

INVEST IN YOUR FUTURE WITH **REAL ESTATE**



4-plex in Indianapolis

- Stable & High Returns
- Property Value Appreciation
- Tangible Asset
- Market Demand

Exclusive
Investment
Opportunity
Available!

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Unit Information

- 4 units fully occupied.
- 8 tenants that pay \$200 a week.
- All utilities are paid by owner.
- Property functions like a group home.
- Utilities are metered per two units and could be billed back to tenants.

Total Rental Income: \$83,200

Annual Expenses

- Electric \$11,545
- Gas, Water, & Sewer \$1,676.76
- Property Taxes \$4,712
- Insurance \$4,000
- Lawn/Snow \$1,500
- Property Management (10%) \$8,320

Total Annual Expenses:
\$30,254.08

Property Information

- Price: \$625,000
- Total Annual Income: \$83,200
- Total Annual Expenses: \$30,254.08
- Cap Rate: 8.47%

Lease Information

Address	Rent (weekly)	Lease Type	Move-in date
• 5222A	\$200.00	Month to Month	Prior to 5/23/24
• 5222 1/2A	\$200.00	Month to Month	10/15/24
• 5222B	\$200.00	Month to Month	12/1/24
• 5222 1/2B	\$200.00	Month to Month	11/10/24
• 5224A	\$200.00	Month to Month	10/23/24
• 5224B	\$200.00	Month to Month	6/6/25
• 5224 1/2A	\$200.00	Month to Month	5/30/25
• 5224 1/2B	\$200.00	Month to Month	Prior to 5/23/24