



9 Duplexes at 3212-3244 S. Victoria Ave / Wichita, KS 67216

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



 **McCurdy**
REAL ESTATE & AUCTION



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STANDARD



MLS # 667319
County Sedgwick
Class Multi-Family
Property Type Twin/Duplex
Area SCKMLS
Address 3212-3244 S Victoria Ave
Address 2 9 Duplexes Selling Together as 1 Parcel
City Wichita
State KS
Zip 67216
Status Active
Contingency Reason
Asking Price \$1,899,000



GENERAL

List Agent Braden McCurdy
List Office McCurdy Real Estate & Auction, LLC - OFF:
316-867-3600

Co-List Agent
Co-List Office

Showing Phone 888-874-0581
Style Other
Approximate Age 5 or Less
Basement None
Existing Finance None
Owner Finance Y/N No
Approx. TFLA 15,237.00
TFLA Source Court House
Parcel ID 21209-00131831
Number of Units 18
On-Site Parking Spaces 18.00
Year Built 2023
of Efficiency Units 0
of 1 Bedroom Units 0
of 2 Bedroom Units 18
of 3 Bedroom Units 0
Lot Size/SqFt 42366
Rent Per Unit-Efficiency
Rent Per Unit - 1 Bedroom
Rent Per Unit - 2 Bedroom 995.00
Rent Per Unit - 3 Bedroom
Vacancy Rate % 16.00
School District Wichita School District (USD 259)
Elementary School Anderson
Middle School Mead
High School South
Subdivision RAINBOW 1ST ADDITION
Legal BLOCK 16 EXC S 200 FT W 144 FT & EXC
E 459.5 FT & EXC N 120 FT THEREOF
RAINBOW FIRST ADDITION

For Sale/Auction/For Rent For Sale
Rent Per Unit - 4+ Bedroom
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
of 4+ Bedroom Units 0
FIPS Code 20173
Great Plains Navica
On Market Date
Associated Document Count 2
Listing Visibility Type MLS Listing
Picture Count 24
Sold Price Per SQFT
Tax ID
Update Date 6/15/2026 5:00 PM
Unique Property Identifier

Showing Start Date 1/21/2026
Floor Plans Update Date
Co-List Agent
Co-Selling Agent

DIRECTIONS

Directions From Hydraulic & 31st St South - W. on 31st St, S. on Victoria Ave to property.

FEATURES

EXTERIOR CONSTRUCTION Frame	TENANT PAID UTILITIES Electric	APPLIANCES Dishwasher Disposal Microwave Over/Range Refrigerator	SHOWING INSTRUCTIONS Appt Req-Call Showing #
# OF STORIES Two	BASEMENT USE None	POSSESSION At Closing	LOCKBOX Other-See Private Remarks
ROOF Composition	BASEMENT FINISH PER None	PROPOSED FINANCING Cash	TYPE OF LISTING Excl Right w/o Reserve
FLOOD INSURANCE Unknown	HEATING Central Electric	TERMS OF TENANCY 1 Year or More	AGENT TYPE Sellers Agent
UTILITIES Public Water Sewer	COOLING Central Electric	DOCUMENTS ON FILE Ground Water Addendum Aerial Photo	UNIT FEATURES-ALL Washer/Dryer Hookups
OWNER PAID UTILITIES Lawn Maintenance Parking Trash Water/Sewer	PARKING 1 per Unit Paved	OWNERSHIP Individual	UNIT FEATURES-SOME None
			OTHER MISCELLANEOUS Master Meters Separate Meters
			SAFETY FEATURES Smoke/Heat Detectors

FINANCIAL

Assumable Y/N	No
Gross Income	\$214,920.00
General Taxes	\$18,825.21
General Tax Year	2025
Yearly Specials	\$72.00
Total Specials	\$72.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Exceptional opportunity to acquire a newer construction multifamily portfolio consisting of 9 duplex buildings / 18 total units, all situated on a single parcel with one legal description. The property is being sold as a package. Built in 2023, each duplex offers 1,696 sq. ft. of finished living space (848 sq. ft. per unit) with a thoughtfully designed two-story, modern layout featuring one upstairs unit and one downstairs unit per building. All units are 2-bedroom, 1-bath with open floor plans that appeal strongly to today's tenants. Kitchens come fully equipped with refrigerator, range/oven, dishwasher, and microwave, and each unit includes laundry hookups. Modern finishes and newer construction features—including a site sprinkler system, a single 2-inch water meter, and separately metered electric—support efficient operations and long-term ownership. Each unit currently rents for \$995 per month, producing a total monthly gross income of \$17,910 and annual gross income of \$214,920 at full occupancy. There are currently 4 vacant units; however, the duplexes historically stay rented and do not experience extended vacancy periods, reflecting consistent rental demand. Current vacant Unit #s are 3216/ #200, 3224/ #100, 3228/ #100, & 3240/ #200. Per Seller, insurance on all buildings is \$13,562.16 per year. Tenants pay electric, while ownership covers water/sewer, trash service, lawn maintenance, and parking lot maintenance. Each unit includes one paved parking space, with additional street parking available. The seller has a written agreement with the owner of adjoining property to continue sharing future expenses for fence maintenance. Additionally, there is room on the lot to expand the development and add 2-3 more duplexes. The property is currently self managed by the owner, with internal staff. The combination of newer construction, modern open floor plans, strong tenant appeal, and stable leasing history makes this a compelling turnkey multifamily investment. Buyers and agents should confirm and verify all information pertinent to them.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks AVAILABLE SHOWING UNITS: 3216 S Victoria, Unit #200 Lockbox on this unit per Broker Bay. All information deemed reliable but not guaranteed.

AUCTION

Type of Auction Sale
Method of Auction
Auction Location
Auction Offering
Auction Date
Auction Start Time

Auction End Date
Auction End Time
Broker Registration Req
Broker Reg Deadline
Buyer Premium Y/N
Premium Amount
Earnest Money Y/N
Earnest Amount %/\$

2 - Open for Preview
2 - Open/Preview Date
2 - Open Start Time
2 - Open End Time
3 - Open for Preview
3 - Open/Preview Date
3 - Open Start Time
3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

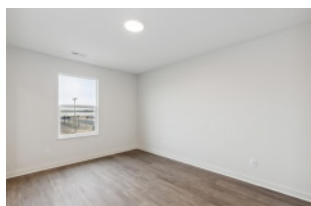
Personal Property

SOLD

How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N

Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



01/22/2026

Property Taxes and Appraisals

3212 S VICTORIA AVE Unit 100 WICHITA

Property Description

Property Type	Urban Res Homesite
Legal Description	BLOCK 16 EXC S 200 FT W 144 FT & EXC E 459.5 FT & EXC N 120 FT THEREOF RAINBOW FIRST ADDITION
Property Address	3212 S VICTORIA AVE, Unit #100, WICHITA, KS 67216
Owner	LOVE PROPERTIES LLC
Mailing Address	PO BOX 7 VALLEY CENTER KS 67147-0007
Geo Code	B 115170001
PIN	00131831
AIN	212090110100200
Quick Ref ID	R178590
Tax Unit	6702 001 WICHITA U-259
Land Use	1120 Multiple dwelling parcel
2025 Market Land Square Feet	42,366
2025 Total Acres	0.97
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$1,464,400
2025 Assessment Value	\$168,406

Property Value Estimates

[Final Value Section Explanation](#)

2025 Appraised Value	\$1,464,400
2025 Value Method	OVR
Override Reason	Cost Override

Method	Value
Cost Estimate	\$1,541,460
Market Estimate	\$1,687,700
MRA Estimate	\$1,858,600
Weighted Estimate	\$2,006,800
Indexed Estimate	\$1,604,400



01/22/2026

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values
2025	Residential	\$37,200 Land
		\$1,427,200 Improvements
		\$1,464,400 Total (+0%)
2024	Residential	\$41,000 Land
		\$1,417,500 Improvements
		\$1,458,500 Total
2023	Vacant	\$22,600 Land
		\$0 Improvements
		\$22,600 Total (+6%)
2022	Vacant	\$21,300 Land
		\$0 Improvements
		\$21,300 Total (+113%)
2021	Vacant	\$10,000 Land
		\$0 Improvements
		\$10,000 Total
2020	Vacant	\$10,000 Land
		\$0 Improvements
		\$10,000 Total
2019	Vacant	\$10,000 Land
		\$0 Improvements
		\$10,000 Total (-59%)
2018	Vacant	\$24,300 Land
		\$0 Improvements
		\$24,300 Total (-19%)
2017	Vacant	\$29,900 Land
		\$0 Improvements
		\$29,900 Total (+62%)
2016	Vacant	\$18,500 Land
		\$0 Improvements
		\$18,500 Total

Assessment Values

Year	Class	Values
2025	Residential	\$4,278 Land
		\$164,128 Improvements
		\$168,406 Total (+0%)
2024	Residential	\$4,715 Land
		\$163,013 Improvements
		\$167,728 Total
2023	Vacant	\$2,712 Land
		\$0 Improvements
		\$2,712 Total (+6%)
2022	Vacant	\$2,556 Land
		\$0 Improvements
		\$2,556 Total (+113%)
2021	Vacant	\$1,200 Land
		\$0 Improvements
		\$1,200 Total
2020	Vacant	\$1,200 Land
		\$0 Improvements
		\$1,200 Total
2019	Vacant	\$1,200 Land
		\$0 Improvements
		\$1,200 Total (-59%)
2018	Vacant	\$2,916 Land
		\$0 Improvements
		\$2,916 Total (-19%)
2017	Vacant	\$3,588 Land
		\$0 Improvements
		\$3,588 Total (-12%)
2016	Vacant	\$4,072 Land
		\$0 Improvements
		\$4,072 Total



