

# Lake Charles Townhomes

1341 Lake Charles Ave, Porter, IN, 46304



Listing Price  
**\$6,520,000**



Cap Rate  
**6.48%**



# of Units  
**44**

## FINANCIAL

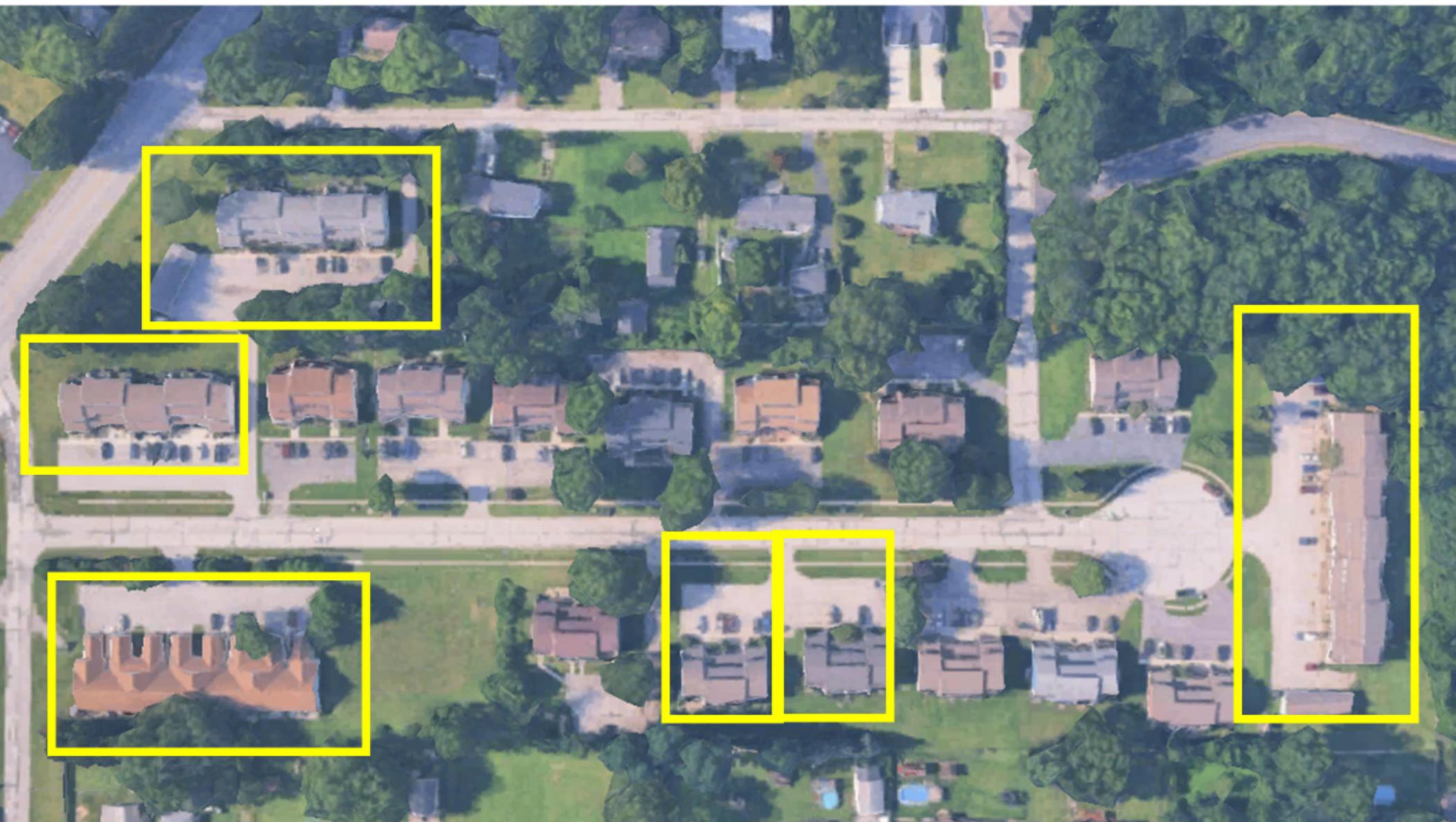
Listing Price	\$6,520,000
Cap Rate	6.48%
Price/SF	\$113.43
Rent/SF	\$1.02
Price/Unit	\$148,182

## OPERATIONAL

Rentable SF	57,480 SF
# of Units	44
Lot Size	5.15 Acres (224,334 SF)
Occupancy	96%
Year Built	1993-2001 (Weighted Average 1997.4)







