

# 1807 Walton St

## Investment Property - Buy & Hold

1807 Walton St, Anderson, IN 46016  
House · 2 Beds · 1 Baths · 952 Sq.Ft.

**\$ 124,900 Purchase Price · \$ 129,900 ARV**  
**\$ 32,474 Cash Needed · \$ 283/mo Cash Flow · 8.4% Cap Rate · 10.5% COC**

Prepared by:



The Homeboys



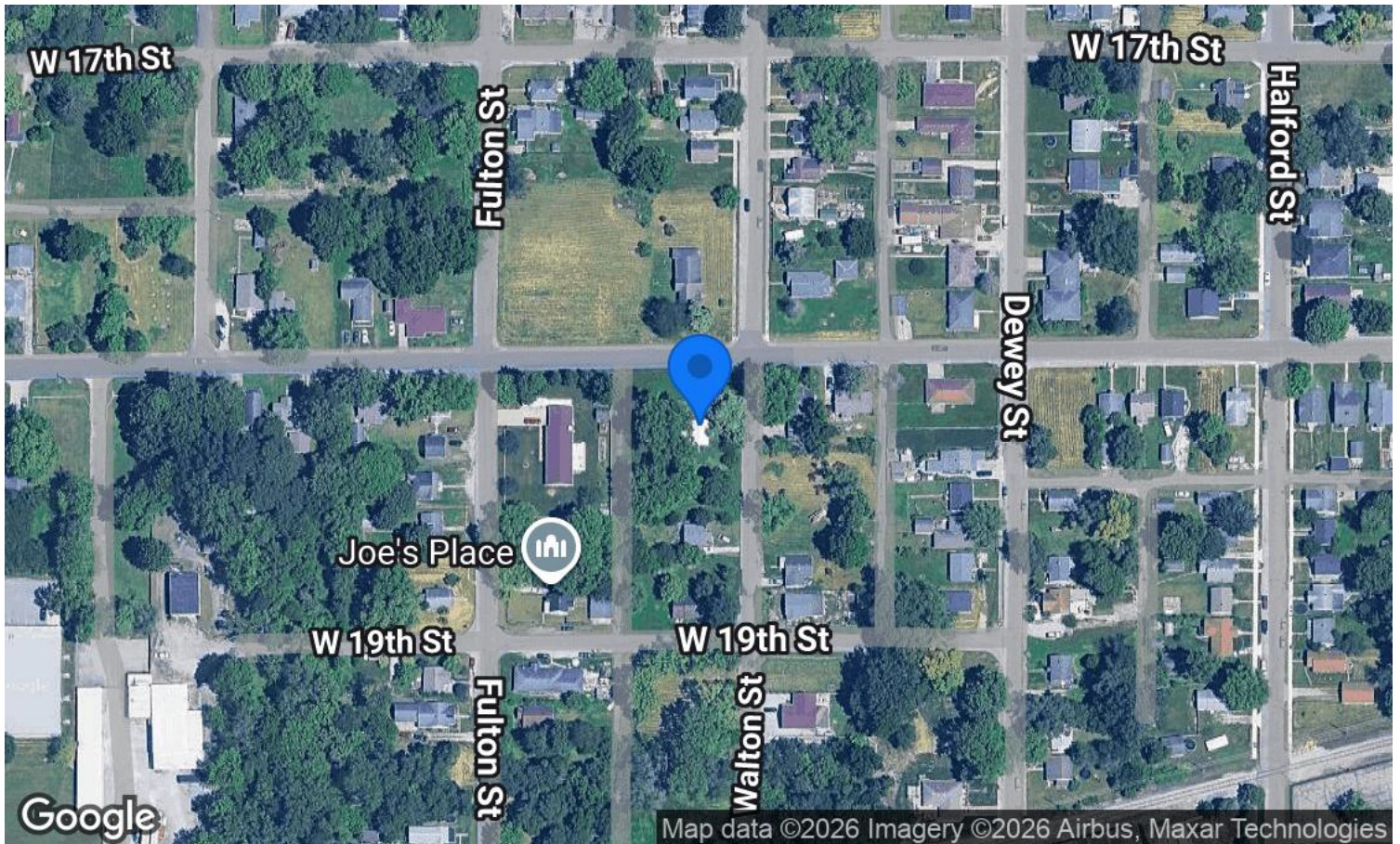
# Property Description

## ADDRESS

1807 Walton St  
Anderson, IN 46016

## DESCRIPTION

Property Type:	House
Beds / Baths:	2 BR / 1 BA
Square Footage:	952
Year Built:	1917
Parking:	Garage
Lot Size:	5,663 sq.ft.
Zoning:	Single Family Residential
MLS Number:	22088645



