

CUSTOM DETAIL

MLS #	54397	Sale/Rent	For Sale
Status	Active	Gar	0
Class	MULTIFAMILY	Basement/Storm Shelter	Yes
Type	5 Family or More	Style	2-Story +
Elementary School Area	McCandless	Approximate Age	81+ Years
Asking Price	\$349,900		
Address	400 E Sherman Ave		
City	Hutchinson		
State	KS		
Zip	67501		
County	Reno		

**GENERAL**

Geo Zone	Hutchinson SE	Number of Units	6
Agent - Agt Nm Ph	LORI J FRANK - CELL: 620-664-2742	List Ofc 1 - Ofc Nm Ph	Coldwell Banker Americana, Realtors - Main: 620-663-8391
Agent - E-mail	lorifrankrealtor@gmail.com	Owner Type	Partnership/LC/LLC
Seller Name 1	KM Partners, LLC	Listing Date	3/27/2026
Expiration Date	9/30/2026	Parcel ID #	1261301023011000
Year Built	1900	Year Built Source	CH
Lot Size/Dimensions	0.17 acre	Total AboveGrade Fin SqFt	3,410
Above Grade Source	CH	Total BelowGrade Fin SqFt	0
Below Grade Source	CH	TOTAL Rentable Fin. Sq Ft	3,410
Price per SqFt	\$102.61	Occupant	Tenant
Curr. Monthly Gross Rent	\$3,475	# Studios/Rent per Month	0/0
# 1 Bedrms/Rent per Month	6/579.00	# 2 Bedrms/Rent per Month	0/0
# 3 Bedrms/Rent per Month	0/0	Lead-Bsd Paint Disc. Req.	Yes
Home Warranty Offered	No	Flood Insurance Required	No
Central Heat	Yes	Central Air	Yes
Ag. Relationship w/Owner	Transaction Broker	Preferred Title Company	Security 1st Title
Requested Earnest \$	\$3,500.00	Take Photo	Complete
IDX Include	Y	Price Date	3/27/2026
Agent Hit Count	37	Client Hit Count	0
Assoc Doc	1	Original Price	\$349,900
Price Per SQFT	\$102.61	Picture Count	20
Days On Market	4	Days On MLS	4
Showing Instructions	24 hours notice for tenants		

FEATURES

ADDITIONAL DOCS ON FILE	HEATING	MISCELLANEOUS	TENANCY TYPE
Lead-Based Paint Disc.	Central Gas	Outside Entry-COMMON	Mo-to-Mo (no written lse)
Lease Agreement	IND. UNIT APPL. & EQUIP.	Outside Entry-PRIVATE	One Year Lease
In Its Present Condition	Appliances & Equip.-ALL	NATURAL GAS	TERMS
BASEMENT/FOUNDATION	Oven/Range-ELECTRIC	Meter-SEPARATE	Cash to Seller
Basement-PARTIAL	Refrigerator	Tenant-Paid	Conventional
Entrance-EXTERIOR	Ceiling Fan(s)	OCCUPANCY	TITLE EVIDENCE
COMM./SHARED AMEN. IN RNT	Smoke/Heat/CoDetector	95% or Over Occupied	Title Policy
Porch	IND. UNIT FEATURES	PARKING FACILITIES	UTIL/SERV. INCL. IN RENT
COOLING	Family Room	Street Parking	Lawn Service
Central Electric	Flooring-LAMINATE	POSSESSION	Snow Removal
ELECTRICITY	Kitchen/Dining Combo	On Closing	Trash Collection
Meter-SEPARATE	LEASING DOCS ON FILE	ROOFING	Water/Sewer
EXTERIOR CONSTRUCTION	Rent Roll	Composition	WATER
Frame	LISTING TYPE	SEWER	Meter-MASTER
	Excl. Right WITHOUT Res.	City Sewer	
		Meter-MASTER	

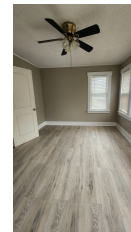
FINANCIAL

Assumable (Y/N)	No	Pre-Qualified Buyer (Y/N)	Yes
General Taxes	2945.36	Solid Waste	576.00
Special Taxes \$	\$0.00	Total Property Taxes \$	\$3,521.36
Tax Year	2025	Auction (Y/N)	No

REMARKS TO GENERAL PUBLIC

RemPub Turnkey 6-Unit Investment Opportunity – 10% Cap Rate – Hutchinson, KS. Exceptional opportunity to acquire a high-performing 6-unit multifamily property in the heart of Hutchinson. Located at 400 E. Sherman Ave, this asset delivers immediate cash flow with an attractive 10% cap rate, making it an ideal addition to any investor's portfolio. The majority of units have been recently remodeled, offering updated interiors that appeal to today's tenants while minimizing near-term maintenance costs. This positions the property for stable occupancy and continued rental demand. Situated on a desirable corner lot with convenient access to shopping, dining, and major roadways, the location supports consistent tenant retention and long-term growth. Investors will appreciate the strong in-place income along with additional upside through continued rent optimization. Whether you're scaling your portfolio or entering the multifamily space, this property checks the boxes for both cash flow and appreciation potential. Highlights: 10% Cap Rate 6 income-producing units Majority of units recently remodeled Strong, consistent rental demand Value-add potential through rent growth Centrally located with easy access to amenities Opportunities like this—offering both strong returns and improved condition—are increasingly hard to find. Don't miss your chance to secure a cash-flowing asset in a stable Midwest market.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.