

# Report for 1010 S 14th St, New Castle

Prepared October 13, 2025

## Presented By

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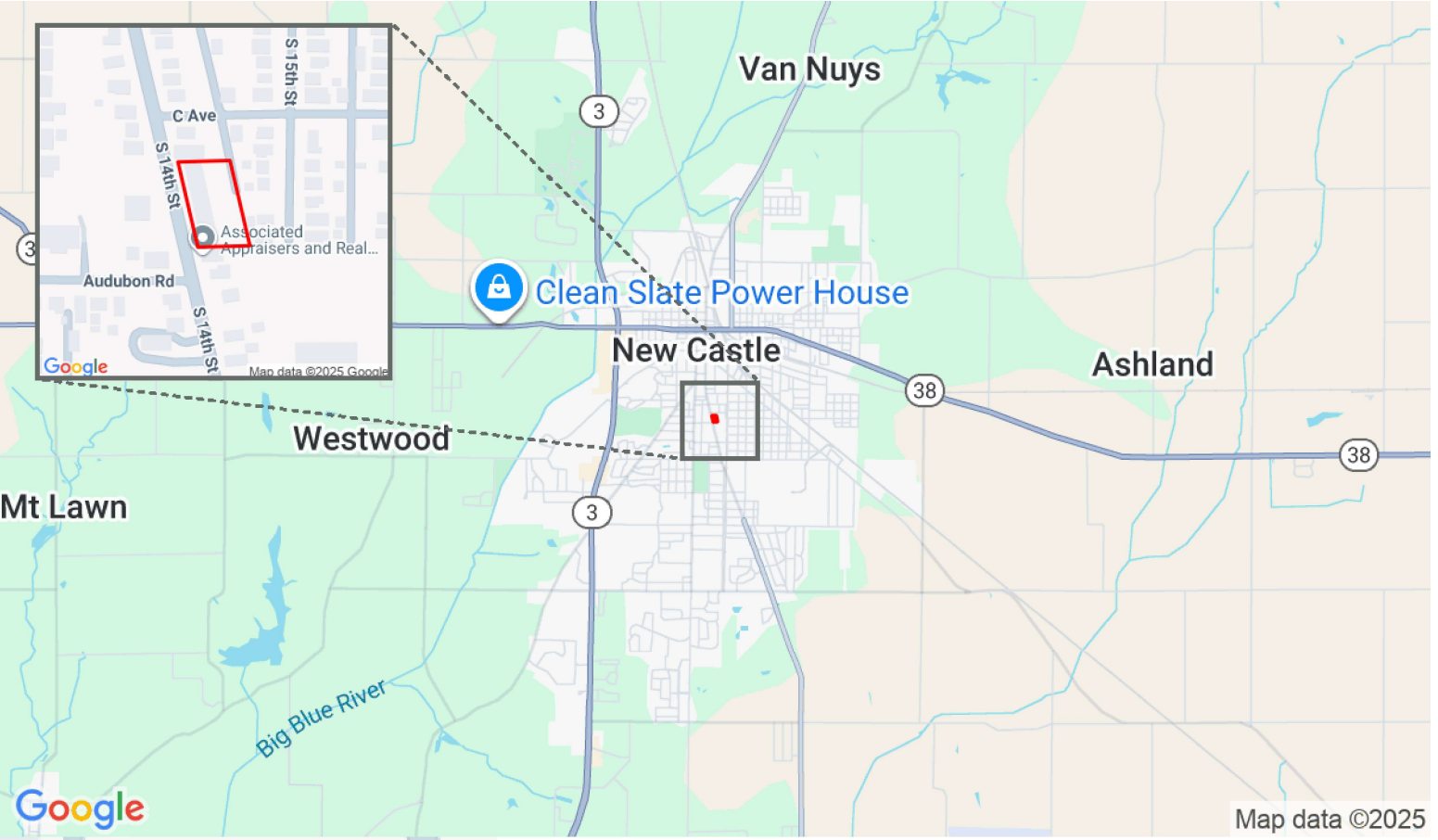
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1010 S 14th St, Unit: 24

