

# 1108 S 19th St

## Investment Property - Buy & Hold

1108 S 19th St, New Castle, IN 47362  
House · 3 Beds · 2 Baths · 1,326 Sq.Ft.

Rented for \$1,325!

**\$ 154,900 Purchase Price · \$ 154,900 ARV**  
**\$ 41,049 Cash Needed · \$ 336/mo Cash Flow · 8.3% Cap Rate · 9.8% COC**

Prepared by:



Realty Wealth Advisors



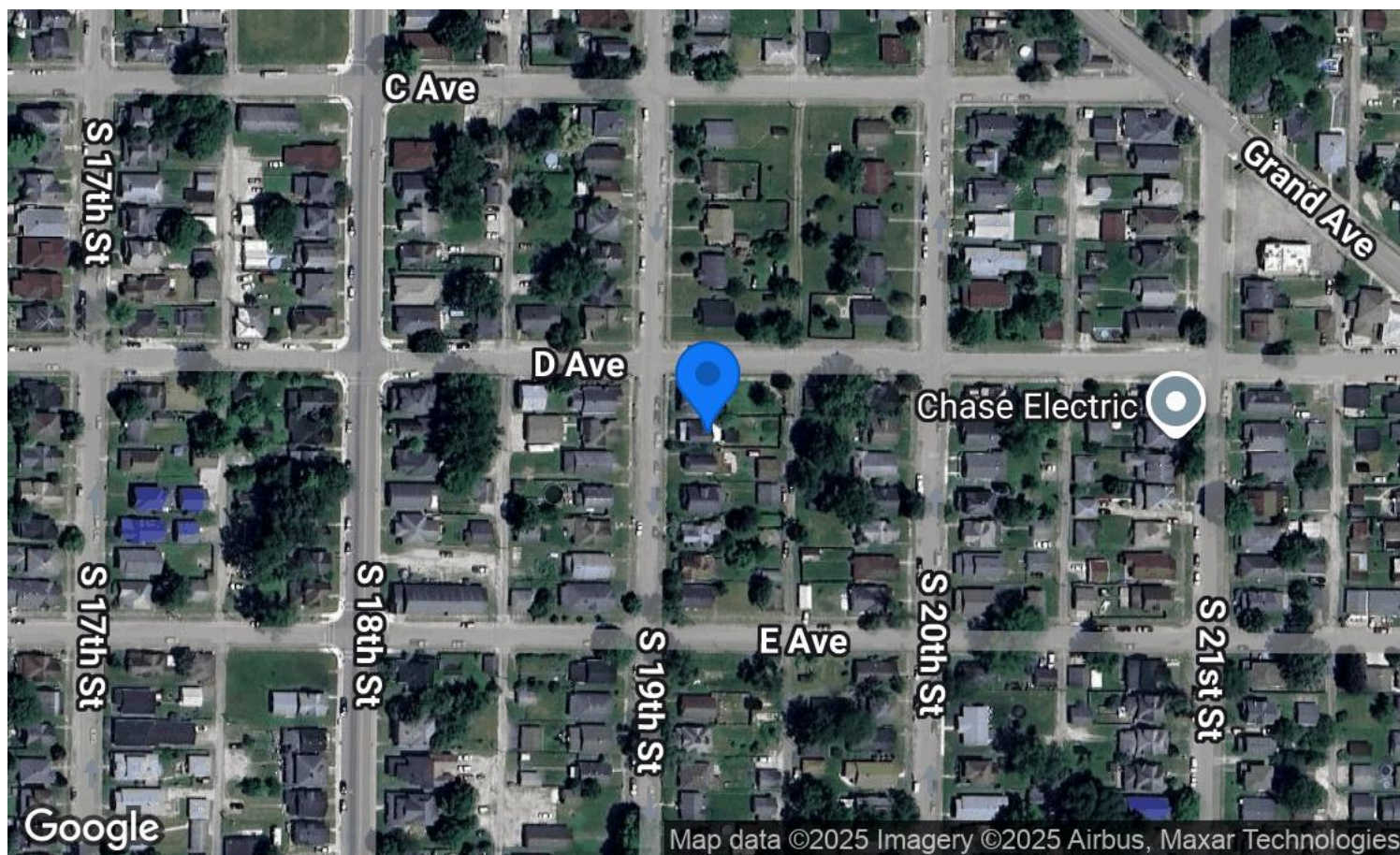
## Property Description

### ADDRESS

1108 S 19th St  
New Castle, IN 47362

### DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,326
Year Built:	1900
Lot Size:	5,271 sq.ft.
Zoning:	Single Family Residential





