

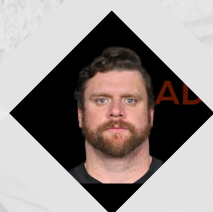


# PARADIGM CONSTRUCTION

INDIANAPOLIS, IN

MULTI-UNIT HOME  
INVESTMENT OPPORTUNITY

BUYER'S GUIDE FOR REAL ESTATE INVESTORS





# PARADIGM

## EXECUTIVE SUMMARY

### **The Case for Missing Middle Housing**

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.

### **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.

### **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.

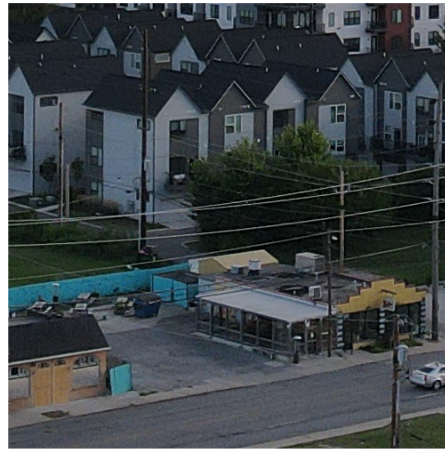
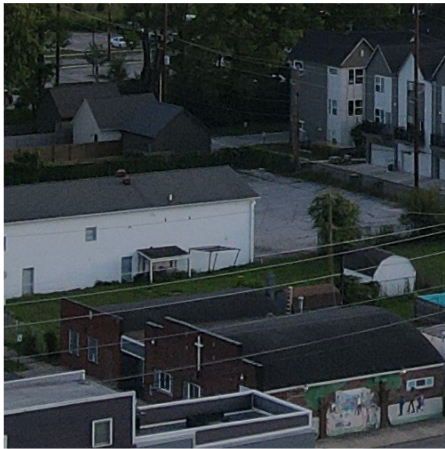
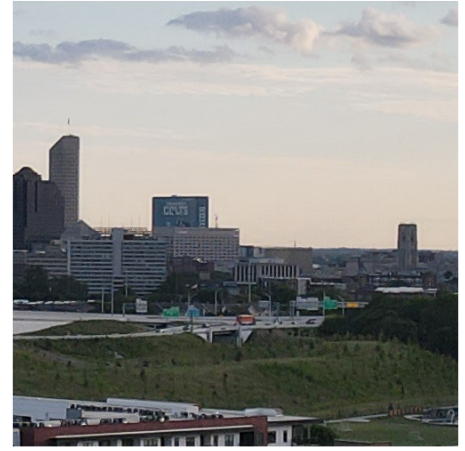
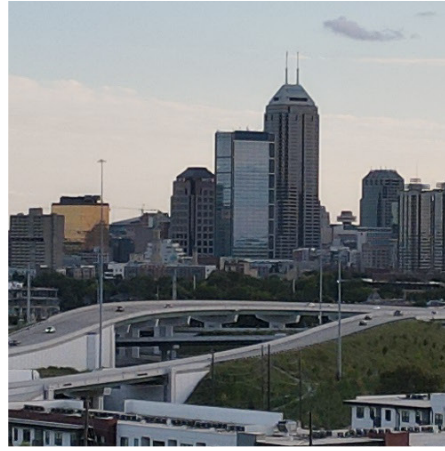
### **Target-Tacklers**

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.

1

2

3



# Why **INDIANAPOLIS**?

## **A Growing, Blue-Chip Real Estate Market**

In 2024, Indianapolis is experiencing steady rent growth, with average rates increasing approximately 2.2% to 3.5% YoY depending on submarket. This growth is above the national trend, driven by the city's affordable rental prices and diverse economy, which attracts a broad tenant base. For example, the average rent in central Indianapolis has risen to around \$1,285 monthly, with downtown rates at about \$1,526 for Q3. -- Indianapolis Rental Market Trends: 2024 Insights, *WILMOUTH Group*

The city's affordable entry points, with an average home price of around \$250,000, significantly lower than the national average, coupled with a projected 5% population increase over the next decade, ensures sustained rental demand. Average cap rates range from 6% to 8%, providing investors with attractive returns, making Indianapolis ideal for both new and seasoned investors seeking long-term rental growth.