## Purchase Analysis & Returns

### PURCHASE & REHAB

Purchase Price:		\$ 124,900
Amount Financed:	-	\$ 93,675
<b>Down Payment:</b>	<b>=</b>	<b>\$ 31,225</b>
Purchase Costs:	+	\$ 1,249
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 32,474</b>
After Repair Value:		\$ 129,900
ARV Per Square Foot:		\$ 136.4
Price Per Square Foot:		\$ 131.2

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.4% / 8.1%
Cash on Cash Return:	10.5%
Return on Equity:	8%
Return on Investment:	16.3%
Internal Rate of Return:	16.3%
Rent to Value:	0.8%
Gross Rent Multiplier:	9.91
Equity Multiple:	1.16
Break Even Ratio:	70%
Debt Coverage Ratio:	1.48
Debt Yield:	11.2%

### PURCHASE COSTS

<b>Total (1% of Price):</b>	<b>\$ 1,249</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 93,675
LTC / LTV:	75% / 72.1%
Loan Payment:	\$ 592 Per Month \$ 7,105 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:	\$ 2,100

### 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:	\$ 1,050	\$ 12,600
Vacancy (3%):	- \$ 32	\$ 378
Other Income:	+ \$ 0	\$ 0
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Operating Income:	= \$ 1,018	\$ 12,222
Operating Expenses (14%):	- \$ 142	\$ 1,709
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Net Operating Income:	= \$ 876	\$ 10,513
Loan Payments:	- \$ 592	\$ 7,105
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<b>Cash Flow:</b>	<b>= \$ 284</b>	<b>\$ 3,408</b>

