



Multi-Family

Media: 2

BLC#: 21218049 **Status:** Active
County: Marion
Lt: 39.846 **Ln:** -86.064
6038 DICKSON RD
Legal: DEVINGTON ACRES 2ND SEC 0 **Sec:**
Town: INDIANAPOLIS **Twtp:** Lawrence
ConstStat: Resale/Previously Occupied
Tax Year Paid: 2012 **Tax Exempt:** None

Area: 4904 **LP:** \$103,250
Tax ID: 490711102029000401
Map:
Zip: 46226 **Yr Built:** 1960
Lot: 0 **Solid Waste:** Y
School: Indianapolis Public Schools
Occupied Dt:
Semi-Tax: \$1,233

Misc Unit Information

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$500	M	5	2	1	N	N	1	900	LR 19x11	MB 12x11	LR 19x11	MB 12x11
2	\$500	M	5	2	1	N	N	1	900	GR	2B 11x9	GR	2B 11x9
3	\$500	M	5	2	1	N	N	1	900	FR	3B	FR	3B
4	\$500	M	5	2	1	N	N	1	900	DR 12x11	4B	DR 12x11	4B
5									0	KT 11x7		KT 11x7	
6									0	BK		BK	
7									0	LU		LU	
8									0	Total SqFt: 3,600		Conversion: N	
9									0	Total Units: 4			

Directions

From 56th and Arlington go South to Dickson Road turn left or East head East to property

Property Description

DON'T LET THIS DEAL PASS YOU BY!!!!This property owner is selling all 3 Quads. Has tenants. The cap rate on this property is an 11 cap on the gross income minus expenses. Rehabbed this entire building 7 years ago and all kitchens have laundry hook ups and central air. Limited information on all of these buildings on past rental history and being sold as is. Had higher maint., last year because of several repairs. Should be much higher in 2013.

Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information

All showings require 48 hour notice

Description

Architectural Style: Fourplex **Arch Style:** **BldInf:** AlarmSmoke
Levels: Two **Unit Parking:** ParkingLot **Lot Information:** AccStreet
Exterior: Brick **Exterior Amen:**
Laundry: ConnSome **Bld Ut:** CableAvail, GasConn, MunSwrConn, MunWtrConn, MunStmConn
Lot Size: 0.50 AC **Acres:** 1/2-1 Acre

Unit 1

Utilities: FuelElec, FuelGas, ClCntrlAir
Miscellaneous: RangeOven, Refrigratr

Unit 2

Utilities: FuelElec, FuelGas
Miscellaneous: RangeOven, Refrigratr

Financial/Association Information

Tenant Pays: Gas, Cable, InsRenters, Electric
Owner Pays: Lawncare, InsStruc, PropTaxes, Water, TrashPckUp
Operating Expense: Maintenance, Management, PropTaxes, Insurance
Possible Financing:

GOI: \$24,000 **Actual Exp:** \$12,513 **NOI:** \$11,487

Office Information

FIAS01 : Fischer & Associates, Inc. **OP:** 317-250-7364 **OF:** 317-485-7164 **Fdbk Email:** l.fischer@att.net
LAgT: 15584 : Lynn S Fischer **Pref:** 317-250-7364 **PF:** 317-485-7164 **Show:** 317-250-7364 **Fdbk:** 317-250-7364
Team Name: **Hm:** 317-250-7364 **Ofc Ext:** 0 **Cell:** 317-250-7364 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 02/28/2013 **BAC:** 3
Disc: PossShortSale **Disc Other:** ASIS **XD:** 05/31/2013 **Chg Date:** 02/28/2013
Insp/Warr: LeadBasePt **Direct Soliciting:** N **WD:** **Entry Date:** 02/28/2013

DOM: 0

CDOM: 0