

LISTING DETAIL



MLS # 251470
Price \$59,900
Status Active
Address 315 N Pennsylvania
Address 2 317 N Pennsylvania
City Wichita
State KS
Zip 67214
County Sedgwick
Area 401
Class MULTI-FAMILY
Type Twin/Duplex



GENERAL

Style	Side by Side	Rent per Unit-1 Bedroom	Legal Lot 32 Matthewson
Approximate Age	30+ Years	Rent per Unit-2 Bedroom	450
Basement	None	Rent per Unit-3 Bedroom	
Existing Finance	None	Vacancy Rate %	10
Owner Finance	No	Tenant Security Deposit	
SQFT Source	Court House	Elementary School	Washington
Number of Units	2	Middle School	Robinson
# of Efficiency Units	2	High School	East
# of 1 Bedroom Units	0	Subdivision	Mathensons 4th
# of 2 Bedroom Units	2	On-Site Parking Spaces	4
# of 3 Bedroom Units	0	Year Built	1940

Rent per Unit-Efficiency

Directions 1st Street & Washington go East on 1st to Pennsylvania North to Duplex

FEATURES

EXTERIOR CONSTRUCTION	Brick Veneer	BASEMENT USE	None	TERMS OF TENANCY	Month to Month
# OF STORIES	One	BASEMENT FINISH PER UNIT	None	DOCUMENTS ON FILE	Ground Water Addendum, Lead Paint
ROOF	Composition	HEATING	Central Electric, Central Gas	OWNERSHIP	Individual
FLOOD INSURANCE	Unknown	COOLING	Central Electric, Window Unit		
UTILITIES	Natural Gas, Public, Sewer	PARKING APPLIANCES	2 per Unit Over/Range, Refrigerator		
OWNER PAID UTILITIES	Trash				
TENANT PAID UTILITIES	Electric, Gas, Water /Sewer				

FINANCIAL

Assumable	No	Yearly HOA Dues	0.00
Gross Income	1080.00	HOA Initiation Fee	0.00
General Taxes	753.59	Earnest Money	Guardian Title
General Tax Year	2008		
Yearly Specials	8.08		
Total Specials	8.08		

REMARKS

Public Remarks Duplex in rental shape very clean Unit 317 has Central Heating & Central Air. Unit 315 has Central Heat and Window Unit A/C. Unit #315 has no deposit, Unit #317 has \$450 deposit. They both rent for \$450 Each and both have individual Utility Rooms for Washer & Dryer. Unit number 317 can be viewed with appointment. 315 is occupied can see with contract offer. Seller will replace roof shingles.



LENNY DIAZ
Casas & Homes Realty
Main: (316) 269-4663

1359 N Market
 Wichita KS 67214
ldiaz@casasandhomes.com
www.casasandhomes.com