



# Residential Portfolio

Wichita, Kansas

## Property Highlights

- 49 Total Units
- Various Wichita Locations
- Recently undergone extensive interior renovations
- Unit Mix:
  - 1 - One-Bedroom (Avg. Rent - \$495)
  - 30 - Two-Bedroom (Avg. Rent - \$684)
  - 16 - Three-Bedroom (Avg. Rent - \$858)
  - 2 - Four-Bedroom (Avg. Rent - \$850)

## Financial Information

- Occupancy - 96%
- Proforma NOI - \$293,566
- Cap Rate - 7.73%
- Gross Annual Rents - \$441,960
- Gross Rent Multiplier - 8.6
- Sale Price: \$3,800,000

### Wichita MSA



660,913  
Population



36.5  
Median Age



252,671  
Households



\$73,940  
Ave. Household  
Income

## For More Information:

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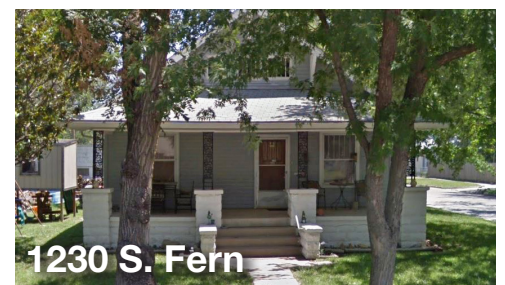
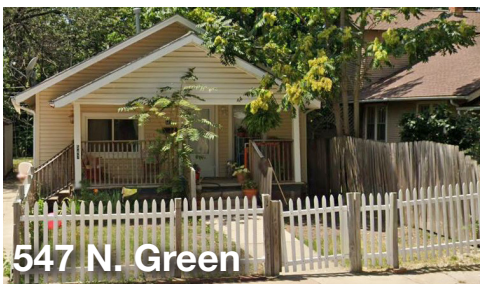
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1302 S. Fern



