



Property Information Packet

230 S. Topeka Ave.
Wichita, KS 67202



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Phone 316.683.0612 • Fax 316.683.8822



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This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)[®] /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price.

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MLS#: 333537 m VT: N **Sale/Rent? S**
Status: Active **Building Size (SQFT):** 10,001 - 20,000
Type: Commercial Service **Gross Bldg Sqft:** 10,200
Address: 230 S TOPEKA AVE **Land Sqft:** 10,454
 WICHITA, KS 67202 **Net Rentable Sqft:**
County: Sedgwick **Max Contiguous Sqft:** 10,200
Area: 401 **Vacant Sqft:** 0
Asking Price: \$0 **(Auction)** **Original Price:** \$0
Class: Commercial/Ind/Bus **# of Stories:** 2
Sale/Lease: For Sale **Year Built:** 1920
Auction?: Y **Acreage:** 10454

General Info

Internet Display:	Y	Address Display:	Y
Comment Display:	N	Valuation Display:	Y
Zoning:	Central Bus Dis	Present Use of Bldg.:	ELECTRIC C
Building on Leased Land:		Investment Package Avail:	N
Legal:	Lots 33-35-37, Topeka Avenue, English's Addition.		
Directions:	Douglas and Topeka. South to property.		

Features

Loading Dock:	None	Rail:	None
Overhead Doors:	2, 12 Ft or More Clearance	Parking:	Street Parking
Road Frontage:	City Arterial	Location:	Central Business District
Construction:	All Brick	Sidewall Height:	11 Ft to 13 Ft
Roof:	Composition	Floors:	Tile
Utilities Avail:	Gas, Electric, City Water, City Sewer	Electrical:	220 Volt
Heating:	Gas, Space Heater	Cooling:	Electric
Proposed Financing:	Other/See Remarks	Terms of Lease:	Other/See Remarks
Ownership:	Individual	Possession:	At Closing
Tenant Paid:	Other/See Remarks		
Owner Paid:	Other/See Remarks		
Documents on File:	Documents Online		
Flood Insurance:	Unknown		
Misc. Features:	Fire Alarm, Security Systems		

Taxes & Financing

Assumable:	N	General Taxes:	\$4,498.99	General Tax Year:	2011
Special Balance:	\$0.00	Special Taxes:	\$5.46	Special Tax Year:	2011
Gross Income:		Val Impr.:	\$106,540	Earnest Money:	\$20,000.00

Auction Info

Auction?:	Y	Type of Auction Sale:	Reserve	Method of Auction:	Live Only	Auction Offering:	Real Estate & Pers. Prop
Auction Location:	ONSITE			Auction Date:	05/03/2012	Auction Start Time:	12:00 PM
1-Open for Preview?:	Y	1-Open/Preview Date:	05/03/2012	1-Open Start Time:	11:00 AM	1-Open End Time:	12:00 PM
2-Open for Preview?:		2-Open/Preview Date:		2-Open Start Time:		2-Open End Time:	
3-Open for Preview?:		3-Open/Preview Date:		3-Open Start Time:		3-Open End Time:	
Broker Registration Req.?:	Y	Broker Registration Deadline:	5 PM PRIOR BUSINESS DAY	Buyer Premium?:	Y	Premium Amount:	10%
Earnest Money?:	Y	Earnest amount %/\$:	20000				
Terms of Sale:							
Personal Property:							

Comments

Public Remarks: ONSITE REAL ESTATE AUCTION ON MAY 3, 2012. 10,200 SF full brick commercial building in Downtown Wichita zoned Central Business District! Great location and lots

of room! This building features main show room, long counter for registers and lots of room for store aisle or make a larger show room. There are 3 offices, bathroom, kitchen area and street parking. There is a back warehouse/garage room with 2 overhead doors with 12+ ft. clearance, several private offices/rooms, 1 paint room, and access to 2nd story where there is additional attic storage. The building has an composition roof that was coated approx. 2 years ago, tile floors, fire alarm, security system and 220 volt electric. This building is selling separate and together with 222 S. Topeka, another commercial building, and 229 S. Emporia, the parking lot behind these properties. This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, wood destroying insects, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer (s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$20,000.00.

