

# 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!

**\$ 150,000 Purchase Price · \$ 150,000 ARV**  
**\$ 39,750 Cash Needed · \$ 359/mo Cash Flow · 8.6% Cap Rate · 10.8% COC**

Prepared by:



The Homeboys



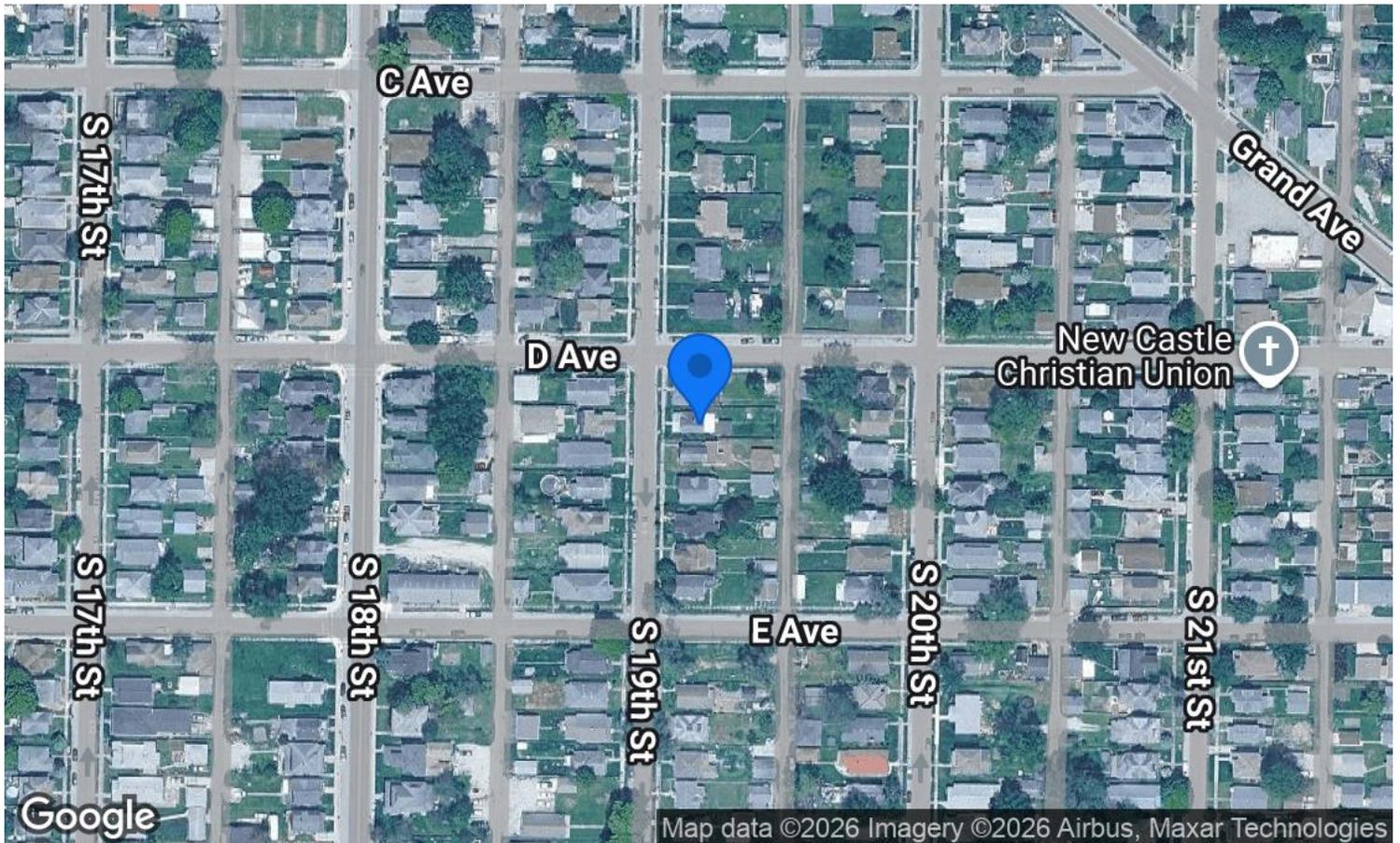
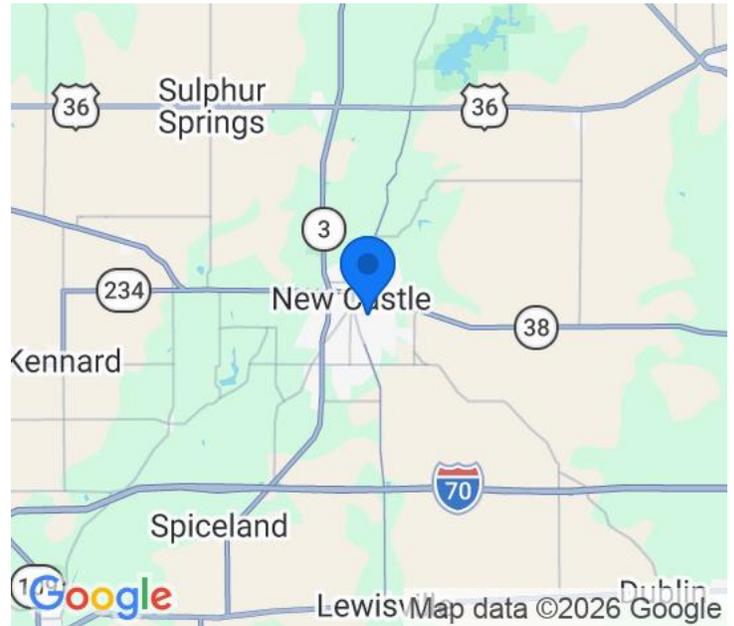
## Property Description

