



For Sale: Boulevard Plaza Apartments

2510 & 2520 E Lincoln St, Wichita, KS 67211



CONTACT:

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Boulevard Plaza Apartments

Seller will carry back \$175,000 at 0% interest with 0 payments with a 1–2-year balloon at a purchase price of \$2.55 Million.

PROPERTY SIZE	34 Units
CURRENT OCCUPANCY	100%
PROFORMA CAP RATE	7.21%
PROFORMA NOI	\$183,934
UTILITIES	Landlord pays Water

AMENITIES

Laundry Facility, Decks/Balconies, Covered Parking Stalls

Unit Type	Units	SQ. FT.	Rent
1 BR/1 BA	10	750	\$700
2 BR/1.5 BA	24	890	\$800



FLOORING HAS BEEN UPDATED



BATHROOMS HAVE BEEN UPDATED

Boulevard Plaza Apartments

RENOVATION WORK

The Property has undergone recent **Capex renovations** including the following **exterior renovations**:

New exterior lighting, security cameras, balconies on the 2BR units, exterior doors, a new roof on building 2520.

The Property has also undergone **recent interior renovations** on roughly 20 of the units.

This includes: new flooring, new cabinets, bathroom vanities, lights, and fresh updated paint throughout the units, and new boilers for hot water.

LOCATION

Great highway access to I-235 and Kellogg.

The property is located near **major employers** including Via Chrise St. Joseph Hospital, Cox Communications administrative office, Wichita State Tech School, and many others.

The property is located roughly **5 minutes to downtown** Wichita, KS which supports over 26,000 employees across government, healthcare, education, and financial service sectors.





S Grove St



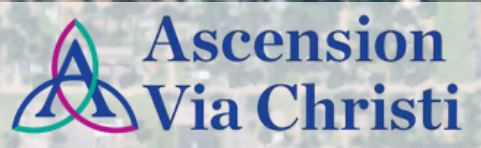
S Hillside St

Available Property

E Lincoln St



George Washington Blvd



E Harry St





Downtown Wichita

Kellogg

Lincoln

Available Property

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