



Marion County  
Townships



## Fountain Square Investment Package

Package Price  
**\$499,000**

Cap Rate  
**14 %**

Quad & Duplex Pkg.

Center Township, Marion County  
Indianapolis, IN

**Call Fischer in Fishers!**

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## Historic Fountain Square

Only one and a half miles from downtown Indianapolis, Fountain Square is located at the intersection of Virginia Avenue at Shelby and Prospect Streets. Fountain Square was the first commercial historic district in Indiana. Its existing buildings span more than a century of development from 1871 to the present. Fountain Square played an important part in the Indianapolis theater heritage; the area's commercial district had more operating theaters than could be found in any part of Indianapolis from 1910 to 1950. The Fountain Square Theatre Building opened in 1928 as a place for entertainment, shopping and professional offices until its decline began in the late 1960s. After undergoing renovations started in 1993, the building once again houses entertainment and events in the Fountain



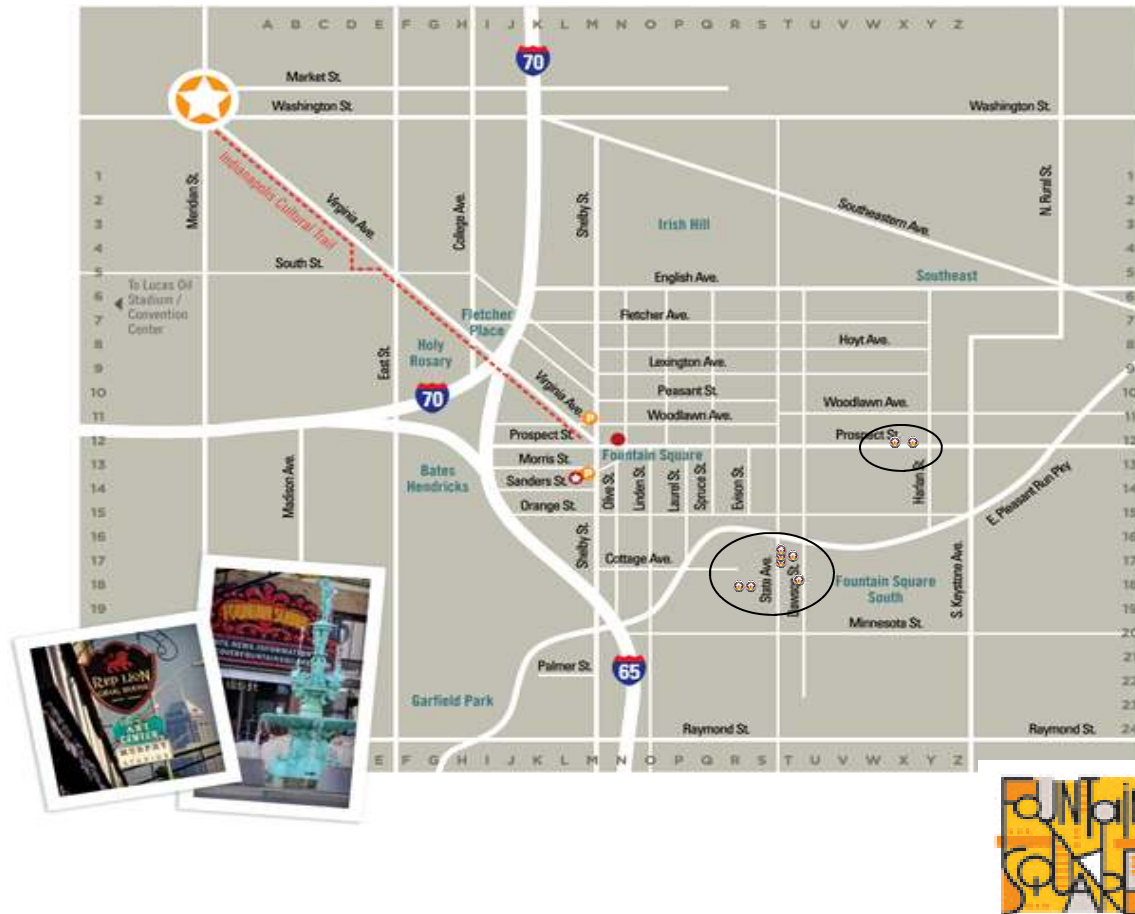
Square Theatre, duckpin bowling in either of two vintage alleys, two restaurants, seasonal rooftop dining, a cocktail bar and overnight accommodations.

