



North Madison Duplexes

Wichita, Kansas

Property Highlights

- New Construction - 10 Unit, 5 Building Duplexes
- Duplexes Grouped Together on North Madison for More Efficient Management
- No Specials, Low County Tax Valuations, and Low Insurance Costs
- 50yr Class 4 Impact Roofs

Property Amenities

- Granite Counter Tops
- Stainless Steel Kitchen Appliances
- Walk-in Master Closet
- Pantry
- Covered Porch
- Concrete Patio
- Exterior Security Lights on Motion Sensors
- Energy Efficient Light Fixtures



FINANCIAL INFORMATION	
Proforma NOI	\$95,000
Gross Rent Multiplier	8.5
Occupancy	100%
Purchase Price	\$1,300,000

UNIT MIX		
Unit Type	Units	Rent
3BR/2BA	2	\$1,150
4BR/2BA	8	\$1,350





