

Multi-Unit Home "Missing Middle" **PORTFOLIO**

INDIANAPOLIS, IN



FOR SALE UNIT BREAKDOWN

FOR MORE INFO, PLEASE CONTACT:

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MISSING MIDDLE HOUSING INITIATIVE

The Missing Middle Housing strategy addresses a crucial gap in the housing market by providing multi-unit homes like duplexes, triplexes, and fourplexes. These developments meet the growing demand for affordable, flexible living options in thriving urban neighborhoods.

Paradigm Construction & Development is at the forefront of this movement, offering a limited-time opportunity as we head into Q1 2025: a select range of pre-designed, pre-permitted, and pre-engineered high-quality units ready for immediate investment and construction. As a homegrown, millennial-owned business, we specialize in developing turn-key multi-family investment properties in fast-growing Indianapolis neighborhoods, ensuring market stability and strong rental demand.

- 1 Next-Gen Builders**
We amplify value for clients and equity investors through our capabilities in land acquisition, entitlements, project design, value engineering and project management.
- 2 Low Overhead**
Our youthful company operates with minimal overhead, allowing us to strategically grow. With ample capitalization, we are well-positioned for sustained expansion and future opportunities.
- 3 Target-Tacklers**
We are target tacklers at heart, consistently meeting project deadlines and ensuring financial viability. Transparency is our cornerstone as we tackle challenges with innovative problem-solving and a relentless drive for success.

PROPERTY - LOTS	NEIGHBORHOOD	ZIPCODE	PHASE	TYPE	GROSS SF	UNITS	TL BEDS	TL BATHS
4521 Norwaldo Ave	Keystone-Monon	46205	PRODUCTION	Duplex	2,020	2	4	3
4448 Evanston Ave	Keystone-Monon	46205	PRODUCTION	Duplex	1,944	2	4	3
2161 Gent Ave	Riverside	46202	PRODUCTION	Duplex	2,725	2	6	5
517 Prospect St	Bates-Hendricks	46203	SHOVEL READY	Duplex	2,490	2	6	5
3265 Ruckle St	Mapleton-Fall Creek	46205	SHOVEL READY	Duplex	2,892	2	6	4
3033 Sutherland Ave	Monon Yard	46205	SHOVEL READY	4-Plex	6,000	4	12	10
2737 Columbia Ave	Monon Yard	46205	SHOVEL READY	4-Plex	5,280	4	12	10
2731 Columbia Ave	Monon Yard	46205	SHOVEL READY	4-Plex	5,280	4	12	10
2526, 2528 N Harding St	Riverside	46208	SHOVEL READY	(2) 3-Plex	7,920	6	18	15
4233 Evanston Ave	Keystone-Monon	46205	SHOVEL READY	Duplex	2,725	2	6	5
4335 Evanston Ave	Keystone-Monon	46205	SHOVEL READY	Duplex	2,725	2	6	5
4237 Evanston Ave	Keystone-Monon	46205	SHOVEL READY	Duplex	2,725	2	6	5
2949, 2953, 2959 Ruckle St	Mapleton-Fall Creek	46205	SHOVEL READY	8-Plex	COMING SOON	8	16	20
2151 Columbia Ave	Monon Yard	46202	SOLD !!	4-Plex	4,375	4	8	9
3903 & 3909 Winthrop Ave	Keystone-Monon	46205	SOLD !!	8-Plex	7,728	8	16	12

- CONSTRUCTION PHASE: PURCHASE READY SPEC-BUILD
- APPROVED PHASE: PERMIT READY, FINANCE REQUIRED
- DESIGN PHASE: ENTITLEMENT WORK COMPLETE
- SOLD !!

