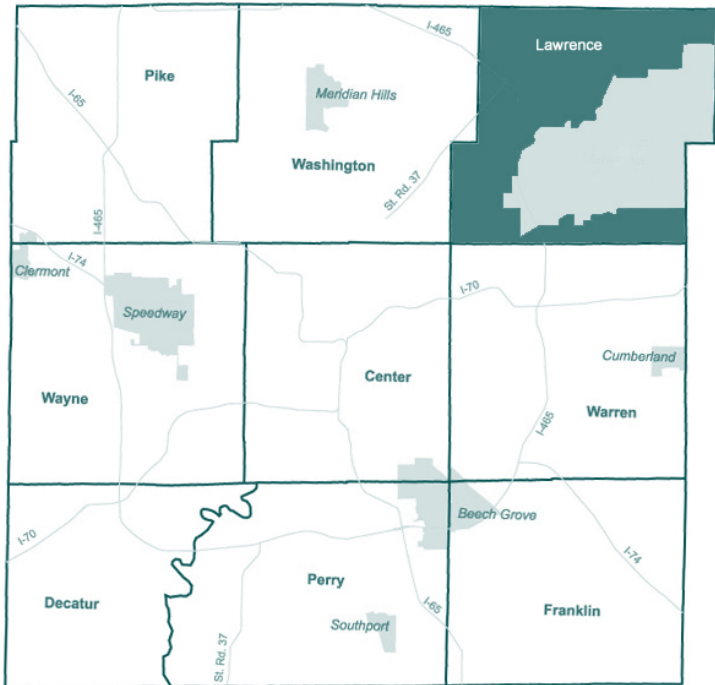




Marion County Townships



Four Rental Home Investment Package

Package Price
\$276,100

Cap Rate
10

Lawrence Township
Marion County
Indianapolis, IN

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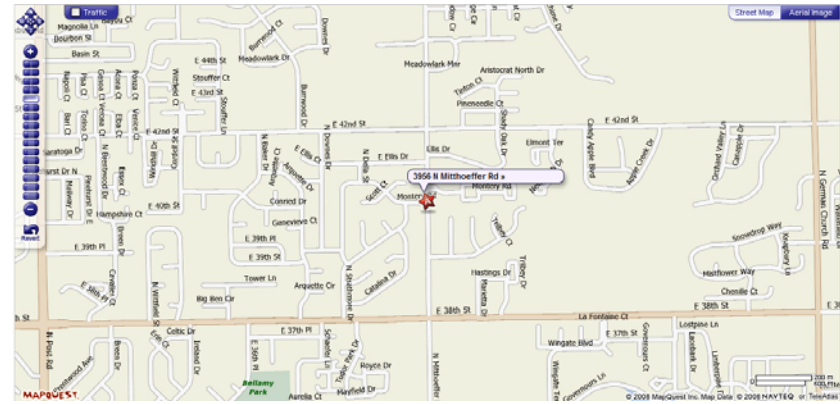
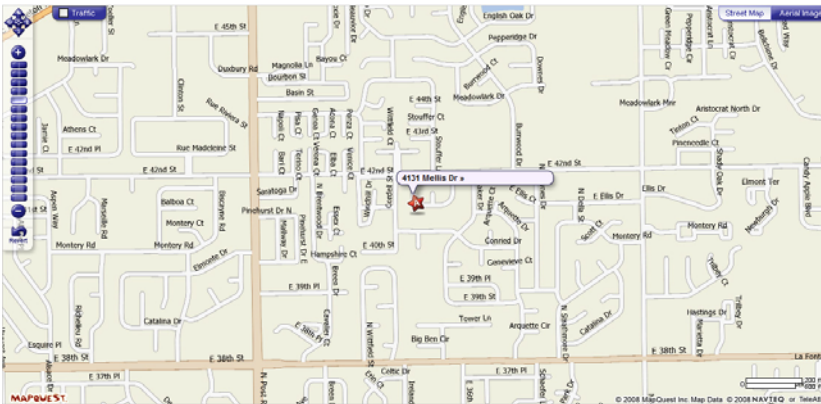