# INDIANAPOLIS NEIGHBORHOOD SPOTLIGHT



## **Monon Yard** (46202):

- Adjacent to the Monon Trail, providing proximity to cultural amenities and dining spots.

## **Mapleton–Fall Creek** (46205):

- Rapid revitalization with new developments and easy access to downtown and major employers.

## **Riverside** (46202 & 46208):

- Positioned for growth due to extensive city investment in park spaces and recreational infrastructure.

## **Bates–Hendricks** (46203):

- A trendy, revitalized neighborhood attracting young professionals and families, with close access to downtown Indianapolis.

## **Kennedy King** (46202 & 46205):

- A historic neighborhood experiencing a resurgence, with a mix of new developments and preserved architecture, offering proximity to downtown and cultural districts.

## **Keystone–Monon** (46205):

- Situated near the popular Monon Trail, it provides residents with convenient access to outdoor recreation, local dining, and cultural amenities.



# INVESTMENT & BUYING PROCESS

## ◆ How to Secure Your Unit(s)

To invest in our MUH developments, a 20% down payment is required, along with proof of financing for the construction phase. Our team will support you throughout the process, ensuring a seamless transition from investment decision to construction completion.

20%

## ◆ Construction Financing:

Buyers can opt to secure their financing, or Paradigm can assist by underwriting the financing, with carrying costs and fees included in the closing costs.



## ◆ Closing on Completion:

The final closing occurs once construction is complete and the final punch list is addressed, ensuring a move-in-ready investment property. All closings will take place at Best Title with Leslie Burton. Info below on any inquiries needed:

[p] (317) 614-0510  
Leslie@besttitle.net  
www.besttitle.net



## ◆ End-to-End Support:

From groundbreaking to occupancy, our End to End support covers all phases from development & construction to property management.



# BUYER'S GUIDE INVESTMENT & ROI MATRIX

Property - Lots	Neighborhood	Zip Code	Type	Gross SF	Units	Total Beds	Total Baths
3903 & 3909 Winthrop Ave.	Keystone-Monon	46205	8-Plex	7,728	8	16	12
517 N Prospect St.	Bates-Hendricks	46203	Duplex	2,490	2	6	5
2147 Columbia / 1315 E. 22nd St.	Monon Yard	46202	4-Plex	4,096	4	8	5
3265 Ruckle St.	Mapleton-Fall Creek	46205	Duplex	1,952	2	4	3
2953 & 2959 Ruckle St.	Mapleton-Fall Creek	46205	8-Plex	9,120	8	20	16
3033 Sutherland Ave.	Monon Yard	46205	4-Plex	5,280	4	12	6
2526 & 2528 N Harding St.	Riverside	46208	2-Plex / 4-Plex	4,488	6	12	9
2161 Gent Ave.	Riverside	46202	Duplex	1,902	2	6	3
2739 Colombia Ave.	Monon Yard	46205	4-Plex	4,892	4	12	6
2731 Colombia Ave.	Monon Yard	46205	4-Plex	4,892	4	12	6

**AVG.  
CAP RATE: 7.75%**

## ADDITIONAL DETAILS

All calculations are estimates and provided by Paradigm Construction & Management, LLC and are for informational purposes only.

Pricing may fluctuate based on the date of this printed asset and Rental/Selling rates within the inventory available. The estimates are not guaranteed and vary accordingly to individual buyers, type of residential unit purchased, etc.

\*\*Based on 30% expense ratio





## 517 PROSPECT AVE

**Available for Sale:** This is an exciting ground-up construction project in Indianapolis, IN, consisting of a 2-unit, 3-bedroom, 2.5-bathroom condo building.