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

	Monthly	Yearly
<b>OPERATING EXPENSES</b>		
Property Taxes:	\$ 46	\$ 555
Insurance:	\$ 54	\$ 650
Maintenance:	\$ 42	\$ 504
Capital Expenditures:	\$ 0	\$ 0
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
<hr/>		
<b>Total:</b>	<b>\$ 142</b>	<b>\$ 1,709</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:	\$ 12,600	\$ 13,104	\$ 13,628	\$ 14,740	\$ 17,934	\$ 26,546	\$ 39,295	
Vacancy:	- \$ 378	- \$ 393	- \$ 409	- \$ 442	- \$ 538	- \$ 796	- \$ 1,179	
Vacancy Rate:	3%	3%	3%	3%	3%	3%	3%	
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
<b>Operating Income:</b>	<b>= \$ 12,222</b>	<b>= \$ 12,711</b>	<b>= \$ 13,219</b>	<b>= \$ 14,298</b>	<b>= \$ 17,396</b>	<b>= \$ 25,750</b>	<b>= \$ 38,116</b>	
Income Increase:	4%	4%	4%	4%	4%	4%	4%	
<b>OPERATING EXPENSES</b>								
Property Taxes:	\$ 555	\$ 566	\$ 577	\$ 601	\$ 663	\$ 809	\$ 986	
Insurance:	+ \$ 650	+ \$ 663	+ \$ 676	+ \$ 704	+ \$ 777	+ \$ 947	+ \$ 1,154	
Property Management:	N/A	+ \$ 1,271	+ \$ 1,322	+ \$ 1,430	+ \$ 1,740	+ \$ 2,575	+ \$ 3,812	
Maintenance:	+ \$ 504	+ \$ 524	+ \$ 545	+ \$ 590	+ \$ 717	+ \$ 1,062	+ \$ 1,572	
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>= \$ 1,709</b>	<b>= \$ 3,024</b>	<b>= \$ 3,120</b>	<b>= \$ 3,325</b>	<b>= \$ 3,897</b>	<b>= \$ 5,393</b>	<b>= \$ 7,524</b>	
Expense Increase:	2%	2%	2%	2%	2%	2%	2%	
<b>CASH FLOW</b>								
Operating Income:	\$ 12,222	\$ 12,711	\$ 13,219	\$ 14,298	\$ 17,396	\$ 25,750	\$ 38,116	
Operating Expenses:	- \$ 1,709	- \$ 3,024	- \$ 3,120	- \$ 3,325	- \$ 3,897	- \$ 5,393	- \$ 7,524	
Expense Ratio:	14%	23.8%	23.6%	23.3%	22.4%	20.9%	19.7%	
<b>Net Operating Income:</b>	<b>= \$ 10,513</b>	<b>= \$ 9,687</b>	<b>= \$ 10,099</b>	<b>= \$ 10,973</b>	<b>= \$ 13,499</b>	<b>= \$ 20,357</b>	<b>= \$ 30,592</b>	
Loan Payments:	- \$ 7,105	- \$ 7,105	- \$ 7,105	- \$ 7,105	- \$ 7,105	- \$ 7,105	- \$ 7,105	
<b>Cash Flow:</b>	<b>= \$ 3,408</b>	<b>= \$ 2,582</b>	<b>= \$ 2,994</b>	<b>= \$ 3,868</b>	<b>= \$ 6,394</b>	<b>= \$ 13,252</b>	<b>= \$ 23,487</b>	
<b>TAX BENEFITS &amp; DEDUCTIONS</b>								
Operating Expenses:	\$ 1,709	\$ 3,024	\$ 3,120	\$ 3,325	\$ 3,897	\$ 5,393	\$ 7,524	
Loan Interest:	+ \$ 6,058	+ \$ 5,988	+ \$ 5,913	+ \$ 5,748	+ \$ 5,229	+ \$ 3,517	+ \$ 244	
Depreciation:	+ \$ 4,511	+ \$ 4,511	+ \$ 4,511	+ \$ 4,511	+ \$ 4,511	+ \$ 4,511	+ \$ 0	
<b>Total Deductions:</b>	<b>= \$ 12,278</b>	<b>= \$ 13,523</b>	<b>= \$ 13,544</b>	<b>= \$ 13,584</b>	<b>= \$ 13,637</b>	<b>= \$ 13,421</b>	<b>= \$ 7,768</b>	
<b>EQUITY ACCUMULATION</b>								

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 135,096	\$ 140,500	\$ 146,120	\$ 158,043	\$ 192,284	\$ 284,627	\$ 421,317
Appreciation:	4%	4%	4%	4%	4%	4%	4%
Loan Balance:	- \$ 92,628	- \$ 91,511	- \$ 90,319	- \$ 87,690	- \$ 79,414	- \$ 52,144	- \$ 0
LTV Ratio:	68.6%	65.1%	61.8%	55.5%	41.3%	18.3%	-
<b>Total Equity:</b>	<b>= \$ 42,468</b>	<b>= \$ 48,989</b>	<b>= \$ 55,801</b>	<b>= \$ 70,353</b>	<b>= \$ 112,870</b>	<b>= \$ 232,483</b>	<b>= \$ 421,317</b>

**SALE ANALYSIS**

Equity:	\$ 42,468	\$ 48,989	\$ 55,801	\$ 70,353	\$ 112,870	\$ 232,483	\$ 421,317
Selling Costs (6%):	- \$ 8,106	- \$ 8,430	- \$ 8,767	- \$ 9,483	- \$ 11,537	- \$ 17,078	- \$ 25,279
<b>Green Proceeds:</b>	<b>= \$ 34,362</b>	<b>= \$ 40,559</b>	<b>= \$ 47,034</b>	<b>= \$ 60,870</b>	<b>= \$ 101,333</b>	<b>= \$ 215,405</b>	<b>= \$ 396,038</b>
Cumulative Cash Flow:	+ \$ 3,408	+ \$ 5,990	+ \$ 8,984	+ \$ 16,274	+ \$ 42,991	+ \$ 142,387	+ \$ 327,842
Total Cash Invested:	- \$ 32,474	- \$ 32,474	- \$ 32,474	- \$ 32,474	- \$ 32,474	- \$ 32,474	- \$ 32,474
<b>Total Profit:</b>	<b>= \$ 5,296</b>	<b>= \$ 14,075</b>	<b>= \$ 23,544</b>	<b>= \$ 44,670</b>	<b>= \$ 111,850</b>	<b>= \$ 325,318</b>	<b>= \$ 691,406</b>