Four Rental Home Investment Package

4131 Mellis Drive



3956 N. Mitthoeffer Road

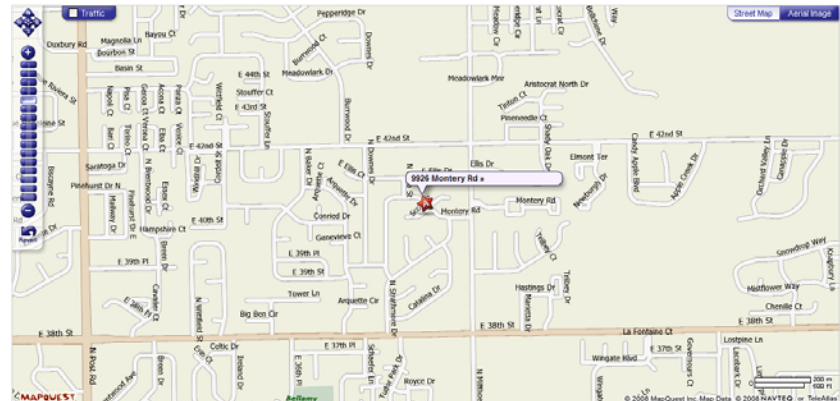
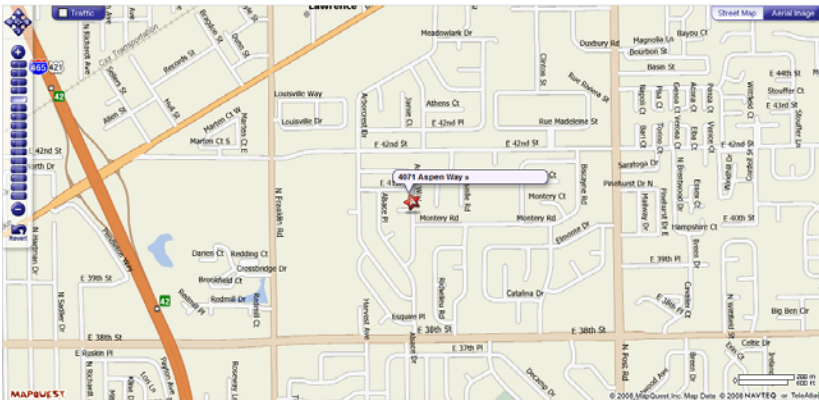


