

# Tri County Real Estate

[www.tri-county-real-estate.com](http://www.tri-county-real-estate.com)

## Rockport Patio Homes 1117 – 1119 Congress – Emporia KS

**Property Description:** Rockport Patio Homes has been designed for luxury living with the feeling of living in a home! The Rockport Patio Homes are located at 7 different locations close to Downtown and Emporia State University. **The convenient location & spacious floor plans** are enhancements that residents will experience in the Rockport. Each Patio Home has been designed to provide comfort, convenience, luxury and modern living. Standard amenities in each Patio Home include washer/dryer and all kitchen appliances. Enjoy the parades, sporting events, car shows, art center, Granada Theatre, concerts, eating, shopping, and exercising! Live close to downtown and enjoy the convenience of living in the center of it all! Perfect locations for tenants wanting to experience the excitement of Emporia and great investment opportunity.

**Agent notes:** Rockport Patio Homes are modern residential housing. Attractive ranch style side-by-side duplex consistently renting for \$750 each and tenants pay all utilities. Close to Emporia State University and Emporia downtown area with off street parking and convenient access. Extremely well maintained, modern construction, easy to manage, and profitable. Includes all appliances, washer, and dryers - everything you need to be profitable quickly. Great turnkey operation with 100% occupancy year round.

**Portfolio Purchase Option:** This duplex can be purchased separately or could be purchased as a portfolio of 9 similar properties that clustered near the downtown for easy management. Portfolio of 9 incredible similar duplexes all within a few blocks of downtown Emporia and ESU. A great opportunity for investing in a growing progressive town with strong income. **Strong cash flow.**

**LIST PRICE - \$155,000**

**VICTOR EDELMAN**  
CELL: 620-366-0339  
[REALESTATEVE@GMAIL.COM](mailto:REALESTATEVE@GMAIL.COM)

Attractive ranch style side-by-side duplex. Could be packaged with portfolio of 9 similar properties

2 bedroom / 1 bath units

Great turnkey operation with 100% occupancy year round.

Convenient location in a progressive town. Ideal location.

### Financial Details

- **List Price - \$155,000**
- GRM = 8.33
- Cap rate = 7.7%
- NOI = \$11,935
- Rent is \$750 per unit.
- Strong cash flow.

**Tri County  
Real Estate**

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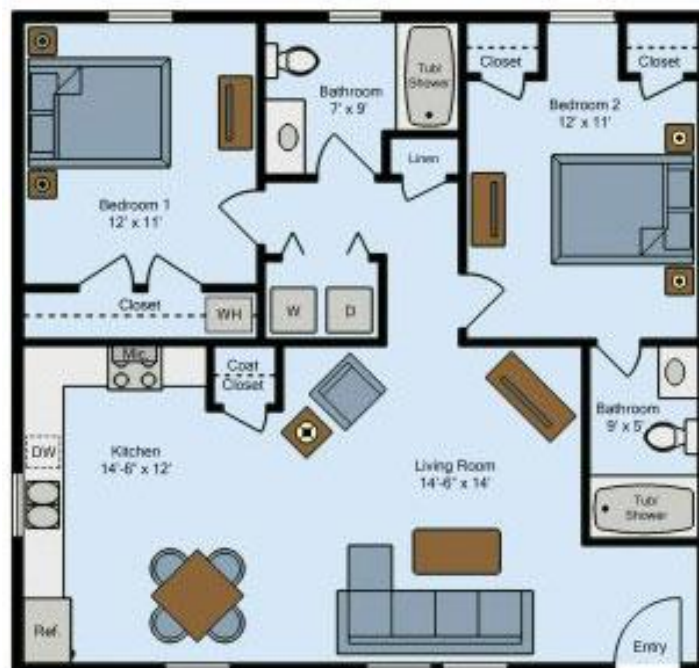
### Description

- Multi-family Investment Property
- Affordable rent in a growing town
- 1,798 combined square feet
- Individual metering
- Built in 2015 - Modern and Clean
- Wood frame construction
- 4 parking spaces

### Many Amenities

Air conditioning, cable ready, dishwasher, microwave, washer dryer hookups, ceiling fans, crown molding, eat-in kitchen, icemaker, refrigerator, oven, tub/shower, carpet, yard, lawn, linen closet, mud room, porch, vinyl flooring. **Your tenants will feel right at home!**

### Spacious Floor Plan





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Contact Victor Edelman:

Cell: 620-366-0339

Email: [realestateve@gmail.com](mailto:realestateve@gmail.com)

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**Rockport Patio Homes**

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## Financial Facts

**List Price - \$155,000**

This asking price includes everything that you need for solid return on investment.

