

Riverside Villages

103 East 7th Avenue, South Hutchinson, KS 67505

FOR SALE

Property Summary



Property Description

Introducing an exceptional investment opportunity in South Hutchinson, KS. This 24,398 SF multifamily property boasts 36 units and a prime location in the thriving South Hutchinson area. Built in 1967 and thoughtfully renovated in 2019, the property offers modern amenities and a solid foundation for long-term value. With a zoning of R-4 and an impressive 90% occupancy rate, this property presents a compelling investment for multifamily and high-rise investors seeking a strong, income-generating asset with significant growth potential. Don't miss the chance to add this impressive property to your portfolio.

Property Highlights

- Entire exterior vinyl siding, replaced within last 10 years
- New windows and doors when siding was replaced
- New flat roofs on both buildings
- Club house remodel opportunity to create tenant amenity or 2 bedroom unit
- New pool with all replaced equipment

Offering Summary

Sale Price:	\$2,950,000
Number of Units:	36
Lot Size:	38,850 SF
Building Size:	24,398 SF
NOI:	\$171,032
ProForma NOI:	\$191,384

Demographics	1 Mile	3 Miles	5 Miles
Total Households	580	9,790	17,367
Total Population	1,427	24,574	41,702
Average HH Income	\$53,286	\$61,698	\$70,596

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Berkshire Hathaway HomeServices
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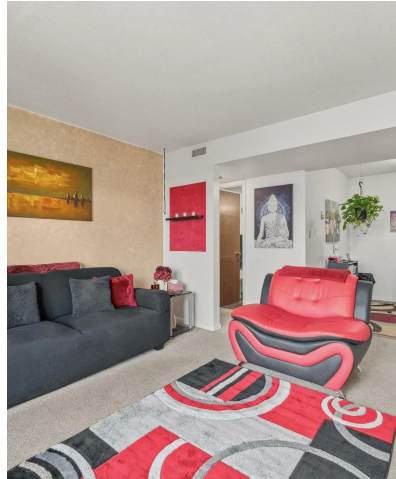
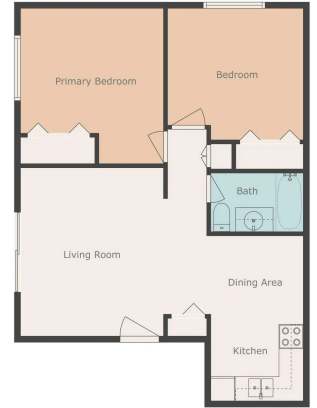
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Additional Photos