## Purchase Analysis & Returns

### PURCHASE & REHAB

Purchase Price:		\$ 154,900
Amount Financed:	-	\$ 116,175
<b>Down Payment:</b>	<b>=</b>	<b>\$ 38,725</b>
Purchase Costs:	+	\$ 2,324
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 41,049</b>
After Repair Value:		\$ 154,900
ARV Per Square Foot:		\$ 116.8
Price Per Square Foot:		\$ 116.8

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.3% / 8.3%
Cash on Cash Return:	9.8%
Return on Equity:	8.7%
<b>Return on Investment:</b>	<b>-1.1%</b>
<b>Internal Rate of Return:</b>	<b>-1.1%</b>
Rent to Value:	0.9%
Gross Rent Multiplier:	9.74
<b>Equity Multiple:</b>	<b>0.99</b>
Break Even Ratio:	71.6%
Debt Coverage Ratio:	1.46
Debt Yield:	11.1%

### PURCHASE COSTS

<b>Total (1.5% of Price):</b>	<b>\$ 2,324</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 116,175
LTC / LTV:	75% / 75%
Loan Payment:	\$ 734 Per Month
	\$ 8,812 Per Year

### ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	10%
Vacancy Rate:	3%
Appreciation:	4% Per Year
Income Increase:	4% Per Year
Expense Increase:	2% Per Year
Selling Costs:	6% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 9,400

### REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (10%):	\$ 0
<b>Total:</b>	<b>\$ 0</b>
Total Per Square Foot:	\$ 0

## Cash Flow (Year 1)

		Monthly	Yearly
<b>CASH FLOW</b>			
Gross Rent:		\$ 1,325	\$ 15,900
Vacancy (3%):	-	\$ 40	\$ 477
Other Income:	+	\$ 0	\$ 0
<b>Operating Income:</b>	<b>=</b>	<b>\$ 1,285</b>	<b>\$ 15,423</b>
Operating Expenses (16.7%):	-	\$ 215	\$ 2,576
<b>Net Operating Income:</b>	<b>=</b>	<b>\$ 1,070</b>	<b>\$ 12,847</b>
Loan Payments:	-	\$ 734	\$ 8,812
<b>Cash Flow:</b>	<b>=</b>	<b>\$ 336</b>	<b>\$ 4,035</b>

		Monthly	Yearly
<b>OTHER INCOME</b>			
<b>Total:</b>		<b>\$ 0</b>	<b>\$ 0</b>

		Monthly	Yearly
<b>OPERATING EXPENSES</b>			
Property Taxes:		\$ 102	\$ 1,220
Insurance:		\$ 60	\$ 720
Maintenance:		\$ 53	\$ 636
Capital Expenditures:		\$ 0	\$ 0
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
<b>Total:</b>		<b>\$ 215</b>	<b>\$ 2,576</b>

