

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:



The Homeboys



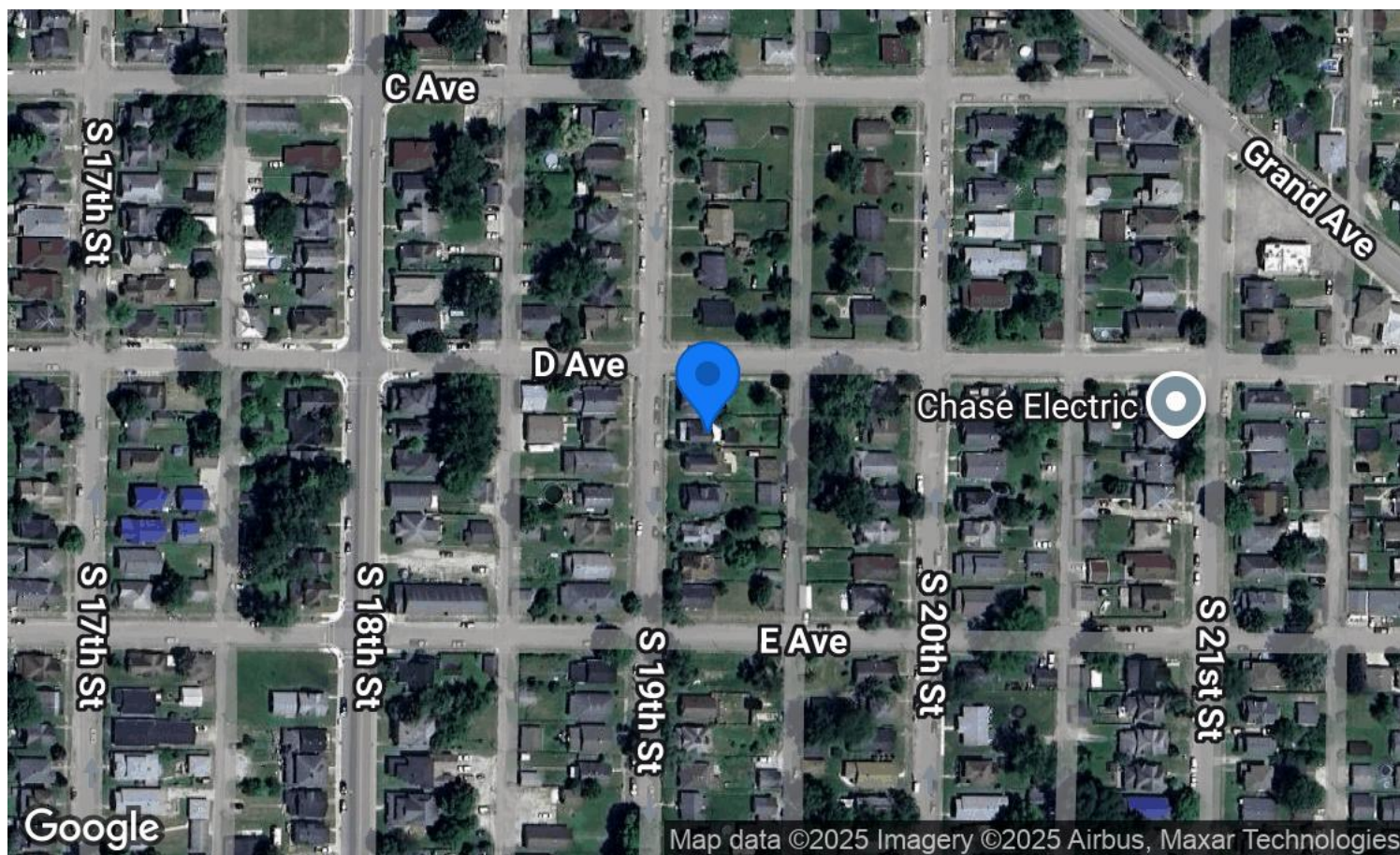
Property Description

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
Down Payment:	=	\$ 38,725
Purchase Costs:	+	\$ 2,324
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 41,049
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%
Return on Investment:	-1.1%
Internal Rate of Return:	-1.1%
Rent to Value:	0.9%
Gross Rent Multiplier:	9.74
Equity Multiple:	0.99
Break Even Ratio:	71.6%
Debt Coverage Ratio:	1.46
Debt Yield:	11.1%