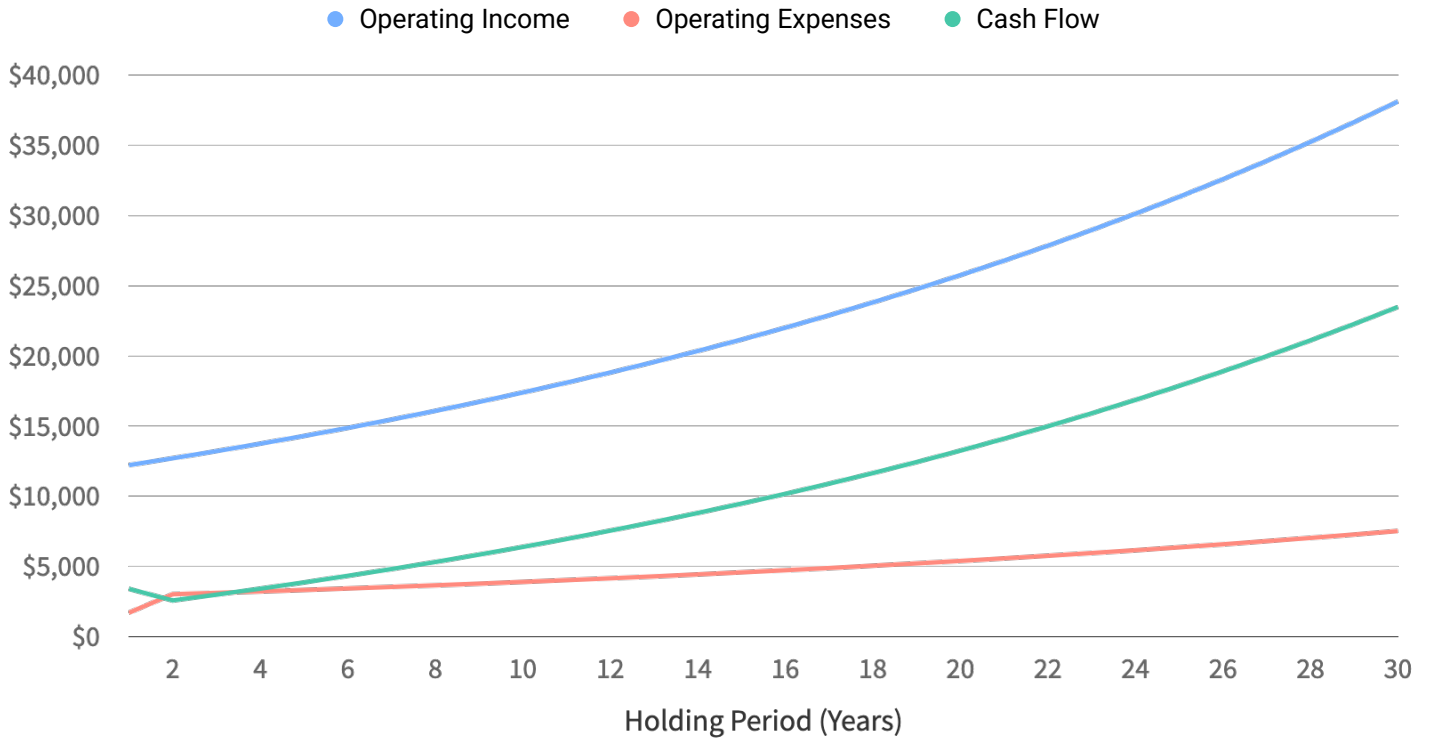
**INVESTMENT RETURNS**

Cap Rate (Purchase Price):	8.4%	7.8%	8.1%	8.8%	10.8%	16.3%	24.5%
Cap Rate (Market Value):	7.8%	6.9%	6.9%	6.9%	7%	7.2%	7.3%
Cash on Cash Return:	10.5%	8%	9.2%	11.9%	19.7%	40.8%	72.3%
Return on Equity:	8%	5.3%	5.4%	5.5%	5.7%	5.7%	5.6%
Return on Investment:	16.3%	43.3%	72.5%	137.6%	344.4%	1,001.8%	2,129.1%
Internal Rate of Return:	16.3%	20.6%	21.5%	21.3%	19.8%	18.1%	17.4%

