	Move-Out Inspection	10/28/2025
			80-2	Lock change/keys	10/28/2025

CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

			80-3	Trash out	10/28/2025	0:0
			80-4	Maintenance	10/28/2025	0:0
			80-5	Check Mechanical Systems	10/28/2025	0:0
			80-6	Paint	10/28/2025	0:0
			80-7	Carpet	10/28/2025	0:0
			80-8	Vinyl/Floors	10/28/2025	0:0
			80-9	Clean	10/28/2025	0:0
			80-10	Final Inspection	10/28/2025	0:0
N/A	40-A	6	13-1	Move-Out Inspection	04/26/2023	0:0
			13-2	Maintenance Checklist & Repair	04/26/2023	0:0
			13-3	Paint	04/26/2023	0:0
			13-4	Carpet/Floors	04/26/2023	0:0
			13-5	Clean	04/26/2023	0:0
			13-6	Final Inspection	04/26/2023	0:0
N/A	40-B	10	39-1	Move-Out Inspection	04/05/2024	0:0
			39-2	Lock change/keys	04/05/2024	0:0
			39-3	Trash out	04/05/2024	0:0
			39-4	Maintenance	04/05/2024	0:0
			39-5	Check Mechanical Systems	04/05/2024	0:0
			39-6	Paint	04/05/2024	0:0
			39-7	Carpet	04/05/2024	0:0
			39-8	Vinyl/Floors	04/05/2024	0:0
			39-9	Clean	04/05/2024	0:0