### Sale and Financial Statistics

GRM = 8.33

Cap rate = 7.7%

NOI = \$11,935

### Current Revenue

Rent is \$750 per unit. Strong cash flow.

**Great turnkey operation with 100% occupancy year round.**

100% occupancy year round. These units are rented year round.

**Build in 2015 - Clean, modern, and easy to maintain**

- Extremely well maintained, modern construction, easy to manage, and profitable.
- Includes all appliances, washer, and dryers - everything you need to be profitable quickly.
- Available as single holding or as a portfolio of 9 duplexes. This property could be purchased in a portfolio of 9 incredible similar duplexes all within a few blocks of downtown Emporia and ESU.
- **A great opportunity for investing in a growing progressive town with strong income.**

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## Portfolio of 9 incredible duplexes

All 9 duplexes within a few blocks of downtown Emporia and ESU. A great opportunity for investing in a growing progressive town with strong income. Strong cash flow. A great opportunity for investing in a growing progressive town with strong income.

- Great turnkey operation with 100% occupancy year round.
- Portfolio Price - \$1,395,000
- Please contact us for details about all 9 properties / 18 units.

Rockport Patio Homes has been designed for luxury living with the feeling of living in a home! The Rockport Patio Homes are located at 7 different locations close to Downtown and Emporia State University:

305-311 East 13th

1117-1119 Congress

101-103 East 11th

1007-1009 Market

202-204 East 10th

1013-1015 Cottonwood

1233-1235 Exchange



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## Invest in Emporia

### Population 27,000

“It really is the perfect blend of industry and Midwestern quality of life,” said Kent Heermann, President of the Regional Development Association of East Central Kansas.

### A legacy in manufacturing and agricultural production

Emporia has a thriving business community with a diverse array of locally owned businesses and thriving manufacturers. Emporia is a hub of commerce with a wide range of employment opportunities. Emporia Regional Development Association has more details.

### Unique Attractions and Events

- Home of the **Dirty Kansa** - A 200 mile gravel bike ride throughout the Flint Hills of Kansas. The popularity of DK200 has grown from 34 participants in 2006 to over 2,200 riders in 2018 from 49 states and 16 countries.
- **Glass Blown Open** - a premiere disc golf event held in Emporia, Kansas. Players from all over the world come to experience the amazing disc golf courses in Emporia.
- **Emporia State University** and the excitement of a college town. Emporia State University website.
- **Symphony of the Flint Hills** - A unique event in June.
- **Great American Market** - In September, the downtown area is buzzing with hundreds and vendors and scores of shoppers.
- **Revitalized downtown** with thriving businesses and constant activity. See Emporia Mainstreet for details.
- **Cinco De Mayo Celebration** – Festival in May through Hispanics of Today and Tomorrow.
- **All Veteran’s Tribute**. Emporia is the founding city of Veteran’s Day. Each November a multi-day celebration with numerous events including a parade, memorial service, veteran artist exhibit, roundtable discussions, tribute show, Freedom Fest run, ride, and disc golf events, and more.
- **The Flint Hills**. Voted one of the Eight Wonders of Kansas.
- Active local **Chamber of Commerce** to promote local businesses.
- **Visit Emporia** has more information on upcoming events and local activities.

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## Synopsis of Emporia

Emporia is strategically located at the intersection of I-35, I-335 and U.S. Highway 50 in east central Kansas, which is 50 miles from Topeka, 85 miles from Wichita and 108 miles from downtown Kansas City, Missouri.

A regional manufacturing, educational, transportation, medical and agricultural center provides economic diversity to the largest city in Lyon County and east central Kansas. This important cross roads center has a trade area of approximately 85,200 persons.

Pulitzer Prize winner William Allen White, editor and owner of the Emporia Gazette put Emporia on the national and world map with his editorial "What's the Matter with Kansas" on August 15, 1896. Today Emporia's native son Clint Bowyer, champion of the 2008 Nationwide Insurance NASCAR series, continues to bring notoriety to his hometown.