PURCHASE COSTS

Total (1.5% of Price):	\$ 2,324
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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
Total:	\$ 0
Total Per Square Foot:	\$ 0

Cash Flow (Year 1)

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

		Monthly	Yearly
OTHER INCOME			
Total:		\$ 0	\$ 0

		Monthly	Yearly
OPERATING EXPENSES			
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
Total:		\$ 215	\$ 2,576

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%	-
Total Equity:	= \$ 46,220	= \$ 54,049	= \$ 62,228	= \$ 79,707	= \$ 130,801	= \$ 274,736	= \$ 502,402

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
Sale Proceeds:	= \$ 36,554	= \$ 43,997	= \$ 51,774	= \$ 68,400	= \$ 117,044	= \$ 254,372	= \$ 472,258
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
Total Profit:	= -\$ 460	= \$ 9,968	= \$ 21,240	= \$ 46,476	= \$ 127,193	= \$ 385,897	= \$ 832,526

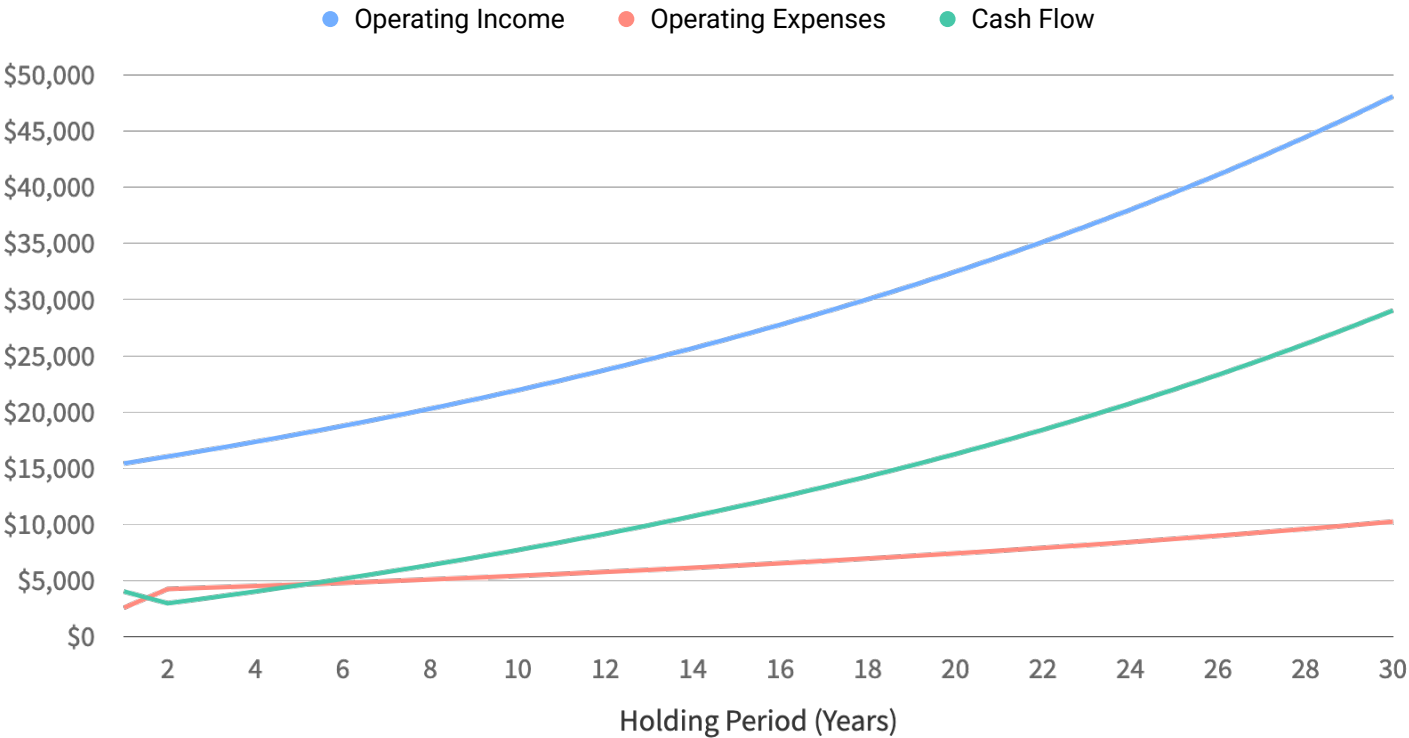
INVESTMENT RETURNS

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%

