

Hancock County Investment Package

Package Price
480,000.00

Cap Rate
9

**Rented Single Family Homes
Center, Vernon, Green Twps.
Greenfield & McCordsville, IN**

Call Fischer in Fishers!

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Fishers, IN 46037-4122

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**Lynn S. Fischer—Principal Broker
Fischer & Associates, Inc.**

McCordsville Single Homes

6638 Longview Dr., Vernon Twp.



6660 Odessa Way, Vernon Twp.



6638 Longview Dr., Vernon Twp.



6660 Odessa Way, Vernon Twp.



McCordsville Single Homes

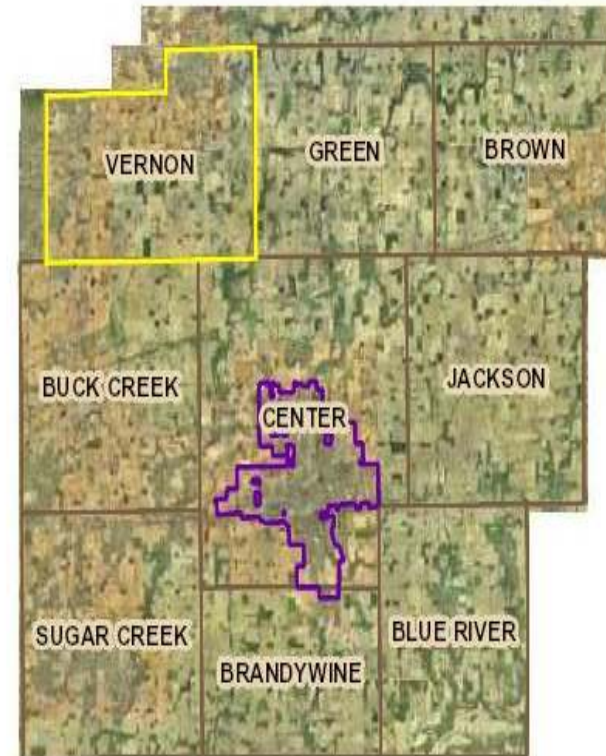
6867 Odessa Way, Vernon Twp.



For More About Austin Trace Subdivision visit:

<http://austintrace.com/Association.html>

McCordsville, IN

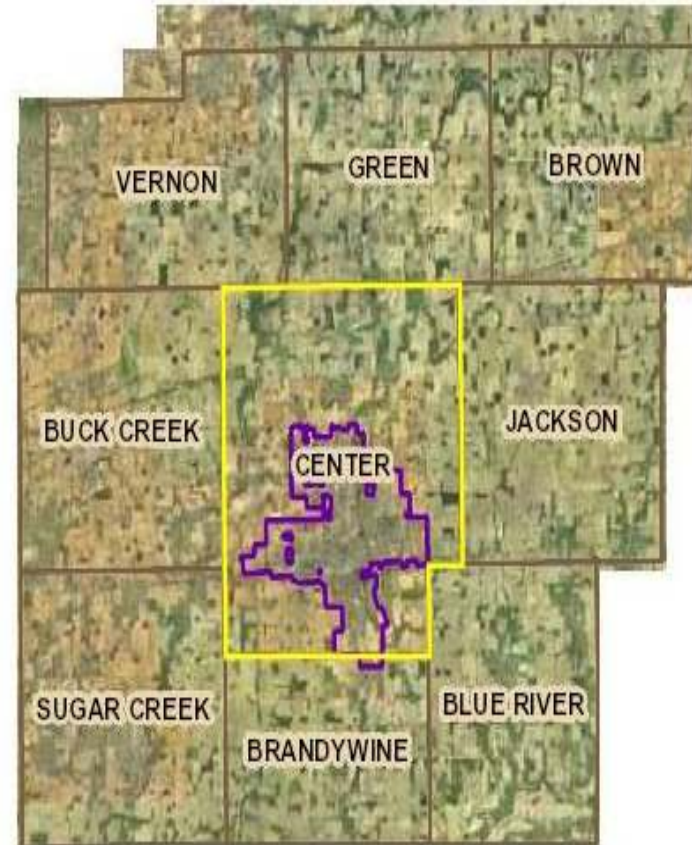


Greenfield Single Homes

318 N. School St., Greenfield, IN



318 N. School St., Greenfield, IN

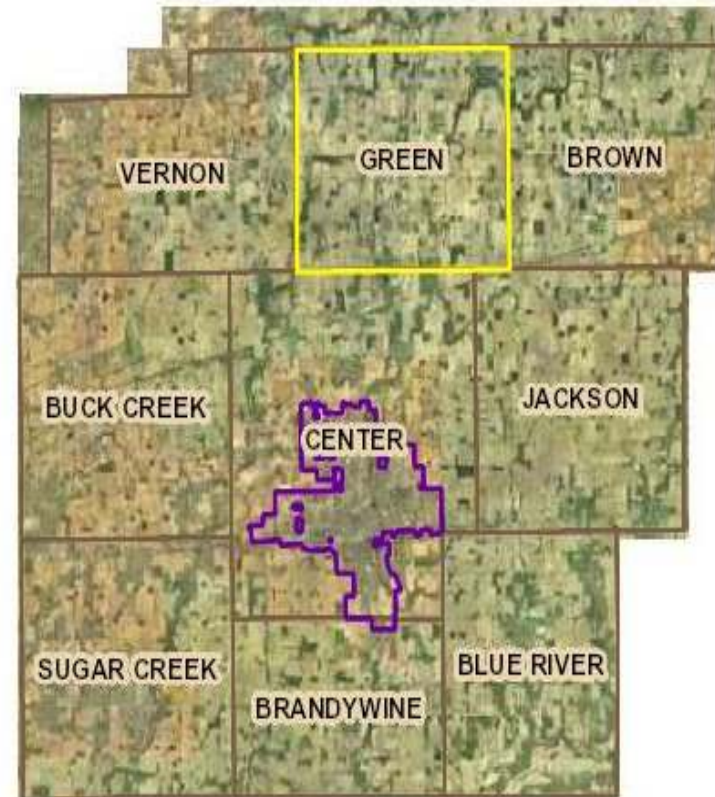


Greenfield Single Homes

6245 N. 250 E. , Greenfield, IN



6245 N. 250 E. , Greenfield, IN



Hancock County Single Family Homes

Income & Expense Proforma Estimated for 2011

ADDRESS	PRICE	BR	BA	MONTHLY RENT	Rent/Yr. 2011	Taxes 2011	Misc. 2011	Ins 2011	Manage. 2011	Total 2011	Cap	Mort.
6638 Longview Dr., McCordsville, IN	100,000	3	2	1095	13320	2078	280	389	932	9641	10	yes/75,524
6660 W. Odessa Way, McCordsville, IN	125,000	4	2.5	1250	13850	2600	280	472	886	9612	8	yes/110,500
6867 W. Odessa Way, McCordsville, IN	110,000	3	2	1100	13200	1188	280	434	924	10374	9	no
318 N. School Street, Greenfield, IN	50,000	2	1	700	5500	1368	0	505	0	3627	8	yes/40,096
6245 N. 250 East, Greenfield, IN	95,000	4	2	995	10225	683	0	458	349	8735	10	yes/60,942
TOTAL	480,000			5140	56095	7917	840	2258	3091	41989		

YEAR TO DATE EXPENSES 2001 - PROJECTED UNTIL YEAR END

