

**Address: 9808 East 39th Street**

**Price:\$67,000**



This beautiful 2 story 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 2000 sqare feet home includes 4 spacious bedrooms, one full bath, a laundry room, car garage and a back yard deck. 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>
\$335	\$65	\$33	\$50	\$58	\$60	\$825

<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>
\$9,900	\$3,189	\$6,711	10%	16%	21%	none