MOODY'S

Villar-Real Estate Advisors, LLC

4704 Indianapolis Blvd East Chicago, IN 46312 | 219-488-2454



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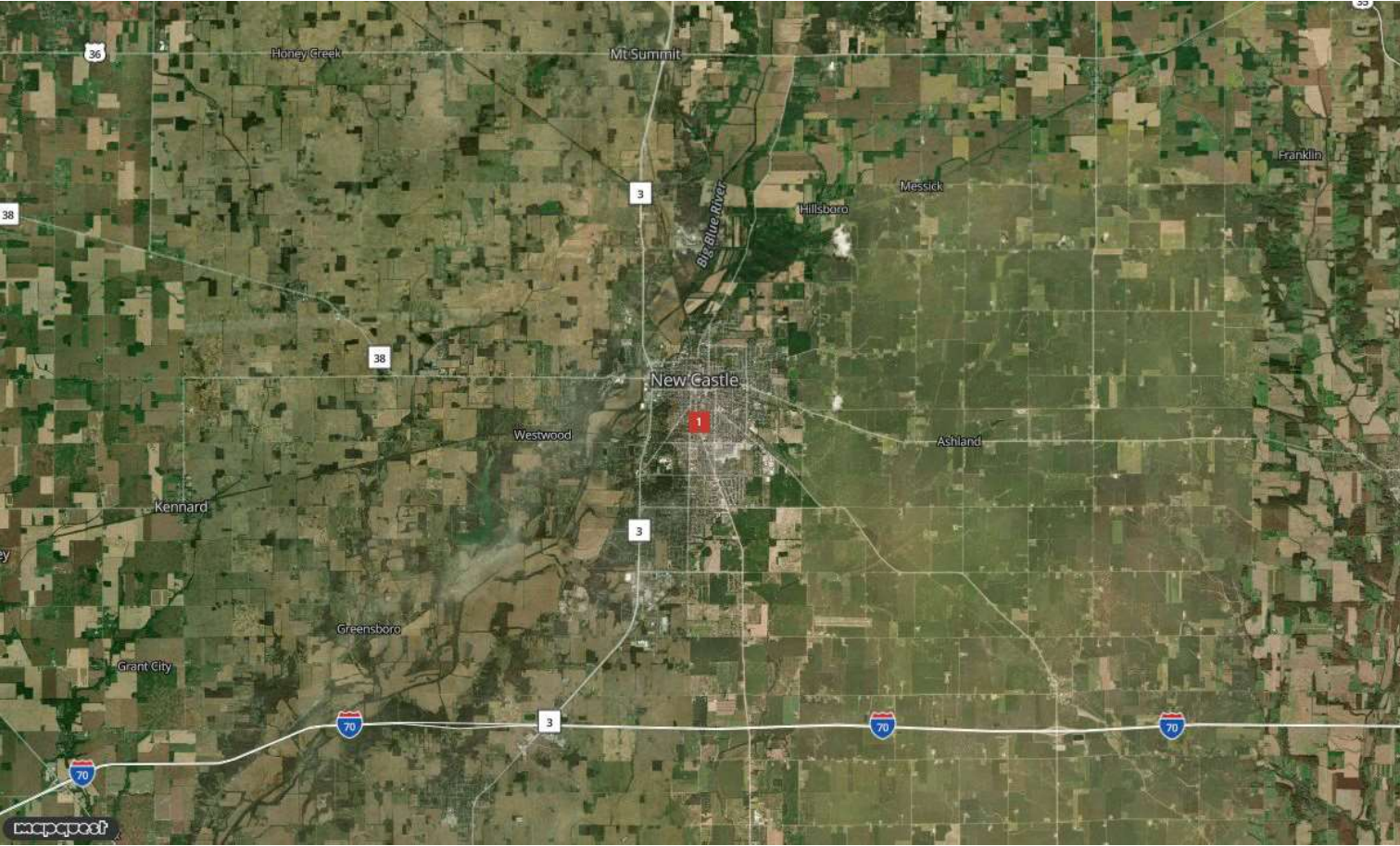
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24 Unit Apartment Available

1010 S 14th St, New Castle, IN, 47362

Multi-Family: Low-Rise For Sale

Prepared on October 13, 2025

1 of 1 Listings



Listing Details | Multi-Family For Sale

Total Available Space	Unknown
Asking Price	\$1,799,000
Listing Price Per Unit	\$74,958
Listing Price Per SF	\$115.77
Cap Rate (Actual)	-
Total Expenses	\$39,200
Investment	Yes
Possession	Completion
Signage	None
Show Instructions	Call broker
Insurance	\$23,760
Electric	\$1,680