# LAKE CHARLES TOWNHOMES

FINANCIAL DETAILS

1365-1379 Lawson Ln  
Porter, IN

As of 1/5/2026

Unit Count	Number Vacant	Unit Type	Unit Size	Scheduled Market Rent	Scheduled Monthly Rent	Market Rent	Average Rent	Lowest Rent	Highest Rent	Average Rent/Sq.Ft.	Collected Monthly Rent
36	1	2 Bedroom - 1.5 Bath	1,330	\$50,400	\$47,439	\$1,400	\$1,318	\$1,100	\$1,452	\$0.99	\$46,039
8	0	2 Bedroom - 2 Bath - Garage	1,200	\$12,800	\$11,472	\$1,600	\$1,434	\$1,240	\$1,670	\$1.20	\$11,472
<b>44</b>	<b>1</b>	<b>Totals</b>	<b>57,480</b>	<b>\$63,200</b>	<b>\$58,911</b>			<b>\$1,100</b>	<b>\$1,670</b>		<b>\$57,511</b>
	<b>2.27%</b>	<b>Vacant</b>	<b>Averages</b>	<b>1,306</b>		<b>\$1,436</b>	<b>\$1,339</b>			<b>\$1.02</b>	

# LAKE CHARLES TOWNHOMES

## FINANCIAL DETAILS

	Trailing 12 Month 1/1/25 - 12/31/25			Trailing 6 Month 7/1/25-12/31/25			Current Rent Roll & Adjusted T12			Year 1 M&M				
	Actuals	Per Unit	Per SF	Actuals	Per Unit	Per SF	Expenses	Per Unit	Per SF	Projection	Per Unit	Per SF		
<b>Effective Rental Income</b>														
Market Rents	667,989	15,182	11.62	674,019	15,319	11.73	758,400	17,236	13.19	781,152	17,753	13.59		
Loss to Lease	0	0	0.00	0	0	0.00	51,468	1,170	0.90	38,873	4.98%	883	0.68	
<b>Scheduled Rental Income</b>	667,989	15,182	11.62	674,019	15,319	11.73	706,932	18,406	14.09	742,279	18,637	14.27		
<b>Physical Vacancy</b>	0	0.0%	0	0	0.0%	0	(28,277)	4.0%	(643)	0.00	(29,691)	4.0%	(675)	(0.52)
<b>Economic Occupancy</b>	100.00%			100.00%			96.00%			96.00%				
<b>Total Effective Rental Income</b>	<b>667,989</b>	<b>15,182</b>	<b>11.62</b>	<b>674,019</b>	<b>15,319</b>	<b>11.73</b>	<b>678,655</b>	<b>17,121</b>	<b>13.60</b>	<b>712,587</b>	<b>17,287</b>	<b>13.23</b>		
<b>Other Income</b>														
Garage Rent	11,773	268	0.20	11,850	269	0.21	11,773	268	0.20	12,126	276	0.21		
Application & Move-In Fee	7,130	162	0.12	10,920	248	0.19	7,130	162	0.12	7,344	167	0.13		
Late Charge/NSF Fees	5,350	122	0.09	5,600	127	0.10	5,350	122	0.09	5,511	125	0.10		
MTM Fee	3,400	77	0.06	3,600	82	0.06	3,400	77	0.06	3,502	80	0.06		
Pet Fees	2,150	49	0.04	2,060	47	0.04	2,150	49	0.04	2,215	50	0.04		
Miscellaneous Income	1,245	28	0.02	2,340	53	0.04	1,245	28	0.02	1,282	29	0.02		
<b>Total Other Income</b>	<b>31,048</b>	<b>706</b>	<b>0.54</b>	<b>36,370</b>	<b>827</b>	<b>0.63</b>	<b>31,048</b>	<b>706</b>	<b>0.54</b>	<b>31,979</b>	<b>727</b>	<b>0.56</b>		
<b>Effective Gross Income</b>	<b>699,036</b>	<b>15,887</b>	<b>12.16</b>	<b>710,389</b>	<b>16,145</b>	<b>12.36</b>	<b>709,702</b>	<b>17,826</b>	<b>14.14</b>	<b>744,566</b>	<b>18,014</b>	<b>13.79</b>		

