RUPP|STEVEN

FOR SALE

SEVEN SINGLE-FAMILY HOMES OFFERED AT $285,000 PER HOME

TENANT OCCUPIED PROPERTIES OFFERED INDIVIDUALLY OR COMBINED
RANCH STYLE HOMES IN CHALET RIDGE ADDITION | SOUTHEAST WICHITA



MAIN DETAILS FOR EACH HOME

Price: $285,000 Per Property
(Each Home Priced Individually)
Total Finished SF: 1,340 ± SF
Bedrooms: 3
Baths: 2 Full
HOA Fees: $60.00 - Initiation fees may apply
Garage: 2 Car Attached
Year Built: 2021 & 2025
Schools: USD 259 - Wichita

RENT ROLL

Address	Monthly Rent	Lot SF	Year Built
9603 E Annabelle	$1,750.00	12,988 ± SF	2025
9607 E Annabelle	$1,750.00	5,428 ± SF	2025
9611 E Annabelle	Vacant	5,414 ± SF	2025
9615 E Annabelle	$1,850.00	5,401 ± SF	2025
9712 E Annabelle	$1,775.00	5,079 ± SF	2021
9716 E Annabelle	$1,750.00	5,077 ± SF	2021
9720 E Annabelle	$1,795.00	5,074 ± SF	2021

Showings: No showings will be permitted until an LOI or offer with mutually agreed terms has been established between Buyer and Seller. Once terms are agreed upon, a property showing can be coordinated with existing tenant.

ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

Jake Steven, ALC
316.708.5960
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PROPERTY TAXES & REMAINING SPECIAL ASSESSMENTS

Address	2025 General	2025 Specials	Total Annual Tax	Remaining Specials
9603 E Annabelle	$135.36	$1,414.13	$1,549.49	$23,523.52
9607 E Annabelle	$135.36	$1,414.15	$1,549.51	$23,524.08
9611 E Annabelle	$135.36	$1,414.15	$1,549.51	$23,524.08
9615 E Annabelle	$135.36	$1,414.15	$1,549.51	$23,524.08
9712 E Annabelle	$2,416.91	$1,418.15	$3,835.06	$23,524.08
9716 E Annabelle	$2,416.91	$1,418.15	$3,835.06	$23,524.08
9720 E Annabelle	$2,415.66	$1,418.15	$3,833.81	$23,524.08
TOTAL	$7,790.92	$9,911.03	$17,701.95	$164,668.00

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