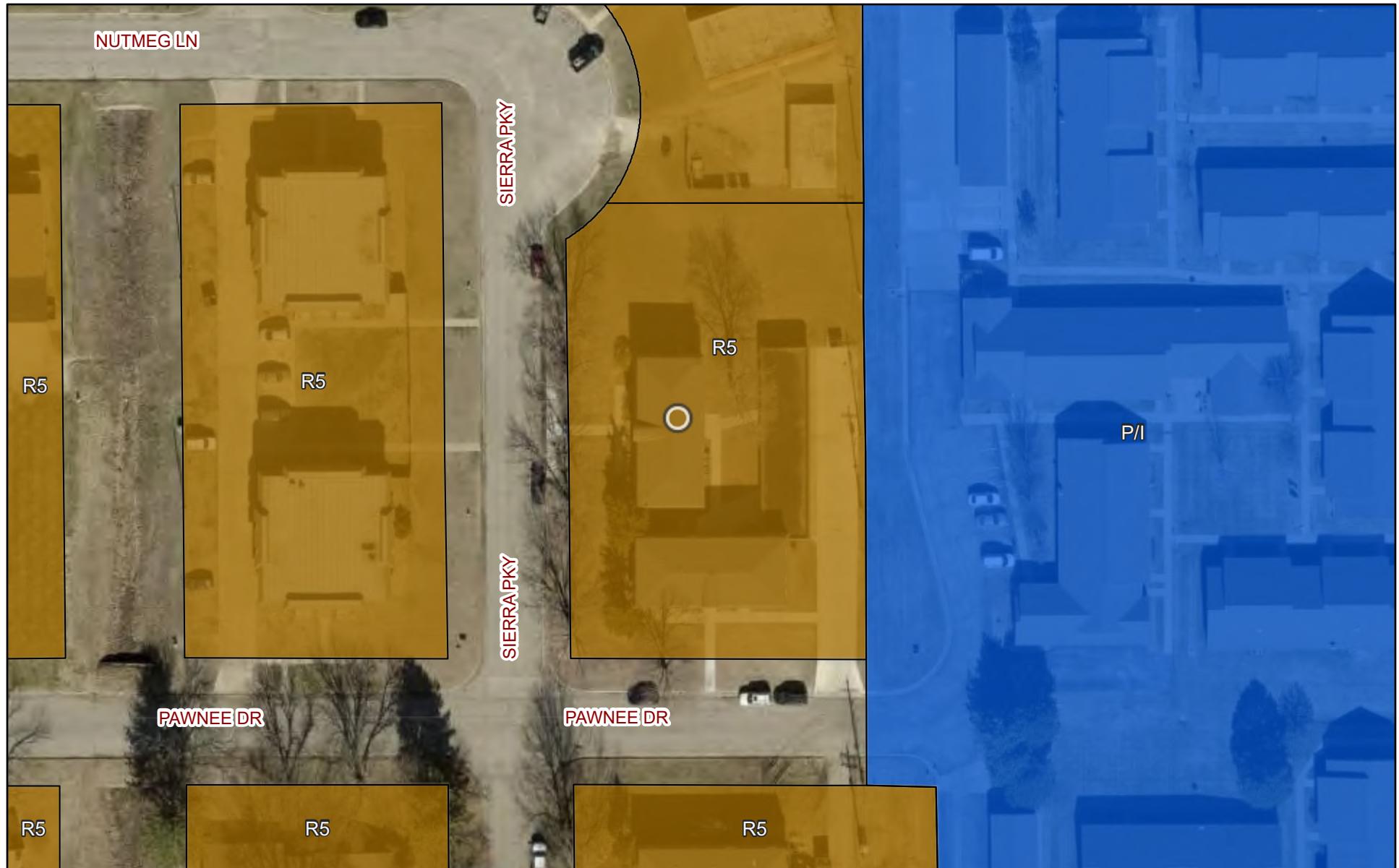
CLOSED MAKE READY SUMMARY

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

Parameters: Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

39-10	Final Inspection	04/05/2024	0:0
Totals	4	68	0

3102 Sierra Parkway, Hutchinson, KS 67502 - Zoning R5



1/7/2026

Hutchinson City Limits Zoning

Parcels in Hutchinson

High Density Residential District

Public and Institutional District

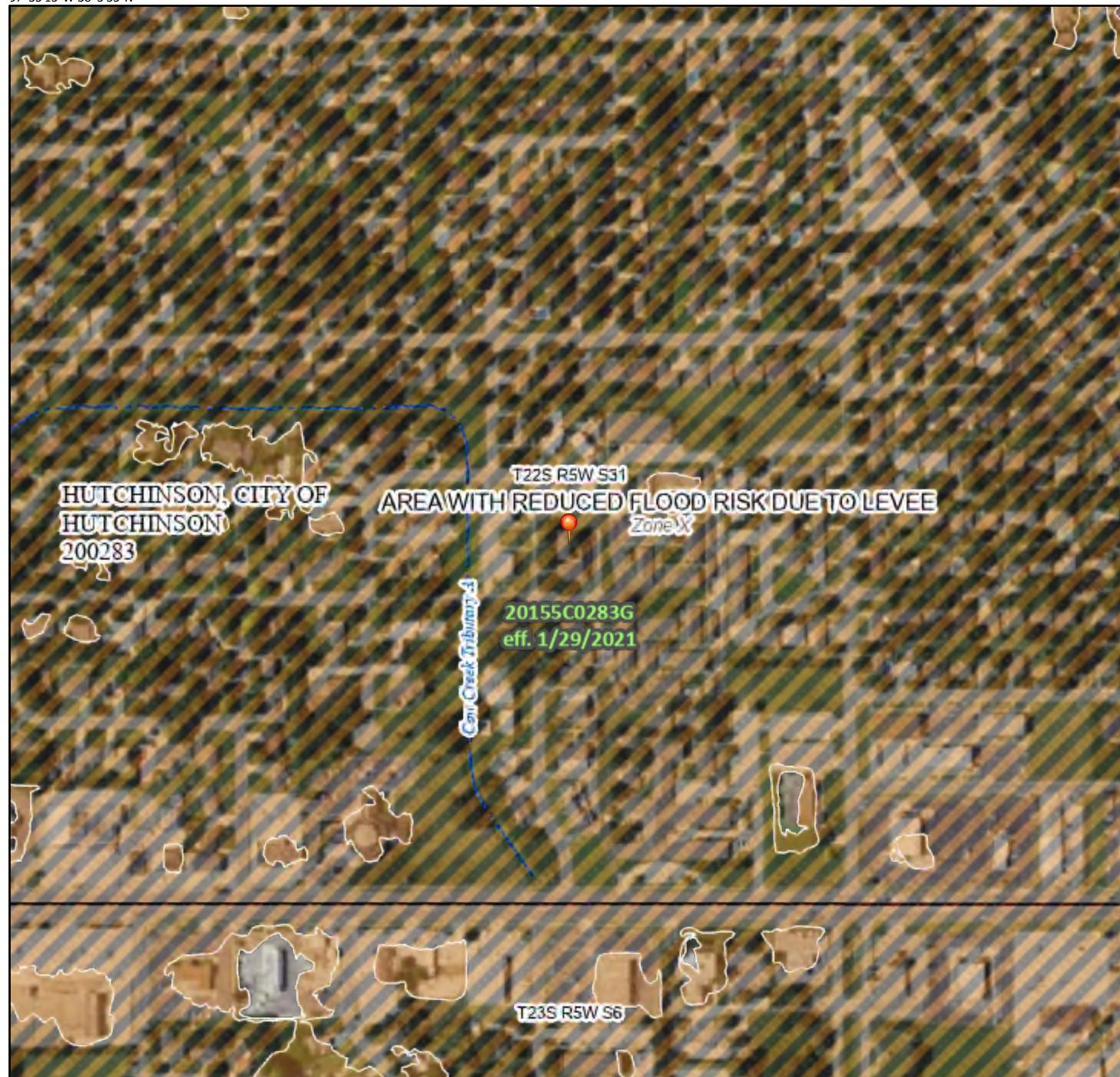
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0 0.01 0.01 0.02 0.04 mi
0 0.01 0.02 0.04 km