Leveraging existing zoning with completed variance changes, this investment property is permit-ready for an immediate start.

Contact us today for any purchase inquiries!

### Financial Metrics:

- ◇ **(Est) Rental Potential:** \$3,250/month
- ◇ **Cap Rate:** 6.5%
- ◇ **Annual Net Operating Income (NOI):** \$48,720.00
- ◇ **Estimated Market Value:** \$800,000

**Quality of Build:** Constructed with top-tier materials for long-term durability and low maintenance, such as prefinished LP smart siding.

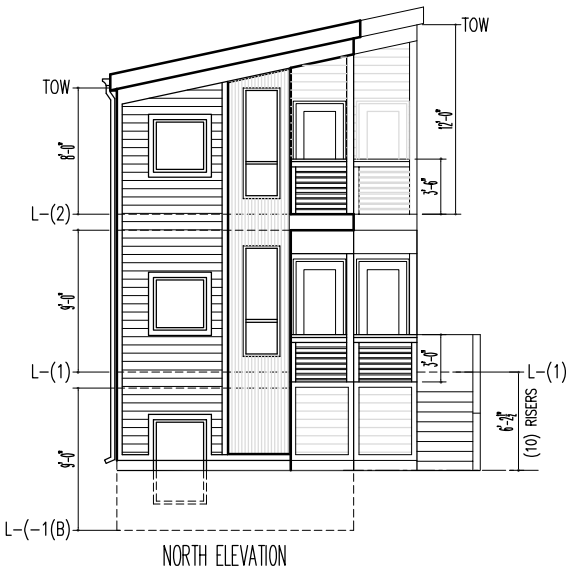
**Construction Timeline:** Completed within budget and 8-month schedule.