01/22/2026

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$72.00
Totals:		\$0.00	\$0.00	\$72.00

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	6731 A802211010 Weed Cutting	2010	0	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	LOT CLEAN UP 1, 49835	2015	2015	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING #1, 48949	2011	2011	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING #2, 49211	2012	2012	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, 49422	2013	2013	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, 49612	2014	2014	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, 49841	2015	2015	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	WEED CUTTING 1, Tax Year 2018, Ord 50588	2018	2018	\$0.00	\$0.00	\$0.00
Totals:				\$0.00	\$0.00	\$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	112.809000	\$18,825.21	\$72.00	\$117.66	\$0.00	\$19,014.87	\$0.00	\$19,014.87
2024	114.404000	\$19,016.26	\$90.00	\$2,616.67	\$16.00	\$21,738.93	\$0.00	\$21,738.93
2023	115.185000	\$312.38	\$0.00	\$27.71	\$16.00	\$356.09	\$356.09	\$0.00
2022	115.114000	\$294.24	\$0.00	\$20.62	\$16.00	\$330.86	\$330.86	\$0.00
2021	116.142000	\$139.37	\$0.00	\$1.05	\$0.00	\$140.42	\$140.42	\$0.00
2020	116.599000	\$139.91	\$0.00	\$3.81	\$0.00	\$143.72	\$143.72	\$0.00
2019	116.788000	\$140.14	\$0.00	\$6.19	\$0.00	\$146.33	\$146.33	\$0.00
2018	117.213000	\$341.79	\$144.60	\$71.72	\$16.00	\$574.11	\$574.11	\$0.00
2017	117.293000	\$420.84	\$0.00	\$23.08	\$16.00	\$459.92	\$459.92	\$0.00
2016	117.201000	\$477.24	\$0.00	\$0.00	\$0.00	\$477.24	\$477.24	\$0.00

Tax Authorities



01/22/2026

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	27.567000
0518 CITY OF WICHITA	32.340000
0602 USD 259	17.898000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	5.504000
	Total: 112.809000



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REAL ESTATE & AUCTION

**LIMITED-KNOWLEDGE SELLER'S DISCLOSURE
MULTIFAMILY (2-3 UNITS)**

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type: Twin/Duplex Triplex Multiple Homes on One Lot
Occupancy: 18 Total # of Units 14 Number of Occupied Units 4 Number of Vacant Units
 Current Vacant Unit Addresses Are: 3212 #200, 3236 #100, 3244 #110 & 3244 #200

Tenant Details: ALL UNITS RENT FOR \$995 /MO. EXCEPT UNITS 3216 #100 & 3220 #200 which rent for \$950 / MO each

1	Address/Unit: 3212 S Victoria Ave Unit 100	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Gas: <input type="checkbox"/> On <input type="checkbox"/> Off Other: <input type="checkbox"/> On <input type="checkbox"/> Off		Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		Terms of Tenancy & Lease Information Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Term of Lease: <input type="checkbox"/> Month-to-Month <input checked="" type="checkbox"/> Fixed Expiration Date: <u>1/31/27</u> Rent Amount: \$ _____ Deposit Amount: \$ _____ Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		

2	Address/Unit: 3212 S Victoria Ave Unit 200	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Gas: <input type="checkbox"/> On <input type="checkbox"/> Off Other: <input type="checkbox"/> On <input type="checkbox"/> Off		Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		Terms of Tenancy & Lease Information Written Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No Term of Lease: <input type="checkbox"/> Month-to-Month <input type="checkbox"/> Fixed Expiration Date: _____ Rent Amount: \$ _____ Deposit Amount: \$ _____ Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		

3	Address/Unit: 3216 S. Victoria Ave Unit 100	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Gas: <input type="checkbox"/> On <input type="checkbox"/> Off Other: <input type="checkbox"/> On <input type="checkbox"/> Off		Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		Terms of Tenancy & Lease Information Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Term of Lease: <input type="checkbox"/> Month-to-Month <input checked="" type="checkbox"/> Fixed Expiration Date: <u>3/31/26</u> Rent Amount: \$ _____ Deposit Amount: \$ _____ Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Appliances transferring with the Real Estate Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		



LIMITED-KNOWLEDGE SELLER'S DISCLOSURE MULTIFAMILY (2-3 UNITS)

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type: Twin/Duplex Triplex Multiple Homes on One Lot

Occupancy: _____ Total # of Units _____ Number of Occupied Units _____ Number of Vacant Units

Tenant Details: CONTINUED ALL UNITS CURRENTLY RENT FOR \$995 PER MONTH

1	Address/Unit: <u>3216 S. Victoria Ave Unit 200</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant										
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; border-bottom: 1px solid black;">Utilities On or Off:</td> <td style="width:50%; border-bottom: 1px solid black;">Utilities Paid By:</td> </tr> <tr> <td>Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner</td> </tr> <tr> <td>Gas: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> <tr> <td>Other: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> </table>		Utilities On or Off:	Utilities Paid By:	Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Utilities On or Off:	Utilities Paid By:											
Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner											
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Type, if other: _____		Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
		Term of Lease: <input type="checkbox"/> Month-to-Month										
		<input checked="" type="checkbox"/> Fixed Expiration Date: <u>8/31/26</u>										
		Rent Amount: \$ _____ Deposit Amount: \$ _____										
		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No										
Appliances transferring with the Real Estate												
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None												
Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None												

2	Address/Unit: <u>3220 S Victoria Ave Unit 100</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant										
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; border-bottom: 1px solid black;">Utilities On or Off:</td> <td style="width:50%; border-bottom: 1px solid black;">Utilities Paid By:</td> </tr> <tr> <td>Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner</td> </tr> <tr> <td>Gas: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> <tr> <td>Other: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> </table>		Utilities On or Off:	Utilities Paid By:	Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Utilities On or Off:	Utilities Paid By:											
Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner											
Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Type, if other: _____		Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
		Term of Lease: <input type="checkbox"/> Month-to-Month										
		<input checked="" type="checkbox"/> Fixed Expiration Date: <u>9/30/26</u>										
		Rent Amount: \$ _____ Deposit Amount: \$ _____										
		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No										
Appliances transferring with the Real Estate												
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None												
Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None												

3	Address/Unit: <u>3220 S Victoria Ave Unit 200</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant										
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; border-bottom: 1px solid black;">Utilities On or Off:</td> <td style="width:50%; border-bottom: 1px solid black;">Utilities Paid By:</td> </tr> <tr> <td>Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner</td> </tr> <tr> <td>Gas: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> <tr> <td>Other: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> </tr> </table>		Utilities On or Off:	Utilities Paid By:	Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Utilities On or Off:	Utilities Paid By:											
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Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner											
Type, if other: _____		Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
		Term of Lease: <input type="checkbox"/> Month-to-Month										
		<input checked="" type="checkbox"/> Fixed Expiration Date: <u>6/30/26</u>										
		Rent Amount: \$ _____ Deposit Amount: \$ _____										
		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No										
Appliances transferring with the Real Estate												
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None												
Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None												
Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None												



LIMITED-KNOWLEDGE SELLER'S DISCLOSURE MULTIFAMILY (2-3 UNITS)

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type: Twin/Duplex Triplex Multiple Homes on One Lot

Occupancy: _____ Total # of Units _____ Number of Occupied Units _____ Number of Vacant Units

Tenant Details: **CONTINUED** ALL UNITS CURRENTLY RENT FOR \$995 PER MONTH

1	Address/Unit: <u>3228 S Victoria Ave Unit 200</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant																																			
<table border="0"> <tr> <td colspan="2">Utilities On or Off:</td> <td colspan="2">Utilities Paid By:</td> <td colspan="2">Terms of Tenancy & Lease Information</td> </tr> <tr> <td>Electric:</td> <td><input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input checked="" type="checkbox"/> Tenant</td> <td><input type="checkbox"/> Owner</td> <td>Written Lease:</td> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Water:</td> <td><input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant</td> <td><input checked="" type="checkbox"/> Owner</td> <td>Term of Lease:</td> <td><input type="checkbox"/> Month-to-Month</td> </tr> <tr> <td>Gas:</td> <td><input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant</td> <td><input type="checkbox"/> Owner</td> <td></td> <td><input checked="" type="checkbox"/> Fixed Expiration Date: <u>1/31/27</u></td> </tr> <tr> <td>Other:</td> <td><input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant</td> <td><input type="checkbox"/> Owner</td> <td>Rent Amount: \$ _____</td> <td>Deposit Amount: \$ _____</td> </tr> <tr> <td colspan="2">Type, if other: _____</td> <td colspan="4">Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table>		Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information		Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Written Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Owner	Term of Lease:	<input type="checkbox"/> Month-to-Month	Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner		<input checked="" type="checkbox"/> Fixed Expiration Date: <u>1/31/27</u>	Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Rent Amount: \$ _____	Deposit Amount: \$ _____	Type, if other: _____		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No			
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Appliances transferring with the Real Estate																																					
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Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None																																	