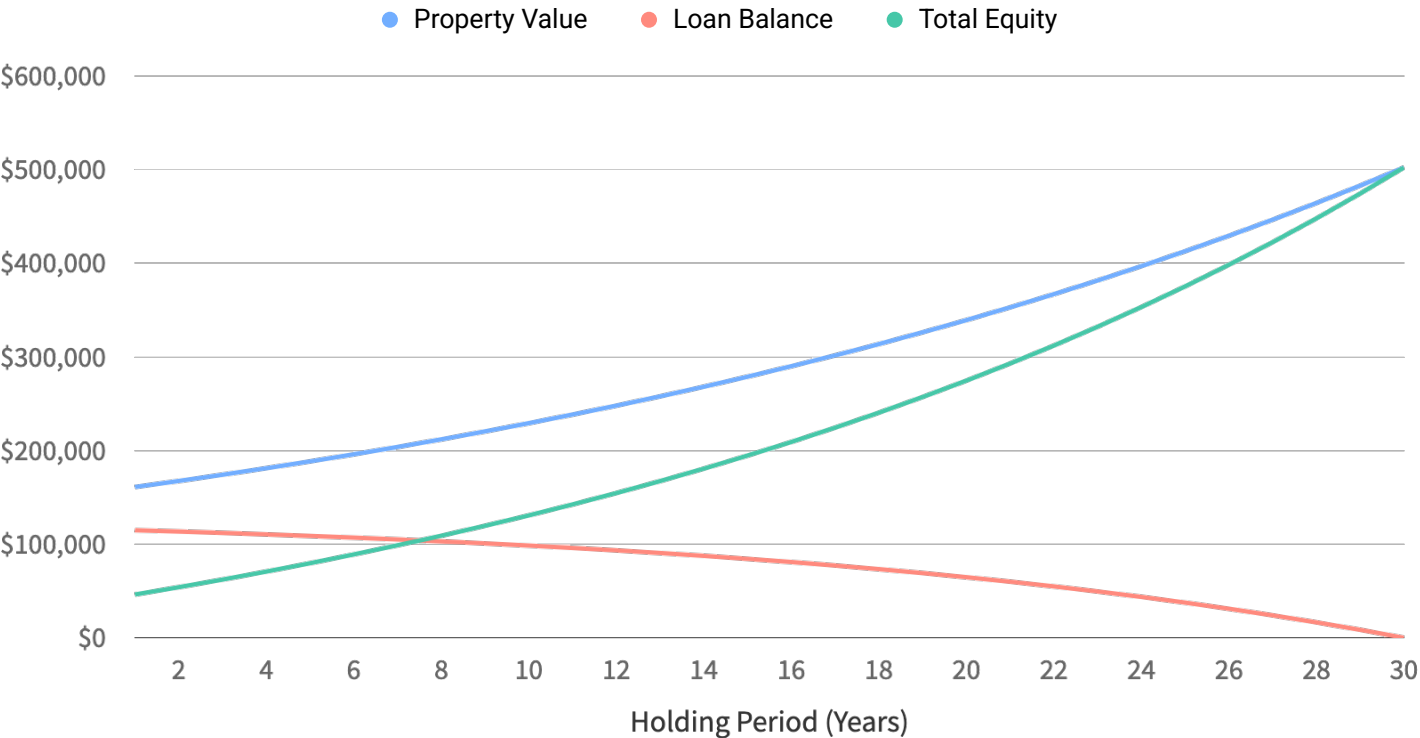
FINANCIAL RATIOS

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

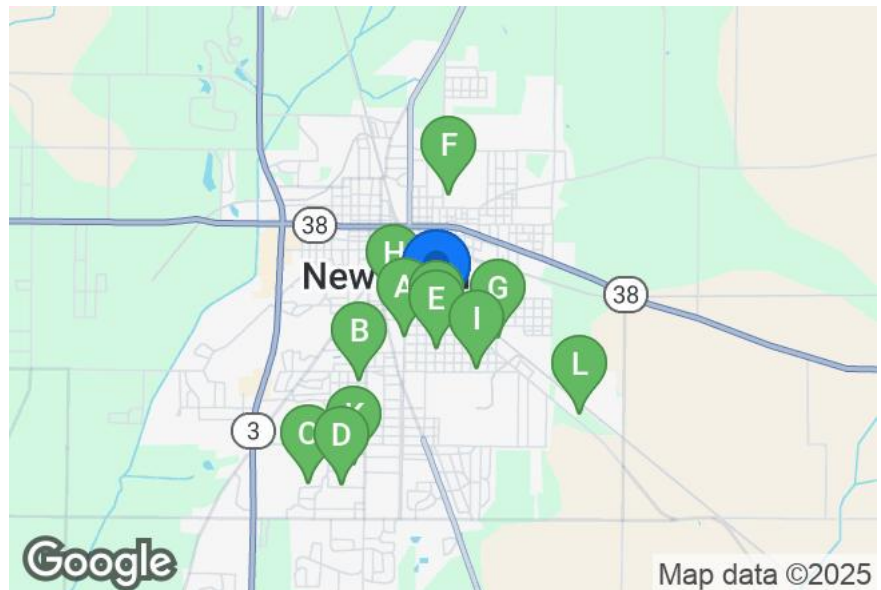
\$ 179,000 (\$ 135/sq.ft.)

\$ 74,900 - \$ 279,900

\$ 53/sq.ft. - \$ 227/sq.ft.

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

\$ 179,100



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
	1108 S 19th St New Castle, IN 47362	0 mi	100%	House Built 1900	3	2	1,326	-	-
A	1601 E Ave New Castle, IN 47362	0.23 mi	99.2%	House Built 2025	3	2	1,292	\$ 198,000 \$ 153.25/sq.ft.	11/18/2025 Today
B	1636 Columbus St New Castle, IN 47362	0.65 mi	97.2%	House Built 1950	3	2	1,176	\$ 74,900 \$ 63.69/sq.ft.	11/18/2025 Today
C	708 N Fairoaks Dr New Castle, IN 47362	1.38 mi	97.2%	House Built 1963	3	2	1,352	\$ 228,900 \$ 169.30/sq.ft.	11/18/2025 Today
D	1018 Sunset Dr New Castle, IN 47362	1.25 mi	97.1%	House Built 1979	3	2	1,380	\$ 229,900 \$ 166.59/sq.ft.	11/18/2025 Today
E	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.	11/18/2025 Today