## Buy & Hold Projections

APPRECIATION	INCOME INCREASE			EXPENSE INCREASES		SELLING COSTS	
4% Per Year	4% Per Year			2% Per Year		6% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME							
Gross Rent:	\$ 15,900	\$ 16,536	\$ 17,197	\$ 18,601	\$ 22,631	\$ 33,499	\$ 49,587
Vacancy:	- \$ 477	- \$ 496	- \$ 516	- \$ 558	- \$ 679	- \$ 1,005	- \$ 1,488
Vacancy Rate:	3%	3%	3%	3%	3%	3%	3%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 15,423	= \$ 16,040	= \$ 16,681	= \$ 18,043	= \$ 21,952	= \$ 32,494	= \$ 48,099
Income Increase:	4%	4%	4%	4%	4%	4%	4%
OPERATING EXPENSES							
Property Taxes:	\$ 1,220	\$ 1,244	\$ 1,269	\$ 1,321	\$ 1,458	\$ 1,777	\$ 2,167
Insurance:	+ \$ 720	+ \$ 734	+ \$ 749	+ \$ 779	+ \$ 860	+ \$ 1,049	+ \$ 1,279
Property Management:	N/A	+ \$ 1,604	+ \$ 1,668	+ \$ 1,804	+ \$ 2,195	+ \$ 3,249	+ \$ 4,810
Maintenance:	+ \$ 636	+ \$ 661	+ \$ 688	+ \$ 744	+ \$ 905	+ \$ 1,340	+ \$ 1,983
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Expenses:	= \$ 2,576	= \$ 4,243	= \$ 4,374	= \$ 4,648	= \$ 5,418	= \$ 7,415	= \$ 10,239
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
CASH FLOW							
Operating Income:	\$ 15,423	\$ 16,040	\$ 16,681	\$ 18,043	\$ 21,952	\$ 32,494	\$ 48,099
Operating Expenses:	- \$ 2,576	- \$ 4,243	- \$ 4,374	- \$ 4,648	- \$ 5,418	- \$ 7,415	- \$ 10,239
Expense Ratio:	16.7%	26.5%	26.2%	25.8%	24.7%	22.8%	21.3%
Net Operating Income:	= \$ 12,847	= \$ 11,797	= \$ 12,307	= \$ 13,395	= \$ 16,534	= \$ 25,079	= \$ 37,860
Loan Payments:	- \$ 8,812	- \$ 8,812	- \$ 8,812	- \$ 8,812	- \$ 8,812	- \$ 8,812	- \$ 8,812
Cash Flow:	= \$ 4,035	= \$ 2,985	= \$ 3,495	= \$ 4,583	= \$ 7,722	= \$ 16,267	= \$ 29,048
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	\$ 2,576	\$ 4,243	\$ 4,374	\$ 4,648	\$ 5,418	\$ 7,415	\$ 10,239
Loan Interest:	+ \$ 7,513	+ \$ 7,426	+ \$ 7,333	+ \$ 7,129	+ \$ 6,485	+ \$ 4,362	+ \$ 303
Depreciation:	+ \$ 5,375	+ \$ 5,375	+ \$ 5,375	+ \$ 5,375	+ \$ 5,375	+ \$ 5,375	+ \$ 0
Total Deductions:	= \$ 15,465	= \$ 17,045	= \$ 17,083	= \$ 17,152	= \$ 17,278	= \$ 17,152	= \$ 10,542
EQUITY ACCUMULATION							

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 161,096	\$ 167,540	\$ 174,241	\$ 188,460	\$ 229,290	\$ 339,405	\$ 502,402
Appreciation:	4%	4%	4%	4%	4%	4%	4%
Loan Balance:	- \$ 114,876	- \$ 113,491	- \$ 112,013	- \$ 108,753	- \$ 98,489	- \$ 64,669	- \$ 0
LTV Ratio:	71.3%	67.7%	64.3%	57.7%	43%	19.1%	-
<b>Total Equity:</b>	<b>= \$ 46,220</b>	<b>= \$ 54,049</b>	<b>= \$ 62,228</b>	<b>= \$ 79,707</b>	<b>= \$ 130,801</b>	<b>= \$ 274,736</b>	<b>= \$ 502,402</b>