Water/Sewer	\$9,800
Trash	\$1,680
Other	\$2,280
Tax Year	2024
Vacant	No
Available Date	10/03/2025
Days On Market	10 days
Date Listed	10/03/2025
Last Modified	10/13/2025
Listing ID	43496855
Vacancy Factor	5%
Parking Spaces	-

Description

Here is a 24 unit apartment building located in New Castle, IN. This building is a great opportunity to add to your real estate portfolio. Located within a 40 minute drive to Indianapolis. 40 Parking spaces and mixed units ranging from 1 bedroom, 2, & 3 bedroom 1 bath units. Several updates have been made.

Property Features

Location Details

Address	1010 S 14th St, New Castle, IN, 47362
County	Henry
Parcels	331215420329000016

Name	1010 S 14th St, Unit: 24
Nearest MSA	New Castle



Building Details

Sub Type	Low Rise
Building Status	Existing
Building Size	15,540 SF
Land Size	0.65 Acres / 28,314 SF
Number of Buildings	1
Number of Floors	2
Year Built/Renovated	1900, 2022
Occupancy Type	Multi-tenant
Number of Units	24

Parking Spaces	-
Parking Ratio	-
Elevators	Not present
Rentable Space	17,656 SF
Number of Tenants	24
Heated	Yes
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Property Listings

1 Listing | --- | \$1,799,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Residential Apartments	-	-	\$1,799,000	10/03/2025

Additional Photos















Contact



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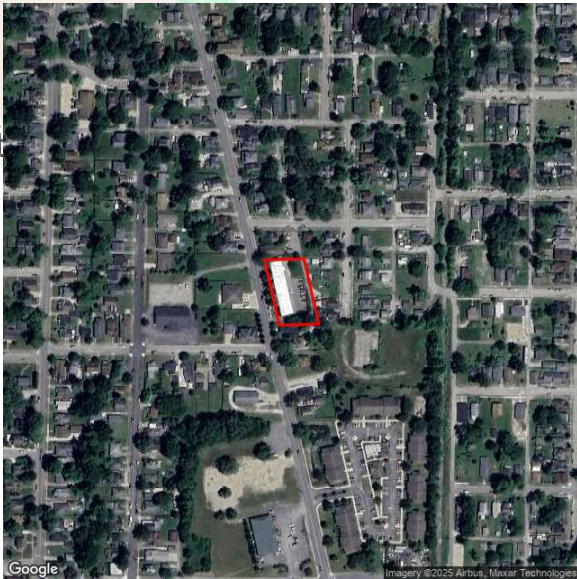
Demographic Report



1010 S 14th St, Unit: 24

Population

Distance	Male	Female	Total
1- Mile	3,720	4,068	7,787
3- Mile	9,667	10,650	20,317
5- Mile	11,864	13,021	24,884