MLS#: 333537

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Prepared by Melissa Bridges of McCurdy Auction, LLC on 2/24/2012 2:01:28 PM



SELLER'S STATEMENT OF CONDITION COMMERCIAL AND INDUSTRIAL PROPERTY

PROPERTY ADDRESS 230 S. TOPICA
SELLER IS IS NOT currently occupying the property HAS NEVER occupied the property.

Explanation: The following is a statement of the present condition of the property and is not a warranty of future condition or performance. This disclosure is not a substitute for inspections to be performed by the purchaser.

A. 1. GENERAL
Type Construction
Roof: Age Type Approx Age

The zoning classification of the property is
2. ARE YOU, THE SELLER, AWARE OF ANY MATERIAL DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING? (A defect may be considered material if it is one which a prospective purchaser might reasonably consider in making a decision to buy) YES NO (If "yes", check the appropriate space(s) or add below)

Interior Walls, Ceilings, Floors, Exterior Walls, Utility Lines or Hookups, Roof(s), Windows, Doors, Foundation, Slabs, Driveways, Sidewalks, Yard Walls/Fences, Other Structural Components (describe):

3. ARE YOU AWARE OF ANY INSPECTIONS OR OF ANY SIGNIFICANT REPAIRS TO ANY OF THE ABOVE? YES NO (If yes, please provide the date, nature and extent of repair, name of person(s) performing and attach copies of any reports, work orders, invoices, or guarantees) Describe any defects, inspections or repairs below (attach additional sheets if necessary)

- B. CHECK ITEMS BELOW IF FOUND IN OR AT THE PROPERTY:
Sewer(Public), Sewer(Other), Water Supply(City), Water Supply(Other), Gas Supply(Utility), Gas Supply(Bottled), Wiring System, Heating, Air Conditioning, Water Heater(Gas), Water Heater(Electric), Exhaust Fan(s), Security Gate(s), Security System, Smoke Detector(s), Fire Alarm(s), Fire Sprinkler, Lawn Sprinkler, Elevator, Deck Leveler, List Other Equipment

ARE ALL OF THE ABOVE, TO THE BEST OF YOUR (SELLER'S) KNOWLEDGE, IN GOOD OPERATING CONDITION?
YES
NO (Attach additional sheets if necessary to describe)

- C. ARE YOU, THE SELLER, AWARE OF OR DO YOU HAVE ANY KNOWLEDGE OF ANY OF THE FOLLOWING:
1. YES NO Features of the property shared in common with adjoining landowners, such as matters whose existence, use or responsibility for maintenance may have an effect on the subject property.
2. YES NO Any parties in possession of any of the property other than you, the seller.
3. YES NO Any construction, landscaping or surveying done on the property within the last six months.
4. YES NO Any additions, structural modifications or other alterations or repairs made without necessary permits and approvals in compliance with building codes.
5. YES NO Any settling, slippage, sliding or other soil problems or flooding, drainage or grading problems or seepage, leakage, or other moisture problems in the basement or other areas of the property.
6. YES NO Any landfill (compacted or otherwise) on the property.
7. YES NO That the property is within a flood plain.
8. YES NO Any material damage to the property or any of the structures from fire, earthquake, floods or landslides.
9. YES NO Any zoning or plan violations, nonconforming uses or violations of "setback" requirements.
10. YES NO Any material neighborhood problems, noise or other nuisances.
11. YES NO Any declarations, deed restrictions, plan or plat requirements which have any authority over the subject property.
12. YES NO Any notices of abatement or citations against or investigations of the property.
13. YES NO Any insurance claim made or condemnation notice received.
14. YES NO Any existing or threatened legal or administrative action against the seller which may affect this property.
15. YES NO Any environmental studies undertaken or notices of environmental related investigations or violations received.
16. YES NO The presence of radon gas, asbestos, lead paint or other environmental hazard affecting the property.
17. YES NO The present or past presence of termites or other wood destroying insects or damage to the property caused by termites or other wood destroying insects.
18. YES NO Any recent reappraisal, revaluation or reclassification of the property for property tax purposes.
19. YES NO Any fire, flood or other casualty loss at the property.
20. YES NO The failure of the property to comply with the requirements of the Americans with Disabilities Act or any other law or regulation.
21. YES NO Any present or past presence of above ground or underground storage tanks, or any other present or past use of hazardous materials on the property.

one sacrum detected in shop bath sprayed

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS "YES", EXPLAIN (Attach additional sheets as needed)

SELLER STATES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE, AS OF THE DATE SIGNED BY SELLER. SELLER AGREES TO UPDATE THIS FORM IF CONDITIONS OR RESPONSES CHANGE BETWEEN THE DATE SELLER SIGNS AND THE CLOSING DATE.