### SALE ANALYSIS

Equity:	\$ 46,220	\$ 54,049	\$ 62,228	\$ 79,707	\$ 130,801	\$ 274,736	\$ 502,402
Selling Costs (6%):	- \$ 9,666	- \$ 10,052	- \$ 10,454	- \$ 11,308	- \$ 13,757	- \$ 20,364	- \$ 30,144
<b>Sale Proceeds:</b>	<b>= \$ 36,554</b>	<b>= \$ 43,997</b>	<b>= \$ 51,774</b>	<b>= \$ 68,400</b>	<b>= \$ 117,044</b>	<b>= \$ 254,372</b>	<b>= \$ 472,258</b>
Cumulative Cash Flow:	+ \$ 4,035	+ \$ 7,020	+ \$ 10,515	+ \$ 19,125	+ \$ 51,198	+ \$ 172,574	+ \$ 401,317
Total Cash Invested:	- \$ 41,049	- \$ 41,049	- \$ 41,049	- \$ 41,049	- \$ 41,049	- \$ 41,049	- \$ 41,049
<b>Total Profit:</b>	<b>= -\$ 460</b>	<b>= \$ 9,968</b>	<b>= \$ 21,240</b>	<b>= \$ 46,476</b>	<b>= \$ 127,193</b>	<b>= \$ 385,897</b>	<b>= \$ 832,526</b>