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Rent Roll

Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF	Market Rent	Market Rent / SF	Security Deposit	Lease Start	Lease End
Apt E-1	2	1	700 SF	-	-	\$799	\$1.14	-	-	-
Apt E-2	1	1	554 SF	\$619	\$1.12	\$669	\$1.21	\$619	5/13/2025	5/31/2025
Apt E-3	2	1	700 SF	\$759	\$1.08	\$799	\$1.14	\$380	11/18/2008	4/30/2026
Apt E-4	1	1	554 SF	\$599	\$1.08	\$669	\$1.21	\$599	2/14/2026	2/28/2027
Apt E-5	2	1	700 SF	\$759	\$1.08	\$799	\$1.14	\$759	4/18/2025	3/31/2026
Apt E-6	1	1	554 SF	\$599	\$1.08	\$669	\$1.21	\$599	3/4/2026	3/31/2027
Apt F-1	1	1	554 SF	\$599	\$1.08	\$669	\$1.21	\$599	2/24/2026	2/28/2027
Apt F-2	2	1	700 SF	\$759	\$1.08	\$769	\$1.10	\$759	8/29/2025	8/31/2026
Apt F-3	1	1	554 SF	\$639	\$1.15	\$669	\$1.21	\$639	5/1/2025	4/30/2026
Apt F-4	2	1	700 SF	\$769	\$1.10	\$799	\$1.14	\$769	1/1/2026	12/31/2027
Apt F-5	1	1	554 SF	\$649	\$1.17	\$669	\$1.21	\$499	7/1/2019	4/30/2026
Apt F-6	2	1	700 SF	\$759	\$1.08	\$799	\$1.14	\$649	10/5/2018	MtM
Apt G-1	2	1	700 SF	\$759	\$1.08	\$799	\$1.14	\$699	11/29/2021	MtM
Apt G-2	1	1	554 SF	\$649	\$1.17	\$669	\$1.21	\$649	1/9/2026	6/30/2026
Apt G-3	2	1	700 SF	\$819	\$1.17	\$799	\$1.14	\$759	11/17/2023	MtM
Apt G-4	1	1	554 SF	\$649	\$1.17	\$669	\$1.21	\$519	4/27/2018	MtM
Apt G-5	2	1	700 SF	\$759	\$1.08	\$799	\$1.14	\$759	8/15/2025	7/31/2026
Apt G-6	1	1	554 SF	\$619	\$1.12	\$669	\$1.21	\$639	3/18/2026	3/31/2027
Apt H-1	1	1	554 SF	\$599	\$1.08	\$669	\$1.21	\$599	1/26/2026	1/31/2027
Apt H-2	2	1	700 SF	\$759	\$1.08	\$799	\$1.14	\$649	9/5/2019	MtM
Apt H-3	1	1	554 SF	\$599	\$1.08	\$669	\$1.21	\$629	1/8/2026	MtM
Apt H-4	2	1	700 SF	\$799	\$1.14	\$799	\$1.14	\$649	10/12/2020	MtM
Apt H-5	1	1	554 SF	\$649	\$1.17	\$669	\$1.21	\$599	1/29/2022	MtM
Apt H-6	2	1	700 SF	\$729	\$1.04	\$799	\$1.14	\$729	4/10/2026	4/30/2027
Apt J-1	2	1	700 SF	\$689	\$0.98	\$799	\$1.14	\$689	02/06/2025	1/31/2027
Apt J-2	1	1	554 SF	\$639	\$1.15	\$669	\$1.21	\$589	3/10/2026	8/31/2026
Apt J-3	2	1	700 SF	\$699	\$1.00	\$799	\$1.14	\$699	2/1/2026	2/28/2027
Apt J-4	1	1	554 SF	\$689	\$1.24	\$669	\$1.21	\$689	11/12/2025	11/11/2026
Apt J-5	2	1	700 SF	\$729	\$1.04	\$729	\$1.04	\$759	3/7/2026	3/31/2027
Apt J-6	1	1	554 SF	\$659	\$1.19	\$669	\$1.21	\$659	8/14/2025	7/31/2026
Apt K-1	1	1	554 SF	\$709	\$1.28	\$649	\$1.17	\$649	5/19/2023	MtM
Apt K-2	2	1	700 SF	\$759	\$1.08	\$759	\$1.08	\$759	7/21/2024	MtM

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Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF	Market Rent	Market Rent / SF	Security Deposit	Lease Start	Lease End
Apt K-3	1	1	554 SF	\$649	\$1.17	\$669	\$1.21	\$649	5/1/2022	MtM
Apt K-4	2	1	700 SF	\$889	\$1.27	\$799	\$1.14	\$829	5/1/2024	MtM
Apt K-5	1	1	554 SF	\$639	\$1.15	\$669	\$1.21	\$639	6/21/2025	5/31/2026
Apt K-6	2	1	700 SF	\$759	\$1.08	\$799	\$1.14	\$759	10/25/2022	MtM
Totals			22,572 SF	\$24,405	\$39.11	\$26,264	\$42.06	\$23,116		
Averages			627 SF	\$697	\$1.12	\$730	\$1.17	\$660		

