

Property Details

CONTROL: Owner VALUE: \$50,000
LOAN: \$0
EQUITY: \$50,000

TITLE: GREENWOOD MAPLES
TYPE: Homes/Condos
HAVE: CONDOMINIUM UNIT; 900 SQ FT 2 BR. GREENWOOD MAPLES; (44
UNIT CONDO PROJECT)
ADDRESS: 305 Elmead Court, #2012, Greenwood, Indiana

GROSS SCHEDULED INCOME: \$6,550 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$2,265
NOI: \$4,285
DEBT SERVICE: \$0
CASH FLOW: \$4,285
CAP RATE: 8.57%

BENEFITS SOUGHT: Secure larger investment; this was acquired for family member use; will
exchange for Quality Diamond and carry back paper - or small down &
carry back.

MOTIVATION: Strong

CAN ADD: F/C, SF Residential Plainfield, IN @ \$125,000 40 Acre Commercial
Development Parcel; hot suburban N.E. Indianapolis.

REMARKS: Open to structure; maintenance fee is \$170.00/month. Can be very creative
and carry paper back.

OWNER: Rick Roethke

COUNSELOR: Rick Roethke Phone: 317-581-0300
PO Box 8190 Cell: 317-753-9696
Rancho Santa Fe, California, 92067 Email: rroethke@barringtonllc.com