\$1,700-2k / mo

AVG RENT ROLL

15

TOTAL PROPERTIES

54

TOTAL UNITS

PROPERTY - LOTS	NEIGHBORHOOD	ZIPCODE	PHASE	TYPE	GROSS SF	UNITS	TL BEDS	TL BATHS
A 3903, 3909 Winthrop Ave	Keystone-Monon	46205	SOLD !!	8-Plex	7,728	8	16	12
B 517 Prospect St	Bates-Hendricks	46203	Shovel Ready	Duplex	2,490	2	6	5
C 3265 Ruckle St	Mapleton-Fall Creek	46205	Shovel Ready	Duplex	2,892	2	6	4
D 2949, 2953, 2959 Ruckle St	Mapleton-Fall Creek	46205	Q2	8-Plex	TBD	8	16	20
E 3033 Sutherland Ave	Monon Yard	46205	Q2	4-Plex	6,000	4	12	10
F 2526, 2528 N Harding St	Riverside	46208	Q2	(2) 3-Plex	7,920	6	18	15
G 2161 Gent Ave	Riverside	46202	Shovel Ready	Duplex	2,725	2	6	5
H 2737 Columbia Ave	Monon Yard	46205	Q2	4-Plex	5,280	4	12	10
I 2731 Columbia Ave	Monon Yard	46205	Q2	4-Plex	5,280	4	12	10
J 4233 Evanston Ave	Keystone-Monon	46205	Shovel Ready	Duplex	2,725	2	6	5
K 4335 Evanston Ave	Keystone-Monon	46205	Shovel Ready	Duplex	2,725	2	6	5
L 4237 Evanston Ave	Keystone-Monon	46205	Shovel Ready	Duplex	2,725	2	6	5
M 4448 Evanston Ave	Keystone-Monon	46205	Shovel Ready	Duplex	1,944	2	4	3
N 4521 Norwaldo Ave	Keystone-Monon	46205	Shovel Ready	Duplex	2,020	2	4	3
O 2151 Columbia Ave	Monon Yard	46205	SOLD !!	4-Plex	4,375	4	8	9
TOTALS						54	138	121