### 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:		\$ 150,000
Amount Financed:	-	\$ 112,500
<b>Down Payment:</b>	=	<b>\$ 37,500</b>
Purchase Costs:	+	\$ 2,250
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	=	<b>\$ 39,750</b>
After Repair Value:		\$ 150,000
ARV Per Square Foot:		\$ 113.1
Price Per Square Foot:		\$ 113.1

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.6% / 8.6%
Cash on Cash Return:	10.8%
Return on Equity:	9.6%
<b>Return on Investment:</b>	<b>-0.1%</b>
<b>Internal Rate of Return:</b>	<b>-0.1%</b>
Rent to Value:	0.9%
Gross Rent Multiplier:	9.43
Equity Multiple:	1
Break Even Ratio:	69.9%
Debt Coverage Ratio:	1.51
Debt Yield:	11.4%

### PURCHASE COSTS

<b>Total (1.5% of Price):</b>	<b>\$ 2,250</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 112,500
LTC / LTV:	75% / 75%
Loan Payment:	\$ 711 Per Month \$ 8,533 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
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Operating Income:	= \$ 1,285	\$ 15,423
Operating Expenses (16.7%):	- \$ 215	\$ 2,576
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Net Operating Income:	= \$ 1,070	\$ 12,847
Loan Payments:	- \$ 711	\$ 8,533
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<b>Cash Flow:</b>	<b>= \$ 359</b>	<b>\$ 4,314</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
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<b>Total:</b>	<b>\$ 215</b>	<b>\$ 2,576</b>

## Buy & Hold Projections

	APPRECIATION 4% Per Year		INCOME INCREASE 4% Per Year		EXPENSE INCREASES 2% Per Year		SELLING COSTS 6% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30	
<b>RENTAL INCOME</b>								
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	
<b>Operating Income:</b>	<b>= \$ 15,423</b>	<b>= \$ 16,040</b>	<b>= \$ 16,681</b>	<b>= \$ 18,043</b>	<b>= \$ 21,952</b>	<b>= \$ 32,494</b>	<b>= \$ 48,099</b>	
Income Increase:	4%	4%	4%	4%	4%	4%	4%	
<b>OPERATING EXPENSES</b>								
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	
<b>Operating Expenses:</b>	<b>= \$ 2,576</b>	<b>= \$ 4,243</b>	<b>= \$ 4,374</b>	<b>= \$ 4,648</b>	<b>= \$ 5,418</b>	<b>= \$ 7,415</b>	<b>= \$ 10,239</b>	
Expense Increase:	2%	2%	2%	2%	2%	2%	2%	
<b>CASH FLOW</b>								
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%	
<b>Net Operating Income:</b>	<b>= \$ 12,847</b>	<b>= \$ 11,797</b>	<b>= \$ 12,307</b>	<b>= \$ 13,395</b>	<b>= \$ 16,534</b>	<b>= \$ 25,079</b>	<b>= \$ 37,860</b>	
Loan Payments:	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	
<b>Cash Flow:</b>	<b>= \$ 4,314</b>	<b>= \$ 3,264</b>	<b>= \$ 3,774</b>	<b>= \$ 4,862</b>	<b>= \$ 8,001</b>	<b>= \$ 16,546</b>	<b>= \$ 29,327</b>	
<b>TAX BENEFITS &amp; DEDUCTIONS</b>								
Operating Expenses:	\$ 2,576	\$ 4,243	\$ 4,374	\$ 4,648	\$ 5,418	\$ 7,415	\$ 10,239	
Loan Interest:	+ \$ 7,275	+ \$ 7,191	+ \$ 7,101	+ \$ 6,903	+ \$ 6,279	+ \$ 4,224	+ \$ 293	
Depreciation:	+ \$ 5,195	+ \$ 5,195	+ \$ 5,195	+ \$ 5,195	+ \$ 5,195	+ \$ 5,195	+ \$ 0	
<b>Total Deductions:</b>	<b>= \$ 15,046</b>	<b>= \$ 16,629</b>	<b>= \$ 16,670</b>	<b>= \$ 16,746</b>	<b>= \$ 16,892</b>	<b>= \$ 16,833</b>	<b>= \$ 10,532</b>	
<b>EQUITY ACCUMULATION</b>								

