



Multi-Family

Media: 2

BLC#: 21218094 **Status:** Active
County: Marion
Lt: 39.846 **Ln:** -86.061
6153 DICKSON RD
Legal: DEVINGTON ACRES 2ND SEC 0 **Sec:**
Town: INDIANAPOLIS **Twp:** Lawrence
ConstStat: Resale/Previously Occupied
Tax Year Paid: 2012 **Tax Exempt:** None

Area: 4904 **LP:** \$107,000
Tax ID: 490711102013000401
Map:
Zip: 46226 **Yr Built:** 1960
Lot: 0 **Solid Waste:** Y
School: Indianapolis Public Schools
Occupied Dt:
Semi-Tax: \$1,308

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 11x9	
6									0	BK		BK	
7									0	LU		LU	
8									0	Total SqFt: 3,600		Conversion: N	
9									0	Total Units: 4			

Directions

From 56th Street and Arlington Road go South to Dickson Road turn left or East and follow to location.

Property Description

DON'T LET THIS DEAL PASS YOU BY!!! This property is one of a package of 3 quads. Has tenants. The cap rate on this property is 12 cap based on the gross rents minus all expenses. Rehabbed this building about 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 require 48 hour notice

Description

Architectural Style: Fourplex **Arch Style:** **BldInf:** AlarmSmoke
Levels: Two **Unit Parking:** ParkingLot **Lot Information:** StormSewer, AccStreet
Exterior: Brick **Exterior Amen:**
Laundry: ConnSome **Bld Ut:** MunStmConn, MunSwrConn, MunWtrConn, CableAvail, GasAvail
Lot Size: 0.69 AC **Acres:** 1/2-1 Acre

Unit 1

Unit 2

Utilities: CENtrlAir, FuelElec, FuelGas

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Miscellaneous: RangeOven, Refrigratr

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Financial/Association Information

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

GOI: \$25,200

Actual Exp: \$12,595

NOI: \$12,605

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

Requested by: Lynn S Fischer

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

Thursday, February 28, 2013

11:10 AM