Fountain Square is once again becoming known as a home for unique restaurants, art galleries and studios, live entertainment, antiques and small professional offices. The designation of Fountain Square as one of Indiana's first urban Main Street programs, coupled with the distinction of being named as one of the six Indianapolis Cultural Districts, has the commercial district poised for further reinvestment and improvement. In 2010, Fountain Square will be linked to the Indianapolis Cultural Trail. A legacy of Gene & Marilyn Glick, the Cultural Trail is a world-class urban bike and pedestrian path that connects neighborhoods, cultural districts and entertainment amenities, and serves as the downtown hub for the entire central Indiana greenway system.

For more information on the Fountain Square area and its merchants visit [www.DiscoverFountainSquare.com](http://www.DiscoverFountainSquare.com).

# Quad & Duplex Package

State, Pleasant Run Pkwy, Terrace, Dawson, Lawton & Prospect



# Quad & Duplex Package

2318-2320 E. Prospect St.



2116 E. Prospect St.



# Quad & Duplex Package

1502-1504 Dawson St.



1325-1327 S. State Ave



# Quad & Duplex Package

1721-1723 E. Pleasant Run Pky. S.



1731-1734 E. Pleasant Run Pky. S.



# Quad & Duplex Package

1615 Lawton Ave.



1619-1621 Lawton Ave.



## Fountain Square Quad & Duplex Expense/Income Package

### Fountain Square Quad & Duplex Expense/Income Package

ADDRESS	*PRICE*	BED 1 BA	OCCUP.	MONTHLY RENT	Rent/Yr. 2011	Taxes 2011	Repairs 2011	Utilities 2011	Maint. 2011	Manage. 2011	Total 2011	Cap	Mort.
2318-20 E. Prospect St.	75,000	3	2	1810	19440	1449	1500	6327	714	1944	7606	12	yes
2116 E. Prospect St.	75,000	2	3	1760	20580	906	0	7775	714	2058	9128	12	no
1502-1504 Dawson St.	55,000	2	2	1495	17940	892	1500	2867	714	1794	10173	19	no
1325-1327 S. State Ave	70,000	1	2	1185	14580	792	1000	4972	714	1458	5644	10	yes
1721-23 E. Plst Rn Pky S.		1	2	1405	16860	1182	1500	4742		1686	7750	0	
1731-34 E. Plst Rn Pky S.		1	1	720	9000	1182	1000	1326		900	4593	0	
1734 Terrace + Lot	140,000	1	1	690	8280	42	1000	1383	714	828	4303	12	no
1615-1617 Lawton Ave.	42,000	1	1	1070	12840	614	1500	2514	714	1284	6214	16	no
1619-1621 Lawton Ave.	42,000	1	1	1105	12090	607	1500	2734	714	1209	5326	14	no
<b>TOTAL PKG</b>	<b>499,000</b>			<b>11240</b>	<b>128610</b>	<b>7665</b>	<b>10500</b>	<b>34649</b>	<b>4998</b>	<b>12861</b>	<b>57937</b>	<b>14</b>	

YEAR TO DATE EXPENSES 2011 - PROJECTED UNTIL YEAR END

#### Mortgage Balances

State - Mortgage Balance is 43,899. Res. Cr. Sol.  
Prospect - Mortgage balance is 58,980 Saxon

Packages: Lawton - 84,000. State & Plst Rn Pky S. - 210,000