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 156,000	\$ 162,240	\$ 168,730	\$ 182,498	\$ 222,037	\$ 328,668	\$ 486,510
Appreciation:	4%	4%	4%	4%	4%	4%	4%
Loan Balance:	- \$ 111,243	- \$ 109,901	- \$ 108,469	- \$ 105,312	- \$ 95,373	- \$ 62,623	- \$ 0
LTV Ratio:	71.3%	67.7%	64.3%	57.7%	43%	19.1%	-
<b>Total Equity:</b>	<b>= \$ 44,757</b>	<b>= \$ 52,339</b>	<b>= \$ 60,261</b>	<b>= \$ 77,186</b>	<b>= \$ 126,664</b>	<b>= \$ 266,045</b>	<b>= \$ 486,510</b>

**SALE ANALYSIS**

Equity:	\$ 44,757	\$ 52,339	\$ 60,261	\$ 77,186	\$ 126,664	\$ 266,045	\$ 486,510
Selling Costs (6%):	- \$ 9,360	- \$ 9,734	- \$ 10,124	- \$ 10,950	- \$ 13,322	- \$ 19,720	- \$ 29,191
<b>Sale Proceeds:</b>	<b>= \$ 35,397</b>	<b>= \$ 42,605</b>	<b>= \$ 50,137</b>	<b>= \$ 66,236</b>	<b>= \$ 113,342</b>	<b>= \$ 246,324</b>	<b>= \$ 457,319</b>
Cumulative Cash Flow:	+ \$ 4,314	+ \$ 7,578	+ \$ 11,352	+ \$ 20,520	+ \$ 53,988	+ \$ 178,154	+ \$ 409,687
Total Cash Invested:	- \$ 39,750	- \$ 39,750	- \$ 39,750	- \$ 39,750	- \$ 39,750	- \$ 39,750	- \$ 39,750
<b>Total Profit:</b>	<b>= -\$ 39</b>	<b>= \$ 10,433</b>	<b>= \$ 21,739</b>	<b>= \$ 47,006</b>	<b>= \$ 127,580</b>	<b>= \$ 384,728</b>	<b>= \$ 827,256</b>

