

*Rehabbed, Rented, and Performing!



326 Leeds Ave
Indianapolis, IN 46201



4 Bedrooms
2 Bathroom
\$1,095 Rent
East Side

Lot Size 5,881 sq ft Sqft Living Area 1260

Purchase Price \$163,500

Gross Annual Rent \$13,140

Cash Flow Per Mo. \$817








This is a large four bedroom and two bathroom home located on the very desirable East Side of town. Nearby is Christian Park, many amenities, and green spaces, making this the perfect home for any family. This will be a great addition to any portfolio and a steady rental for years to come!



All real estate investing involves risk or part or all of the capital invested. Past performance is no guarantee of future results. The investments and services offered may not be suitable for all investors. If you have any doubts as to the merits of an investment, you should seek advice from an independent financial adviser. Investments in real estate can be subject to fluctuations in the value of the underlying properties, the effect of economic conditions on real estate values, changes in interest rates, and risks related to renting properties. Proper legal structuring is always advised when dealing with investment real estate to protect the equity in the property and the owners from potential liability.

Recent Sales & Tax Record

Photo	Listing ID	Status	Address	City	Area	Price	Bds	Ttl	FB	HB	Gar	Main Level	SqFt	Clsd Date
	21936031	Sold	428 S Dearborn St	Indianapolis	4913 - Marion - Center Se	\$150,000	4		1	0	Yes	1,104		09/06/2023
	21919141	Sold	226 Parkview Ave	Indianapolis	4912 - Marion - Center Ne	\$160,000	4		1	1	No	1,121		09/18/2023
	21916119	Sold	3609 Spann Ave	Indianapolis	4913 - Marion - Center Se	\$165,500	3		1	0	Yes	864		05/18/2023
	21941572	Sold	338 N Randolph St	Indianapolis	4912 - Marion - Center Ne	\$170,000	4		2	1	Yes	1,056		10/10/2023
	21922295	Sold	526 N Oxford St	Indianapolis	4912 - Marion - Center Ne	\$175,000	4		2	0	Yes	916		06/26/2023

LOCATION	
Property Address	326 Leeds Ave Indianapolis, IN 46201-4238
Subdivision	
County	Marion County, IN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1260
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	49-10-08-139-041.000-101
Alternate Parcel ID	1067027
Township	Center Township
2020 Census Trct/Blk	3557/1
Assessor Roll Year	2022

TAX ASSESSMENT			
Appraisal	Amount	Assessment	Amount
Appraisal Year	2022	Assessment Year	2022
Appraised Land	\$6,300	Assessed Land	\$6,300
Appraised Improvements	\$53,300	Assessed Improvements	\$53,300
Total Tax Appraisal	\$59,600	Total Assessment	\$59,600
		Exempt Amount	
		Exempt Reason	

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Financials

Purchase Price \$163,500

Cash Flow Breakdown:

\$1,095 Rent
 \$63 Insurance
 \$106 Taxes
 \$110 Management
= \$817 Per Month Cash Flow
 \$164 Maintenance & Vacancy

**this is a conservative amount that we recommend, the amount is not escrowed or held*

= \$653 Per Month Net Income

Annual Net Income \$7,831

Annual Cash Flow \$9,802

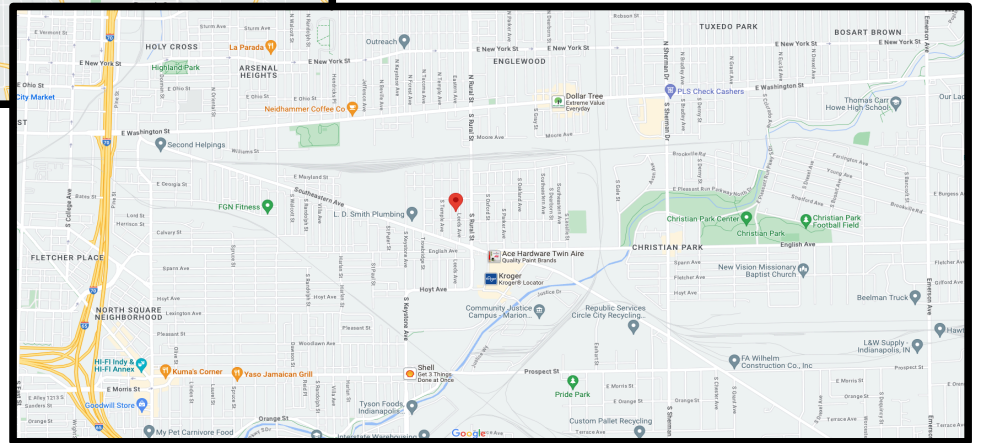
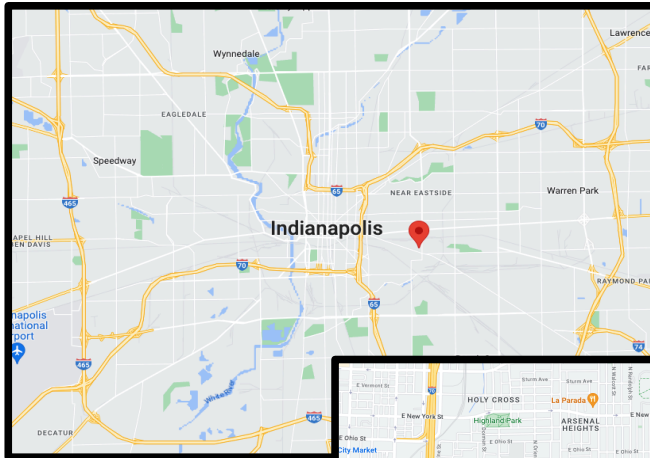
Cash Flow Return 6%

FORMULAS:

Cash Flow Return = (Per Month Cash Flow*12)/Purchase Price

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Why we love Indy...



Across the nation, some of the largest — and most expensive — cities are seeing rent prices tumble to levels unseen since the 2008 Great Recession.

But not Indianapolis.

Despite historic job losses brought on by the pandemic, rent in Indianapolis has actually increased 1.3% since this time last year....And it comes at a time when coastal metropolitan centers such as San Francisco and New York saw decreases of 5.6% and 3.3%, respectively, over the past year.

I would say since we had a strong occupancy and market going into the downturn, we didn't have as dramatic a reduction in rents as a result," Tikijan said. "The market was strong. Indianapolis has always been, compared to other big cities, a slow and steady market."

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