

522 Prospect St Indianapolis, IN 46203



Asking: \$375k

All Photos:

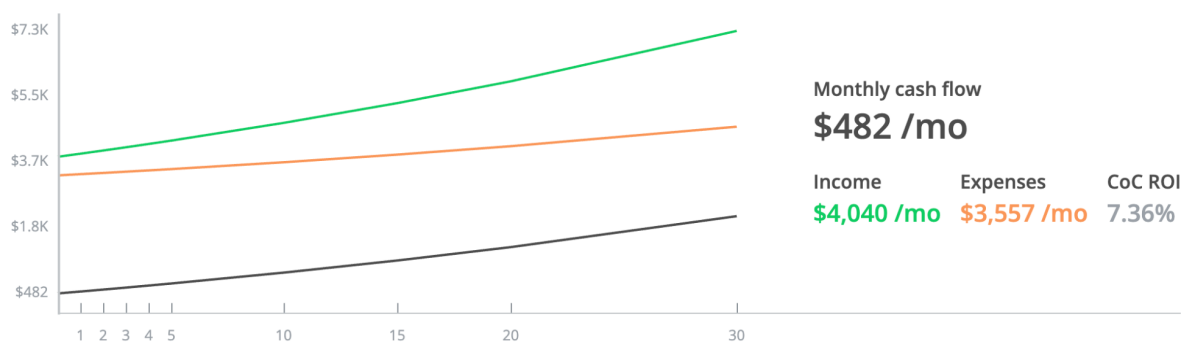
<https://zenlist.com/listing/mibor:22100750?as=max.moore>

Executive Summary:

- 3 unit property
 - 2 x 2 bed x 1 bath
 - 1 x 1 bed x 1 bath
- Already 66% of the way leased up! Ready for someone to come in and take over. Or maybe a HOUSE HACKERS DREAMMMMMMM

Rent Report:

<https://www.biggerpockets.com/analysis/rentals/76b51a7e-d348-4deb-8cb7-c9da9ebdf770>



Sold Comps:

Sold \$365k - Same area but a DUPLEX. You are getting an extra rev unit for very little increase in price point.

https://zenlist.com/app/feed/grp_Dzl01QuJqMVE0lIMebsFO/listing/mibor:22033827?as=max.moore

Sold \$345K - DUPLEX missing a unit in comparison. A Triplex is rare stuff in this area.

<https://zenlist.com/listing/mibor:22060409?as=max.moore>

Calculator – all calculations are based on market standards and in no way are intended to be a prescription or exact outcome of ownership

CoC - 7% /

<https://www.biggerpockets.com/analysis/rentals/76b51a7e-d348-4deb-8cb7-c9da9ebdf770>