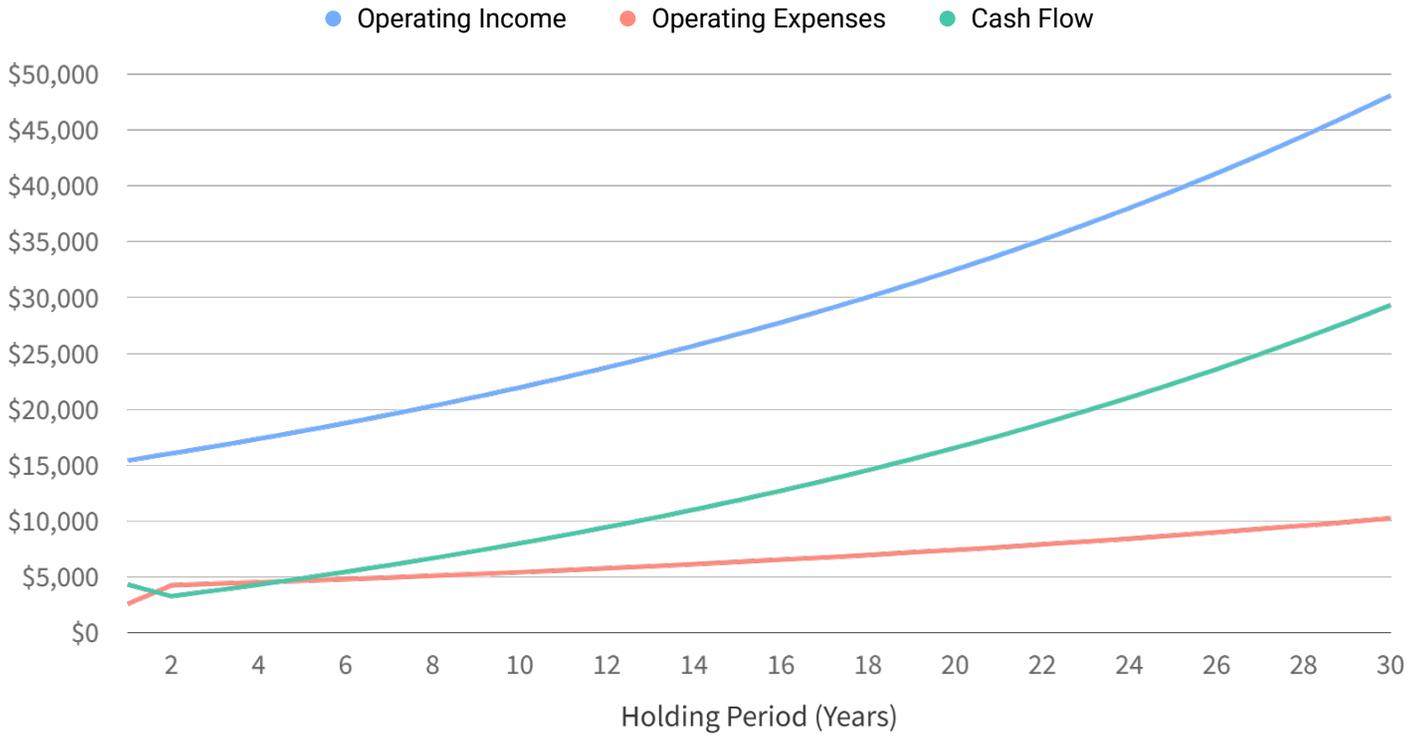
**INVESTMENT RETURNS**

Cap Rate (Purchase Price):	8.6%	7.9%	8.2%	8.9%	11%	16.7%	25.2%
Cap Rate (Market Value):	8.2%	7.3%	7.3%	7.3%	7.4%	7.6%	7.8%
Cash on Cash Return:	10.9%	8.2%	9.5%	12.2%	20.1%	41.6%	73.8%
Return on Equity:	9.6%	6.2%	6.3%	6.3%	6.3%	6.2%	6%
Return on Investment:	-0.1%	26.2%	54.7%	118.3%	321%	967.9%	2,081.1%
Internal Rate of Return:	-0.1%	13%	17%	19.2%	19.3%	18.1%	17.5%