City of Hutchinson

National Flood Hazard Layer FIRMette



97°55'15"W 38°5'35"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped



MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

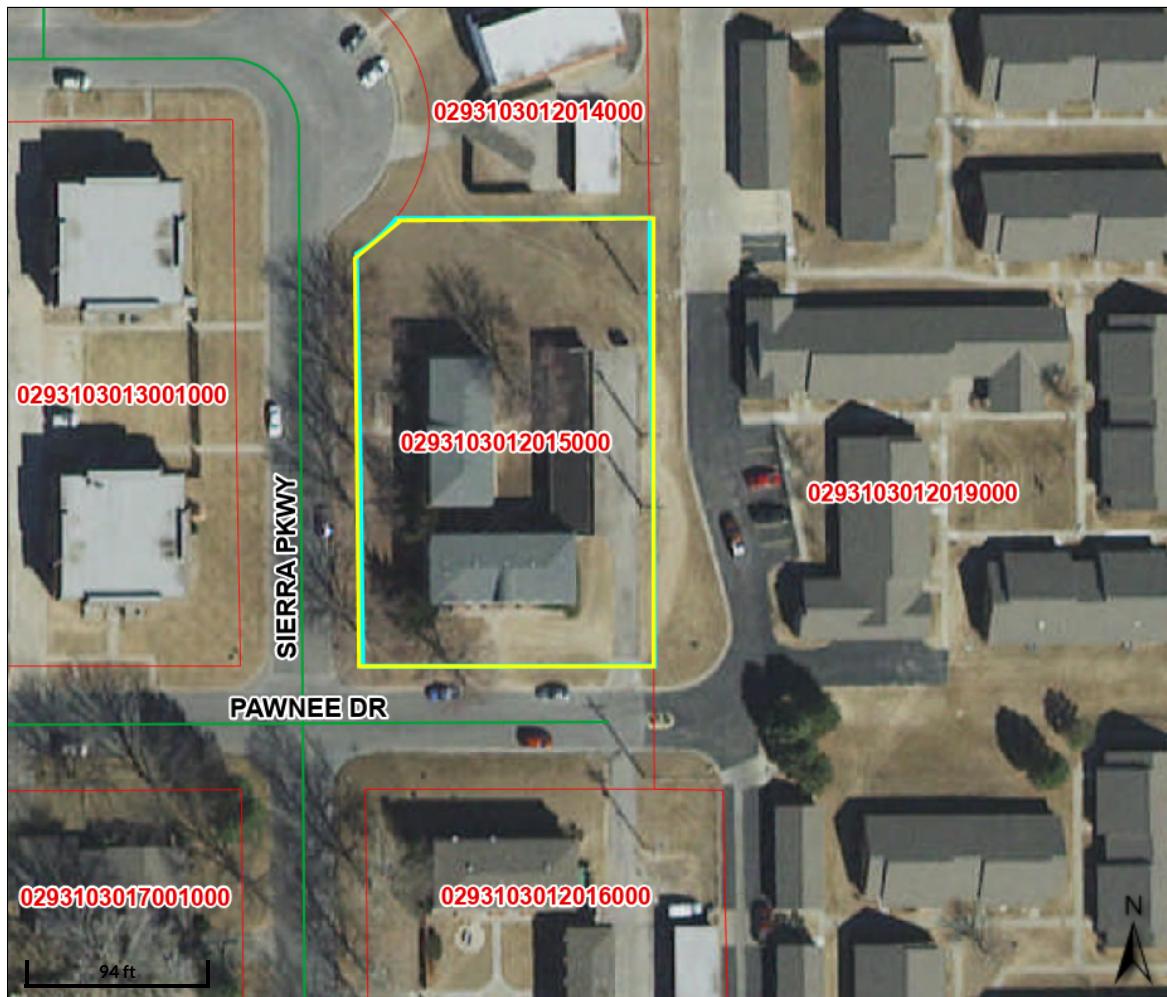
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/7/2026 at 4:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

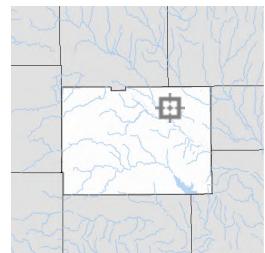
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Reno County, KS



Overview



Legend

- Parcel Numbers
- Parcels
- Townships
- Road Centerline
- Reno County Boundary

Parcel ID	0293103012015000	Alternate ID	R3316	Owner Address
Sec/Twp/Rng	31-22-05W	Class	R - Residential	
Property Address	3102 SIERRA PKWY Hutchinson	Acreage	n/a	
District	005			
Brief Tax Description	NORTHRIDGE, S31, T22, R05W, S 49.7FT LOT 4 & ALL LOTS 5 & 6 BLK D <i>(Note: Not to be used on legal documents)</i>			

Date created: 1/7/2026

Last Data Uploaded: 1/6/2026 9:03:18 PM

Developed by SCHNEIDER GEOSPATIAL

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)



12041 E. 13th St. N., Wichita, Kansas 67206
316.867.3600
www.McCurdy.com