



Marion County Townships



Historic Fountain Square Investment Package

Package Price
\$343,000

Cap Rate
14 %

Single Homes, Quad, & Tri-Plex Pkg.
Center Twp, Marion County
Indianapolis, IN 46203

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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.

Quad & Tri-Plex



Single Homes, Quad & Tri-plex

1622-1624 E. Orange St.



1628 E. Orange St.



1632 E. Orange St.



Map 3 Parcels



Single Homes, Quad & Tri-Plex

Quad 1238 State St.



Tri-Plex 1218 State St.



Can Add To Total Package

1234 State St,



Map 6 Properties in Package



Fountain Square Single Homes, Quad & Tri-plex Expense/Income Package

Income & Expense Proforma Estimated for 2011

ADDRESS	*PRICE*	BED 1 BA	APTS.	MONTHLY RENT	Rent/Yr. 2011	Taxes 2011	Maint. 2011	Utilities 2011	Manage. 2011	Total 2011	Cap	Mort.
1628 Orange St.	47,000	2	Hs.	800	9600	622	1000	1756	960	5262	11	no
1622-24 E. Or-	75,000	3	2	1920	17580	761	1500	2290	1758	11271	15	yes
1632 Orange St.	47,000	2	Hs.	800	8000	594	1000	930	800	4676	10	no
1238 State St. 4 Apts.		1 studio 2	2 1 1									no
Quad Total	99,000		4	2410	26324	1046	1000	5481	2632	16165	16	no
1218 State St.		studios										
Tri Plex Total	75,000		3	1605	18990	582	1000	2700	1899	12809	17	no
TOTAL	343,000		7/2 Hs	7535	80494	3605	5500	13157	8049	50183	14	
*Can add	85,000											

YEAR TO DATE EXPENSES 2001 - PROJECTED UNTIL YEAR END

Repairs -1628 Orange has new furnace, hot water heater, windows and roof 2010 & 2011

Repairs - 1218 Tri-plex 1 & 2 Remodeled in 2008, 3, New paint, carpet, kitchen cabinets & stain. sink. New roof 2004

Repairs - 1632 Orange has new hot water heater, new windows, roof 2010

Repairs - 1238 State Quad Apt 1, 2 remodel 2010, 3, remodel 2006, 4 - 2011

1622-24 Orange - Mortgage Balance is 65,470. Am. Home Mortg.

\$60,000 in improvements last 6 months.

*Could add to

Repairs - 1234 State - Home New Roof 2006, New windows 2007, New furnace 2008

1234 State St.	85,000	3	Hs.	960	11520	990	1000	2563	1152	5815	6	yes/ \$65,000
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