VISUAL EXPERIENCE

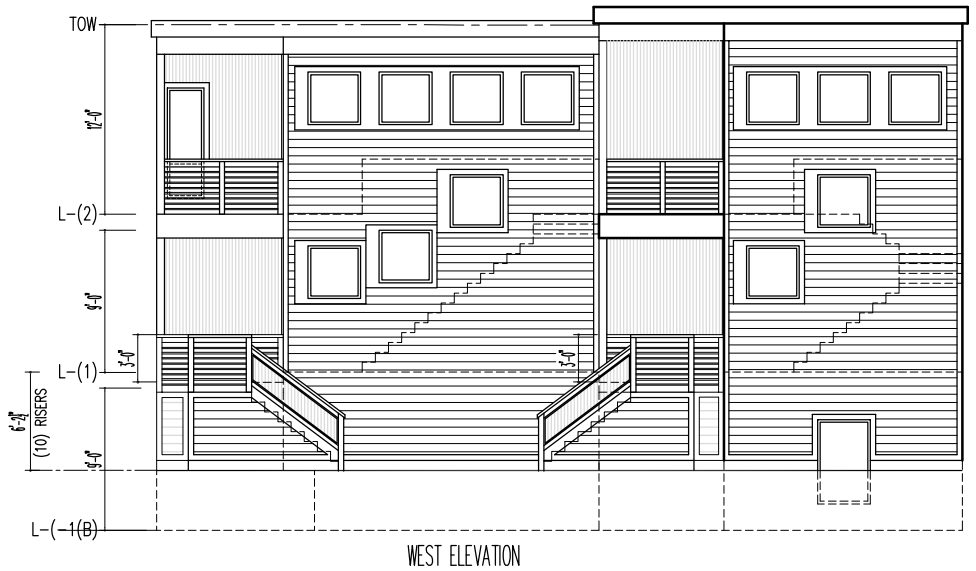


# 517 PROSPECT AVE INDIANAPOLIS, IN 46203

Priced At  
**\$750,000**



NORTH ELEVATION



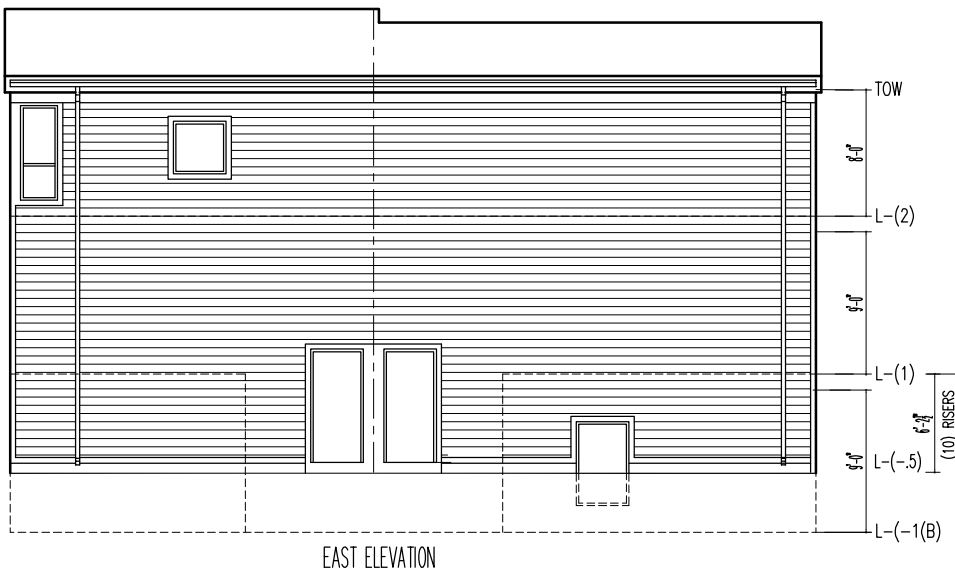
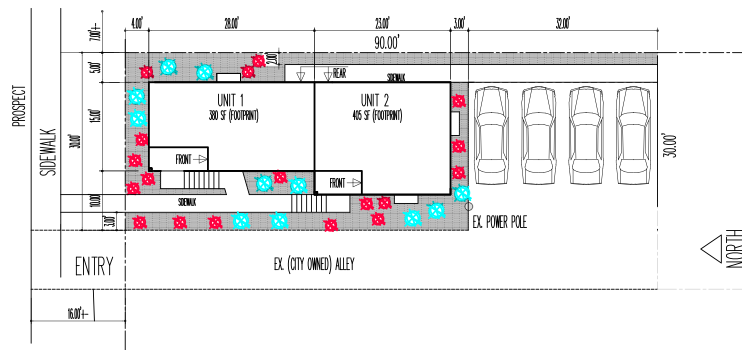
WEST ELEVATION