Four Rental Home Investment Package

4071 Aspen Way

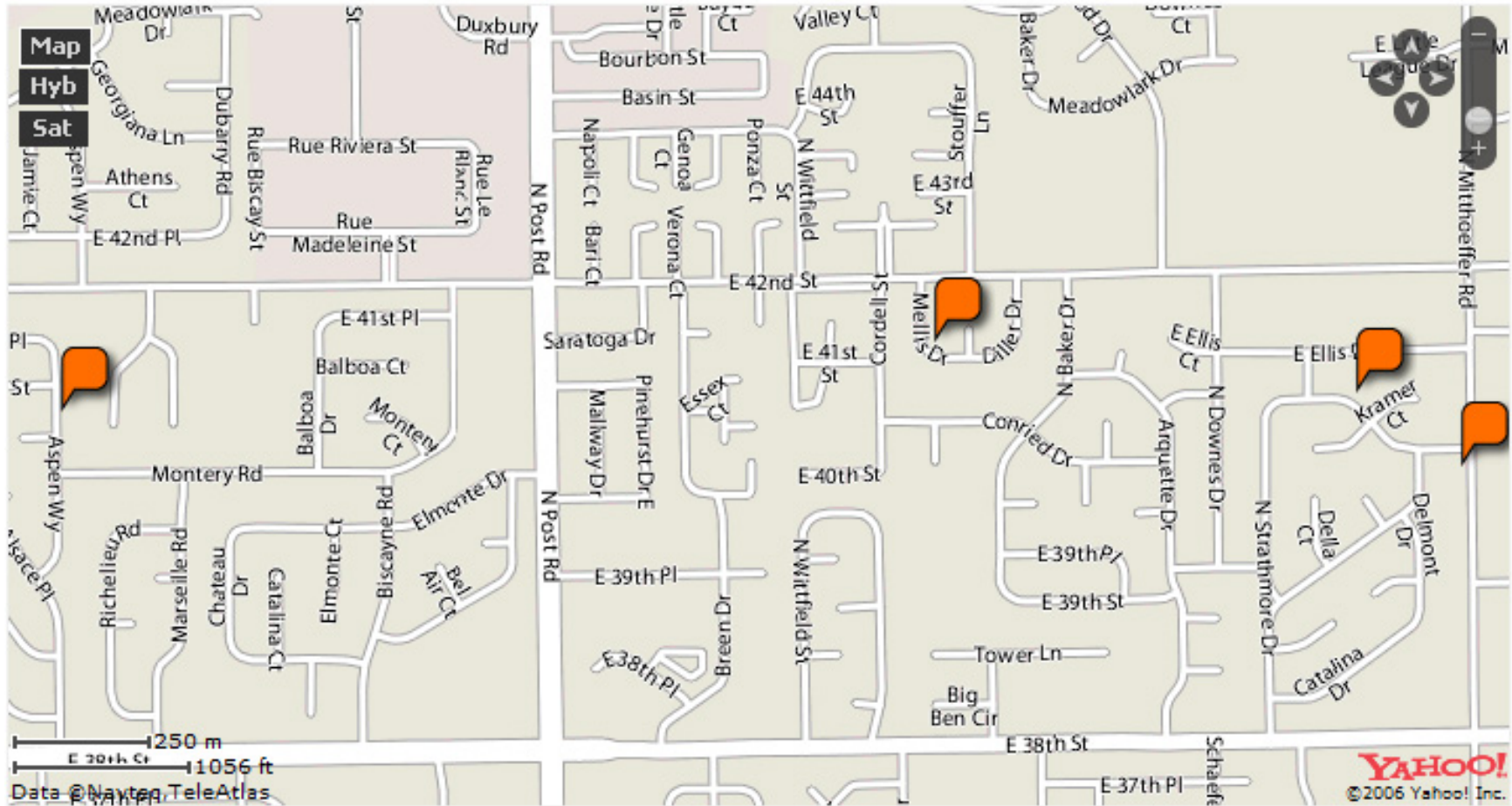


9926 Monterey Road



Four Rental Home Investment Package

Location Overview





Four Rental Home Investment Package

Address	Rental Income	Appraised Price	Purchase Price	Yr. Rent	Ins.	Annual Tax *	Mgmt. Fee	Net Income **	Cap
4131 Mellis Drive	\$800	\$80,000	\$71,050	\$9,600	\$335	\$1,200	\$960	\$7,105	10
3956 N. Mitthoeffer Road	\$775	\$80,000	\$68,350	\$9,300	\$335	\$1,200	\$930	\$6,835	10
4071 Aspen Way <i>House completely rehabbed in July 2006 (\$8,000). Rental \$775/mo. Thru 10-1-08.</i>	\$775	\$85,000	\$68,350	\$9,300	\$335	\$1,200	\$937	\$6,903	10
9926 Monterey Road (Section 8)	\$775	\$80,000	\$68,350	\$9,300	\$335	\$1,200	\$930	\$6,835	10
Gross Cap Rate									10
Total		\$325,000	\$276,100	\$37,500	\$1,340	\$4,800	\$3,757	\$27,678	

*Taxes are estimated at the higher 2008 rate

**Net Operating Income includes deduction for 10% management fee. Owner is a broker and willing to manage.