F	404 N 20th St New Castle, IN 47362	0.91 mi	96.2%	House Built 1970	3	2	1,125	\$ 169,900 \$ 151.02/sq.ft.	11/18/2025 Today
G	1204 S 25th St New Castle, IN 47362	0.42 mi	95.9%	House Built 1900	3	2	1,008	\$ 157,900 \$ 156.65/sq.ft.	09/15/2025 64 Days Ago
H	822 S 15th St New Castle, IN 47362	0.34 mi	95.7%	House Built 1900	3	2	1,804	\$ 179,900 \$ 99.72/sq.ft.	11/18/2025 Today
I	2302 I Ave New Castle, IN 47362	0.39 mi	95.3%	House Built 2017	3	1.5	1,216	\$ 139,900 \$ 115.05/sq.ft.	09/20/2025 59 Days Ago
J	1216 S 19th St New Castle, IN 47362	0.09 mi	94.8%	House Built 1900	3	2	2,080	\$ 110,000 \$ 52.88/sq.ft.	10/13/2025 36 Days Ago

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
K	1119 McCormack Dr New Castle, IN 47362	1.1 mi	94.3%	House Built 1980	3	2	1,792	\$ 239,900 \$ 133.87/sq.ft.	11/18/2025 Today
L	2062 E Dublin Pike New Castle, IN 47362	1.14 mi	94.1%	House Built 1966	3	1.5	1,232	\$ 279,900 \$ 227.19/sq.ft.	11/05/2025 13 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