2	Address/Unit: <u>3232 S Victoria Ave Unit 100</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant																																			
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3	Address/Unit: <u>3232 S Victoria Ave Unit 200</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant																																			
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McCurdy
REAL ESTATE & AUCTION

**LIMITED-KNOWLEDGE SELLER'S DISCLOSURE
MULTIFAMILY (2-3 UNITS)**

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type: Twin/Duplex Triplex Multiple Homes on One Lot

Occupancy: _____ Total # of Units _____ Number of Occupied Units _____ Number of Vacant Units

Tenant Details: CONTINUED ALL UNITS CURRENTLY RENT FOR \$995 PER MONTH

1	Address/Unit: <u>3236 S Victoria Ave Unit 100</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant																	
<table border="0"> <tr> <td>Utilities On or Off:</td> <td>Utilities Paid By:</td> <td>Terms of Tenancy & Lease Information</td> </tr> <tr> <td>Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> <td>Written Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner</td> <td>Term of Lease: <input type="checkbox"/> Month-to-Month</td> </tr> <tr> <td>Gas: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> <td><input type="checkbox"/> Fixed Expiration Date: _____</td> </tr> <tr> <td>Other: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> <td>Rent Amount: \$ _____ Deposit Amount: \$ _____</td> </tr> <tr> <td>Type, if other: _____</td> <td></td> <td>Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table>		Utilities On or Off:	Utilities Paid By:	Terms of Tenancy & Lease Information	Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No	Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Month-to-Month	Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Fixed Expiration Date: _____	Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	Type, if other: _____		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
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2	Address/Unit: <u>3236 S Victoria Ave Unit 200</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant																	
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3	Address/Unit: <u>3240 S Victoria Ave Unit 100</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant																	
<table border="0"> <tr> <td>Utilities On or Off:</td> <td>Utilities Paid By:</td> <td>Terms of Tenancy & Lease Information</td> </tr> <tr> <td>Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> <td>Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner</td> <td>Term of Lease: <input checked="" type="checkbox"/> Month-to-Month</td> </tr> <tr> <td>Gas: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> <td><input type="checkbox"/> Fixed Expiration Date: _____</td> </tr> <tr> <td>Other: <input type="checkbox"/> On <input type="checkbox"/> Off</td> <td><input type="checkbox"/> Tenant <input type="checkbox"/> Owner</td> <td>Rent Amount: \$ _____ Deposit Amount: \$ _____</td> </tr> <tr> <td>Type, if other: _____</td> <td></td> <td>Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table>		Utilities On or Off:	Utilities Paid By:	Terms of Tenancy & Lease Information	Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Month-to-Month	Gas: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Fixed Expiration Date: _____	Other: <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	Type, if other: _____		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
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LIMITED-KNOWLEDGE SELLER'S DISCLOSURE MULTIFAMILY (2-3 UNITS)

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type: Twin/Duplex Triplex Multiple Homes on One Lot

Occupancy: _____ Total # of Units _____ Number of Occupied Units _____ Number of Vacant Units

Tenant Details: CONTINUED ALL UNITS CURRENTLY RENT FOR \$995 PER MONTH

1	Address/Unit: <u>3240 S Victoria Ave Unit 200</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant		
<table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"> Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Gas: <input type="checkbox"/> On <input type="checkbox"/> Off Other: <input type="checkbox"/> On <input type="checkbox"/> Off Type, if other: _____ </td> <td style="width:50%; border:none;"> Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner </td> </tr> </table>		Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Gas: <input type="checkbox"/> On <input type="checkbox"/> Off Other: <input type="checkbox"/> On <input type="checkbox"/> Off Type, if other: _____	Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Term of Lease: <input type="checkbox"/> Month-to-Month <input checked="" type="checkbox"/> Fixed Expiration Date: <u>5/31/26</u> Rent Amount: \$ _____ Deposit Amount: \$ _____ Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No
Utilities On or Off: Electric: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Water: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off Gas: <input type="checkbox"/> On <input type="checkbox"/> Off Other: <input type="checkbox"/> On <input type="checkbox"/> Off Type, if other: _____	Utilities Paid By: <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Owner			
Appliances transferring with the Real Estate				
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None				

2	Address/Unit: <u>3244 S Victoria Ave Unit 100</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant		
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Utilities:

Have any utility meters been removed? Yes No Unknown

If yes, please provide details including type of meter and applicable address or unit:

Separate Meters: Yes No Not applicable

If yes, please provide details (e.g. separate electric meters, separate gas meters, one water meter, etc.):

Separate electric meters. One, 2-inch water meter.

Code Violations:

Does the property have any code violations? Yes No Unknown

If yes, please provide details: _____

Homeowners Association:

Is the property subject to HOA fees? Yes No Unknown

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Special Assessments or Fees:

Is the Real Estate located in an improvement district? Yes No Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? Yes No Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): _____

Explanation of Assessment or Fee: _____

Property Disclosures:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")?


None

Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

None

By signing below, Seller represents that above information is true and correct to the best of Seller’s knowledge.

SELLER:


Mike Love
01/23/2026

Signature Date

Mike Love

Print

Member Love Properties LLC

Title Company

Signature Date

Print

Title Company

By signing below, Buyer acknowledges that no Seller’s Property Disclosure is available for the Real Estate and that it was Buyer’s responsibility to review the above-provided information and to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer has either reviewed the above-provided information and performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature Date

Signature Date

Account number	Tenants	Unit	Status	Start date	End date	Type	Rent
388193	[REDACTED]	3212 S VICTORIA #100 - 100	Active	2/1/2026	1/31/2027	Fixed	995
413030	[REDACTED]	3212 S VICTORIA #200 - 200	Active	4/16/2026	4/30/2027	Fixed	995
176029	[REDACTED]	3216 S VICTORIA #100 - 100	Active	3/12/2024	3/31/2027	Fixed	950
		3216 S VICTORIA #200 - 200					
352177	[REDACTED]	3220 S VICTORIA #100 - 100	Active	9/1/2025	9/30/2026	Fixed	995
176032	[REDACTED]	3220 S VICTORIA #200 - 200	Active	7/1/2024	6/30/2026	Fixed	950
		3224 S VICTORIA #100 - 100					
360223	[REDACTED]	3224 S VICTORIA #200 - 200	Active	10/1/2025	10/31/2026	Fixed	995
		3228 S VICTORIA #100 - 100					
389885	[REDACTED]	3228 S VICTORIA #200 - 200	Active	2/1/2026	1/31/2027	Fixed	995
320679	[REDACTED]	3232 S VICTORIA #100 - 100	Active	6/1/2025	6/30/2026	Fixed	995
215968	[REDACTED]	3232 S VICTORIA #200 - 200	Active	11/25/2024	11/30/2026	Fixed	995
402809	[REDACTED]	3236 S VICTORIA #100 - 100	Active	3/13/2026	2/28/2027	Fixed	995
224404	[REDACTED]	3236 S VICTORIA #200 - 200	Active	12/17/2024	1/1/2060	AtWill	995
176040	[REDACTED]	3240 S VICTORIA #100 - 100	Active	9/1/2024	1/1/2060	AtWill	995
		3240 S VICTORIA #200 - 200					
401772	[REDACTED]	3244 S VICTORIA #100 - 100	Active	4/1/2026	3/31/2027	Fixed	995
416606	[REDACTED]	3244 S VICTORIA #200 - 200	Active	4/25/2026	4/30/2027	Fixed	995

Income Statement Consolidated
1/1/2025 - 12/31/2025.

Victoria Duplex's

Income

Application Fee Income	\$630.00
Cleaning and Maint Income	\$1780.00
Convenience Fee	\$1917.71
Late Fee Income	\$13649.00
Legal and Professional	\$550.00
NSF Fee Income	\$70.00
Rent Income	
Rent Income	\$168630.50
Total for Rent Income	\$168630.50
Repairs Income	\$4041.38
Utility Income	\$974.18
Total Income	\$192242.77

Expense

APPLIANCE	\$583.73
Cleaning and Maintenance	\$1965.00
ELECTRICAL	\$200.95
HVAC	\$650.00
LAWN CARE	\$8474.40
Leasing Agent Fee	\$4975.00
Legal and Professional Fees	\$2025.00
LOCKS	\$886.09
Repairs	\$3504.56
Supplies	\$635.74
TRASH	\$1578.39
Utilities	\$16849.39
Total Expense	\$42328.25
Net Operating Income	\$149,914.52
Net Income	\$149,914.52