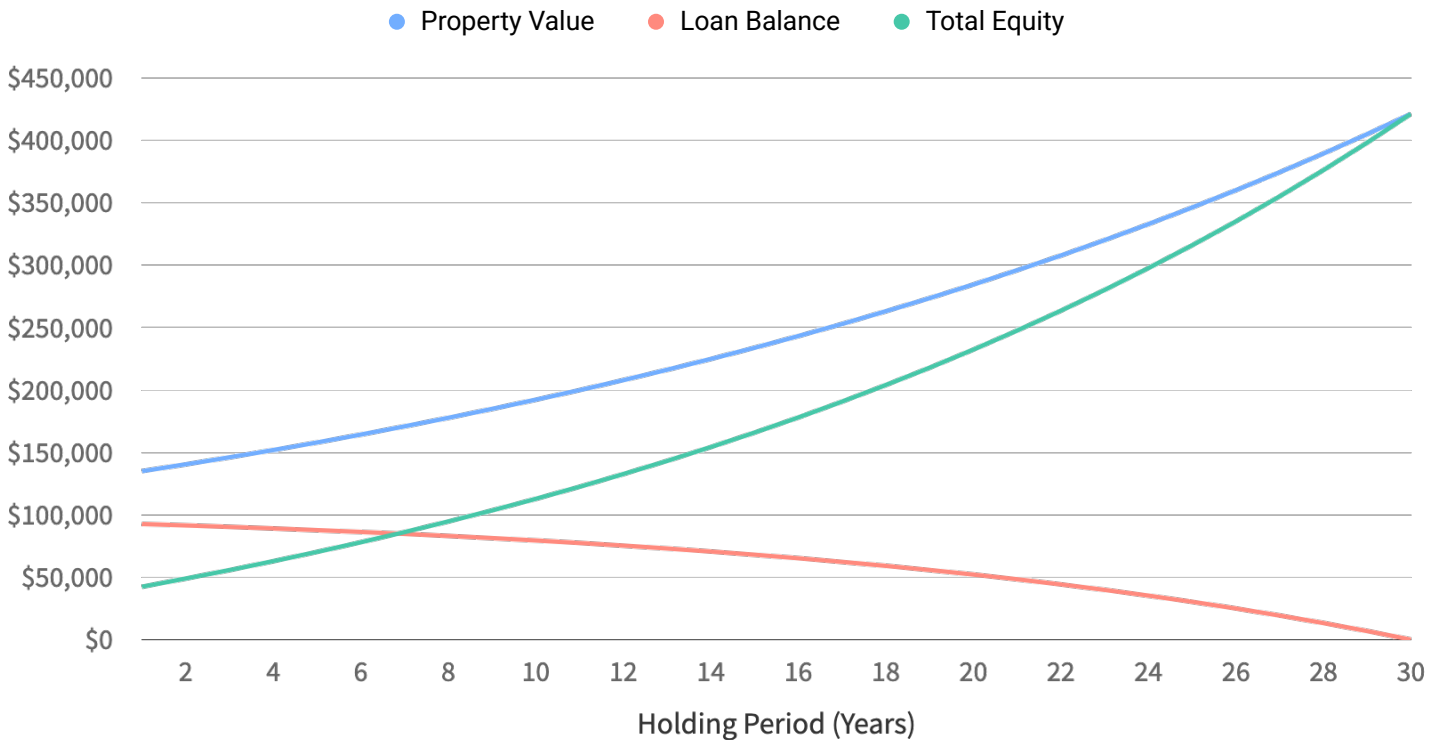
**FINANCIAL RATIOS**

Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	10.72	10.72	10.72	10.72	10.72	10.72	10.72
Equity Multiple:	1.16	1.43	1.73	2.38	4.44	11.02	22.29
Break Even Ratio:	70%	77.3%	75%	70.8%	61.3%	47.1%	37.2%
Debt Coverage Ratio:	1.48	1.36	1.42	1.54	1.9	2.87	4.31
Debt Yield:	11.3%	10.6%	11.2%	12.5%	17%	39%	-

