



LANDMARK
COMMERCIAL
REAL ESTATE

100% OCCUPANCY

WESTWOOD ARMS APARTMENTS

1026 Shady Lane Ct Wellington, KS 67152

ABOUT

Westwood Arms Apartments is located within walking distance of shopping, dining, and recreation and recently went through a major renovation including installation of new windows, doors and energy efficient central heat and A/C systems generating lower energy bills.

Included as standard in every apartment is a kitchen equipped with an oven/range, refrigerator and double basin sink with disposal plus washer/dryer hookups, quality carpet, vinyl and blinds with sliding glass door accessing the rear patio area.

Westwood Arms also has onsite management Monday, Wednesday and Friday between 9:00 a.m. and 4:00 p.m. with 24/7 emergency maintenance on-call.



PROPERTY SUMMARY

Sale Price: \$1,300,000 | Cap Rate: 8.3%

Cap Rate is based on Proforma

Address 1026 Shady Lane Ct Wellington, KS 67152

Building Size (6) 4,440 sq. ft. buildings

of Units 36

Floors 2

Land Area 2.6 acres

Year Built 1972

Section 8 Accomodates Section 8 housing and rent and deposit is based upon income

Parking 55 parking stalls

Layouts
1 bedroom, 1 bathroom - 571 sq. ft.
2 bedroom, 1 bathroom - 766 sq. ft.
3 bedroom, 1 bathroom - 1,033 sq. ft.

Occupancy 100%

2018 Taxes \$11,595.68



AMENITIES

TRASH PICKUP - CURBSIDE

PLAYGROUND

HIGH SPEED INTERNET ACCESS

WASHER/DRYER - IN UNIT

WASHER/DRYER HOOKUP

AIR CONDITIONING

HEATING

SMOKE FREE

STORAGE UNITS

BASEMENT

BALCONY OR PATIO

WATER PAID



AERIAL





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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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