



LANDMARK  
COMMERCIAL  
REAL ESTATE



[EXAMPLE BUILDS]

# DUPLEX & 4-PLEX PORTFOLIO - 58 UNITS

East of Webb Road, South of Harry St.  
Wichita, Kansas 67207

# PROPERTY SUMMARY

**Price: \$11,310,000 | Cap Rate: 8.00%**  
Cap Rate Based on Proforma

<b>Properties</b>	Duplex & Fourplex Properties (58 units)
<b>Occupancy</b>	100%
<b>NOI</b>	\$901,511
<b>To Be Built</b>	2020



# INCOME & EXPENSE

South side of East Harry Street, East of South Webb Road (District II)

Unit	Sales Price	Year Built	Monthly Rental	Annual Rental Income	Annual Property Taxes	Annual Insurance	Annual Mowing	Inspection/Pest	Trash	Est. Other Expenses	Net Rental Income	Monthly Net Rental Income
101	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
102	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
103	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
104	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
105	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
106	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
107	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
108	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
109	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
110	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
111	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
112	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
113	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
114	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
115	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
116	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
117	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
118	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
119	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
120	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
121	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
122	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
123	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
124	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
125	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
126	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
127	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
128	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
129	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
130	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
131	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
132	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
133	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
134	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
135	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
136	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
137	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
138	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
139	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
140	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
141	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
142	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
143	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
144	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
145	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
146	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
147	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
148	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
149	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
150	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
151	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
152	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
153	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
154	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
155	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
156	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
157	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
158	195,000.00	2020	1,600.00	19,200.00	1,756.00	887.00	498.81	188.13	96.00	230.77	15,543.29	1,295.27
<b>\$</b>	<b>11,310,000.00</b>		<b>\$ 92,800.00</b>	<b>\$ 1,113,600.00</b>	<b>\$ 101,848.00</b>	<b>\$ 51,446.00</b>	<b>\$ 28,931.13</b>	<b>\$ 10,911.25</b>	<b>\$ 5,568.00</b>	<b>\$ 13,384.62</b>	<b>\$ 901,511.01</b>	<b>\$ 75,125.92</b>

Notes:

All expenses estimated based on like communities.

Total Expenses	212,089
Total Income	1,113,600
Expenses % of Income	19.0%
NOI	901,511
Cap Rate	8.0%



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156 North Emporia  
Wichita, Kansas 67202  
[www.landmarkrealestate.net](http://www.landmarkrealestate.net)

For More Information:

David Leyh, CCIM  
Broker  
Office: 316-262-2442  
Mobile: 316-371-8087  
[dleyh@ccim.net](mailto:dleyh@ccim.net)

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