



San Pablo Lane Fourplexes

810 S. San Pablo
Wichita, KS, 67202

Property Highlights

- 14 - Unit Multifamily Property
- Two Fourplexes and Two Triplexes
- Convenient access to Kellogg ave as well as numerous Retailers and Employers
- Great unit mix offering a variety of unit types
- Gross Potential Asking Rent: \$11,940
- Occupancy: 93%

Unit Type	Units	SQ. FT.	MARKET RENT
1BR/ 1 BA	4	605	\$750
2 BR/ 1 BA	8	800	\$800
4 BR/ 2 BA	1	1400	\$1,290
5 BR/ 2 BA	1	1350	\$1,250

Sale Price: \$1,100,000

Proforma NOI: \$85,000

Proforma Cap Rate: 7.70%

Utilities: Tenant pays electricity, gas,
Landlord pays water, trash & Lawncare



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