**2**  
UNITS  
TYPE

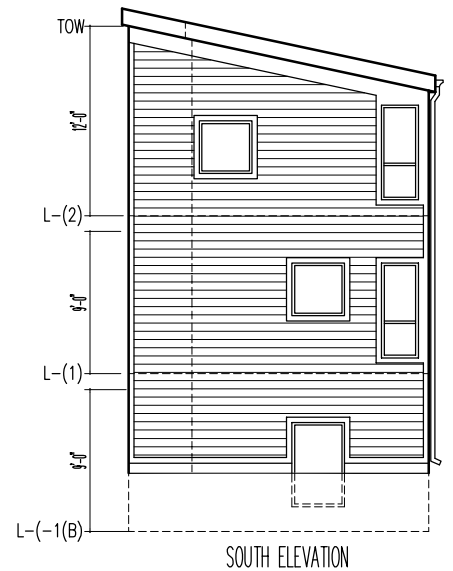
**2490**  
SQFT  
Gross

**\$78,000**  
EST RENT  
Annual

**6.5%**  
CAP RATE  
Adjusted



EAST ELEVATION



SOUTH ELEVATION



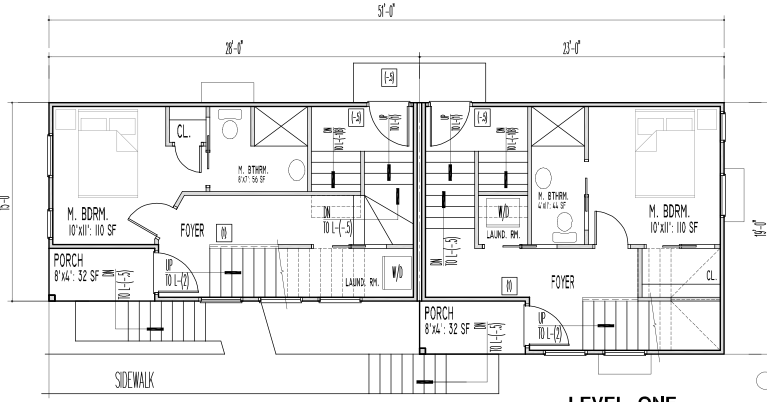
VISUAL EXPERIENCE



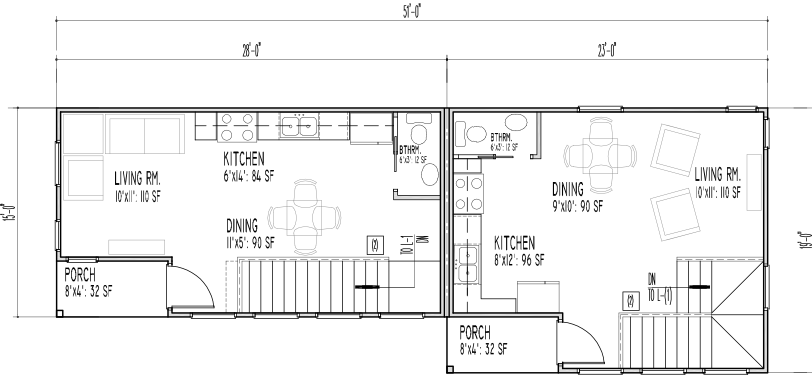
# 517 PROSPECT AVE

## INDIANAPOLIS, IN 46203

Priced At  
**\$750,000**



LEVEL-ONE



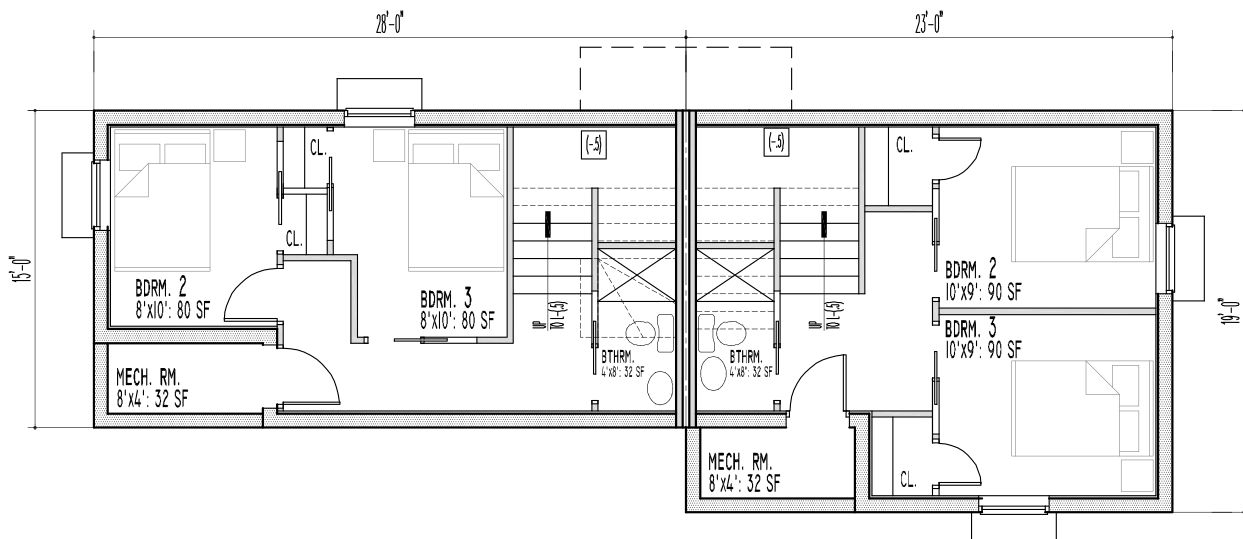
LEVEL-TWO

**2** LEVELS

**2** UNIT TYPE

**3** BR /unit

**2.5** BATH /unit



LEVEL- BASEMENT

### MATERIALS

- SIDING Build to Suit (BTS)
- TRIM Build to Suit (BTS)
- GUTTERS Build to Suit (BTS)
- ROOFING Build to Suit (BTS)



# KEY SELLING POINTS FOR INVESTORS

## ◆ Proximity to Eli Lilly

Location increases likelihood of high-quality tenants

## ◆ 6.5% Cap Rate

Strong return aligning with market expectations

