

Property Details

CONTROL: Partner VALUE: \$380,000
LOAN: \$304,000
EQUITY: \$76,000

TITLE: New Build Duplexes in Indianapolis
TYPE: Multi-Family

HAVE: Build to Rent in Indianapolis. This local developer is building up/down duplexes.

ADDRESS: Various, Indianapolis, Indiana

BENEFITS TO NEW OWNER: Cashflow, appreciation and loan principal reduction for a total return on cash investment of about 21%.

GROSS SCHEDULED INCOME: \$43,200 Projected
VACANCY LOSS: \$3,456
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$12,772
NOI: \$26,972
DEBT SERVICE: \$25,512
CASH FLOW: \$1,460
CAP RATE: 7.10%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$304,000	\$2,126	8%	03/31/2054	No

BENEFITS SOUGHT: Profits for developer.

MOTIVATION: medium

CAN ADD: Additional duplexes.

REMARKS: This is a proforma case when you invest is there Build-to-Rent duplexes in Indianapolis. Multiple properties are available.

OWNER: Developer

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