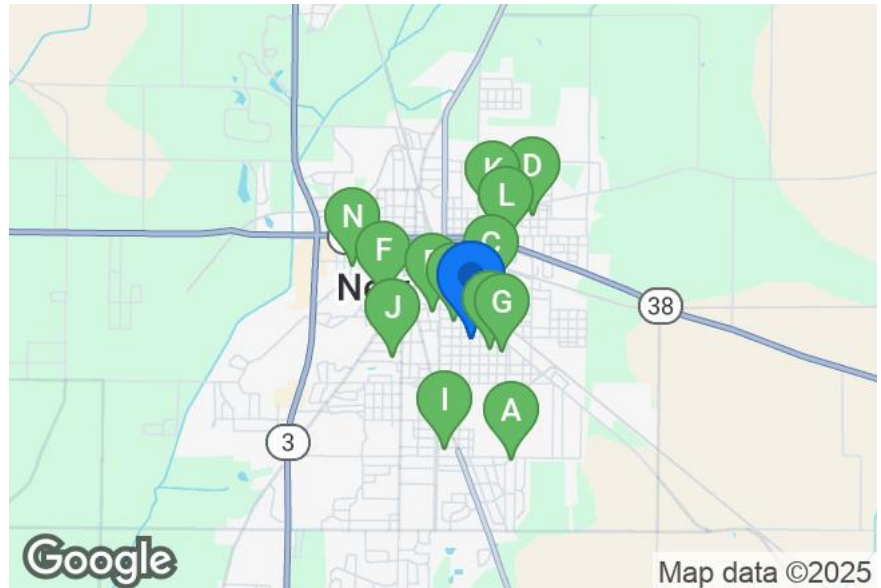
\$ 1,200 (\$ 0.98/sq.ft.)

\$ 855 - \$ 1,475

\$ 0.48/sq.ft. - \$ 1.45/sq.ft.

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

\$ 1,300



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
●	1108 S 19th St New Castle, IN 47362	0 mi	100%	House Built 1900	3	2	1,326	-	-
A	2603 Brentwood Rd New Castle, IN 47362	0.87 mi	93.9%	House	3	1.5	1,472	\$ 1,475 \$ 1/sq.ft.	06/09/2025 162 Days Ago
B	1519 A Ave New Castle, IN 47362	0.33 mi	93.3%	House	3	2	1,790	\$ 855 \$ 0.48/sq.ft.	11/18/2025 Today
C	628 S 21st St New Castle, IN 47362	0.33 mi	92.6%	House	3	1	1,456	\$ 1,295 \$ 0.89/sq.ft.	07/25/2025 116 Days Ago
D	2518 Spring St New Castle, IN 47362	0.94 mi	90.8%	House	3	1	1,160	\$ 1,300 \$ 1.12/sq.ft.	03/20/2025 243 Days Ago
E	1210 S 21st St New Castle, IN 47362	0.14 mi	90.5%	House	3	1	1,072	\$ 1,200 \$ 1.12/sq.ft.	11/18/2025 Today
F	1103 Mourer St New Castle, IN 47362	0.66 mi	88.8%	House Built 1900	3	1	1,722	\$ 999 \$ 0.58/sq.ft.	11/18/2025 Today
G	1217 S 23rd St New Castle, IN 47362	0.22 mi	87.4%	House	3	1	912	\$ 1,325 \$ 1.45/sq.ft.	05/01/2025 201 Days Ago
H	912 S 17th St New Castle, IN 47362	0.17 mi	86.7%	House	4	2	1,552	\$ 1,397 \$ 0.90/sq.ft.	10/14/2025 35 Days Ago
I	1619 P Ave New Castle, IN 47362	0.78 mi	83.8%	House	2	1	1,288	\$ 1,050 \$ 0.82/sq.ft.	09/17/2025 62 Days Ago
J	1224 Woodlawn Dr New Castle, IN 47362	0.56 mi	83.6%	House	2	1	1,400	\$ 1,150 \$ 0.82/sq.ft.	11/18/2025 Today

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
K	224 N 21st St New Castle, IN 47362	0.82 mi	82.2%	House	2	1	1,200	\$ 1,100 \$ 0.92/sq.ft.	09/04/2025 75 Days Ago
L	2225 Broad St Unit Copy2 New Castle, IN 47362	0.68 mi	80.2%	House	2	1.5	947	\$ 1,150 \$ 1.21/sq.ft.	09/24/2025 55 Days Ago
M	2225 Broad St Unit Copy New Castle, IN 47362	0.68 mi	80.2%	House	2	1.5	947	\$ 1,150 \$ 1.21/sq.ft.	09/24/2025 55 Days Ago
N	320 S 7th St New Castle, IN 47362	0.95 mi	79.8%	House	4	1	1,080	\$ 1,350 \$ 1.25/sq.ft.	04/23/2025 209 Days Ago

Property Photos







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DATA SOURCES

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