Monthly Statement
1/1/2025 - 12/31/2025,

Prepared
By: Love
Properties

Victoria Duplex's

Income	01-2025	02-2025	03-2025	04-2025	05-2025	06-2025	07-2025	08-2025	09-2025	10-2025	11-2025	12-2025	Total
Application Fee Income	\$35.00			\$70.00	\$105.00		\$175.00	\$105.00	\$105.00			\$35.00	\$630.00
Cleaning and Maint Income		\$245.00				\$180.00			\$155.00		\$400.00	\$800.00	\$1780.00
Convenience Fee	\$187.89	\$142.29	\$129.13	\$155.99	\$64.74	\$118.76	\$117.75	\$138.63	\$227.03	\$271.39	\$186.28	\$177.83	\$1917.71
Late Fee Income	\$1020.00	\$1030.00	\$109.00	\$580.00	\$1240.00	\$1170.00	\$1680.00	\$1440.00	\$2220.00	\$750.00	\$1020.00	\$1390.00	\$13649.00
Legal and Professional					\$25.00	\$250.00	\$25.00	\$250.00					\$550.00
NSF Fee Income											\$35.00	\$35.00	\$70.00
Rent Income													
Rent Income	\$15335.00	\$13435.00	\$12485.00	\$12485.00	\$12485.00	\$12575.00	\$13904.00	\$15091.50	\$15650.00	\$14700.00	\$14745.00	\$15740.00	\$168630.50
Total for Rent Income	\$15335.00	\$13435.00	\$12485.00	\$12485.00	\$12485.00	\$12575.00	\$13904.00	\$15091.50	\$15650.00	\$14700.00	\$14745.00	\$15740.00	\$168630.50
Repairs Income	\$700.00					\$191.38					\$1410.00	\$1740.00	\$4041.38
Utility Income		\$241.62	\$142.38		\$47.40	\$25.03	\$38.03	\$172.31	\$42.06	\$51.06		\$214.29	\$974.18
Total Income	\$17277.89	\$15093.91	\$12865.51	\$13290.99	\$13967.14	\$14510.17	\$15939.78	\$17197.44	\$18399.09	\$15772.45	\$17796.28	\$20132.12	\$192242.77
Expense													
APPLIANCE		\$149.43				\$191.35			\$242.95				\$583.73
Cleaning and Maintenance		\$120.00		\$375.00		\$380.00		\$400.00	\$250.00		\$315.00	\$125.00	\$1965.00
ELECTRICAL				\$200.95									\$200.95
HVAC								\$450.00				\$200.00	\$650.00
LAWN CARE				\$1080.00	\$1226.10	\$1196.10	\$1170.00	\$1140.00	\$1890.00	\$116.10	\$540.00	\$116.10	\$8474.40
Leasing Agent Fee					\$1492.50	\$995.00	\$995.00	\$497.50		\$995.00			\$4975.00
Legal and Professional Fees	\$50.00				\$350.00		\$25.00	\$550.00	\$175.00	\$500.00	\$75.00	\$300.00	\$2025.00
LOCKS		\$100.00				\$260.54		\$230.69		\$237.51	\$17.35	\$40.00	\$886.09
Repairs	\$700.00	\$103.00			\$502.70	\$91.38	\$50.00	\$175.00	\$265.00		\$1087.48	\$530.00	\$3504.56
Supplies		\$35.67			\$316.71			\$76.68		\$166.36		\$40.32	\$635.74
TRASH	\$124.89	\$124.45	\$120.28	\$124.21	\$118.44	\$123.25	\$124.30	\$124.78	\$151.85	\$147.08	\$147.21	\$147.65	\$1578.39
Utilities	\$830.23	\$919.22	\$691.17	\$243.85	\$3927.80	\$2121.51	\$1965.99	\$2554.90	\$1403.26	\$562.98	\$564.83	\$1063.65	\$16849.39
Total Expense	\$1705.12	\$2026.77	\$811.45	\$2564.01	\$7934.25	\$5789.13	\$4680.29	\$7024.55	\$5659.31	\$2975.03	\$4361.87	\$3072.72	\$42328.25
Net Operating Income	\$15572.77	\$13067.14	\$12054.06	\$10726.98	\$6032.89	\$8721.04	\$11259.49	\$10172.89	\$12739.78	\$12797.42	\$13434.41	\$17059.40	\$149914.52
Net Income	\$15572.77	\$13067.14	\$12054.06	\$10726.98	\$6032.89	\$8721.04	\$11259.49	\$10172.89	\$12739.78	\$12797.42	\$13434.41	\$17059.40	\$149914.52



WATER WELL INSPECTION REQUIREMENTS

Property Address: 3212-3244 S. Victoria Ave - Wichita, KS 67216

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO

If yes, what type? Irrigation Drinking _____ Other _____

Location of Well: N/A

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Mike Love

01/22/2026

Owner/Seller _____ Date

Owner/Seller _____ Date

Buyer _____ Date

Buyer _____ Date



GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 3212-3244 S. Victoria Ave. Wichita KS 67216

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 (a) Presence of groundwater contamination or other environmental concerns **(initial one):**

10 ML Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 (b) Records and reports in possession of Seller **(initial one):**

16 ML Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 (c) _____ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

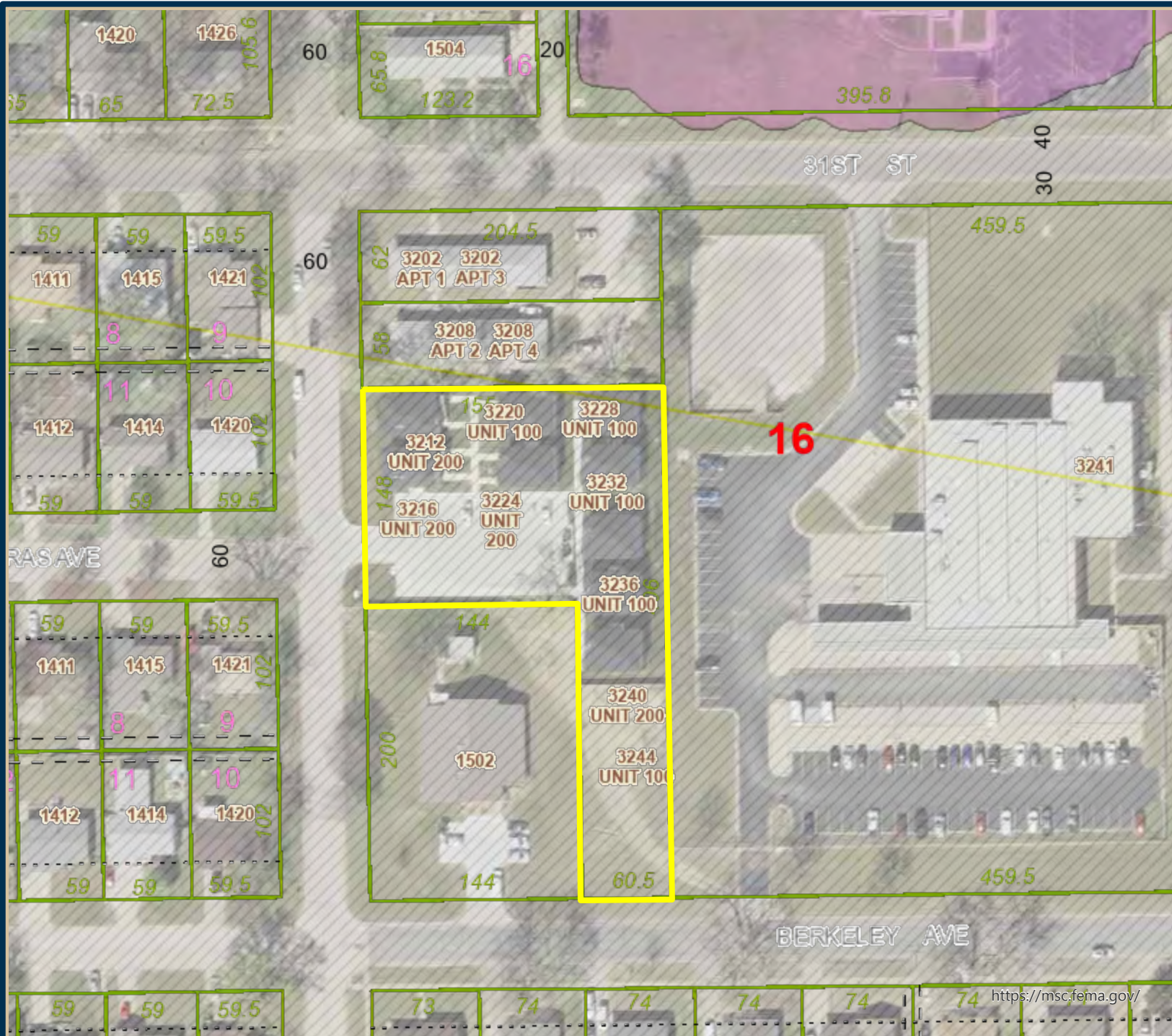
28 Authentisign Mike Love 01/22/2026
29 Seller Mike Love, Member- Love Properties LLC Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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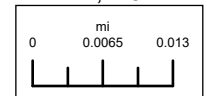
Sedgwick County, Kansas



Legend

- Flood Plain**
- (X) 0.2 Pct Annual Chance
 - 0.2 PCT Annual Chance Flood Hazard
 - A
 - AE
 - AE, FLOODWAY
 - AH
 - AO
 - X - Area of Special Consideration
 - X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
 - X
 - Area Not Included

1:1,128



Date: 1/14/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.