SELLER James E. Thorn DATED 28 FEB 12

SELLER DATED

PURCHASER'S ACKNOWLEDGEMENT: I/WE HAVE READ AND RECEIVED A COPY OF THIS STATEMENT AND DONE AN INDEPENDENT INVESTIGATION OF THE PROPERTY AND STATE THAT NO REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY OTHER THAN THE ABOVE, HAVE BEEN MADE BY SELLER OR THE REAL ESTATE BROKER OR AGENT. I/WE HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY INDEPENDENT INSPECTORS. I/WE FURTHER UNDERSTAND THAT THE STATEMENTS CONTAINED HEREIN ARE THE SELLERS', NOT THOSE OF THE REAL ESTATE BROKER OR AGENT.

PURCHASER DATED

PURCHASER DATED

THE USE OF THIS FORM SHOULD NOT BE A SUBSTITUTE FOR THE PARTIES TO THE TRANSACTION CONSULTING THEIR OWN LEGAL COUNSEL.



Water Well, Lagoon & Septic Ordinance
City of Wichita & Sedgwick County

Property Address: 222 & 230 S. Topeka Ave., Wichita, KS 67202 *T. 224 S. Emporia Avenue*

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. In *Sedgwick County (not within the city of Wichita)* Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
3. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO X

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

James E. Thom
Owner

1/18/12
Date

Owner _____

Date _____



Average Utilities

Address: _____

	Company	Amount/month
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas:	_____	_____

* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.