1312 S. Fern & Lot 12



1322 S. Fern



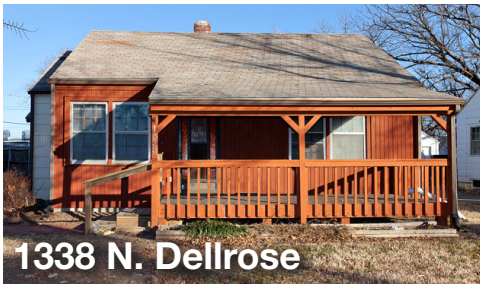
1323 S. Fern



1327 S. Keith



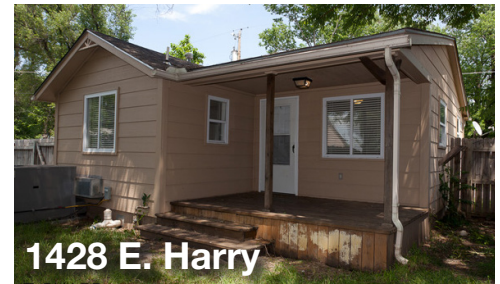
1337 S. Fern



1338 N. Dellrose



1426 W. Harry



1428 E. Harry



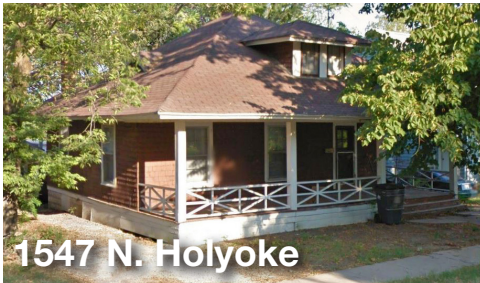
1502 S. Fern



1512 S. Fern



1522 S. Fern



1547 N. Holyoke

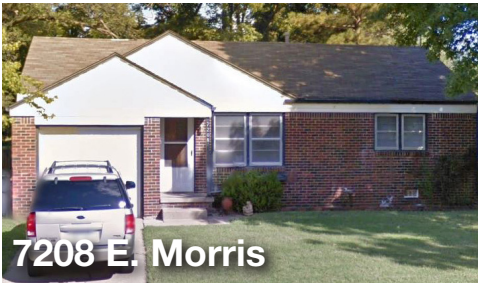
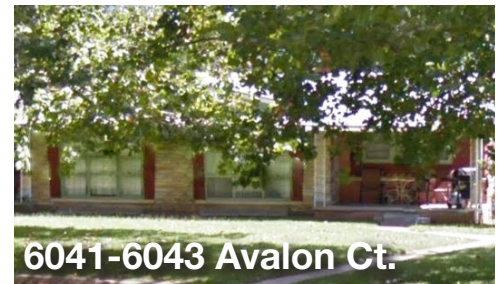
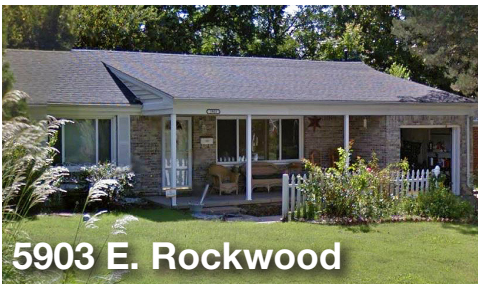
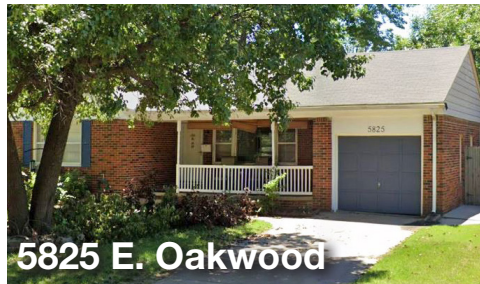
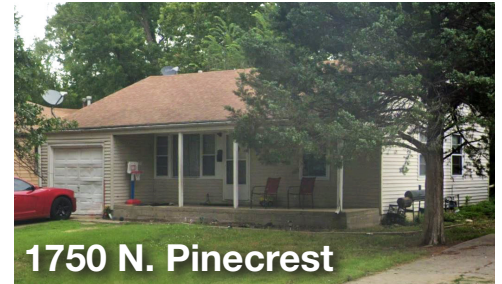
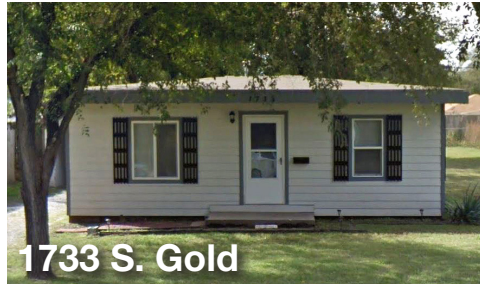