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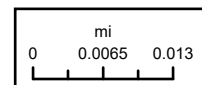
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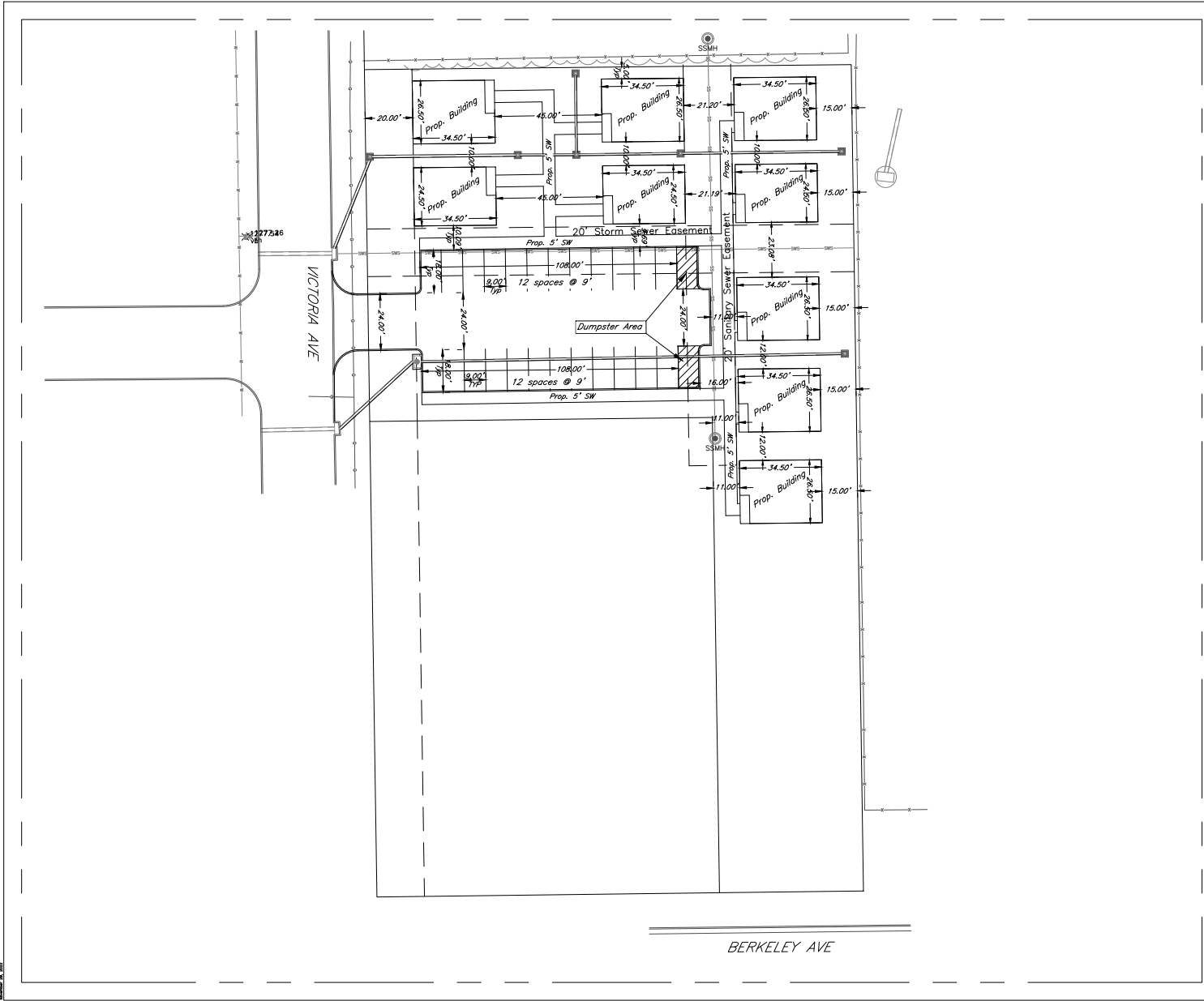
3212-3244 S Victoria Ave - Aerial

Sedgwick County, Kansas

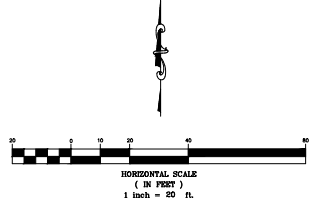


1:1,128





LEGAL DESCRIPTION:
 BLOCK 16 EXCLUDING THE
 SOUTH 200 FT OF THE WEST
 144 FT & EXCLUDING THE
 EAST 459.5 FT & EXCLUDING
 THE NORTH 120 FT THEREOF
 RAINBOW FIRST ADDITION

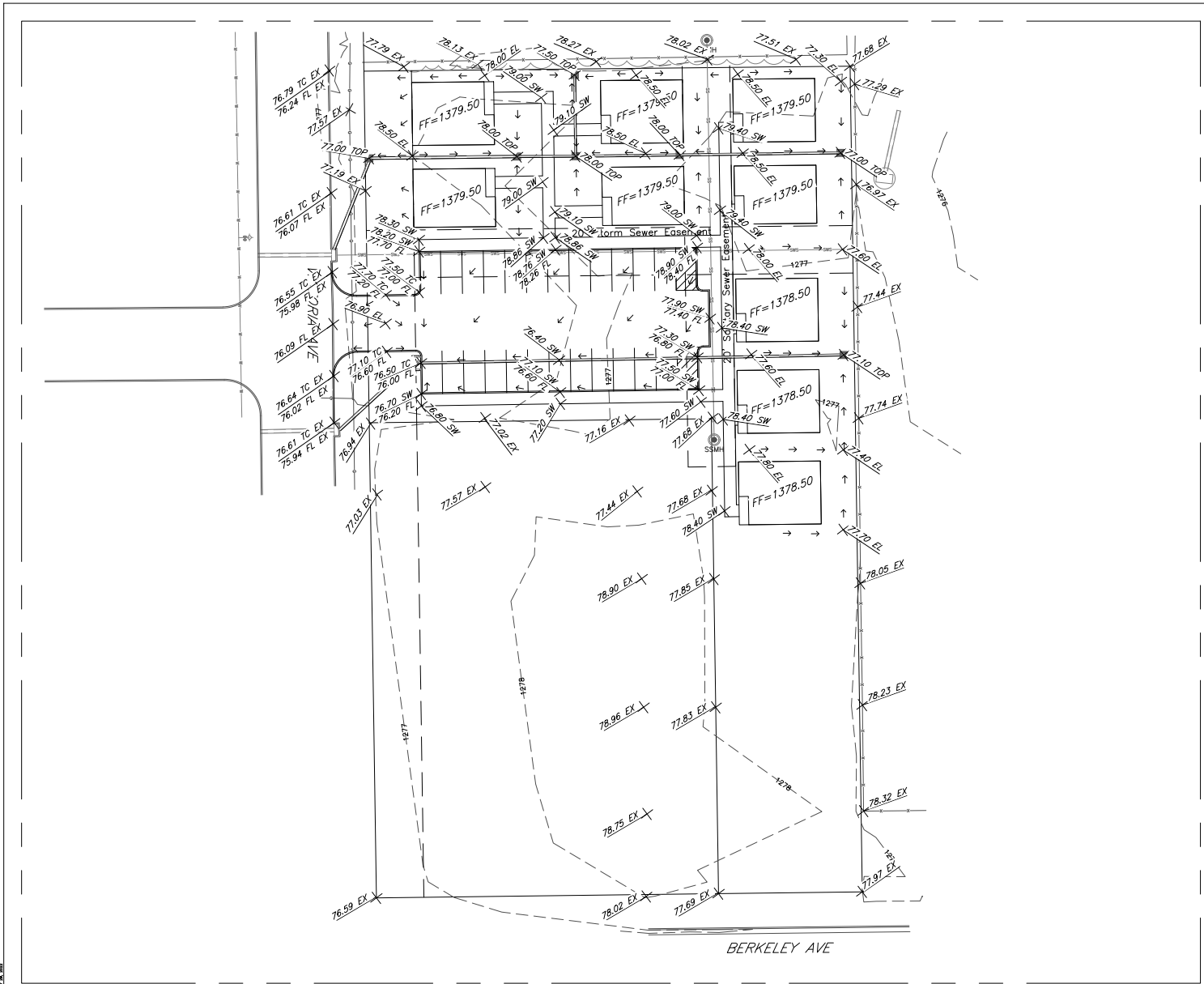


3240 S. Victoria Duplexes
Site Plan
 Wichita, Kansas

	PROJECT NUMBER			SHEET
	KEM NO. 22075	FILE	DATE 11/2022	
DESIGN KJM	DRAWN PG	REVISED		

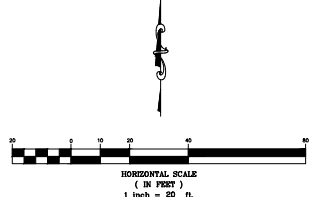
117 E. Linn, Wichita, KS 67202 (316)264-0242

November 29, 2022



LEGAL DESCRIPTION:

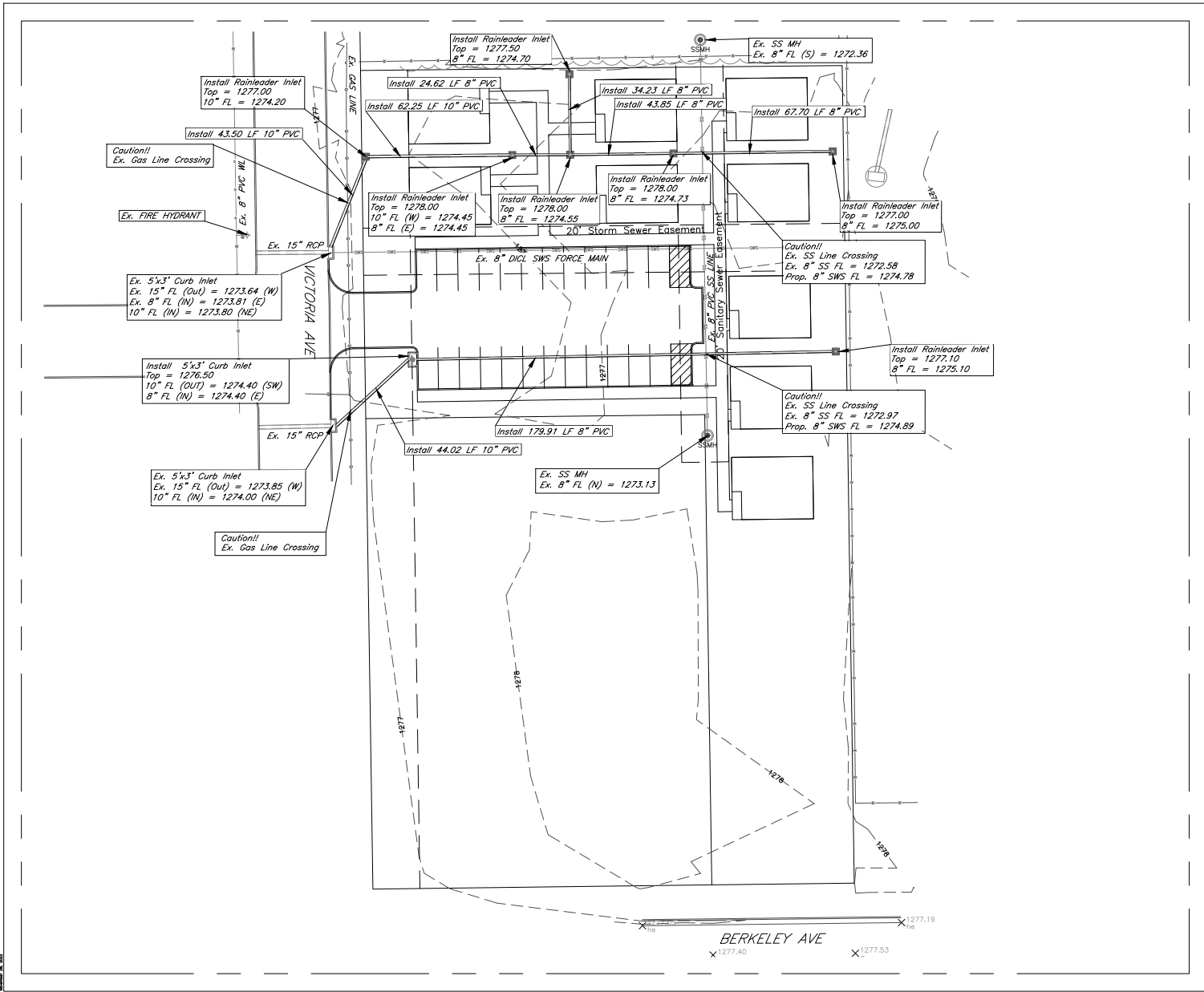
BLOCK 16 EXCLUDING THE SOUTH 200 FT OF THE WEST 144 FT & EXCLUDING THE EAST 459.5 FT & EXCLUDING THE NORTH 120 FT THEREOF RAINBOW FIRST ADDITION



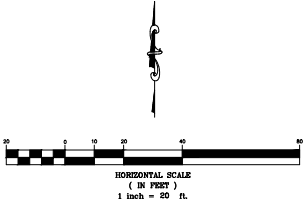
3240 S. Victoria Duplexes
Grading Plan
 Wichita, Kansas

	PROJECT NUMBER			SHEET
	KEM NO. 22075	FILE	DATE 11/2022	
DESIGN KJM	DRAWN PG	REVISED		

117 E. Lowell, Wichita, KS 67202 (316)264-0242



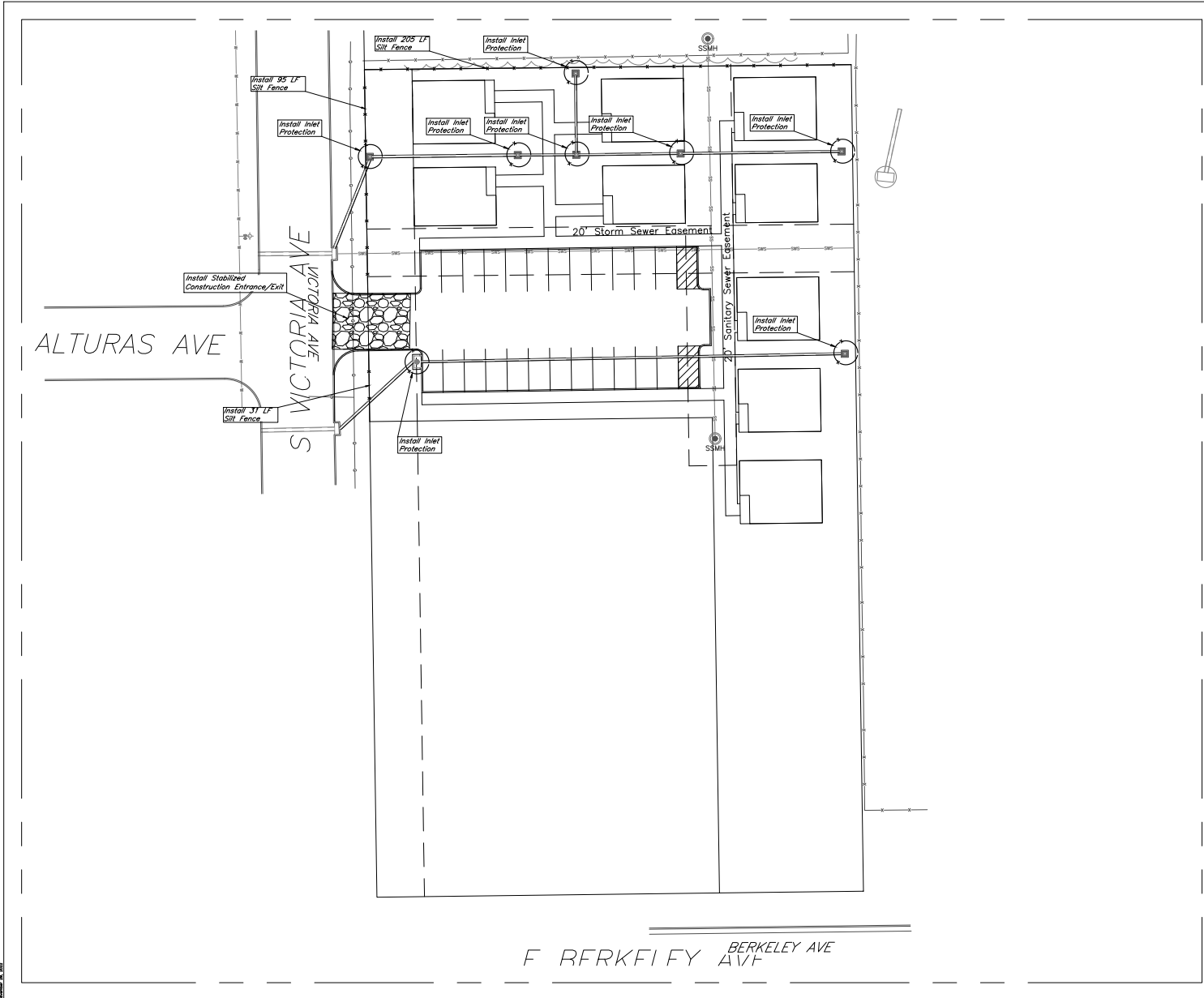
LEGAL DESCRIPTION:
 BLOCK 16 EXCLUDING THE SOUTH 200 FT OF THE WEST 144 FT & EXCLUDING THE EAST 459.5 FT & EXCLUDING THE NORTH 120 FT THEREOF RAINBOW FIRST ADDITION



3240 S. Victoria Duplexes
Utility Plan
 Wichita, Kansas

	PROJECT NUMBER			SHEET
	KEM NO. 22075	FILE	DATE 11/2022	
DESIGN KJM	DRAWN PG	REVISED		

117 E. Leola, Wichita, KS 67202 (316)284-0242



General Notes:

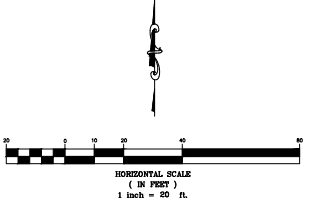
1. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. The soil erosion BMP's shown hereon must be in place at all times during construction until such time as the site is re-established with paving or grass.
3. Back of curb protection can include hay bale, silt fence, Curlex barrier, or approved alternate as shown on BMP standard details. This BMP must remain in place until the area between the curb and right-of-way line has been permanently stabilized.
4. The General Contractor is responsible for the installation and maintenance per the prevention maintenance plan.
5. Concrete trucks will be permitted to wash out only at approved locations. They maintain and clean up as conditions require, by contractor. No hazardous materials are expected to be encountered. Any spills (diesel, fuel, oil, etc.) will be cleaned up and removed immediately. Portable toilets will be supplied and maintained at various sites along the project. Disposal of sewage will be handled by a contracting firm specializing in this activity.
6. The above mentioned storm water prevention methods will be monitored daily and maintained as required. A weekly erosion control log will be posted in the job trailer onsite, and updated weekly. Site inspections are required within 24 hours after a precipitation event of 0.5" or greater.
7. Stabilize disturbed areas within 14 days after soil disturbing activities cease. Stabilize with mulch or similarly effective BMP's, in addition to seeding.