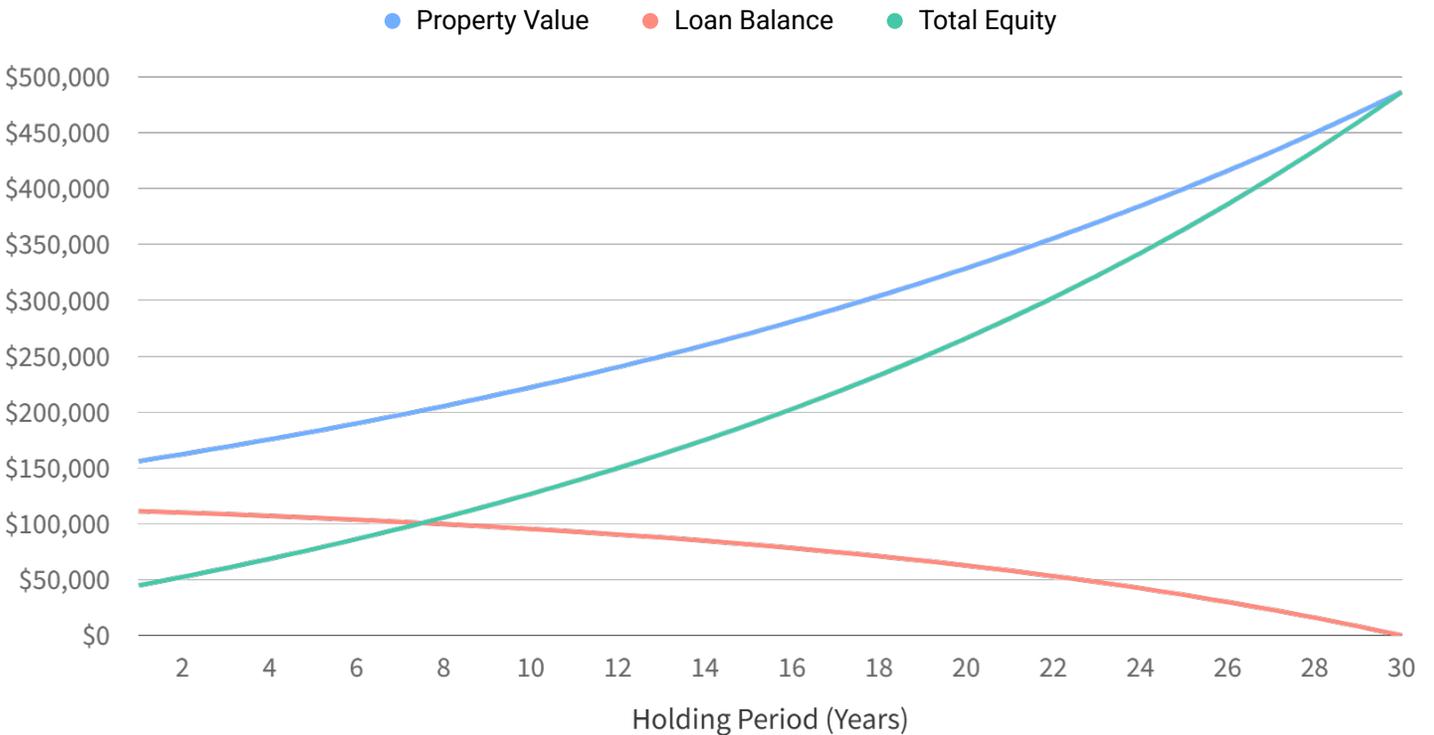
**FINANCIAL RATIOS**

Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	9.81	9.81	9.81	9.81	9.81	9.81	9.81
Equity Multiple:	1	1.26	1.55	2.18	4.21	10.68	21.81
Break Even Ratio:	69.9%	77.3%	75.1%	70.9%	61.6%	47.6%	37.9%
Debt Coverage Ratio:	1.51	1.38	1.44	1.57	1.94	2.94	4.44
Debt Yield:	11.5%	10.7%	11.3%	12.7%	17.3%	40%	-

### Cash Flow Over Time



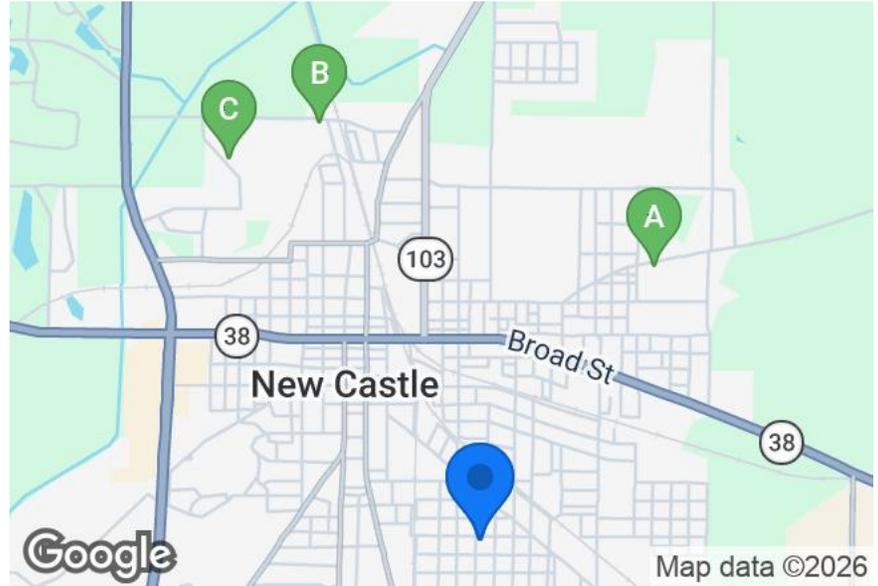
### Equity Over Time



## Recent Comparable Sales

Average Sale Price  
**\$ 268,200 (\$ 191/sq.ft.)**  
 \$ 154,900 - \$ 349,900  
 \$ 127/sq.ft. - \$ 238/sq.ft.