### Cash Flow Over Time



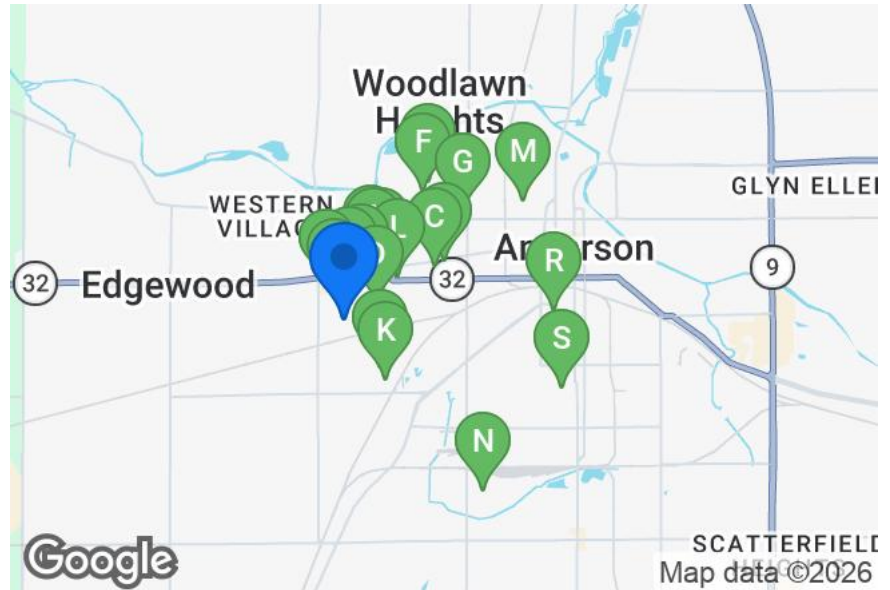
### Equity Over Time



## Recent Comparable Sales

Average Sale Price  
**\$ 82,300 (\$ 90/sq.ft.)**  
 \$ 23,750 - \$ 135,000  
 \$ 25/sq.ft. - \$ 153/sq.ft.

Estimated Property ARV Based on  
 Average Price/Sq.Ft.  
**\$ 85,300**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft	Sale Price	Sale Date
<span style="color: blue;">●</span> 1807 Walton St Anderson, IN 46016	0 mi	100%	House Built 1917	2	1	952	-	-
<span style="color: green;">A</span> 1830 Nichol Ave Anderson, IN 46016	0.42 mi	99.1%	House Built 1895	2	1	943	\$ 54,900 \$ 58.22/sq.ft.	01/27/2026 90 Days Ago
<span style="color: green;">B</span> 1209 Nichol Ave Anderson, IN 46016	0.79 mi	98.5%	House Built 1880	2	1	952	\$ 23,750 \$ 24.95/sq.ft.	04/04/2026 23 Days Ago
<span style="color: green;">C</span> 1310 W 13th St Anderson, IN 46016	0.72 mi	98.5%	House Built 1949	2	1	942	\$ 70,000 \$ 74.31/sq.ft.	04/27/2026 Today
<span style="color: green;">D</span> 1616 Reverend J T Meniffee St Anderson, IN 46016	0.25 mi	98.3%	House Built 1949	2	1	864	\$ 132,000 \$ 152.78/ sq.ft.	04/27/2026 Today
<span style="color: green;">E</span> 1411 Halford St Anderson, IN 46016	0.29 mi	97.7%	House Built 1929	2	1	832	\$ 69,900 \$ 84.01/sq.ft.	04/24/2026 3 Days Ago
<span style="color: green;">F</span> 1421 W 5th St Anderson, IN 46016	1.03 mi	97.7%	House Built 1905	2	1	975	\$ 65,000 \$ 66.67/sq.ft.	01/01/2026 116 Days Ago
<span style="color: green;">G</span> 1011 W 7th St Anderson, IN 46016	1.1 mi	97.5%	House Built 1890	2	1	984	\$ 70,000 \$ 71.14/sq.ft.	01/23/2026 94 Days Ago
1403 W 4th St	1.11 mi	97.5%	House	2	1	919	\$ 79,900	04/13/2026

