

As Always schedule a call with me to talk about this deal or to update your criteria
<https://calendly.com/maxrealestate/lets-write-an-offer-15-minute-call>

 **Address:**
33–35 N Catherwood Ave, Indianapolis, IN 46219

 **Listing Link:**
[Old Zillow Listing](#)
(No current photos available yet)

 **Asking Price:**
\$175,000

 Why I Like This Deal:

- Strong location on a great street—this one doesn't disappoint for a duplex.
 - No active competition right now.
 - Seller is in the process of turning the vacant unit.
 - Clear *value-add play*: Seller owns a contracting company, and my angle would be to buy at \$200K with a \$25K credit back for improvements (floors, fixtures, paint). That's the basis for my analysis.
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 Market Rents:

- Unit 33 (Vacant): ~\$1,100/mo with light cosmetic updates (2 bed / 1 bath)
- Unit 35 (Tenanted): \$900/mo (2 bed / 1 bath)

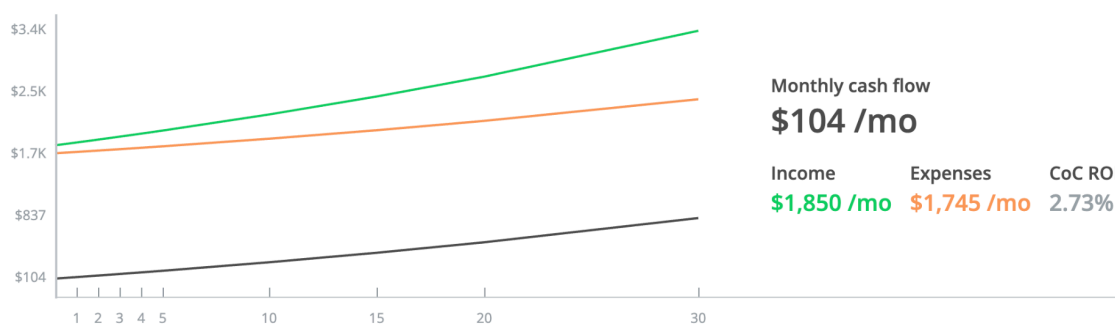
Total Potential = \$2,000/mo

 **BP Deal Calculator (Repair Route):**
[View Full Analysis](#)



BP Deal Calculator (\$175k as-is):

<https://www.biggerpockets.com/analysis/rentals/3908213a-f8a9-4161-8d21-19c58e1ea493>



5-year annualized return
7.61%

Mortgage payment
\$873.21