



**Address: 4309 Dubarry**

**Price:\$68,000**



This beautiful ranch style home is located at east side of Indy in Lawrance Township. Lawrance Township is the second largest in the Indianapolis area, it has a diverse employment base with many recession-resilient industries include educational, health/social services, finance , and insurance. This 1008 square feet home includes 4 spacious bedrooms, one full bath, This is an outstanding opportunity for performing positive cash flow property in a B level neighborhood. Seller financing is available

<u>Mortgage</u>	<u>Current Taxes</u>	<u>Insurance</u>	<u>Property Management</u>	<u>Vac. Est 7%</u>	<u>Est. Maint.</u>	<u>Monthly income</u>
\$340	\$40	\$33	\$50	\$60	\$60	\$850

<u>Gross Income</u>	<u>Est Yearly NOE</u>	<u>Est. Yearly NOI</u>	<u>Cap Rate</u>	<u>COC</u>	<u>ROI</u>	<u>Repairs needed</u>
\$10,200	\$2,915	\$7,285	11%	19%	24%	none