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*Kokomo
STR*

PORTFOLIO



KOKOMO SFR PORTFOLIO

EXECUTIVE SUMMARY

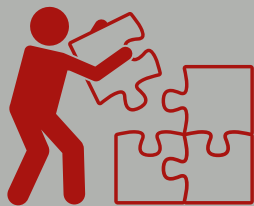


About

Explore the compelling investment opportunity presented by this meticulously renovated 37-unit, 35 single-family homes/37 doors portfolio in Kokomo, IN. With substantial net operating incomes, these turnkey properties promise attractive returns. Each of the thirty-seven units are immediately ready for cash flow, ensuring a consistent income stream for investors. The portfolio has undergone major renovations, positioning it as a highly desirable housing option in the area. This is a rare chance to acquire a well-maintained multifamily/single-family rental portfolio, offering a strong foundation for a successful & lucrative investment venture.



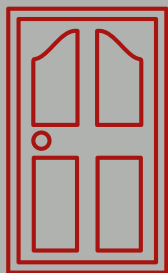
Single-family-home Portfolio



Investment Sale



Year 1 NOI
\$375,121



35 Houses
37 Doors/Units

Investment Highlights

- Thirty-five(35) single-family home portfolio for sale
- Thirty-seven (37) doors
- Tenants pay all utilities, minus the triplex (719 W. Walnut)
- Major renovations made throughout portfolio
- Increasing SFH demand in the Kokomo area

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FOR PRICING INFO



KOKOMO SFR PORTFOLIO

FOR SALE



OFFERING SUMMARY - YEAR ONE (1)

List Price:	\$3,750,000
Houses:	35
Number of Units/Doors:	37
NOI Year 1:	\$390,025
Renovations:	2025

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	26,585	36,630	47,083
Total Population	59,973	85,177	114,649
Average HH Income	\$74,909	\$82,910	\$83,867



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FOR SALE



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