# LAKE CHARLES TOWNHOMES

## FINANCIAL DETAILS

	Trailing 12 Month 1/1/25 - 12/31/25			Trailing 12 Month 1/1/25 - 12/31/25			Current Rent Roll & Adjusted T12			Year 1 M&M				
	Actuals	Per Unit	Per SF	Actuals	Per Unit	Per SF	Expenses	Per Unit	Per SF	Projection	Per Unit	Per SF		
	<b>Non-Controllable</b>													
Real Estate Taxes	95,694	*	2,175	1.66	95,694	*	2,175	1.66	95,694	2,175	1.66	98,565	2,240	1.71
Insurance	35,334		803	0.61	35,334		803	0.61	35,334	803	0.61	36,394	827	0.63
Gas	1,894		43	0.03	1,894		43	0.03	1,894	43	0.03	1,951	44	0.03
Water & Sewer	1,573		36	0.03	1,573		36	0.03	1,573	36	0.03	1,620	37	0.03
<b>Total Non-Controllable</b>	<b>134,495</b>		<b>3,057</b>	<b>2.34</b>	<b>134,495</b>		<b>3,057</b>	<b>2.34</b>	<b>134,495</b>	<b>3,057</b>	<b>2.34</b>	<b>138,530</b>	<b>3,148</b>	<b>2.41</b>
<b>Controllable</b>														
Maintenance & Repairs	18,788		427	0.33	18,788		427	0.33	18,788	427	0.33	19,352	440	0.34
Cleaning & Decorating	16,008		364	0.28	16,008		364	0.28	16,008	364	0.28	16,488	375	0.29
Refuse	13,531		308	0.24	13,531		308	0.24	13,531	308	0.24	13,937	317	0.24
Landscaping & Grounds	20,625		469	0.36	20,625		469	0.36	20,625	469	0.36	21,244	483	0.37
Snow Removal	8,829		201	0.15	8,829		201	0.15	8,829	201	0.15	9,094	207	0.16
Administrative	4,561		104	0.08	4,561		104	0.08	4,561	104	0.08	4,698	107	0.08
Management	60,937		1,385	1.06	60,937		1,385	1.06	56,776	1,290	0.99	59,565	1,354	1.04
Advertising / Promotion	80		2	0.00	80		2	0.00	80	2	0.00	82	2	0.00
Reserve	31,530		717	0.55	31,530		717	0.55	13,200	300	0.23	13,200	300	0.23
<b>Total Controllable</b>	<b>174,888</b>		<b>3,975</b>	<b>3.04</b>	<b>174,888</b>		<b>3,975</b>	<b>2.49</b>	<b>152,398</b>	<b>3,464</b>	<b>2.42</b>	<b>157,660</b>	<b>3,583</b>	<b>2.51</b>
<b>Total Expenses</b>	<b>309,383</b>		<b>7,031</b>	<b>5.38</b>	<b>309,383</b>		<b>7,031</b>	<b>4.83</b>	<b>286,893</b>	<b>6,520</b>	<b>4.76</b>	<b>296,189</b>	<b>6,732</b>	<b>4.92</b>
<b>Net Operating Income</b>	<b>389,653</b>		<b>8,856</b>	<b>6.78</b>	<b>401,006</b>		<b>9,114</b>	<b>6.98</b>	<b>422,810</b>	<b>9,609</b>	<b>7.36</b>	<b>448,377</b>	<b>10,190</b>	<b>7.80</b>

# LAKE CHARLES TOWNHOMES

FINANCIAL DETAILS

## Current Rent Roll and Adjusted T12 Income & Expenses

		Actual Income		Income Per Unit	Income Per Sq. Ft.	Income % of SGI
<b>Income</b>						
Market Rent		\$758,400	1	\$17,236	\$13.19	102.77%
Loss to Lease		\$51,468		\$1,170	\$0.90	6.97%
<b>Scheduled Rental Income</b>		<b>\$706,932</b>	<b>2</b>			
Garage Rent		\$11,773	3	\$268	\$0.20	1.60%
Application & Move-In Fees		\$7,130	3	\$162	\$0.12	0.97%
Late Charge/NSF Fees		\$5,350	3	\$122	\$0.09	0.72%
MTM Fee		\$3,400	3	\$77	\$0.06	0.46%
Pet Fees		\$2,150	3	\$49	\$0.04	0.29%
Miscellaneous Income		\$1,245	3	\$28	\$0.02	0.17%
<b>Total Other Income</b>		<b>\$31,048</b>		<b>\$706</b>	<b>\$0.54</b>	<b>4.21%</b>
<b>Scheduled Gross Income (SGI)</b>		<b>\$737,980</b>				
Physical Vacancy	4.00%	\$28,277		\$643	\$0.49	3.83%
<b>Total Vacancy</b>	<b>4.00%</b>	<b>\$28,277</b>	<b>4</b>	<b>\$643</b>	<b>\$0.49</b>	<b>3.83%</b>
<b>Effective Gross Income (EGI)</b>		<b>\$709,702</b>		<b>\$4,032</b>	<b>\$12.35</b>	<b>96.17%</b>

