

 **Investor Overview: 1115 N Bell St, Kokomo, IN 46901**



SFR (Potential Duplex/Triplex Conversion) | 4 Bed / 2 Bath

 **Property Snapshot**

Type: SFR (4/2) with Multiple Exterior Entrances for Easy MF Conversion

Sqft: 1,596 (Main + Basement/Upper Levels)

Lot Size: 6,534 sqft (0.15 acres) | Legal: MOTZ & GRETHERS ADDN LOT 53

Year Built: 1900

****Part of a PORTFOLIO: Make an Offer on all 3 or 4 of them & get a DEAL**

UPDATES:

- Fully Remodeled
- New LVP flooring
- New Carpet

[PHOTOS](#)

|

[VIDEOS](#)

|

[COMPS](#)

|

[PRC](#)

Investor Overview: 1115 N Bell St, Kokomo, IN 46901

- Remodeled Kitchen
- New Roof
- New HVAC (furnace and AC)
- All New Plumbing and Electrical
- Fresh Paint
- New Noors
- New Light Fixtures
- Remodeled Bathrooms
- Newer Windows
- New Laundry Hookups
- Multiple exterior entrances—converting to multi-family = simple
- Exterior Painted
- Swapping the furnace to electric, not gas,
- Getting power turned on—permits pulled
- Meter base installed, waiting 3-5 days for meter.

Needs: carpet on stairs & swapping shower fittings

Condition: 85% Complete Full Remodel – Near Turnkey; New LVP Flooring, Carpet, White Shaker Cabinets, Remodeled Kitchen, New Roof, New HVAC (Swapping to Electric Furnace, Permit Pulled, Meter Base Installed – 3-5 Days for Meter), All New Plumbing/Electrical, Fresh Paint, New Doors/Light Fixtures, Remodeled Baths, Newer Windows, Laundry Hookups; Exterior Nicely Painted

Occupancy: Vacant

Gross Rents: N/A (Vacant; Potential \$1,800–\$2,300/mo as SFR; \$2,200–\$2,800/mo as Duplex)



Valuation & ARV Range

ARV Estimate (SFR): \$180K – \$200K

ARV Estimate (Duplex Conversion): \$210K – \$240K+

Top Comps (Highest Renovated 4/2+ in 46901/ Kokomo, Last 12 Months): \$309K (4/3, 3,696 sqft sold Oct '25), \$269K (4/2, 1,560 sqft sold Jul '25), \$252K (4/2, 2,549 sqft sold Apr '25), \$250K (4/2.5, 1,872 sqft sold Mar '25), \$145K (4/2, 1,782 sqft sold recently) – Supports \$180K+ for Renovated 1600 sqft SFR; MF Conversion Adds 15–20% Premium

Kokomo Market: Median Sales \$149K–\$162K; Renovated Homes Command Premiums in 46901



DSCR Loan Analysis (Estimate)

Gross Income (SFR LTR): \$2,000/mo = \$24,000/yr

[PHOTOS](#)



[VIDEOS](#)



[COMPS](#)



[PRC](#)

Investor Overview: 1115 N Bell St, Kokomo, IN 46901

Gross Income (Duplex LTR): \$2,500/mo = \$30,000/yr

Est. Expenses (30-35%): \$7,200–\$10,500/yr (Taxes ~\$1,200/yr Assessed, Insurance/Maintenance)

NOI (SFR): ~\$16,800/yr | NOI (Duplex): ~\$21,000/yr

Est. DSCR: 1.40–1.60 (SFR) / 1.60–1.85 (Duplex)

Based on 20–25% Down, 7.25–7.5% Rate, 30-Yr Amortization

✔ Qualifies for DSCR; MF Boosts NOI for Stronger Ratios

Investor Highlights

✔ Near-Turnkey Remodel: 85% Done – Finish Stairs Carpet, Swap Vandalized Shower Fittings, Power On (Turnkey in ~1 Week); Photos Show Modern Interiors (LVP/Carpet Mix, Ceiling Fans, White Cabinetry, Tiled Baths)

✔ Rental Layout: 4BR/2BA (Multiple Levels w/ Separate Entrances Visible in Photos – Ideal for 2x 2/1 Units); Laundry Hookups; Tenants Pay Utilities

✔ Max Rents (LTR): SFR \$1,800–\$2,300/mo (Section 8/ Premium Listings); Duplex \$2,200–\$2,800/mo (Separate Metering Adds Appeal)

✔ Airbnb/STR Max: SFR \$110–\$120/night (55–59% Occ. ~\$1,900–\$2,500/mo Gross); Duplex \$140–\$160/night/Unit (Total \$3,000–\$4,000/mo Gross w/ Group Bookings, Events Boost)