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Retailer Map



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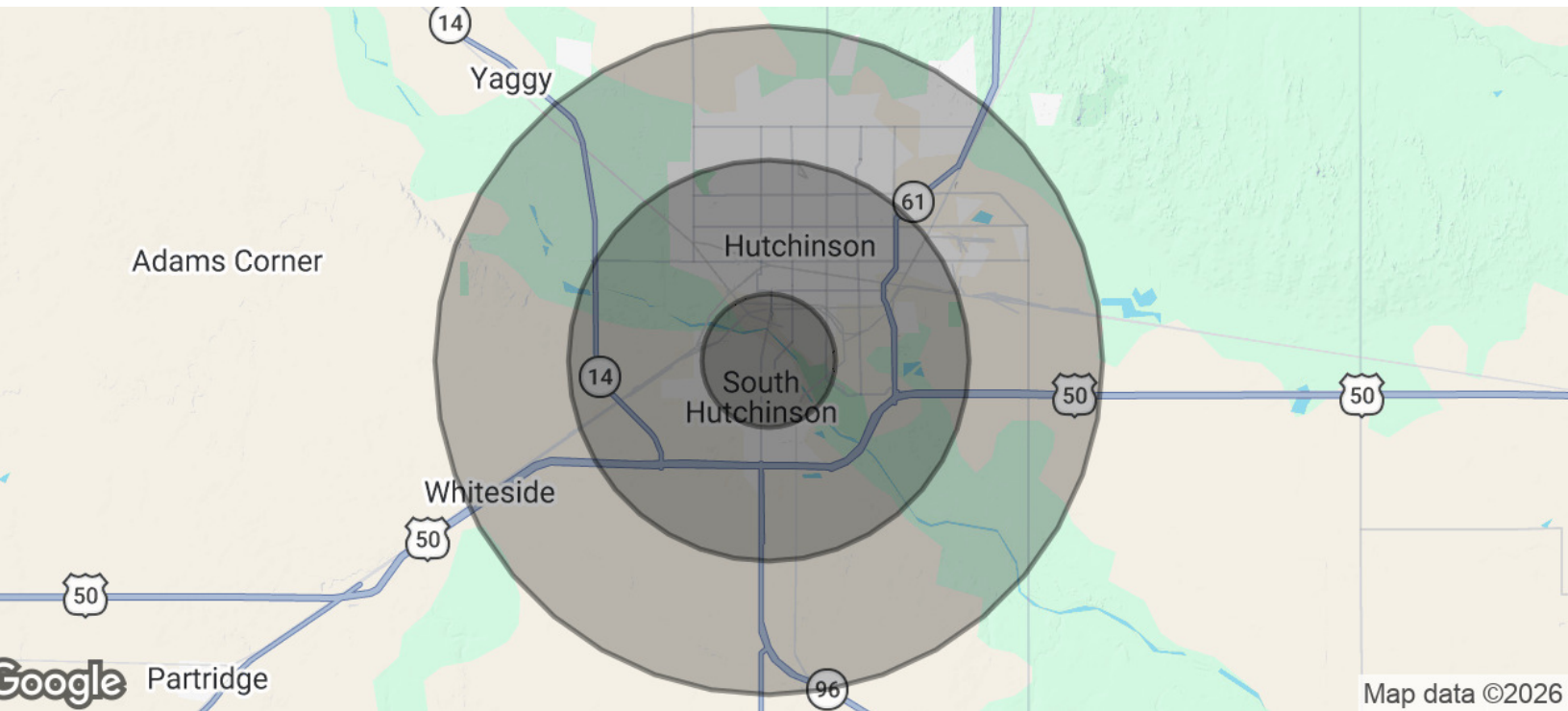
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	1,427	24,574	41,702
Average Age	39.1	37.5	40.4
Average Age (Male)	38.3	37.1	38.7
Average Age (Female)	46.2	36.4	41.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	580	9,790	17,367
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$53,286	\$61,698	\$70,596
Average House Value	\$92,924	\$103,572	\$141,176

2023 American Community Survey (ACS)

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