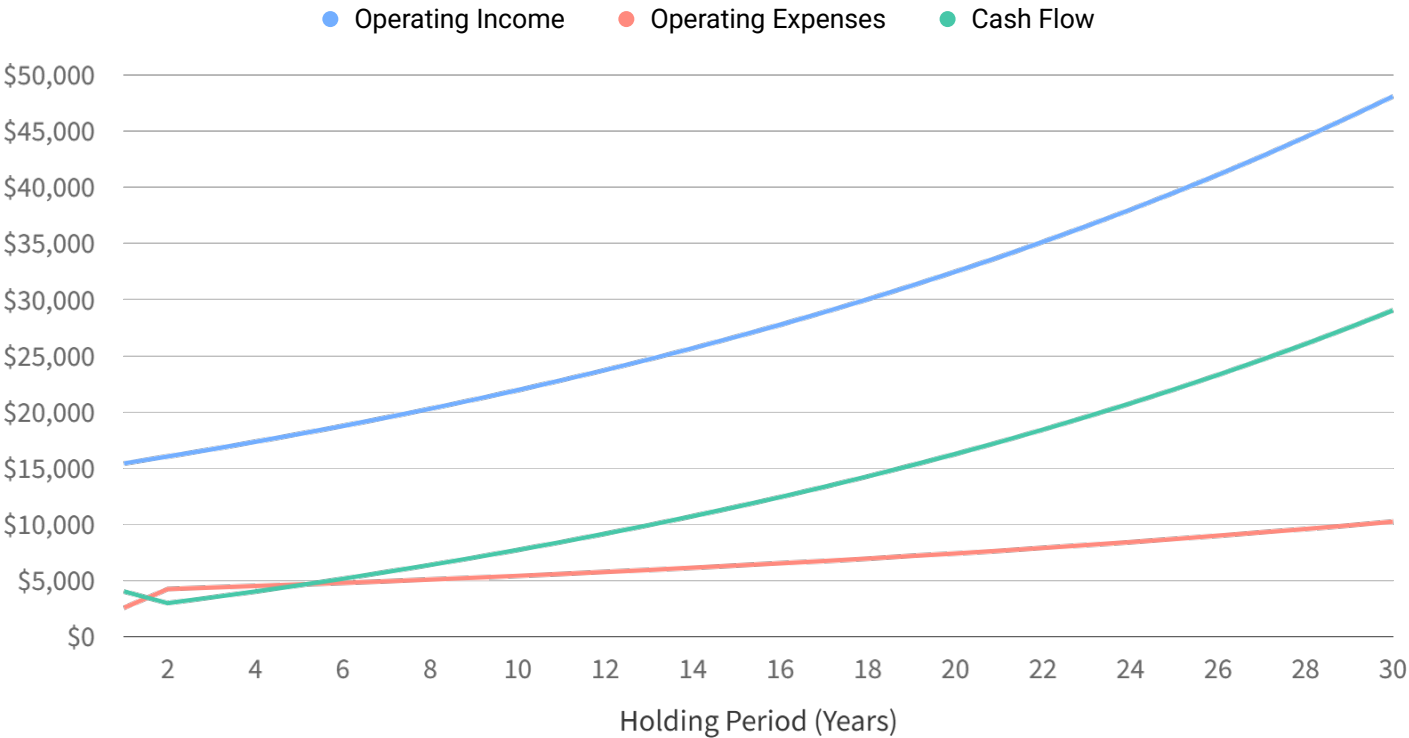
### INVESTMENT RETURNS

Cap Rate (Purchase Price):	8.3%	7.6%	7.9%	8.6%	10.7%	16.2%	24.4%
Cap Rate (Market Value):	8%	7%	7.1%	7.1%	7.2%	7.4%	7.5%
Cash on Cash Return:	9.8%	7.3%	8.5%	11.2%	18.8%	39.6%	70.8%
Return on Equity:	8.7%	5.5%	5.6%	5.7%	5.9%	5.9%	5.8%
Return on Investment:	-1.1%	24.3%	51.7%	113.2%	309.9%	940.1%	2,028.1%
Internal Rate of Return:	-1.1%	12%	16.1%	18.4%	18.6%	17.5%	16.8%