 **SOLD / UNDER CONTRACT**

\$1,700-2k / mo

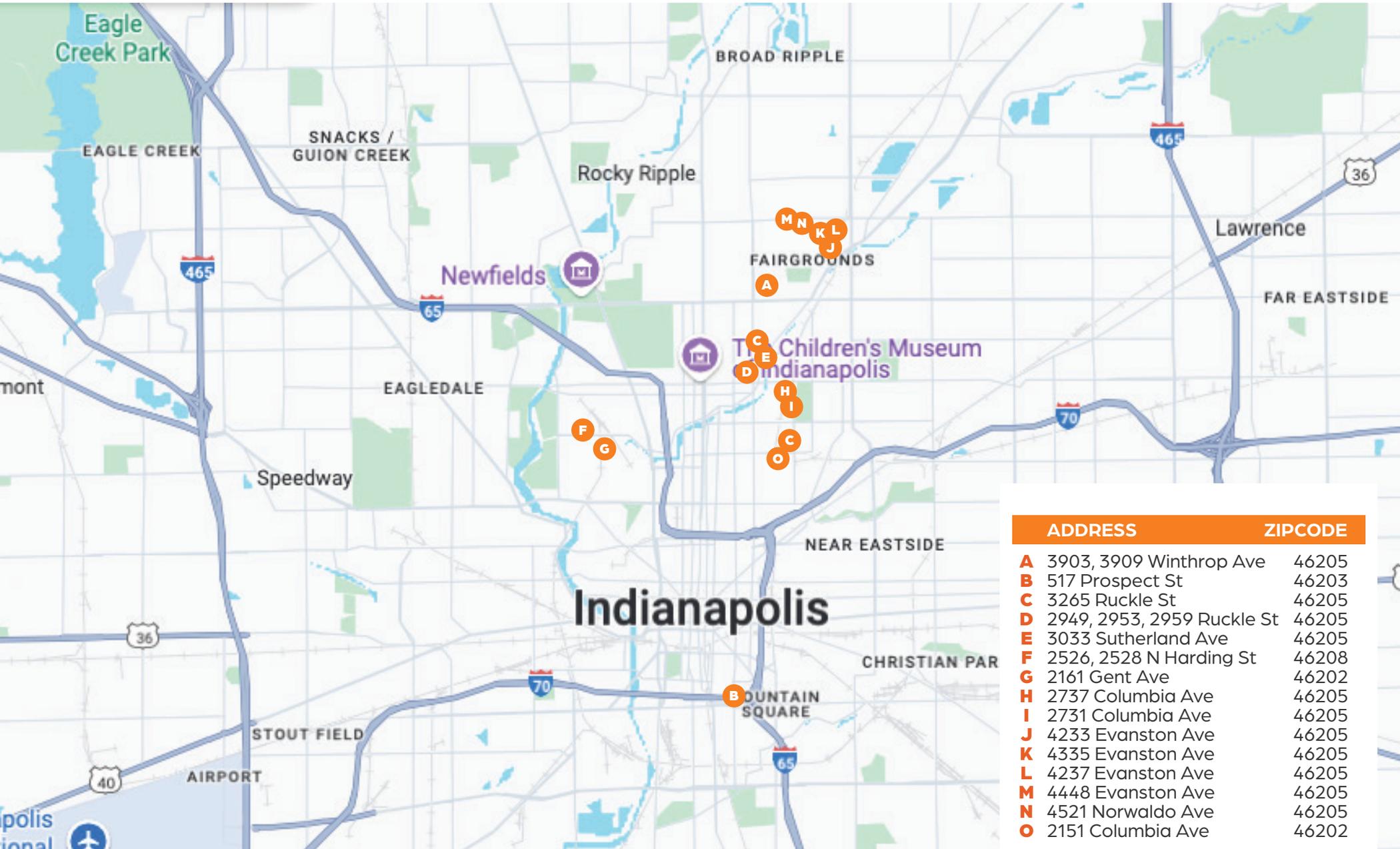
AVG RENT ROLL

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TOTAL PROPERTIES

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TOTAL UNITS



	ADDRESS	ZIPCODE
A	3903, 3909 Winthrop Ave	46205
B	517 Prospect St	46203
C	3265 Ruckle St	46205
D	2949, 2953, 2959 Ruckle St	46205
E	3033 Sutherland Ave	46205
F	2526, 2528 N Harding St	46208
G	2161 Gent Ave	46202
H	2737 Columbia Ave	46205
I	2731 Columbia Ave	46205
J	4233 Evanston Ave	46205
K	4335 Evanston Ave	46205
L	4237 Evanston Ave	46205
M	4448 Evanston Ave	46205
N	4521 Norwaldo Ave	46205
O	2151 Columbia Ave	46202



- Points of Interest**
- A** Indianapolis Zoo
 - B** Lucas Oil Stadium
 - C** Indiana State Museum
 - D** Indiana University Natatorium
 - E** IU Health
 - F** Riley Hospital
 - G** IU Health Methodist Hospital
 - H** Ivy Tech Community College
 - I** The Children's Museum of Indianapolis
 - J** Woodstock Club
 - K** Riverside Golf Academy
 - L** Marian University Indianapolis
 - M** Douglass Golf Course
 - N** Indianapolis Motor Speedway (IMS)
 - O** Indiana State Fairgrounds
 - P** Monon 30
 - Q** Indianapolis Int'l Airport
 - R** The Track of Champions
 - S** White River State Park
 - T** Coffin Golf Course
 - W** Indiana Medical History Museum

PROVEN DEVELOPMENT EXPERTISE

PCD has a track record of delivering high-quality, market-ready projects with a strong network of subcontractors, suppliers, and investors.

TRANSPARENT & INVESTOR-FOCUSED PROCESS

- Milestone-based tracking & weekly documented updates ensure full visibility into project progress
- Multiple exit strategies allow for flexibility based on market conditions and investor goals
- Legal protections, including first lien mortgages & promissory notes, safeguard lender capital

HIGH DEMAND MARKET & STRONG EXIT OPPORTUNITIES

By leveraging our established relationships with REITs, institutional investors, and private buyers, we proactively position each project for maximum market exposure and liquidity at completion.

Let's **Build** Together.