LEGEND:

- Flow Direction
- Inlet Protection - to be provided at all inlets subject to silt laden runoff.
- Ditch Check
- Temporary Seeding and Matting.
- Silt Fence or Hay Bale Barrier - to be installed along property lines where runoff from construction site can run onto other properties.
- Stabilized Construction Entrance - to be used at all locations where vehicles or equipment enter or exit property.
- Back of Curb Protection - to be installed whenever curb is backfilled to less than 3 inches from top and disturbed earth exists adjacent thereto. (See City Standard Details.)

LEGAL DESCRIPTION:

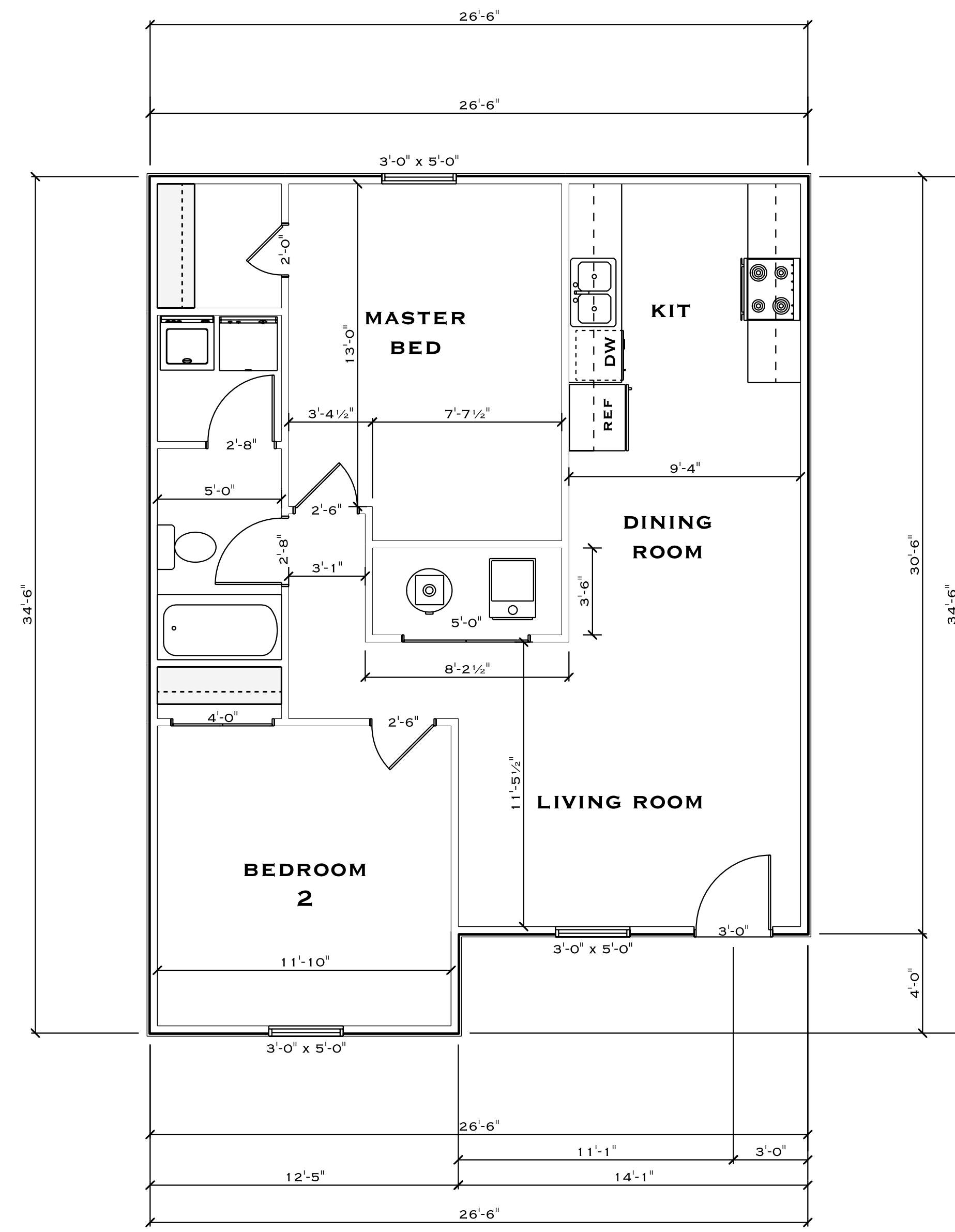
BLOCK 16 EXCLUDING THE SOUTH 200 FT OF THE WEST 144 FT & EXCLUDING THE EAST 459.5 FT & EXCLUDING THE NORTH 120 FT THEREOF RAINBOW FIRST ADDITION



3240 S. Victoria Duplexes
Erosion Control Plan
Wichita, Kansas

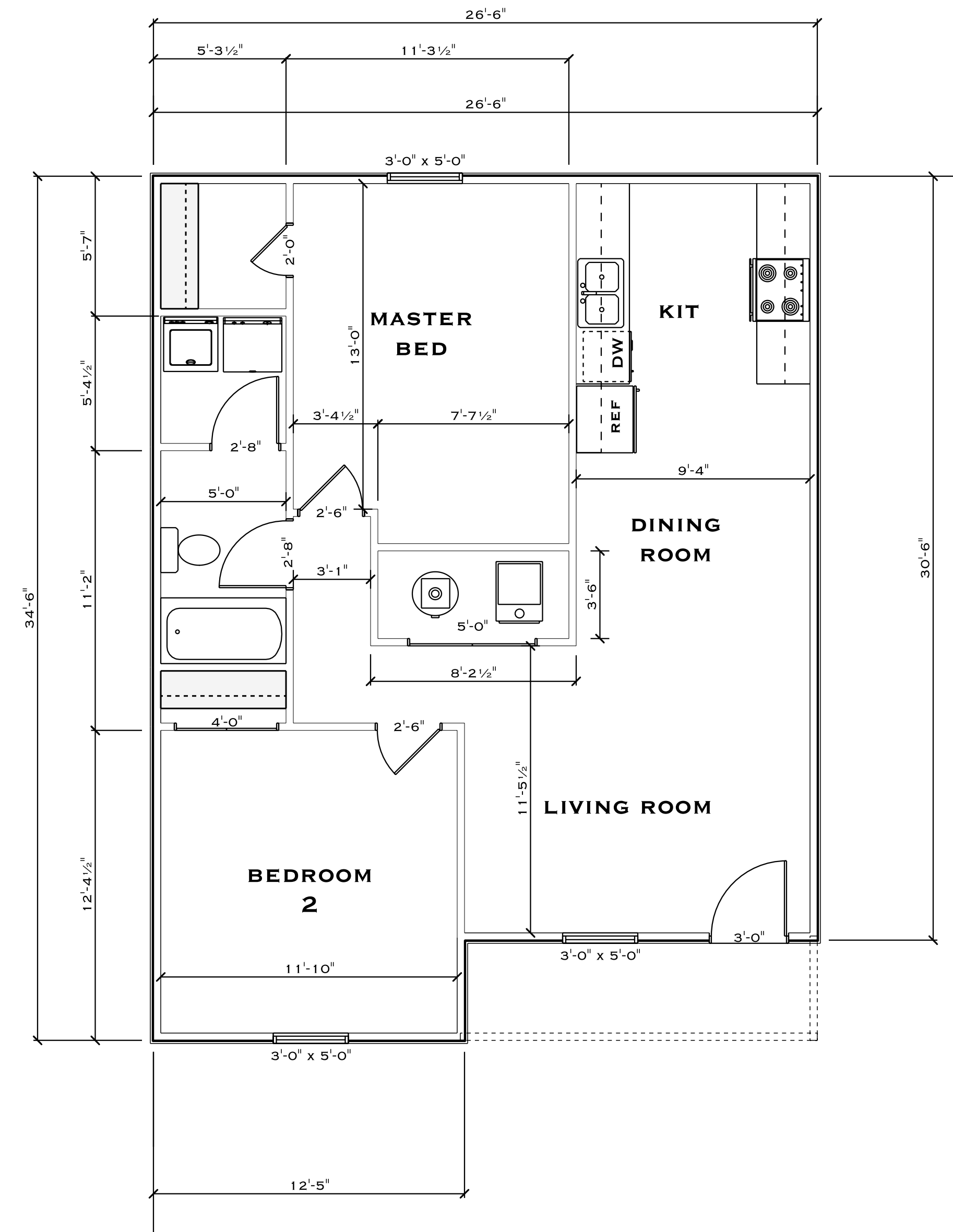
	PROJECT NUMBER			SHEET
	KEM NO. 22075	FILE	DATE 11/2022	
DESIGN KEM	DRAWN PG	REVISED		