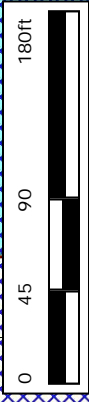


222 & 230 S. Topeka, Wichita, KS

Zoning - CBD/Central Business District



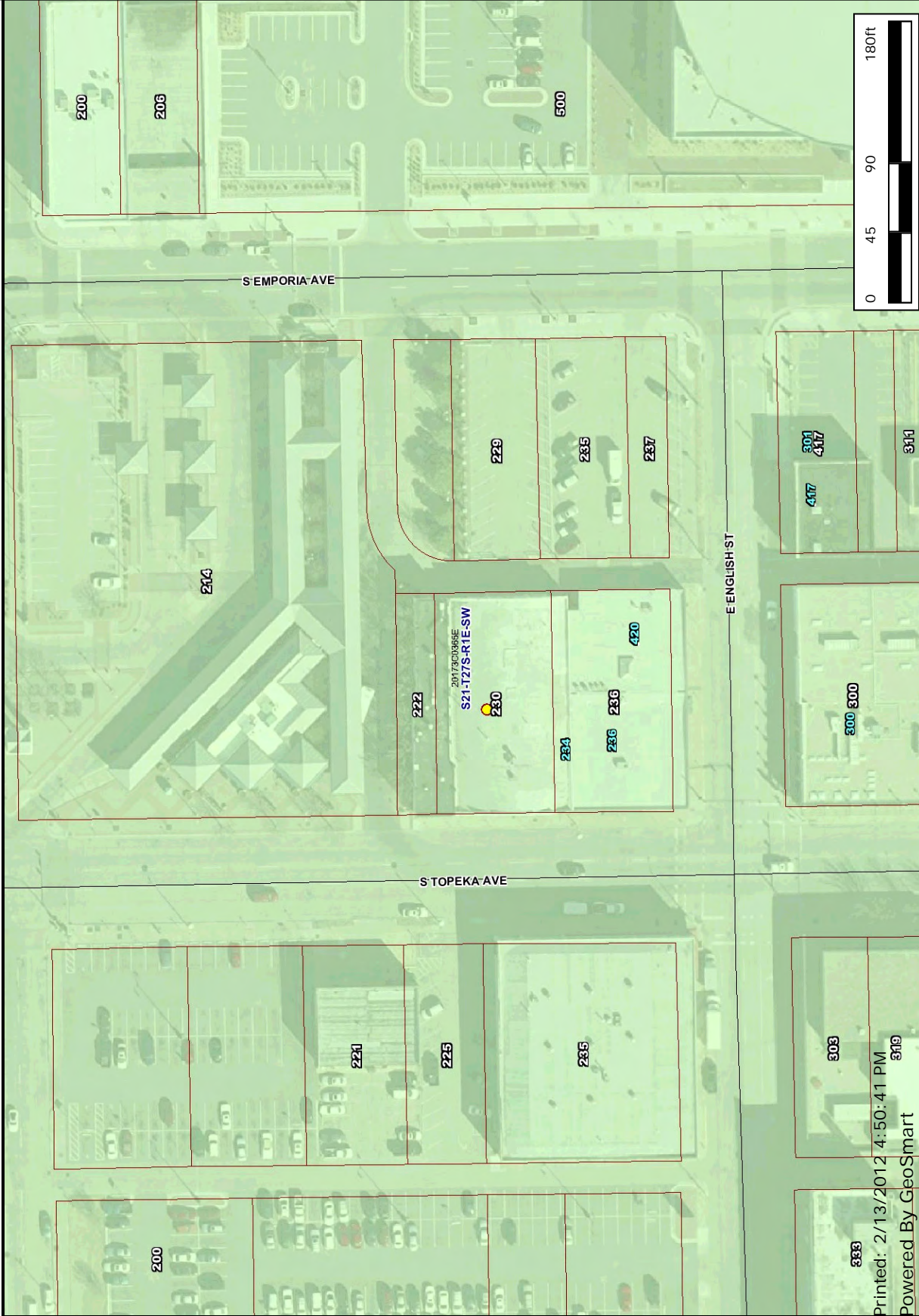
	City Limit Boundary		CELLTOWER_RM
	Historic Districts		Old Town
	Delano Overlay District		NO
	Property Parcels		YES
	Lot Block		RR
	Subdivisions		SF-20
	Historic Sites		SF-10
	REGIONAL		SF-5
	STATE/NATIONAL		TF-3
	AL		MF-18
	STATE		MF-29
	Zoning Cases		B
	Zoning		MH
	RR		NO
	SF-20		GO
	SF-10		NR
	SF-5		LC
	TF-3		OW
	MF-18		GC
	MF-29		AFB
	B		IP-A
	MH		IP
	NO		LI
	GO		GI
	NR		PUD
	LC		
	OW		
	GC		
	AFB		
	IP-A		
	IP		
	LI		
	GI		
	PUD		





222 & 230 S. Topeka, Wichita, KS

Flood Zone - X/Protected by Levee



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Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.



CENTRAL PUBLIC LIBRARY

INTRUST BANK ARENA

S. Emporia

229

222

230

CHILTON BILLIARDS

WICHITA DOWNTOWN TRANSIT CENTER

S. Topeka

HABITAT FOR HUMANITY

E. English

ACCIDENT RECOVERY TEAM

MID-STATES FITNESS EQUIPMENT

GREYHOUND PACKAGE XPRESS

S. Broadway

MAP

N.A. English addition to the City of Wichita

W.A. 48 57

Lots Nos. 1 to 82 inclusive are 25 x 125 on the East Side. All other lots are 25 x 141

Block No. 100 is located on 17th

I certify that the accompanying plat is a correct copy, according to the survey of N.A. English addition to the town of Wichita

John Dreyfus, Depl. Co. Surveyor

State of Kansas
Sedgewick County

This plat filed for record in the Office of the Register of Deeds of the County aforesaid on the thirteenth day of December A.D. 1897 at 11 o'clock A.M. and recorded in Plat Book A of page 5

*L. F. Butler
Register
By H.C. Stone
Deputy*

State of Kansas
Sedgewick County

Personally appeared before me Clerk of the District Court in and for the County and State aforesaid N.A. English and Dale A. English who acknowledged the within plat of N.A. English addition to the town of Wichita as required to be by John A. Dreyfus, Deputy County Surveyor for Sedgewick Co. to be their own and best deed, and wishes the same to be recorded as such, and all defects and flaws therein pointed out are hereby set aside for the use of the public, read all lots as numbered and referred to in said

