

Property Details

CONTROL: Owner VALUE: \$125,000
LOAN: \$0
EQUITY: \$125,000

TITLE: PLAINFIELD HOME
TYPE: Other
HAVE: Single Family Home, 4 BR 1 1/2 Bath Ranch in high growth Plainfield, IN
(Approx. 1,500 Sq.Ft.)
ADDRESS: 1419 Rose Court, Plainfield, Indiana

GROSS SCHEDULED INCOME: \$6,000 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$6,000
DEBT SERVICE: \$0
CASH FLOW: \$6,000
CAP RATE: 4.80%

BENEFITS SOUGHT: Cash Out; Carry Back; Exchange up for suburban Indianapolis value added
opportunity

MOTIVATION: Strong

CAN ADD: 40 Acre Commercial Development Parcel, hot suburban N.E. Indianapolis.
2 BR Condo, Greenwood, IN; other property

OWNER: Rick Roethke

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