## ◆ High NOI

\$48,720.00 annually with a gross rental yield of 11.14%

## ◆ Lower Risk

Marketed status eliminates lease-up uncertainties

## ◆ Market Growth

5% annual appreciation potential in a thriving Indianapolis market.

## ◆ Turnkey Investment

Ready-to-go asset with professional management options.

## ◆ Quality of Build

Constructed with top-tier materials for long-term durability and low maintenance

## ◆ Construction Timeline

Completed within budget and on schedule.



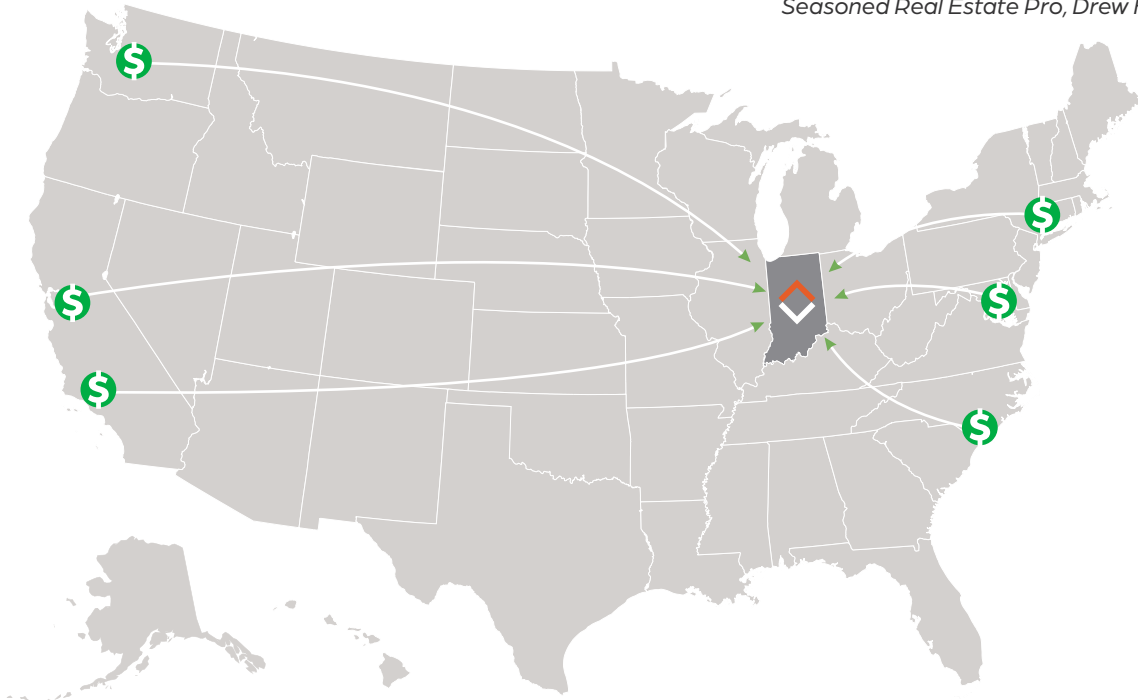
**PARADIGM**  
**CONSTRUCTION**



# INVESTMENT OUTLOOK

// Indianapolis is **among one of the fastest-growing cities in the U.S.** by population and with a strong economic growth report, this city is **one of the best prospects for property investment** //

