



**\*Rehabbed, Rented, and Performing!**  
**8948 E 45th St**  
**Indianapolis, IN 46226**



**2 Bedrooms**  
**1 Bathroom**  
**\$1,025 Rent**  
**Northeast**

**Lot Size**      20,125 sq ft      **Sqft Living Area**      828

**Purchase Price**      **\$153,100**

**Gross Annual Rent**      **\$12,300**



**Cash Flow Per Mo.**      **\$765**



This is a two bedroom and one bathroom home with a bonus office room and also has an attached garage. This is a very nice house that tenants will be fighting over in Lawrence. Perfect location for commuters and surrounded by many amenities.

*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
1		21915114	Sold	3550 Margaret Ave	Indianapolis	4912 - Marion - Center Ne	\$150,000	2	1	0	Yes	1,040			05/31/2023
2		21919043	Sold	251 N Brooks St	Columbus	318 - Bartholomew - Columbus Southeast	\$153,500	2	1	0	Yes	780			05/31/2023
3		21915487	Sold	234 1/2 N Jefferson St	Brownsburg	3203 - Hendricks - Lincoln	\$155,000	2	1	0	No	816			05/26/2023
4		21902500	Sold	1517 Wallace Ave	Indianapolis	4912 - Marion - Center Ne	\$157,000	2	1	0	Yes	744			05/25/2023
5		21912953	Sold	209 Indiana Ave	Pendleton	4816 - Madison - Fall Creek	\$160,000	2	1	0	Yes	864			05/26/2023
6		21916854	Sold	6749 E 17th St	Indianapolis	4905 - Marion - Warren	\$165,000	2	1	0	Yes	720			05/26/2023

LOCATION	
Property Address	8948 E 45th St Indianapolis, IN 46226-4207
Subdivision	
County	Marion County, IN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	828
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	49-08-18-111-012.000-407
Alternate Parcel ID	4003613
Township	Lawrence Township
2020 Census Trct/Blk	3308.06/1
Assessor Roll Year	2022

TAX ASSESSMENT			
Appraisal	Amount	Assessment	Amount
Appraisal Year	2022	Assessment Year	2022
Appraised Land	\$9,200	Assessed Land	\$9,200
Appraised Improvements	\$47,500	Assessed Improvements	\$47,500
Total Tax Appraisal	\$56,700	Total Assessment	\$56,700
		Exempt Amount	

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## Financials

Purchase Price            \$153,100

### Cash Flow Breakdown:

\$1,025    Rent  
    \$63    Insurance  
    \$95    Taxes  
    \$103    Management  
=            \$765 Per Month Cash Flow  
    \$154    Maintenance & Vacancy

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

=            \$611 Per Month Net Income

Annual Net Income        \$7,335

Annual Cash Flow         \$9,180

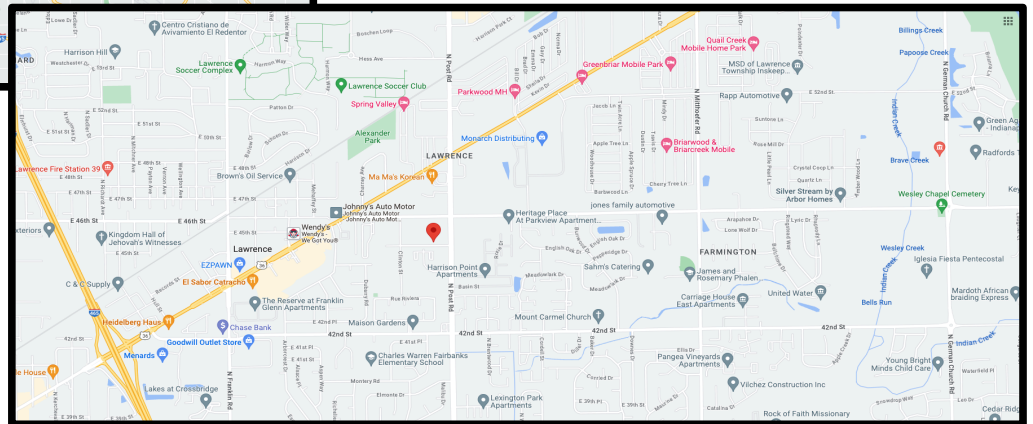
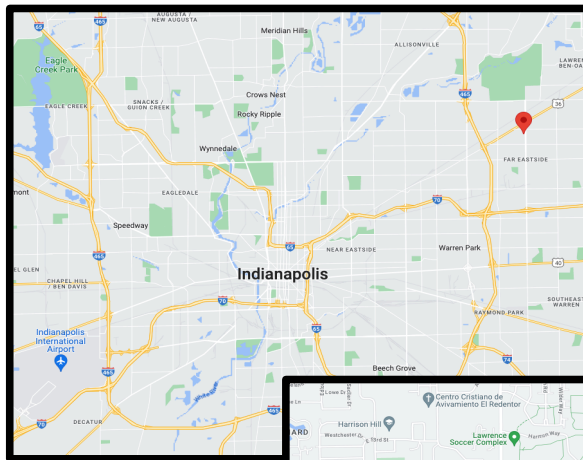
Cash Flow Return         6%

### 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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