# LAKE CHARLES TOWNHOMES

## FINANCIAL DETAILS

	Actual Expense		Expense Per Unit	Expense Per Sq. Ft.	Expense % of SGI
<b>Expenses</b>					
Real Estate Taxes	\$95,694	5	\$2,175	\$1.66	12.97%
Insurance	\$35,334	3	\$803	\$0.61	4.79%
Gas	\$1,894	3	\$43	\$0.03	0.26%
Water & Sewer	\$1,573	3	\$36	\$0.03	0.21%
<b>Total Fixed Expenses</b>	<b>\$134,495</b>		<b>\$3,057</b>	<b>\$2.34</b>	<b>18.22%</b>
Maintenance & Repairs	\$18,788	3	\$427	\$0.33	2.55%
Cleaning & Decorating	\$16,008	3	\$364	\$0.28	2.17%
Refuse	\$13,531	3	\$308	\$0.24	1.83%
Landscaping & Grounds	\$20,625	3	\$469	\$0.36	2.79%
Snow Removal	\$8,829	3	\$201	\$0.15	1.20%
Administrative	\$4,561	3	\$104	\$0.08	0.62%
Management	\$56,776	6	\$1,290	\$0.99	7.69%
Advertising / Promotion	\$80	3	\$2	\$0.00	0.01%
Reserve	\$13,200	8	\$300	\$0.23	1.79%
<b>Total Controllable Expenses</b>	<b>\$152,398</b>		<b>\$3,464</b>	<b>\$2.65</b>	<b>20.65%</b>
<b>Total Expenses</b>	<b>\$273,693</b>		<b>\$6,220</b>	<b>\$4.76</b>	<b>37.09%</b>
<b>Net Operating Income</b>	<b>\$436,010</b>		<b>\$9,909</b>	<b>\$7.59</b>	<b>59.08%</b>

# LAKE CHARLES TOWNHOMES

FINANCIAL DETAILS

## Lake Charles Townhomes

Porter, IN

44  
Units

57,480  
Total Square Feet

### Underwriting Adjustments

- 1 Market Rent reflects current asking rents annualized as of the 1/5/2026 rent roll report.
- 2 Scheduled Rental Income reflects scheduled rents annualized as of the 1/5/2026 rent roll report.
- 3 Reflects Figure from Trailing 12 Month (1/1/25 - 12/31/25) Actual Operating Statement.
- 4 Proforma Vacancy considers current occupancy of approximately 98% and a current market occupancy of approximately 95%.
- 5 Figure represents 2025 taxes payable in 2026 according to the Porter County Assessor.
- 6 Figure represents broker proforma based on typical market operations.
- 7 Management Fee calculated at 8% of effective gross income (EGI).
- 8 Replacement and Reserve estimated at \$300 per unit.

# LAKE CHARLES TOWNHOMES

## FINANCIAL DETAILS

### Current Rent Roll & Adjusted 2025 Income & Expenses

### Year 1

<b>PRICE</b>	<b>\$6,520,000</b>		<b>\$6,520,000</b>
<b>Down Payment</b>	\$1,956,000	30.0%	\$1,956,000
<b>Proposed First Mortgage</b>	\$4,564,000		\$4,564,000
<b>Interest Rate</b>	5.65%		5.65%
<b>Amortization</b>	25		25
<b><u>NET OPERATING INCOME</u></b>	<b><u>\$422,810</u></b>		<b><u>\$448,377</u></b>
<b>Debt Service</b>			
Payment Amount	<b>(\$341,247)</b>		<b>(\$341,247)</b>
<b>Cash Flow</b>	<b>\$81,563</b>		<b>\$107,130</b>
Principal Paydown	<b>\$85,575</b>		<b>\$85,575</b>
<b>Total Return</b>	<b>\$167,137</b>		<b>\$192,705</b>

<b>Cash on Cash Return</b>	<b>4.17%</b>	<b>5.48%</b>
<b>Total Return</b>	<b>8.54%</b>	<b>9.85%</b>
<b>GRM</b>	<b>8.83</b>	<b>8.42</b>
<b>CAP Rate</b>	<b>6.48%</b>	<b>6.88%</b>
<b>Cost per Unit</b>	<b>\$148,182</b>	<b>\$148,182</b>
<b>Cost per Sq. Ft.</b>	<b>\$113.43</b>	<b>\$113.43</b>
<b>DCR</b>	<b>1.24</b>	<b>1.31</b>

1341 LAKE CHARLES AVE

# BROKER OF RECORD

## **CARUANA, JOSH**

Indiana

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1341 LAKE CHARLES AVE

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