*Seasoned Real Estate Pro, Drew Heberer*



## Brand-New Construction:

- Modern materials and the latest building standards ensure lower maintenance costs and longevity

## 1031 Buyer's Dream:

- Ideal for 1031 exchange investors, offering tailored developments to maximize returns

## Strong Rental Demand:

- A growing city with steady population and job market growth ensures a diverse range of renters and strong occupancy rates

## Appreciation Potential:

- With consistent rental rate increases, MUHs in Indianapolis offer both cash flow and property value gains

## Long-Term Hold:

- Newly built properties provide steady returns and a hedge against stock market uncertainties





**Property Management with a LOCAL touch..**

All properties are professionally managed, with **Full-Service** duties including tenant screening, leasing, maintenance, rent collection, and marketing units before the final punch-out phase.

Utilizing *in-house management* facilitates immediate occupancy and hassle-free cash flow for each property. Investors looking for a hands-off focus, rest easy knowing their vested interest is in great hands. Conversely, investors with operational desires can focus their efforts on the relationship with a trusted and LOCAL developer & builder.



Project Management  
**PRIORITIES**

Pre-Construction Leasing

Post-Build Leasing

Lease to Move-out

Qualitative Market Analysis

End-to-End Support & Management

# WARRANTY INFO

## Built for Longevity

- All units come with a one-year workmanship warranty.
- Transferable manufacturer's warranties on all appliances and materials.
- Built with the end-users and investors in mind, our projects focus on creating multi-generational investments using high-quality materials and build practices to minimize maintenance concerns.
- Paradigm Construction & Development is just a 15-minute drive from each of the properties, ensuring timely support and a close hands-on approach during the warranty period.



Paradigm Construction & Development

Address: 2204 Duke St, Indianapolis, IN 46205

5.0 ★★★★★ (16)

Construction company · [📍](#)

# INVEST NOW

..into the city of Indianapolis.



**Paradigm Construction & Development's** ready-to-build, pre-permitted MUHs are prime opportunities for investors seeking long-term rental income and asset growth.

Contact us today to secure your investment, schedule an intro call, or simply learn more about financing & timelines.

# INVESTOR NEXT STEPS..

**NAME:** ZACH DOUGLAS

**Email:** Z.Douglas@BuildWithParadigm.com

**Phone:** (317) 522-7238

**Company Legal Name:** Paradigm Construction & Development LLC

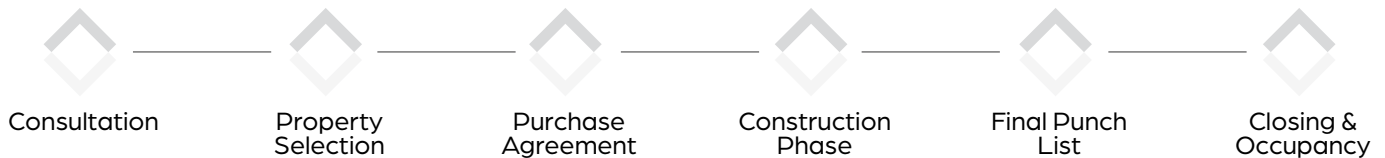
**Business Address:** 2204 Duke St. Indianapolis, IN 46205