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft	Sale Price	Sale Date
<b>H</b>	Anderson, IN 46016			Built 1900				\$ 86.94/sq.ft.	14 Days Ago
<b>I</b>	1423 Fountain St Anderson, IN 46016	0.26 mi	97.4%	House Built 1925	2	1	810	\$ 114,900 \$ 141.85/ sq.ft.	04/27/2026 Today
<b>J</b>	1222 Irving Way Anderson, IN 46016	0.43 mi	97.4%	House Built 1934	2	1	1,090	\$ 56,000 \$ 51.38/sq.ft.	01/01/2026 116 Days Ago
<b>K</b>	1720 W 24th St Anderson, IN 46016	0.5 mi	97.4%	House Built 1948	2	1	1,086	\$ 65,000 \$ 59.85/sq.ft.	04/27/2026 Today
<b>L</b>	1634 W 14th St Anderson, IN 46016	0.47 mi	97.3%	House Built 1915	2	1	826	\$ 49,900 \$ 60.41/sq.ft.	04/27/2026 Today
<b>M</b>	343 W 6th St Anderson, IN 46016	1.46 mi	97.2%	House Built 1929	2	1	954	\$ 128,500 \$ 134.70/ sq.ft.	01/16/2026 101 Days Ago
<b>N</b>	614 W 34th St Anderson, IN 46013	1.49 mi	97.2%	House Built 1951	2	1	950	\$ 97,000 \$ 102.11/ sq.ft.	02/22/2026 64 Days Ago
<b>O</b>	1410 Walton St Anderson, IN 46016	0.25 mi	97.1%	House Built 1929	2	1	784	\$ 40,000 \$ 51.02/sq.ft.	04/27/2026 Today
<b>P</b>	2241 Nelle St Anderson, IN 46016	0.4 mi	96.9%	House Built 1954	2	1	796	\$ 69,980 \$ 87.91/sq.ft.	01/22/2026 95 Days Ago
<b>Q</b>	1808 Nichol Ave Anderson, IN 46016	0.45 mi	96.9%	House Built 1929	2	1	1,136	\$ 135,000 \$ 118.84/ sq.ft.	04/27/2026 Today
<b>R</b>	1727 Jackson St Anderson, IN 46016	1.43 mi	96.8%	House Built 1913	2	1	988	\$ 114,000 \$ 115.38/ sq.ft.	04/27/2026 Today
<b>S</b>	2443 Meridian St Anderson, IN 46016	1.55 mi	96.8%	House Built 1922	2	1	932	\$ 115,000 \$ 123.39/ sq.ft.	04/27/2026 Today
<b>T</b>	2308 W 16th St Anderson, IN 46016	0.18 mi	96.8%	House Built 1954	2	1	756	\$ 95,000 \$ 125.66/ sq.ft.	12/23/2025 125 Days Ago

## Recent Comparable Rental Listings

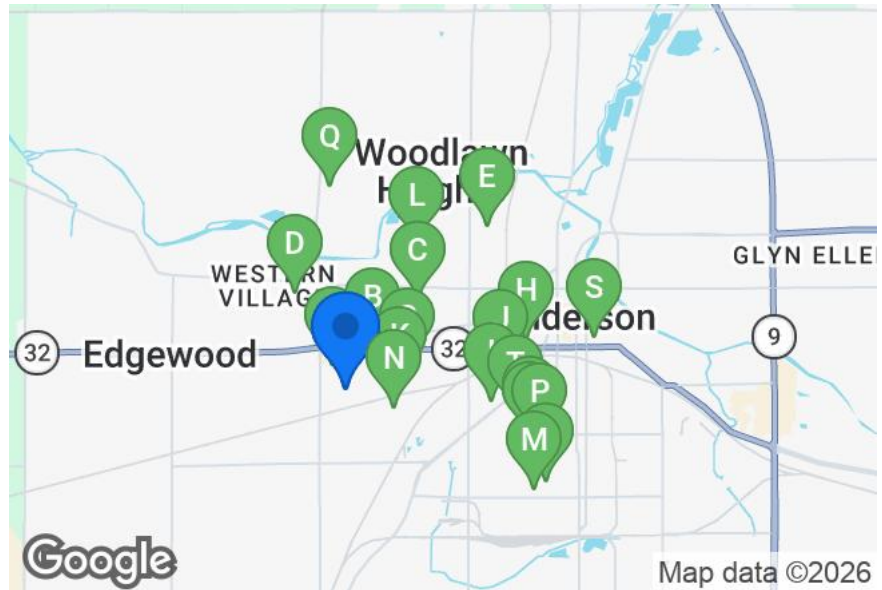
Average Listed Rent  
**\$ 970 (\$ 1.03/sq.ft.)**