Witness our hands and seal on the 28th day of Feb. A.D. 1898

*N.A. English
Dale A. English By N.A. English
for My. in fact*

State of Kansas
Sedgewick County

On the 28th day of February A.D. 1898 before me D.A. Bright, Clerk of the District Court in and for said County, came N.A. English and Dale A. English, his wife, to me with power who executed the foregoing instrument, and they acknowledged the truth of the same.

In witness whereof I have hereunto subscribed my name and official seal on the day and year first last above written.

D.A. Bright, Clerk

State of Kansas
County of Sedgewick

Be it remembered that on the 28th day of Feb. 1898 before me the undersigned, a Notary Public in and for said County and State came N.A. English for himself and as the duly appointed Attorney in fact for Dale A. English his wife, who is a married woman to me to be the same person who signed and acknowledged the within plat for the purpose of recording and acknowledging the same, and they acknowledged the same, and acknowledged the within instrument to be his true act and deed for the purpose therein set forth.

In witness whereof I have hereunto set my hand and seal the day and year above written.

Done on July 27/98

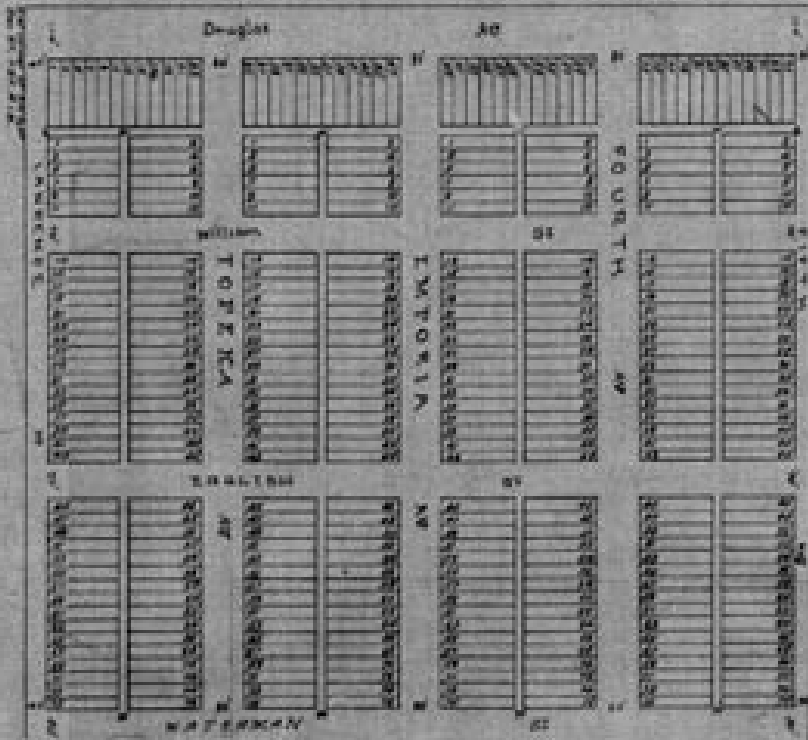



*Albert C. Owen
Notary Public*

I Joseph Dawson, Register of Deeds of Sedgewick County, Kansas, do hereby certify that the above is a true and correct copy of the plat of English addition to Wichita, Kansas, that the original of which the above is a copy, is in my office, and that I have the legal custody thereof.

Witness my hand and the seal of my office this 28th day of December A.D. 1898.

*Joseph Dawson
Register of Deeds*

This digital plat record accurately reproduces in all details the original plat filed with the Sedgewick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgewick County Geographic Information Systems.

Bill Meek, Register of Deeds
Approved: [Signature]

Guide to Auction Costs

THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- Advertising Costs
- Payoff of Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents (If Applicable)

THE BUYER CAN GENERALLY EXPECT TO PAY ...

- 10% Buyer's Premium (If Applicable)
- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer/Set Up Fee (If Applicable)
- All New Loan Charges (If Obtaining Financing)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



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