**Business Phone:** 317-674-5031

**Federal Employer ID #:** 85-4008297

**Year Founded:** 2020

**Managing Partners:** Zach Douglas, Rick Michaelis, Ted Karras



- Consultation with Paradigm Construction & Development:**
  - Schedule an initial meeting with a Paradigm professional to discuss goals, budget, property specifications, and financing options for the new build
- Property Selection and Financing Pre-Approval:**
  - Choose a property and obtain financing pre-approval specifically for the new build. This step confirms purchasing power and sets financing terms for construction
- Sign Purchase Agreement and Deposit Payment:**
  - Sign a Purchase Agreement outlining terms, pricing, and timelines. Make a 20% minimum deposit to secure the property, with funds typically held in escrow
- Site Visit and Construction Phase:**
  - Schedule an initial meeting with a Paradigm professional to discuss goals, budget, property specifications, and financing options for the new build
- Final Punch List:**
  - Conduct a final walkthrough to address any remaining tasks or adjustments, such as touch-ups or final installations, to ensure the property is ready for occupancy
- Closing and Occupancy with Best Title:**
  - Complete the closing process with Best Title, reviewing and signing all documents. Set up property management if needed, then prepare for occupancy or leasing once utilities, insurance, and HOA/COA requirements are in place

# OWN PROPERTY? Let's BUILD.

**NAME:** RICK MICHAELIS

**Email:** r.michaelis@buildwithparadigm.com

**Phone:** (317) 525-7785



## Initial Consultation and Project Planning:

- Begin by meeting with a construction professional to discuss your vision, project scope, and budget for the new build on your land. This phase includes defining the property layout, architectural design, and necessary permits

## Site Assessment and Pre-Construction Evaluation:

- Conduct a site assessment to evaluate land suitability, zoning requirements, and environmental conditions. Clear obstacles & address potential site issues to prepare for a smooth build

## Design and Financing Approval:

- Finalize architectural plans and construction details, then work with your lender to secure financing approval based on the project's scope. This step confirms financial readiness for the build

## Submit Permits and Regulatory Approvals:

- Apply for the required permits and approvals from local authorities, including zoning, building, and environmental permits. Ensure all documentation is complete to meet legal requirements

## Pre-Construction Preparation and Site Setup:

- Prepare the site by setting up access routes, utilities, and any temporary structures needed for the build. This stage includes foundational work, land clearing, and utility connections

## Construction Phase:

- Begin construction following your finalized plans. This phase typically includes site preparation, framing, installation of electrical and plumbing systems, and interior finishes. Regular check-ins ensure the project is on schedule

## Progress Inspections and Quality Checks:

- Conduct periodic inspections to ensure compliance with building codes and quality standards. Make adjustments as necessary to maintain project quality and alignment with your vision

## Final Walkthrough and Punch List:

- Complete a final walkthrough to identify any remaining tasks or adjustments, such as finishing touches, minor repairs, or final installations, ensuring the build meets expectations

## Closing Process and Final Approvals:

- Finalize all documentation, review financials, and ensure legal approvals for occupancy. Arrange for any last inspections or clearances needed from local authorities

## Occupancy and Property Management Setup:

- After receiving final occupancy approval, move into the property or begin leasing. Set up ongoing property management, arrange utilities, and establish any HOA or COA requirements if applicable



VISUAL EXPERIENCE



# NEIGHBORHOOD

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## BATES-HENDRICKS



### Schools & Community Centers

Access to over 5+ School systems and Academy Centers



### Bike / Trail Routes

Access to the Indianapolis Cultural Trail, which links Bates-Hendricks to downtown and other cultural districts



### Neighborhood Area

46203



### Restaurants

Bluebeard (New American), Amelia's Bakery, and Lucky Lou Chinese Restaurant



### Things To Do

Check out Fountain Square's entertainment district just a short walk away, featuring live music venues, galleries, and vintage shops. Bates-Hendricks is known for its historic homes and public art installations, with attractions like the Bates-Hendricks House and the seasonal Garfield Park farmers market nearby

