



FOR SALE

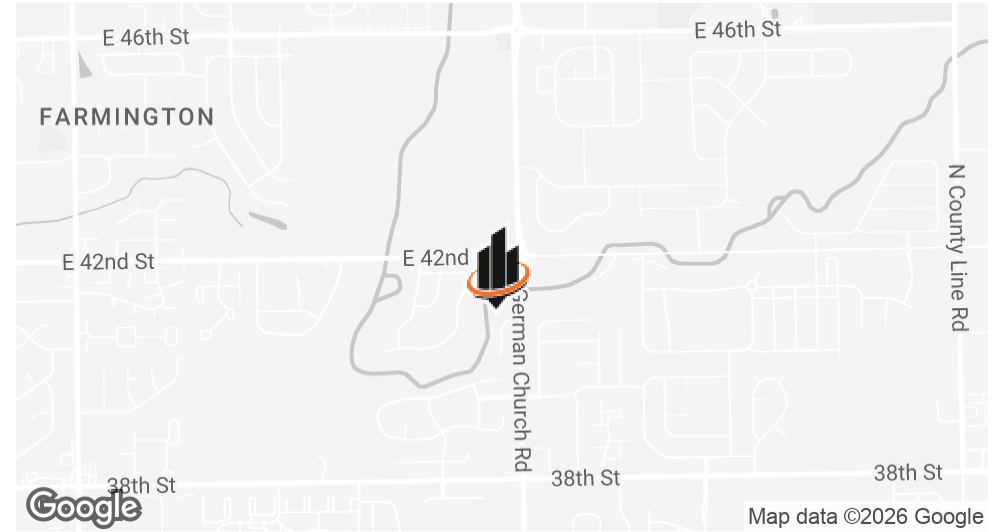
5-Unit SRO Investment

4060 CRABTREE CT
Indianapolis, IN 46235

PRESENTED BY:

JOSHUA HOEFT
Phone: 317.771.5494
joshua.hoeft@svn.com
IN #RB23002184

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$249,999
NUMBER OF UNITS:	5
LOT SIZE:	7,325 SF
BUILDING SIZE:	1,980 SF
NOI:	\$23,159.72
CAP RATE:	9.26%

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PROPERTY DESCRIPTION

5-unit single room occupancy (SRO) property located on the Far Eastside of Indianapolis. This asset features five rentable rooms with a shared living room and kitchen layout, catering to affordable housing demand and strong tenant retention. The building features four bedrooms and 1.5 bathrooms. One bedroom includes a private full bathroom, and there is a common living area and kitchen. Ideal for house-hack investors or SFR portfolio expansion. This property offers a flexible investment strategy, perfect for an owner-occupant looking to offset living expenses or an investor seeking cash-flowing, room-by-room rental income.

PROPERTY HIGHLIGHTS

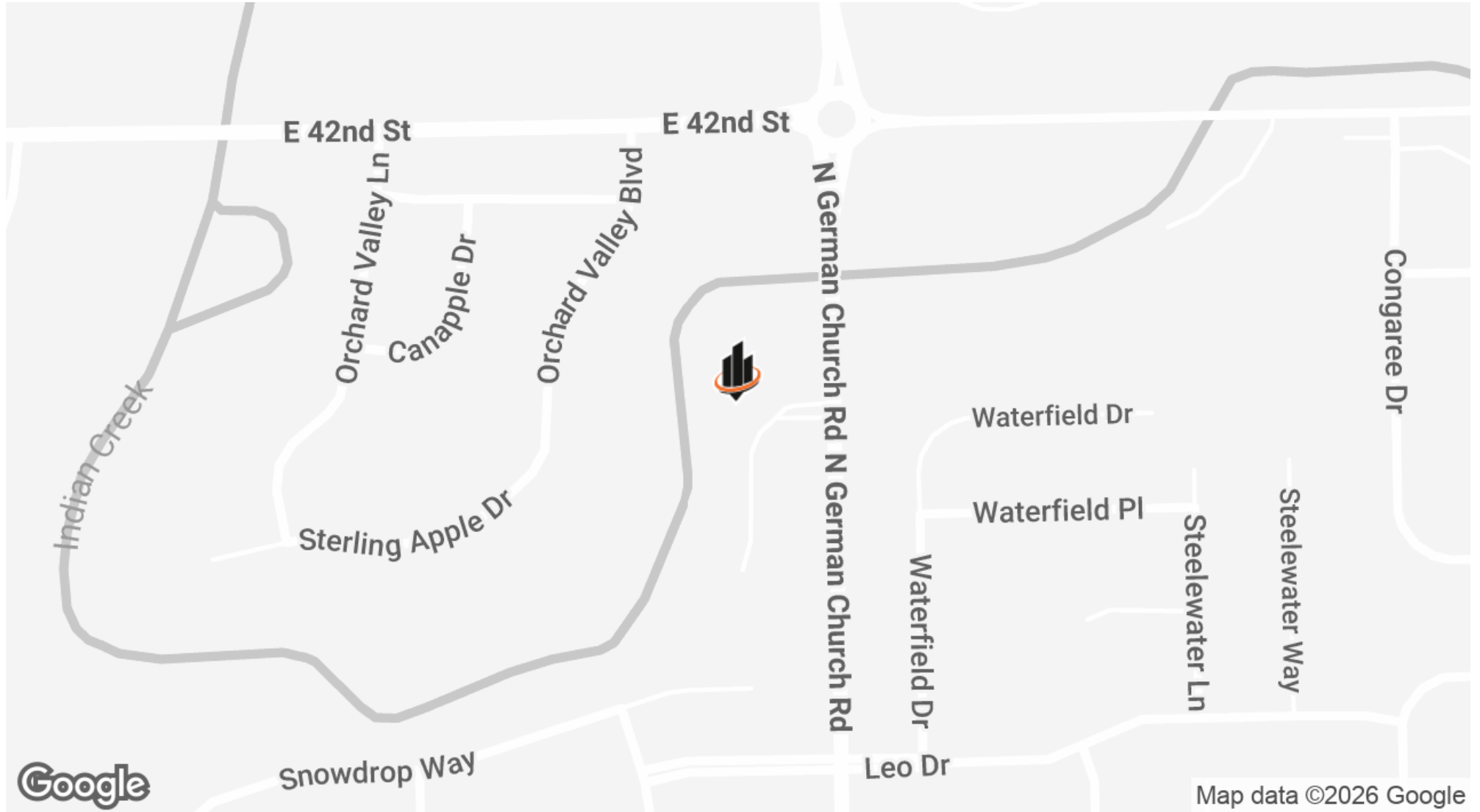
- 5-unit SRO Investment
- Far Eastside of Indianapolis
- 100% Occupied

ADDITIONAL PHOTOS



JOSHUA HOEFT
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LOCATION MAP



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