



MULTI-FAMILY INVESTMENT FOR SALE

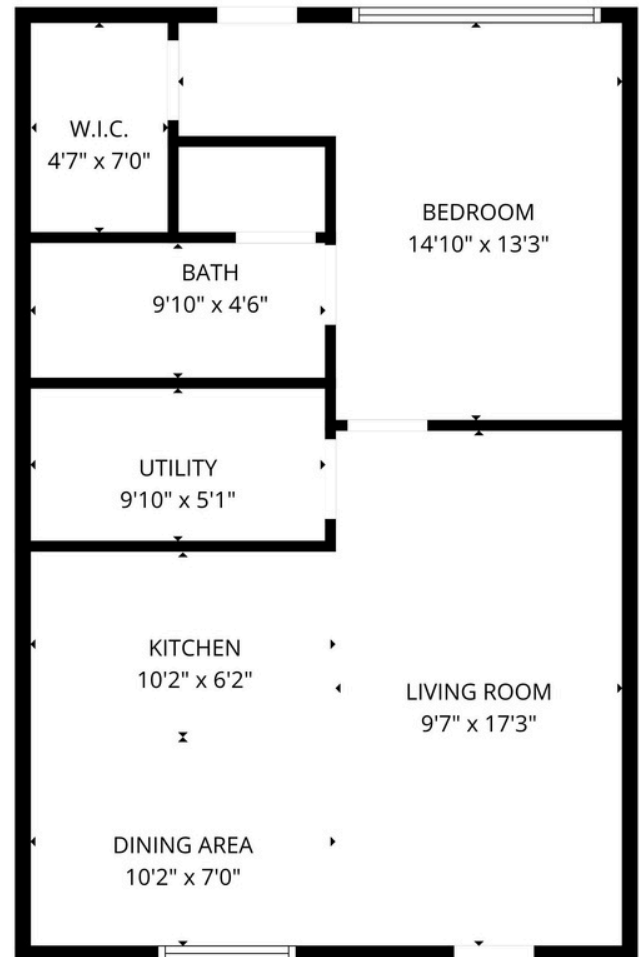
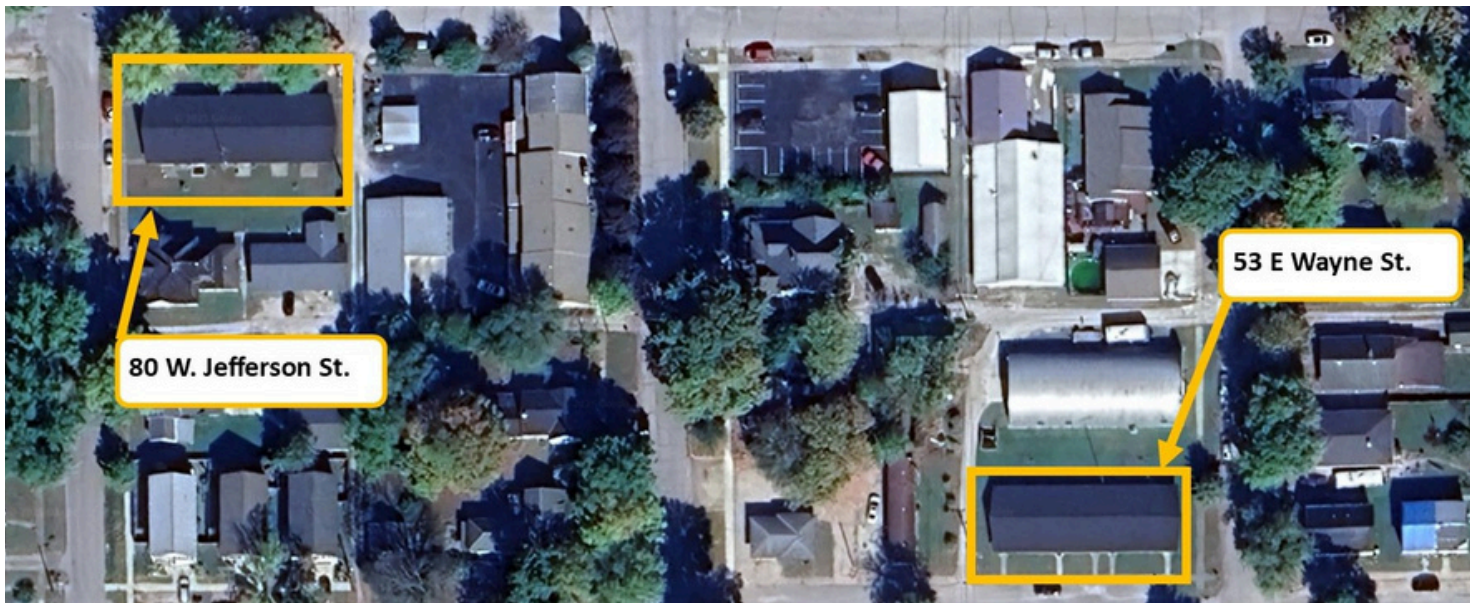
80 W Jefferson St & 53 E Wayne St
Spencer, IN 47460

Buildings	2
Total Units	10
Price	\$680,000
Annual Taxes	\$3,716(GIS)



- The property is 10 one bedroom/ one Bathroom
- Both Properties are identical to each other with 5 units in each building
- Tenant Pays for Electricity; Landlord pays for Septic, Water, and Trash
- Street Parking
- Property is located in Spencer's downtown area





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CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Recent Expenditures

#1	2019 new furnace			
#2	2019 new furnace			
#3	currently renovating (entire bathroom) new water heater and all painted	2020 new oven		
#4	2018 new water heater	2020 new refrigerator	2023 new paint	
#5	2019 new toilet	2019 new disposal	2022 new refrigerator	2024 repainted
#6	2019 new refrigertator	2020 new furnace		
#7	2019 total renovation	2020 new furnace	2021 new refrigerator	
#8	2024 new garbage disposal			
#9	2019 new water heater	2020 new toilet		
#10	2018 all painted	2024 new furnace		
Both Apartments	Summer of 2024 complete new rooves			

Monthly Expenses (for all 10 Apartments)

Septic	\$183			
Water	\$380			
Trash	\$50			
Insurance (divided by 12)	\$450			
Property Taxes (divided by 12)	\$310			

Leases	
#1 61 E. Wayne St.	Month to month
#2 59 E. Wayne St.	Month to month
#3 57 E. Wayne St.	April 1, 2025 to Mar. 31, 2026. Month to month following
#4 55 E. Wayne St.	Month to month
#5 53 E. Wayne St.	June 1, 2024 to May 31, 2025. Month to month following
#6 72 W. Jefferson St.	Month to month
#7 74 W. Jefferson St.	Month to month
#8 76 W. Jefferson St.	Month to month
#9 78 W. Jefferson St.	Month to month
#10 80 W Jefferson St.	Intentionally left open to show potential buyers. I have an ongoing waiting list.

****Rent is \$600 Dollars a Month with No Deposit****