Estimated Property ARV Based on  
 Average Price/Sq.Ft.  
**\$ 252,800**

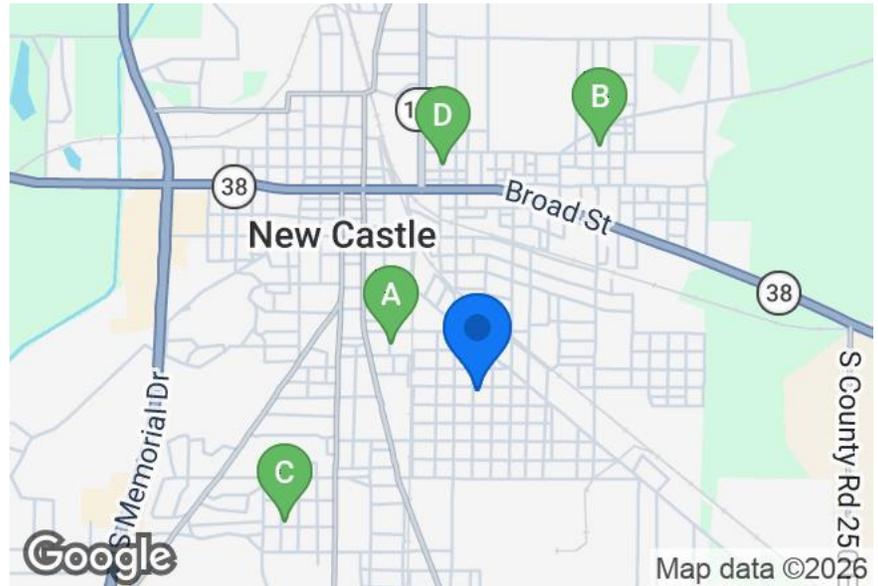


Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<span style="color: blue;">●</span> 1108 S 19th St New Castle, IN 47362	0 mi	100%	House Built 1900	3	2	1,326	-	-
<span style="color: green;">A</span> 2721 Brown St New Castle, IN 47362	1.11 mi	96.8%	House Built 1995	3	2	1,220	\$ 154,900 \$ 126.97/sq.ft.	03/02/2026 10 Days Ago
<span style="color: green;">B</span> 1293 Garner St New Castle, IN 47362	1.53 mi	95.9%	House Built 2025	3	2	1,450	\$ 299,900 \$ 206.83/sq.ft.	11/12/2025 120 Days Ago
<span style="color: green;">C</span> 402 Luellen Way New Castle, IN 47362	1.57 mi	95.7%	House Built 2025	3	2	1,469	\$ 349,900 \$ 238.19/sq.ft.	03/12/2026 Today

## Recent Comparable Rental Listings

Average Listed Rent  
**\$ 1,190 (\$ 1.03/sq.ft.)**  
 \$ 895 - \$ 1,375  
 \$ 0.92/sq.ft. - \$ 1.12/sq.ft.

Estimated Property Rent Based on  
 Average Rent/Sq.Ft.  
**\$ 1,370**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
<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> 822 S 15th St New Castle, IN 47362	0.34 mi	96.7%	House	3	2	1,500	\$ 1,375 \$ 0.92/sq.ft.	03/04/2026 8 Days Ago
<span style="color: green;">B</span> 2518 Spring St New Castle, IN 47362	0.94 mi	90.8%	House	3	1	1,160	\$ 1,300 \$ 1.12/sq.ft.	03/06/2026 6 Days Ago
<span style="color: green;">C</span> 1738 Morton St New Castle, IN 47362	0.8 mi	90.3%	House	3	1	1,120	\$ 1,200 \$ 1.07/sq.ft.	03/04/2026 8 Days Ago
<span style="color: green;">D</span> 206 N 17th St New Castle, IN 47362	0.78 mi	85.9%	House	3	1	875	\$ 895 \$ 1.02/sq.ft.	03/12/2026 Today

## Property Photos







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### DATA SOURCES

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

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