



**Multi-Family**

**Media:** 2

**BLC#:** 21218083      **Status:** Active      **Area:** 4904      **LP:** \$109,000  
**County:** Marion      **Tax ID:** 490711102012000401  
**Lt:** 39.846      **Ln:** -86.062      **Map:** N-50 E-61  
**6121 DICKSON RD**      **Zip:** 46226      **Yr Built:** 1960  
**Legal:** DEVINGTON ACRES 2ND SEC 0      **Sec:**      **Lot:** 0      **Solid Waste:** Y  
**Town:** INDIANAPOLIS      **Twtp:** Lawrence      **School:** Indianapolis Public Schools  
**ConstStat:** Resale/Previously Occupied      **Occupied Dt:**  
**Tax Year Paid:** 2012      **Tax Exempt:** None      **Semi-Tax:** \$1,231

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$525	M	5	2	1	N	N	1	900	LR 19x11	MB 12x11	LR 19x11	MB 12x11
2	\$525	M	5	2	1	N	N	1	900	GR	2B 11x9	GR	2B 11x9
3	\$525	M	5	2	1	N	N	1	900	FR	3B	FR	3B
4	\$525	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	<b>Total SqFt:</b> 3,600		<b>Conversion:</b> N	
9									0	<b>Total Units:</b> 4			

**Directions**

From 56th Street and Arlington go South to Dickson Road turn left and for East to property.

**Property Description**

DON'T LET THIS DEAL PASS YOU BY!!!! This property owner is selling all 3 quads on this street. Has tenants. The cap rate on this property is a 11 cap rate based on gross income minus expenses. Rehabbed this building 5 years ago and all kitchens have laundry hook ups and units have central air. This property has limited rental history and is sold as is.

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

All showings are 48 hour notice

**Description**

**Architectural Style:** Fourplex      **Arch Style:**      **BldInf:** AlarmSmoke  
**Levels:** Two      **Unit Parking:** PavedArea      **Lot Information:** AccStreet  
**Exterior:** Brick      **Exterior Amen:**  
**Laundry:** ConnAll      **Bld Ut:** CableAvail, MunStmConn, MunSwrConn, MunWtrConn  
**Lot Size:** 0.49 AC      **Acres:**

**Unit 1**

**Utilities:** CICntrlAir, FuelElec, FuelGas

**Miscellaneous:** RangeOven, Refrigratr

**Unit 2**

**Utilities:** CICntrlAir, FuelElec, FuelGas

**Miscellaneous:** RangeOven, Refrigratr

**Financial/Association Information**

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

**Possible Financing:**

**GOI:** \$25,200      **Actual Exp:** \$13,189      **NOI:** \$12,011

**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,SHRDR      **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

**Requested by:** Lynn S Fischer

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2013

Thursday, February 28, 2013

11:10 AM