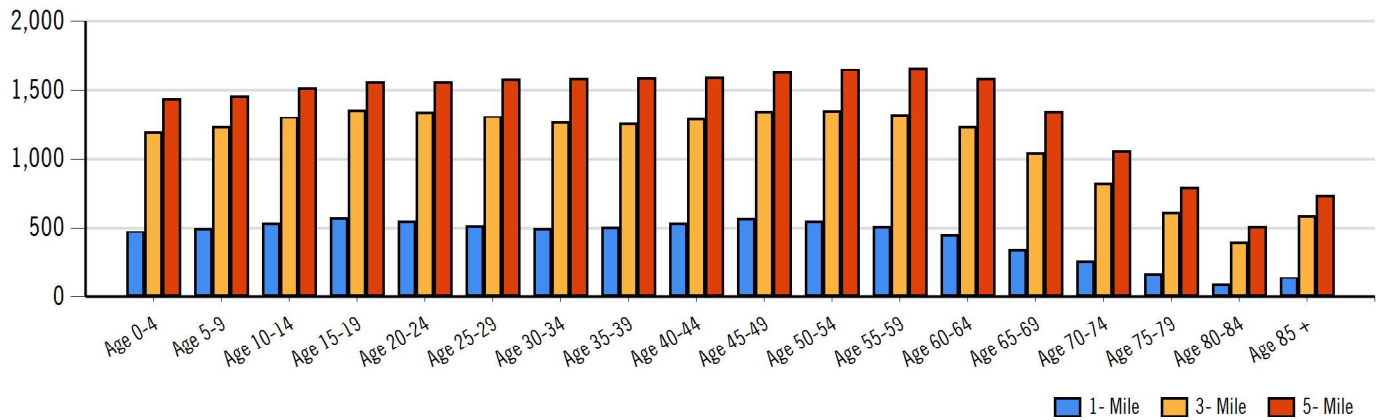


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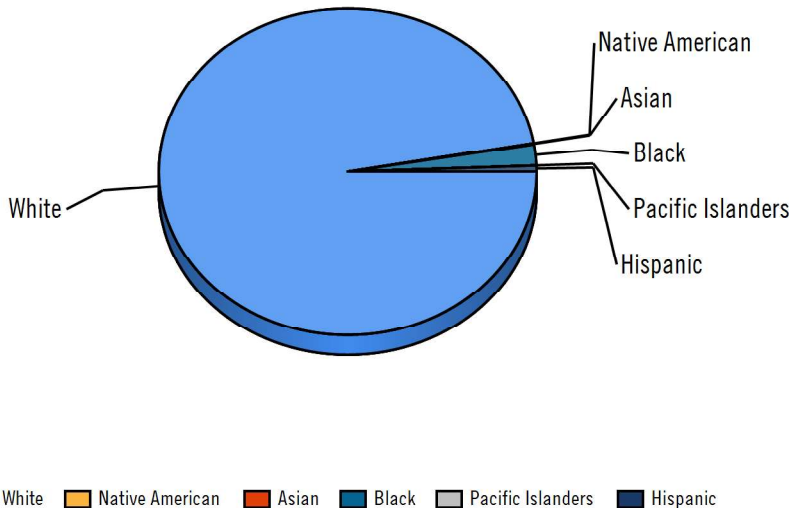
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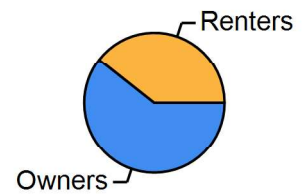
## Population by Distance and Age (2020)



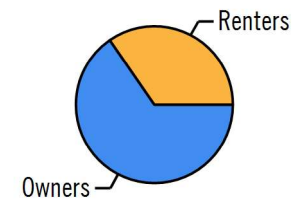
## Ethnicity within 5 miles



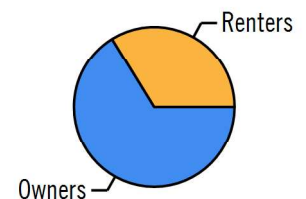
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,007	212	4.80 %
3-Mile	7,938	527	5.40 %
5-Mile	9,690	588	4.71 %



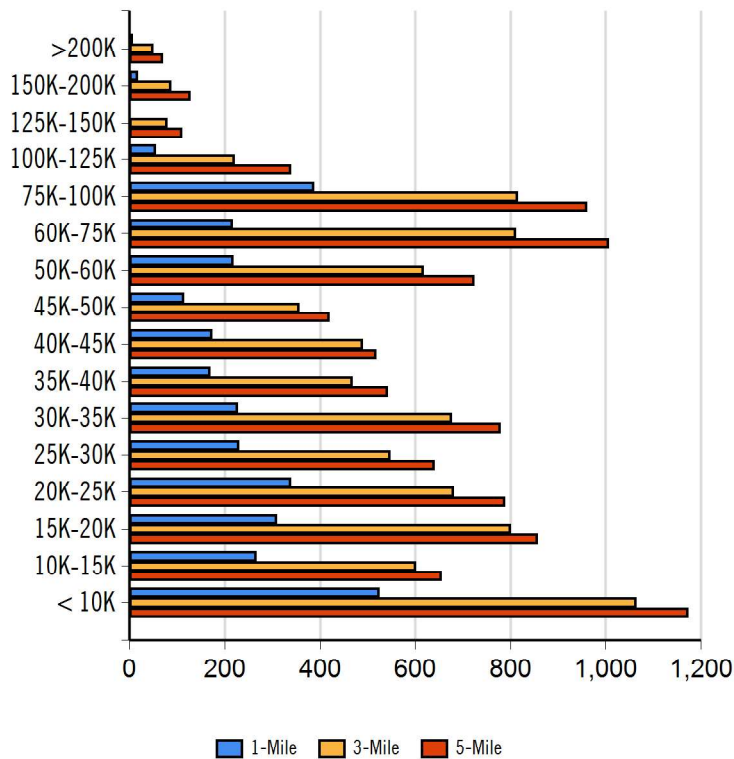
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	10	2	135	786	42	205	65	17	192	856	262	96	193
3-Mile	39	14	401	1,933	223	718	272	86	417	2,110	677	299	439
5-Mile	87	42	468	2,286	313	933	353	119	482	2,488	837	355	537

