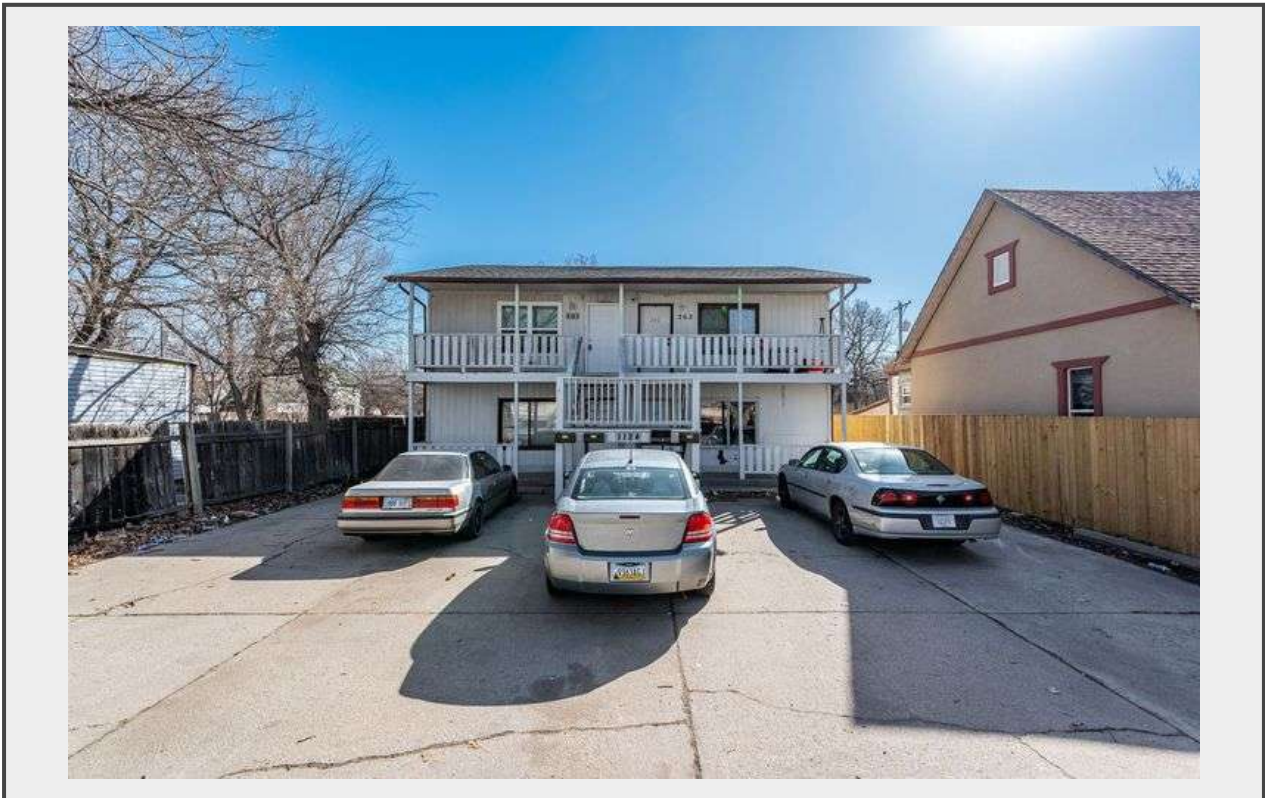


Sale Name: Multi-Property Investment Auction - 7 Wichita Area Properties

LOT 2 - 1124 S Topeka Ave, Wichita, KS 67211



Description

1124 S Topeka Ave, Wichita, KS 67211

Online only auction, bidding closing April 17th at 2:15 PM.

Your opportunity to bid on this well-maintained 2-story fourplex in the heart of Wichita! This property features four 1-bedroom units, each with 1 bathroom and paved parking for each unit. Inside, you'll find spacious living rooms filled with natural light from large windows. The kitchens offer ample storage, appliances, and generous counter space. The exterior boasts a new roof and a well-maintained wood fence, enhancing the property's curb appeal and providing additional privacy. All units are currently occupied with month-to-month leases, providing immediate rental income. Whether you're an experienced investor or just starting your real estate journey, this fourplex is a fantastic opportunity to add value to your portfolio!

Disclosures:

Seller's pay an average of \$40 bi-weekly for mowing

\$100 monthly for water, and \$57.50 for Trash monthly

10% buyer premium will be added to the final bid and make up the final contract price. Property is selling in its "as-is" present condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. ALL taxes will be prorated to the day of

closing. Bidding is not contingent upon financing. Closing to take place on or before 30 days from the auction closing date. The Seller reserves the right to accept any offer made prior to the auction's close, regardless of the current highest bid, only if the reserve price has not been met. In the event of an acceptable pre-auction offer, the auction will be immediately terminated and the highest bidder notified. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of \$7,500.

Quantity: 1



<https://www.bidwichita.com/>