✔ Add Value Plays: Easy Duplex/Triplex Conversion (Multiple Entrances/Doors in Photos – Zoning Allows w/ Special Exception for 4 Units or Less; ~\$20–\$30K for Walls, Kitchens/Baths, Metering – Boost ARV/Rents 20–30%); Add Basement Egress for Legal 5th BR; BRRRR for Equity Pull; Flip Post-Finish for Quick Profit

 Additions & Neighborhood; Paved Streets/Sidewalks; Steady Demand in 46901

RENTAL INCOME

Est. Rent (SFR): \$1,800–\$2,300/mo

Est. Rent (Duplex): \$2,200–\$2,800/mo

Est. Airbnb (SFR): \$1,900–\$2,500/mo Gross

Price/Sqft (ARV): \$113–\$150/sqft

[PHOTOS](#) | [VIDEOS](#) | [COMPS](#) | [PRC](#)

Investor Overview: 1115 N Bell St, Kokomo, IN 46901

Rehab Estimate: \$5,000–\$10,000 (SFR Turnkey); +\$20,000–\$30,000 (Duplex Conversion)

Visual Overview for 1115 N Bell St, Kokomo, IN 46901 (Based on Attached Photos):

The property is a two-story white-sided home on a corner lot, with a black shingled roof, small front porch/steps, and grassy yard with tall evergreen trees nearby. The exterior looks freshly painted and well-maintained, with paved sidewalk access. Interiors reflect a full remodel: main level has LVP wood-look flooring in living/dining areas, neutral gray walls, black ceiling fans with lights, and ample windows. Bedrooms on main have carpet or LVP, with doors and closets. Upstairs features sloped attic-style ceilings with carpeted floors, multiple bedrooms with built-in closets/shelves, hallways connecting rooms, and dormer windows for light. Bathroom shows a dark vanity, white toilet, tub/shower, and modern fittings. Utility areas include exposed HVAC/water heater in corners. The space feels spacious (~1,600 sqft), bright, and 85% complete with some minor debris/touch-ups, highlighting modern finishes like fans and fresh paint throughout. Multiple entrances visible, supporting easy multi-family conversion.

Rehab Scope (Rental-Grade Finish)

Finish Stairs Carpet

Swap Vandalized Shower Fittings

Power On (Electric Furnace Swap, Meter in 3-5 Days)

Minor Touch-Ups/Deep Clean

Optional: MF Conversion – Add Walls, Kitchens/Baths, Separate Utilities

Why This Deal Works for Investors

- ✓ 85% Remodeled – New Roof/HVAC/Plumbing/Electrical/Kitchen/Baths/Flooring/Paint
- ✓ Multiple Entrances for Easy Duplex Conversion (20–30% ARV/Rent Boost)
- ✓ Near-Turnkey: Finish in 1 Week for Quick Flip/Rental
- ✓ Strong Spread in 46901 (Top Comps \$250K–\$309K)
- ✓ Rental Upside: LTR/Section 8 or Airbnb (Events/Tourism)
- ✓ Low All-In for High ROI; Motivated Seller Flexible
- ✓ Clean Title, Vacant Access; Zoning Supports MF w/ Special Exception

Quick Numbers Recap

Rehab: \$5–10K (SFR) / \$25–40K (Duplex)

[PHOTOS](#)

|

[VIDEOS](#)

|

[COMPS](#)

|

[PRC](#)

Investor Overview: 1115 N Bell St, Kokomo, IN 46901

ARV: \$180–200K (SFR) / \$210–240K (Duplex)

Rent Potential: \$1,800–\$2,800+

ROI Range: 10–20%+ Depending on Strategy


 Looking for More Off-Market Inventory? We offer:

 Single-Family Rentals

 Duplexes, Triplexes, & Quads

 Turnkey Cash Flow Properties

 Light-to-Heavy Rehab Projects

 Creative Financing & Seller Carry Deals

 Browse full inventory at: www.reioffer.net

 Contact Jamie Franklin | Acquire JDF Corp | 317-610-9834

Disclaimer for Acquire JDF Corp:

This information from Acquire JDF Corp is for general use only and not guaranteed; verify all details independently. Each person, business, or entity is responsible for their own due diligence, and Acquire JDF Corp is not liable for any investment decisions, losses, or damages related to purchases, financing, or property conditions.

[SNEAK PEEK PHOTOS PDF](#)

[PHOTOS](#) | [VIDEOS](#) | [COMPS](#) | [PRC](#)

[PHOTOS](#) | [VIDEOS](#) | [COMPS](#) | [PRC](#)