## Household Income



Radius	Median Household Income
1-Mile	\$29,455.77
3-Mile	\$34,427.87
5-Mile	\$36,323.11

Radius	Average Household Income
1-Mile	\$37,532.31
3-Mile	\$43,463.83
5-Mile	\$45,360.71

Radius	Aggregate Household Income
1-Mile	\$122,970,894.66
3-Mile	\$359,274,218.85
5-Mile	\$437,749,468.99

## Education

	1-Mile	3-mile	5-mile
Pop > 25	5,150	13,867	17,343
High School Grad	2,164	5,733	6,860
Some College	892	2,492	3,328
Associates	183	522	594
Bachelors	329	1,240	2,330
Masters	180	554	664
Prof. Degree	55	106	117
Doctorate	13	19	20

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	105 %	98 %	84 %
Teen's	84 %	91 %	82 %
Expensive Homes	0 %	0 %	1 %
Mobile Homes	14 %	41 %	47 %
New Homes	11 %	25 %	24 %
New Households	74 %	73 %	65 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	72 %	91 %	86 %
Public Transportation Users	2 %	4 %	3 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	122,639,698		328,649,483		388,359,397	
<b>Average annual household</b>	37,430		39,305		40,061	
<b>Food</b>	5,065	13.53 %	5,271	13.41 %	5,351	13.36 %
Food at home	3,532		3,626		3,664	
Cereals and bakery products	501		515		520	
Cereals and cereal products	180		184		186	
Bakery products	321		330		333	
Meats poultry fish and eggs	722		739		747	
Beef	169		173		175	
Pork	131		134		136	
Poultry	137		139		141	
Fish and seafood	112		115		116	
Eggs	59		61		61	
Dairy products	349		358		361	
Fruits and vegetables	697		721		730	
Fresh fruits	100		105		106	
Processed vegetables	140		144		145	
Sugar and other sweets	131		134		135	
Fats and oils	112		115		116	
Miscellaneous foods	666		683		690	
Nonalcoholic beverages	315		320		322	
Food away from home	1,532		1,644		1,686	
Alcoholic beverages	235		255		262	
<b>Housing</b>	14,335	38.30 %	14,867	37.82 %	15,093	37.68 %
Shelter	8,589		8,910		9,051	
Owned dwellings	4,576		4,886		5,018	
Mortgage interest and charges	2,180		2,337		2,403	
Property taxes	1,526		1,635		1,684	
Maintenance repairs	869		912		930	
Rented dwellings	3,477		3,437		3,426	
Other lodging	536		586		606	
Utilities fuels	3,613		3,711		3,756	
Natural gas	321		332		337	
Electricity	1,505		1,534		1,548	
Fuel oil	133		139		142	
Telephone services	1,105		1,138		1,154	
Water and other public services	548		566		574	
<b>Household operations</b>	875	2.34 %	930	2.37 %	951	2.37 %
Personal services	215		235		242	
Other household expenses	659		694		709	
Housekeeping supplies	490		506		512	
Laundry and cleaning supplies	142		144		145	
Other household products	273		286		290	
Postage and stationery	74		76		76	
Household furnishings	766		808		821	
Household textiles	59		62		62	
Furniture	144		154		157	
Floor coverings	15		17		18	
Major appliances	121		126		130	
Small appliances	70		74		76	
Miscellaneous	354		372		376	
<b>Apparel and services</b>	1,011	2.70 %	1,047	2.66 %	1,054	2.63 %
Men and boys	179		187		190	
Men 16 and over	143		151		154	
Boys 2 to 15	36		36		36	
Women and girls	385		396		399	