1610 W. Walker



1652 S. Dodge









POINT GUARD  
MANAGEMENT

243 S. Green



POINT GUARD  
MANAGEMENT

243 S. Green



POINT GUARD  
MANAGEMENT

525 N. Meridian



POINT GUARD  
MANAGEMENT

1327 S. Keith



POINT GUARD  
MANAGEMENT

1428 E. Harry





6002 E. Oakwood



6002 E. Oakwood



417 N. Edwards

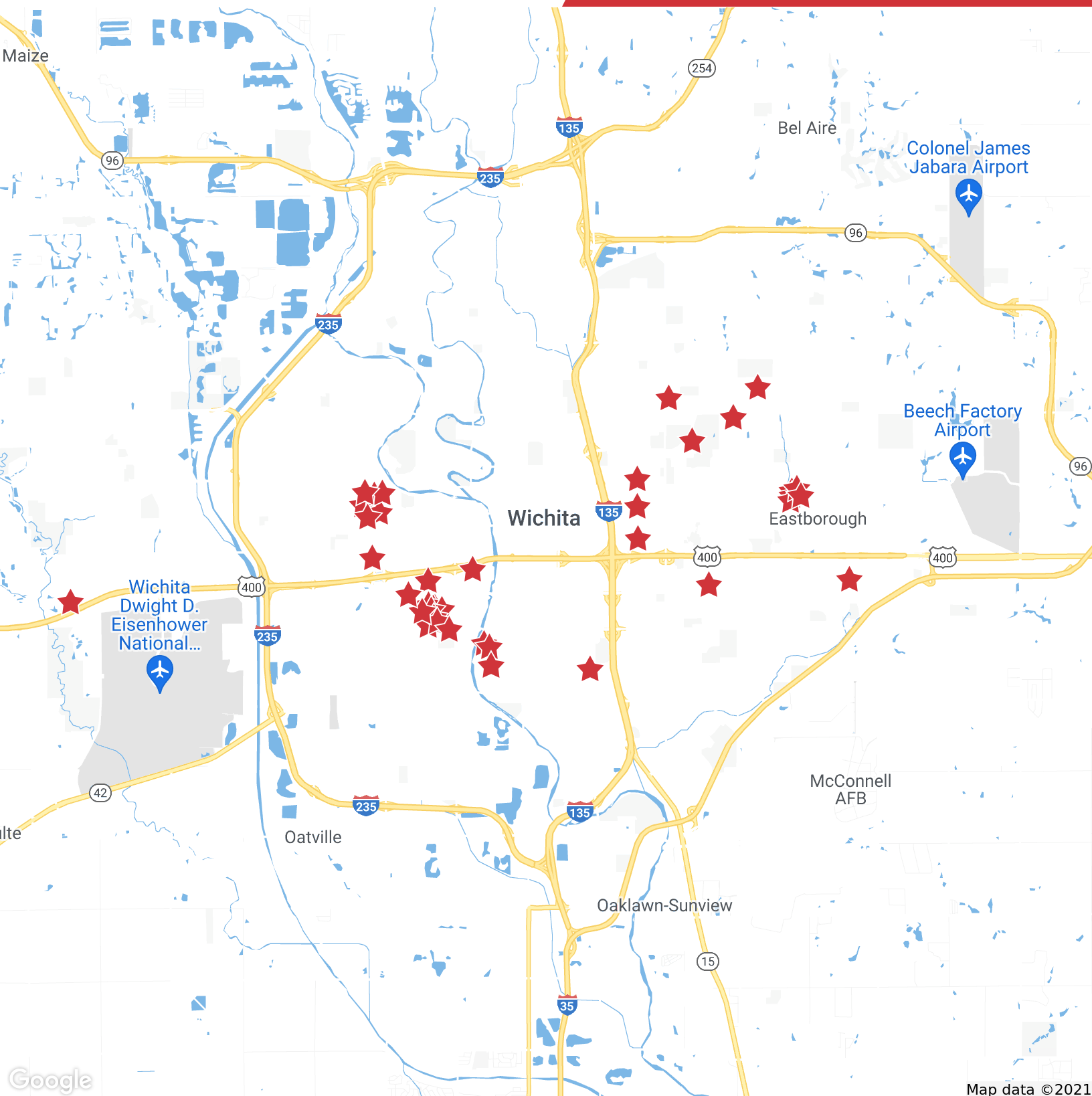


1720 S. Exchange



1337 S. Fern







### NAI Martens Multifamily Team



**QUARTER OF A BILLION  
IN MULTIFAMILY  
PROPERTIES SOLD**



**5,000+  
UNITS SOLD**



**Jeff Englert**  
Senior Vice President



**Nathan Farha, CCIM**  
Senior Vice President



**Trent Garman**  
Commercial Advisor



**Carla Sandwell**  
Executive Assistant