

FOR SALE

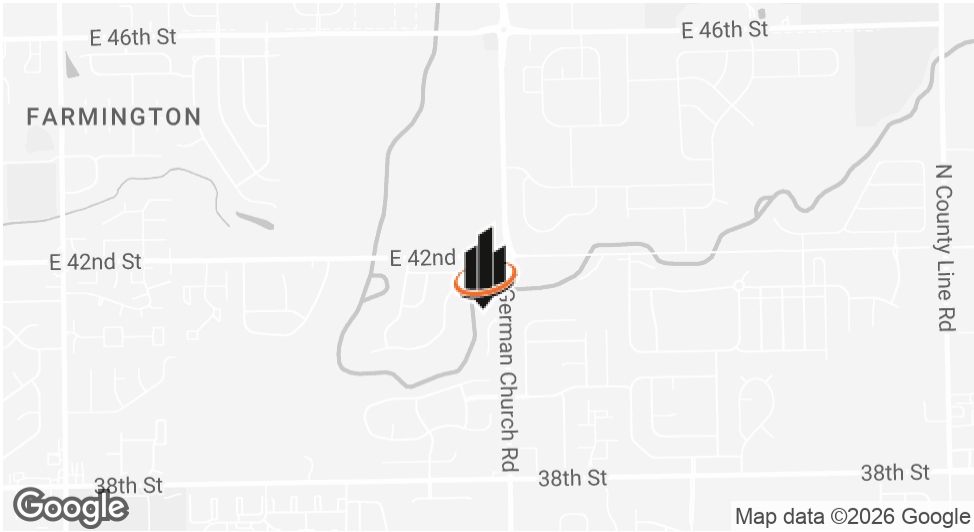
5-Unit SRO Investment

4060 CRABTREE CT
Indianapolis, IN 46235

PRESENTED BY:

JOSHUA HOEFT
Phone: 317.771.5494
joshua.hoeft@svn.com
IN #RB23002184

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$249,999
NUMBER OF UNITS:	5
LOT SIZE:	7,325 SF
BUILDING SIZE:	1,980 SF
NOI:	\$23,159.72
CAP RATE:	9.26%

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5-UNIT SRO INVESTMENT | 4060 Crabtree Ct Indianapolis, IN 46235

PROPERTY DESCRIPTION

5-unit single room occupancy (SRO) property located on the Far Eastside of Indianapolis. This asset features five rentable rooms with a shared living room and kitchen layout, catering to affordable housing demand and strong tenant retention. The building features four bedrooms and 1.5 bathrooms. One bedroom includes a private full bathroom, and there is a common living area and kitchen. Ideal for house-hack investors or SFR portfolio expansion. This property offers a flexible investment strategy, perfect for an owner-occupant looking to offset living expenses or an investor seeking cash-flowing, room-by-room rental income.

PROPERTY HIGHLIGHTS

- 5-unit SRO Investment
- Far Eastside of Indianapolis
- 100% Occupied

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



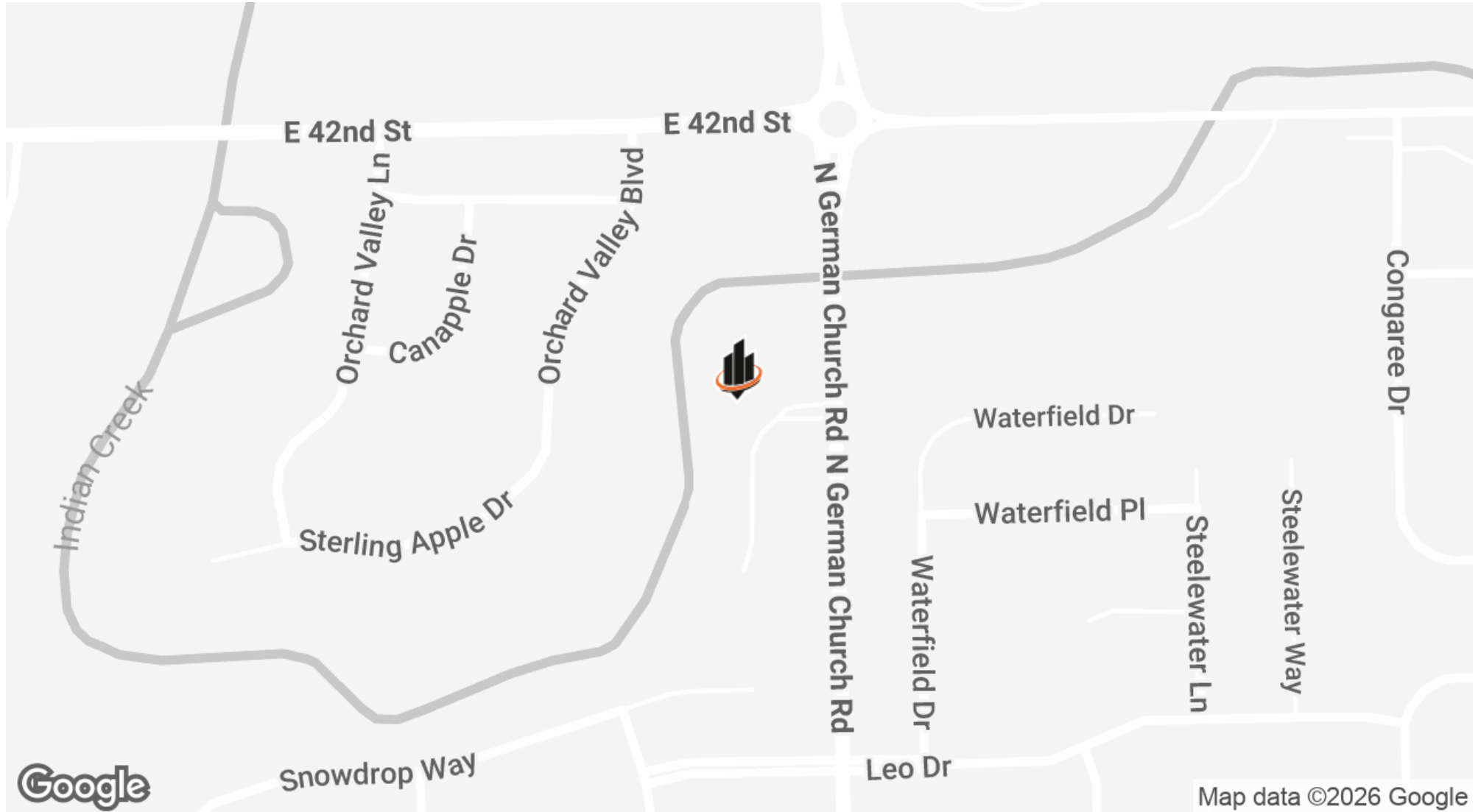
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SVN | NORTHERN COMMERCIAL 3

LOCATION MAP



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SVN | NORTHERN COMMERCIAL 4

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