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Women 16 and over	313	324	327
Girls 2 to 15	72	72	72
Children under 2	82	82	82

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	122,639,698		328,649,483		388,359,397	
<b>Average annual household</b>	37,430		39,305		40,061	
<b>Transportation</b>	5,148	13.75 %	5,424	13.80 %	5,532	13.81 %
Vehicle purchases	1,080		1,157		1,185	
Cars and trucks new	527		573		593	
Cars and trucks used	521		552		559	
Gasoline and motor oil	1,781		1,840		1,865	
Other vehicle expenses	1,993		2,104		2,149	
Vehicle finance charges	126		134		138	
Maintenance and repairs	684		717		730	
Vehicle insurance	954		1,008		1,033	
Vehicle rental leases	228		242		247	
Public transportation	292		322		332	
<b>Health care</b>	3,045	8.14 %	3,208	8.16 %	3,276	8.18 %
Health insurance	2,069		2,164		2,205	
Medical services	582		624		641	
Drugs	297		317		324	
Medical supplies	96		102		104	
<b>Entertainment</b>	2,176	5.81 %	2,305	5.86 %	2,351	5.87 %
Fees and admissions	319		356		370	
Television radios	888		915		927	
Pets toys	796		845		862	
Personal care products	476		499		508	
Reading	42		45		46	
Education	831		876		892	
Tobacco products	407		405		406	
<b>Miscellaneous</b>	593	1.58 %	625	1.59 %	643	1.61 %
<b>Cash contributions</b>	1,069		1,116		1,146	
<b>Personal insurance</b>	2,991		3,355		3,495	
Life and other personal insurance	116		128		133	
Pensions and Social Security	2,874		3,227		3,362	

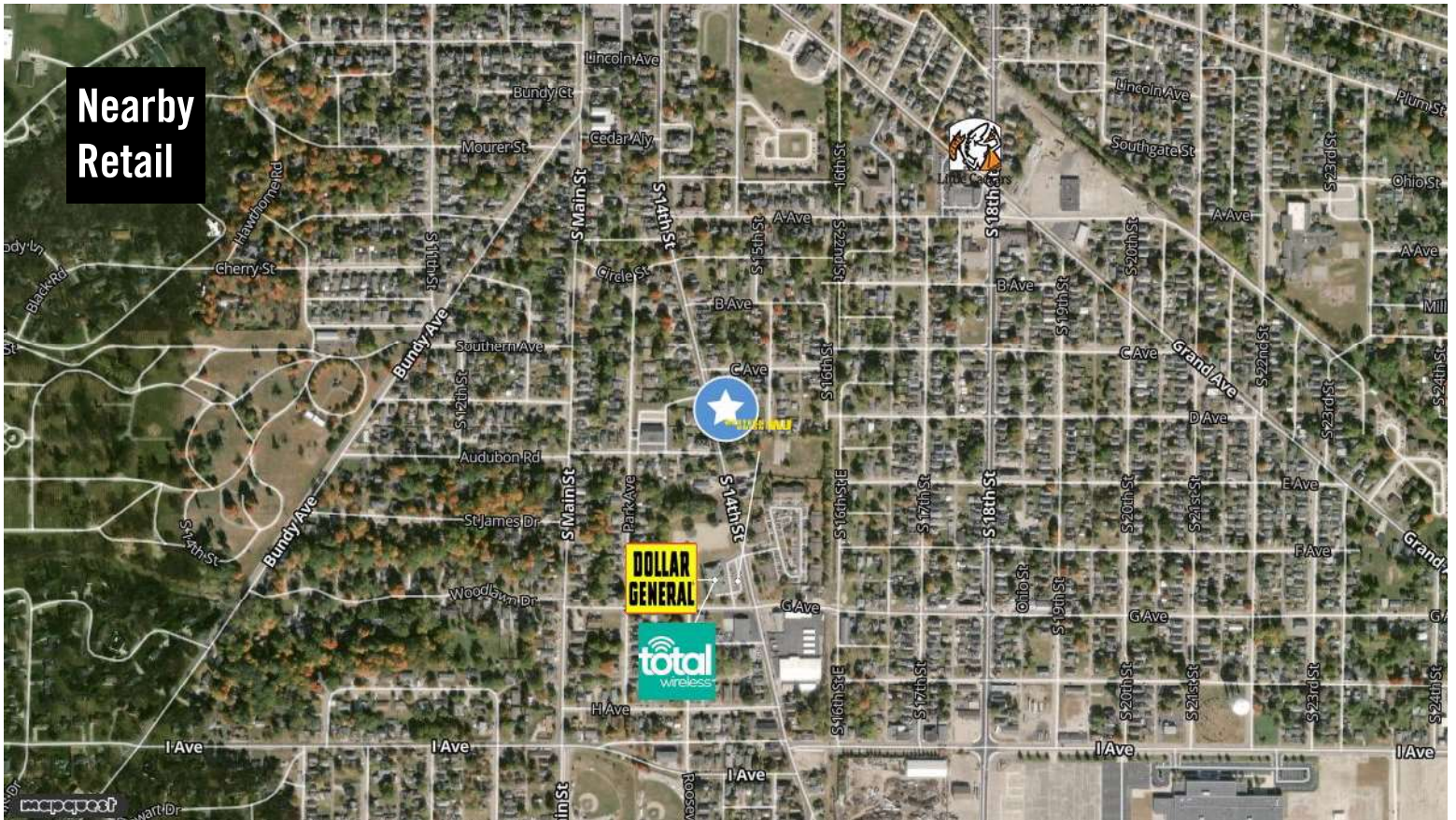
Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,372	4,936	-11.03 %	1,413	2,708	2,708	1,664	1,835
3-Mile	2020	9,327	9,992	-7.22 %	3,012	5,882	6,342	2,985	2,704
5-Mile	2020	11,352	12,295	-8.21 %	3,397	7,451	8,199	3,153	3,307
1-Mile	2023	4,664	4,936	-4.90 %	1,511	2,884	2,854	1,810	1,574
3-Mile	2023	9,912	9,992	-1.21 %	3,206	6,244	6,650	3,262	2,216
5-Mile	2023	12,045	12,295	-2.48 %	3,613	7,894	8,567	3,478	2,732