117 E. Lomb, Wichita, KS 67202 (316)284-0242

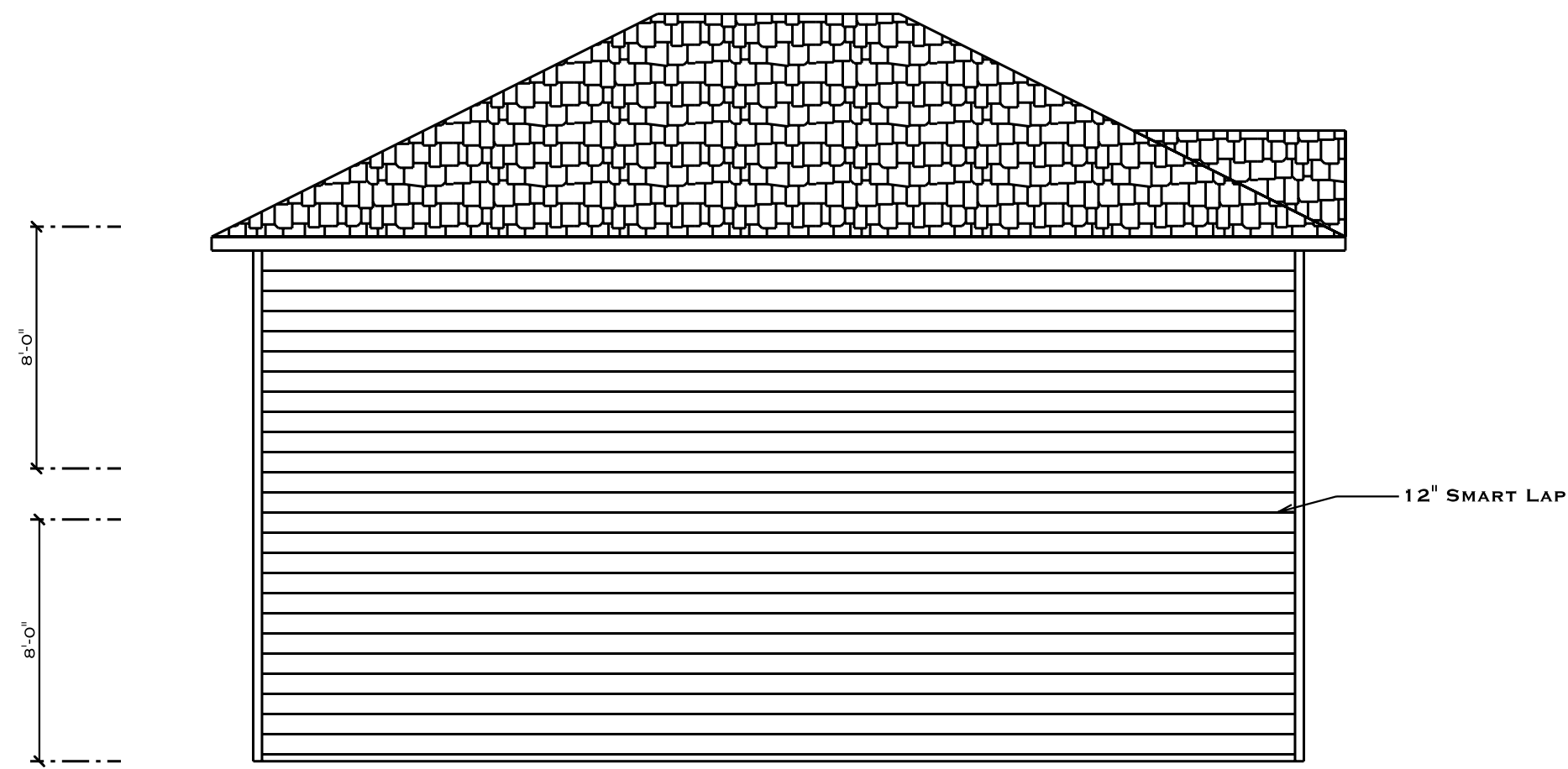


FIRST FLOOR

FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



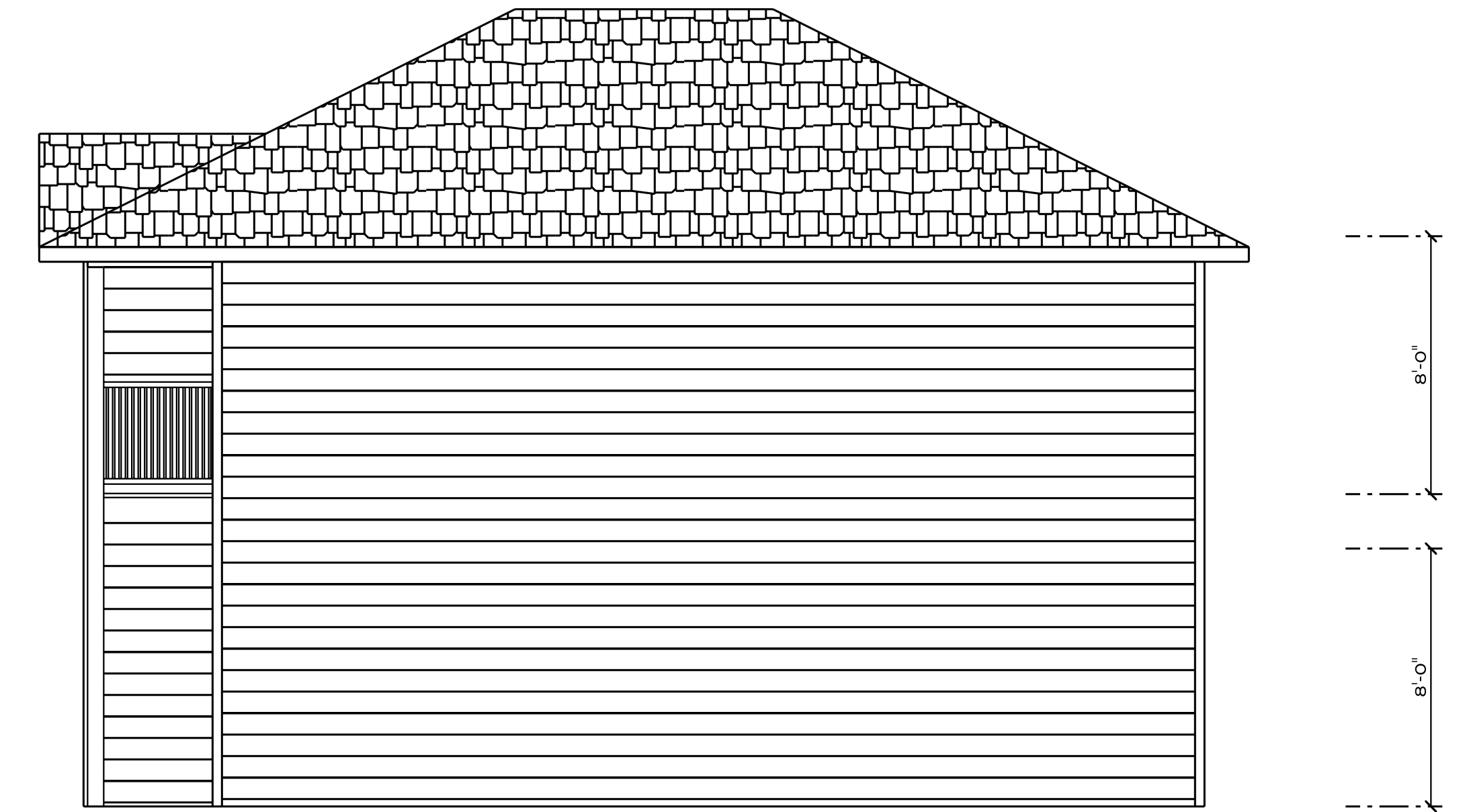
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



BACK ELEVATION

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

Mike Love (Mike Love Construction) (hereafter "Party 1") and Mental Health America of South-Central Kansas (hereafter "Party 2") hereby enter into a shared fence agreement under the following terms:

Party 1 resides at the following address:

3249 S. Victoria Ave, Wichita, KS 67216

Party 2 resides at the following address:

1502 Berkeley Street, Wichita, KS 67216

Brief description of the shared fence and the land(s) adjacent to it:

6-foot wood picket fence separating 1502 E. Berkeley Group Home owned by Mental Health America of South Central Kansas and two-story duplexes at 3249 S. Victoria Ave.

This agreement is made on **01/03/2024** and will stay in effect until **01/03/2039**. **This agreement will transfer to the new property owners until the above effective date is reached.**

The two parties agree to jointly:

- **Paint the fence**
- **Repair the fence**
- **Replace the fence**
- **Install a fence**

The estimated cost for this project is: **\$8,980.00**

Party 1 agrees to pay for the following: \$4,490.00

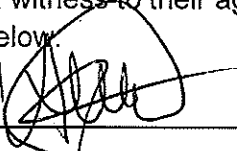
Party 2 agrees to pay for the following: \$4,490.00

The two parties agree that they will be responsible for maintenance on their respective sides of the fence, as well as any damage that they cause.

If any animals are being kept within this fence, the owner will be responsible for repairing the damage of said animal to the aforementioned fence.

The two parties agree to mutual non-encroachment. Each party will be responsible for keeping plants and animals from crossing into the other party's property.

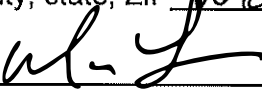
In witness to their agreement to the terms of this contract, the parties affix their signatures below.

 11/3/24

Party 1, signature & date

Address 805 S Main

City, state, ZIP Wichita, KS 67213



Party 2, signature & date

Address Po Box 7

City, state, ZIP Valley Center, Ks 67147