The Burlington Northern Santa Fe railroad mainline passes through Emporia. It is a major corridor with intermodal freight from Los Angeles and Long Beach, California. General aviation has access to a 5,000 foot runway at the Emporia Municipal Airport which accommodates most corporate aircraft.

According to the U.S. Census Bureau, the city has a total area of 10 square miles (25.8 km) of which 9.9 square miles (25.6 km) of it is land a 0.1 square mile (0.2 km) is water.

The city averages about 60 rainy days per year, 59 days with high temperatures of 90°F (32°C) or higher, and 124 days with low temperatures below freezing. The average temperature in January is 29°F (2°C), and in July it is 79°F (29°C). Annual snowfall averages 10.2 inches (25.9 cm).

The Neosho River flows along the northern side of the city. The Cottonwood River, one of its tributaries, flows along the city's southern edge and two large city parks, Peter Pan and Soden's Grove; the two rivers meet near the eastern boundary of Emporia and flow southeast to join the Arkansas River in Oklahoma.

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# Rockport Patio Homes

## Next Steps:

Contact listing agent for more details  
Financials available with signed non-disclosure agreement

## Listing Agent:

Victor Edelman:  
Cell: 620-366-0339  
Email: [realestateve@gmail.com](mailto:realestateve@gmail.com)



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Lebo, KS 66856  
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## REAL ESTATE BUYER NON-DISCLOSURE AGREEMENT (CONFIDENTIALITY)

**1. The Parties.** This Commercial Real Estate Non-Disclosure Agreement, hereinafter known as the **%Agreement+**, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ between:

Potential Buyer: \_\_\_\_\_, hereinafter known as the **%Potential Buyer+**

Landlord: Haag Management, Inc, hereinafter known as the **%Landlord+**

Agent (if any): Victor L. Edelman, hereinafter known as the **%Agent+**

Collectively, the above-named persons or entities, shall be known as the **%Parties+**

**2. The Property.** In connection with the Potential Buyer's consideration of a possible purchase of the Landlord's Rockport Patio Homes located in the City of Emporia, State of Kansas, hereinafter known as the **%Property+**, the Parties agree to the following terms and conditions:

**3. Genuine Interest.** The Potential Buyer is genuinely interested in purchasing the Property from the Landlord.

**4. Permitted Use.** The Potential Buyer will use the confidential information solely for purposes of evaluating the Property.

**5. Confidential Information.** The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

**6. Nondisclosure.** Landlord, Potential Buyer and Agent all agree not to disclose to any other person or business entity the fact that any discussion or negotiations are taking place with respect to the Property, including any business located therein, or the actual or potential terms, conditions or facts involved in any such discussions or negotiations.

**7. Discretion.** Potential Buyer agrees not to contact the Property or Business employees, suppliers, or customers except through the Agent or Landlord. Potential Buyer further agrees not to circumvent or interfere with the Agent's listing agreement with the Landlord in any way.

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**8. Binding Effect.** This Agreement shall be governed and construed in accordance with the laws of the State of Kansas and shall survive the closing of any Agreement between Potential Buyer and Landlord for a period of 1 year from the date of said closing or if the information becomes publicly available, whichever occurs first. The word "Closing" shall include notification of non-interest on the part of Potential Buyer as well any successful transaction between Potential Buyer and Landlord.

**9. Cost of Enforcement.** In the event either party commences a judicial action to enforce the provision of this Agreement, the prevailing party in such action shall be entitled to recover, in addition to such other amounts as may be permitted by law, all costs and expenses incurred by it in the prosecution of defense of such action, including reasonable attorneys' fees.

**10. Warranty.** If the Agent is providing the confidential information, the Agent does not guarantee, warrant, either expressed or implied, any information and/or figures supplied by the Landlord. Potential Buyer should rely on their own verification of this information as a part of their due diligence.

**11. Reproduction Prohibited.** No copies shall be made or retained of any written information supplied to Potential Buyer by the Landlord. At the conclusion of any discussion, negotiation or upon demand by the Landlord, all information including notes, photographs, financial statements, or any other details released to the Potential Buyer shall be returned to the Landlord or Agent. Any information shall not be disclosed to any employee or consultant unless they agree to execute and be bound by this agreement.

Potential Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_