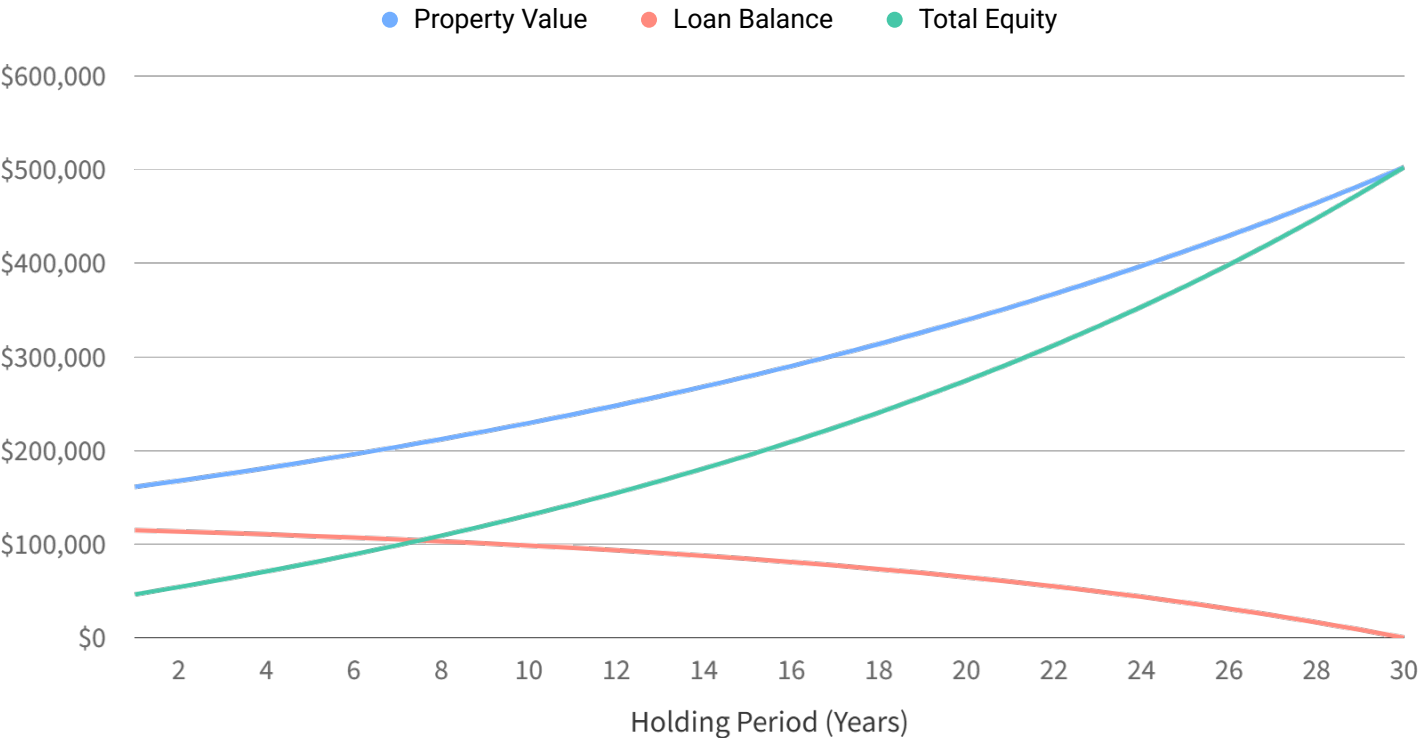
### FINANCIAL RATIOS

Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	10.13	10.13	10.13	10.13	10.13	10.13	10.13
Equity Multiple:	0.99	1.24	1.52	2.13	4.1	10.4	21.28
Break Even Ratio:	71.6%	78.9%	76.7%	72.4%	62.9%	48.4%	38.4%
Debt Coverage Ratio:	1.46	1.34	1.4	1.52	1.88	2.85	4.3
Debt Yield:	11.2%	10.4%	11%	12.3%	16.8%	38.8%	-

Cash Flow Over Time



Equity Over Time



## Recent Comparable Sales

Average Sale Price

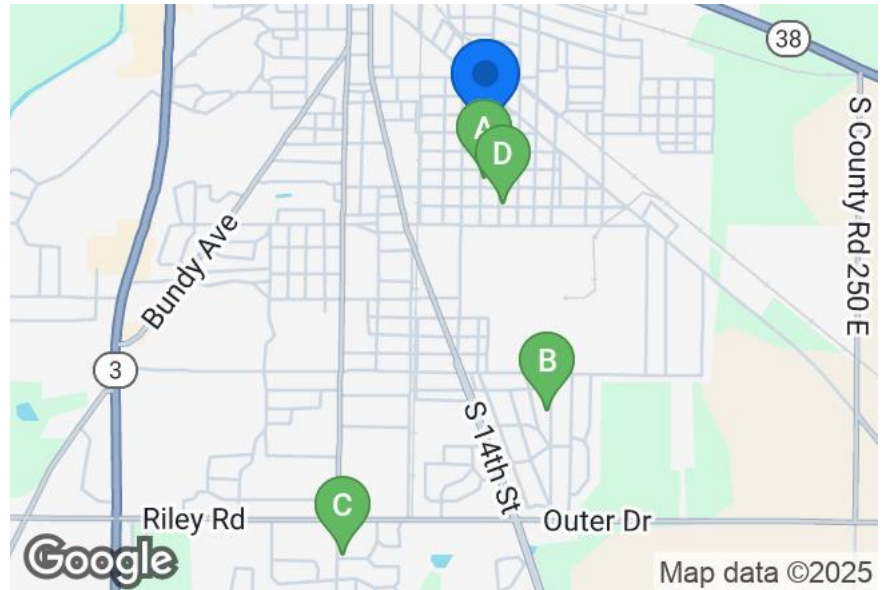
**\$ 151,000 (\$ 124/sq.ft.)**

\$ 139,000 - \$ 169,900

\$ 109/sq.ft. - \$ 143/sq.ft.

Estimated Property ARV Based on  
Average Price/Sq.Ft.

**\$ 163,900**



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<span style="color: blue;">●</span>	1108 S 19th St New Castle, IN 47362	0 mi	100%	House Built 1900	3	2	1,326	-	-
<span style="color: green;">A</span>	1316 S 19th St New Castle, IN 47362	0.14 mi	96.9%	House Built 1900	3	2	1,056	\$ 139,000 \$ 131.63/sq.ft.	08/05/2025 Today
<span style="color: green;">B</span>	2537 S 23rd St New Castle, IN 47362	0.96 mi	96.7%	House Built 1961	3	2	1,188	\$ 169,900 \$ 143.01/sq.ft.	04/11/2025 116 Days Ago
<span style="color: green;">C</span>	1310 Lynnhurst Dr New Castle, IN 47362	1.5 mi	96.7%	House Built 1955	3	2	1,376	\$ 149,900 \$ 108.94/sq.ft.	05/02/2025 95 Days Ago
<span style="color: green;">D</span>	1430 S 20th St New Castle, IN 47362	0.23 mi	93.8%	House Built 1930	3	1	1,310	\$ 145,000 \$ 110.69/sq.ft.	03/17/2025 141 Days Ago



