

FOR SALE

10 Unit SRO Multifamily

3710 & 3712 EAST WASHINGTON STREET

Indianapolis, IN 46201

—

PRESENTED BY:

JOSHUA HOEFT

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IN #RB23002184

DAVID BICKELL CCIM

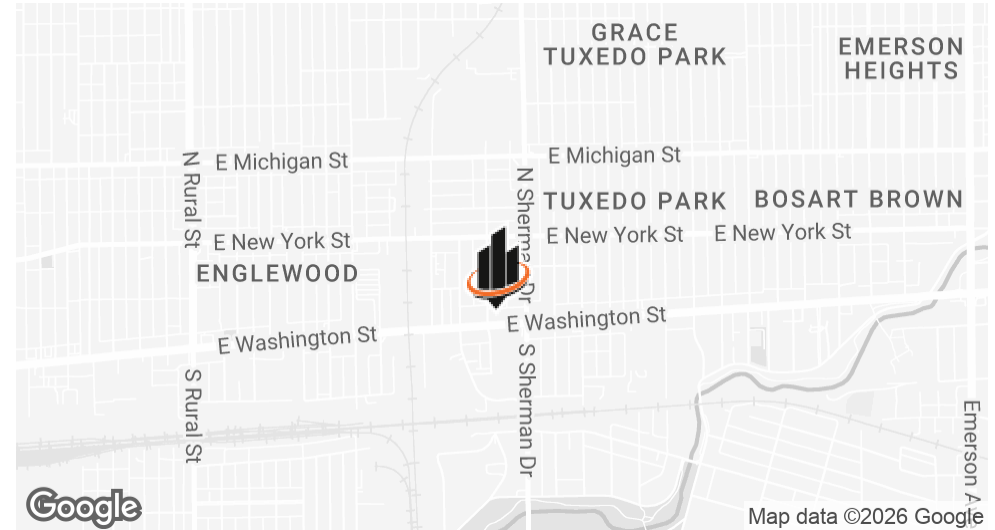
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IN #RB14036294



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
NUMBER OF UNITS:	10
BUILDING SIZE:	5,376 SF
NOI:	\$60,455.00
CAP RATE:	7.0%

PROPERTY DESCRIPTION

10-unit Single Room Occupancy (SRO) property offering strong income potential and efficient operations. The building features five units on the upper level and five on the lower level, each with a private bathroom. Shared kitchens, living rooms, and laundry facilities are located on both sides, creating a balanced and functional layout for tenants. Excellent opportunity for an investor seeking steady cash flow or the potential to continue developing on the adjoining lots which can be purchased alongside the building.

PROPERTY HIGHLIGHTS

- 10 units
- Built in 2025
- Zoned D8
- 80% occupancy

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ADDITIONAL PHOTOS

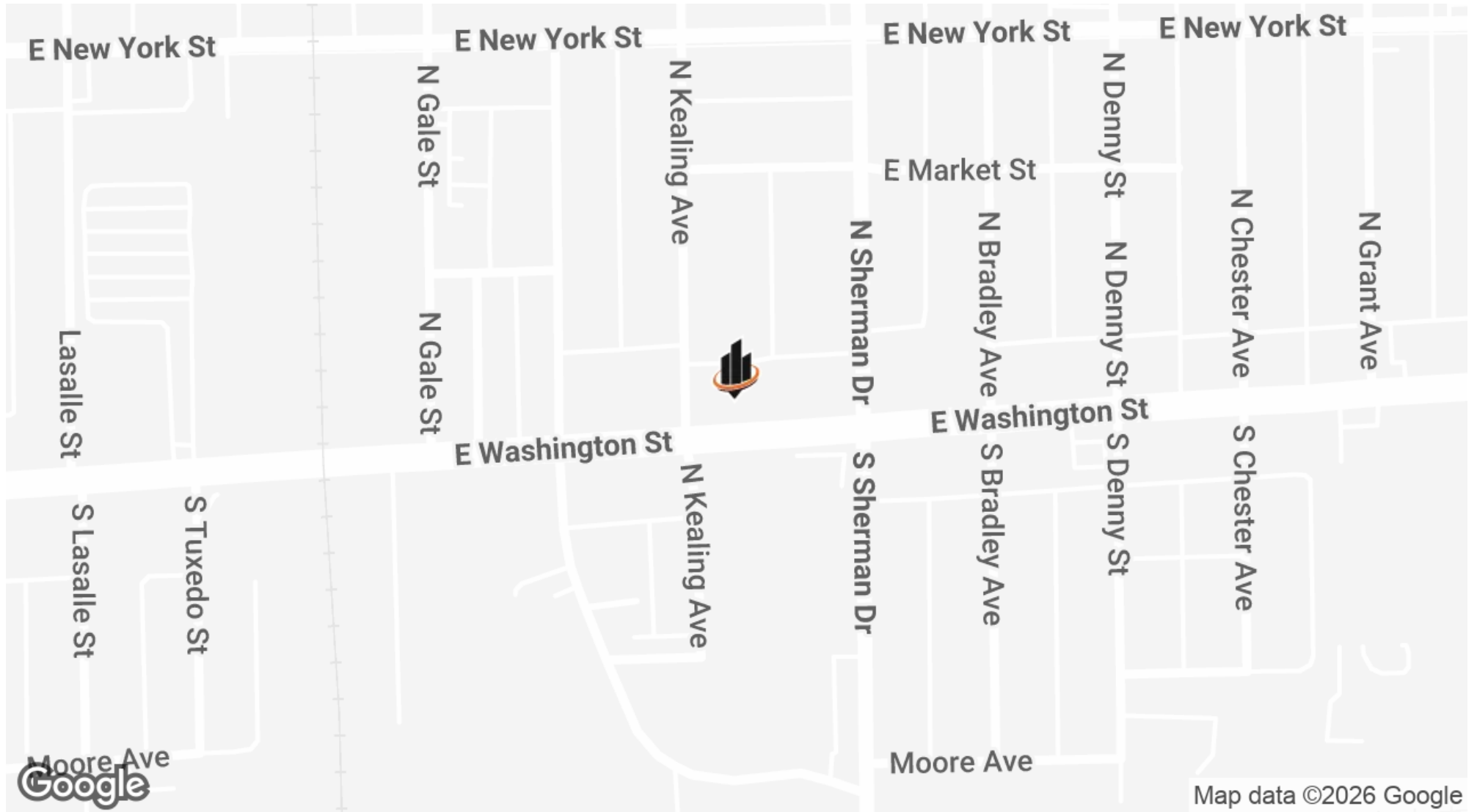
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LOCATION MAP



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