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## Juan A Villarreal

### Contact

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### Company

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East Chicago, IN 46312

### Biography

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Completed Cornell University Commercial Real Estate Development & Analysis - April 2019.

Completed Cornell University Hotel Investment Analysis & Finance Program September 2019.

Member and recent graduate of Indiana Realtors Leadership Academy; International Commercial Real Estate Brokerage in US/ Canada.

Asset Management and Advisory on following sectors/asset types:

Healthcare - BioTech - Manufacturing - Hospitality (Hotels/Development) - Multifamily/Apartments

Private Pilot in US/CAN

Completed Real Estate Registration in Canada, Ontario Province.

Licensed as Mortgage Agent in Ontario, CANADA for Canadian Investors in US.

Relocated Canadian firms to Illinois and Indiana.

Provided full real estate services to include: Site identification; Demographics Report; Brokerage; Evaluations.

Also, identified State and City incentives including: Tax abatement; Relocation expense incentives; Infrastructure/facility rehabilitation incentives; City and County Government introductions.

For US based companies seeking opportunities in real estate in Ontario, Canada - we provide a full brokerage service which may also include, but not limited, the following:

Site Identification analysis; Real Estate Advisory; Facility management introduction; Tenant Representation; Transaction; Investment; and Financing.



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## 1010 S 14th St, Unit: 24

1010 S 14th St, New Castle, IN, 47362

Multi-Family: Low-Rise

Prepared on October 13, 2025



### Property Features

Sub Type	Low Rise
Zoning	-
Building Status	Existing
Building Size	15,540 SF
Land Size	0.65 Acres / 28,314 SF
Number of Buildings	1
Number of Floors	2
Year Built/Renovated	1900, 2022
Occupancy Type	Multi-tenant
Parcels	331215420329000016
Legal Owner	Skurka Properties Llc
Submarket	-

County	Henry
Number of Units	24
Parking Spaces	-
Parking Ratio	-
Elevators	Not present
Rentable Space	17,656 SF
Number of Tenants	24
Heated	Yes
Water	Yes
Sanitary Sewer	Yes
Rail Service	No
Nearest MSA	New Castle

### Listings

1 Listing | --- | \$1,799,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Residential Apartments	-	-	\$1,799,000	10/03/2025

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