## Recent Comparable Rental Listings

Average Listed Rent

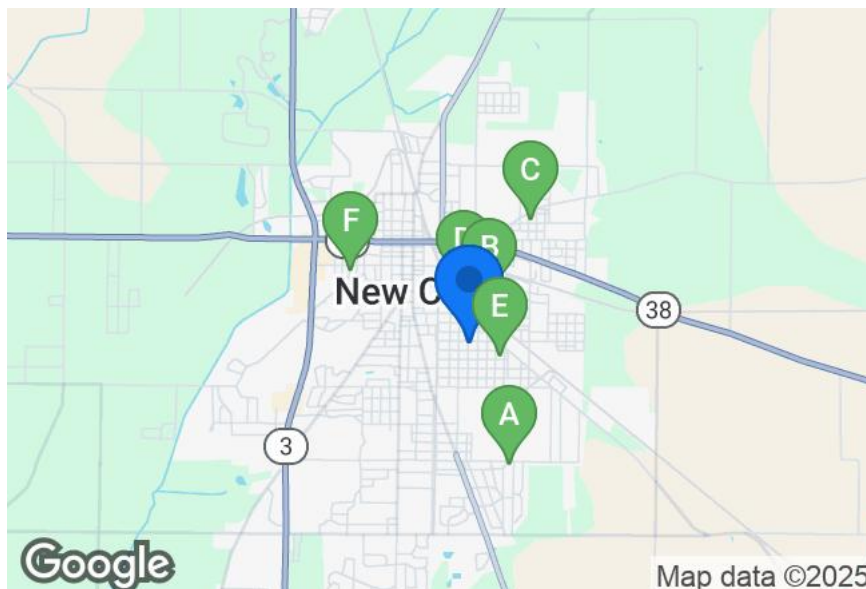
**\$ 1,320 (\$ 1.14/sq.ft.)**

\$ 1,200 - \$ 1,475

\$ 0.89/sq.ft. - \$ 1.45/sq.ft.

Estimated Property Rent Based on  
Average Rent/Sq.Ft.

**\$ 1,510**



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
	<b>1108 S 19th St</b> New Castle, IN 47362	0 mi	100%	House Built 1900	3	2	1,326	-	-
	<b>2603 Brentwood Rd</b> New Castle, IN 47362	0.87 mi	93.9%	House	3	1.5	1,472	\$ 1,475 \$ 1/sq.ft.	06/09/2025 57 Days Ago
	<b>628 S 21st St</b> New Castle, IN 47362	0.33 mi	92.6%	House	3	1	1,456	\$ 1,295 \$ 0.89/sq.ft.	07/25/2025 11 Days Ago
	<b>2518 Spring St</b> New Castle, IN 47362	0.94 mi	90.8%	House	3	1	1,160	\$ 1,300 \$ 1.12/sq.ft.	03/20/2025 138 Days Ago
	<b>1820 Lincoln St</b> New Castle, IN 47362	0.37 mi	88.6%	House	3	1	-	\$ 1,200	11/14/2024 264 Days Ago
	<b>1217 S 23rd St</b> New Castle, IN 47362	0.22 mi	87.4%	House	3	1	912	\$ 1,325 \$ 1.45/sq.ft.	05/01/2025 96 Days Ago
	<b>320 S 7th St</b> New Castle, IN 47362	0.95 mi	79.8%	House	4	1	1,080	\$ 1,350 \$ 1.25/sq.ft.	04/23/2025 104 Days Ago

## Property Photos









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### DATA SOURCES

Comparable sales data is collected from county records and other public sources.

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