\$ 795 - \$ 1,519

\$ 0.86/sq.ft. - \$ 1.76/sq.ft.

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

**\$ 980**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
<span style="color: blue;">●</span> 1807 Walton St Anderson, IN 46016	0 mi	100%	House Built 1917	2	1	952	-	-
<span style="color: green;">A</span> 2306 W 16th St Anderson, IN 46016	0.19 mi	99.1%	House	2	1	928	\$ 895 \$ 0.96/sq.ft.	11/06/2025 172 Days Ago
<span style="color: green;">B</span> 1906 W 14th St Anderson, IN 46016	0.35 mi	98.4%	House Built 1900	2	1	912	\$ 850 \$ 0.93/sq.ft.	10/18/2025 191 Days Ago
<span style="color: green;">C</span> 1511 W 9th St Anderson, IN 46016	0.79 mi	98.1%	House	2	1	928	\$ 895 \$ 0.96/sq.ft.	10/10/2025 199 Days Ago
<span style="color: green;">D</span> 37 Urban Dr Anderson, IN 46011	0.75 mi	98.1%	House	2	1	922	\$ 1,000 \$ 1.08/sq.ft.	10/08/2025 201 Days Ago
<span style="color: green;">E</span> 826 W 2nd St Anderson, IN 46016	1.47 mi	97.4%	House	2	1	938	\$ 1,150 \$ 1.23/sq.ft.	03/04/2026 54 Days Ago
<span style="color: green;">F</span> 2301 Chase St Anderson, IN 46016	1.28 mi	97.4%	House Built 1900	2	1	928	\$ 895 \$ 0.96/sq.ft.	10/03/2025 206 Days Ago
<span style="color: green;">G</span> 1616 W 16th St Anderson, IN 46016	0.45 mi	97.4%	House	2	1	1,038	\$ 1,050 \$ 1.01/sq.ft.	04/27/2026 Today
<span style="color: green;">H</span> 319 W 13th St Anderson, IN 46016	1.27 mi	97.3%	House	2	1	925	\$ 850 \$ 0.92/sq.ft.	10/07/2025 202 Days Ago
<span style="color: green;">I</span> 1915 Sheridan St Anderson, IN 46016	0.99 mi	97.1%	House	2	1	896	\$ 1,100 \$ 1.23/sq.ft.	03/11/2026 47 Days Ago
<span style="color: green;">J</span> 1601 Fairview St Anderson, IN 46016	1.07 mi	97.0%	House Built 1920	2	1	1,008	\$ 900 \$ 0.89/sq.ft.	01/11/2026 106 Days Ago

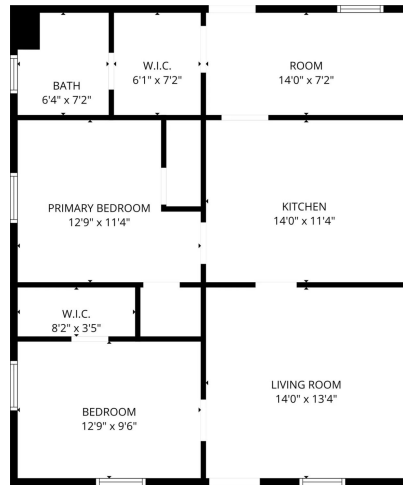
	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
<b>K</b>	1640 W 18th St Anderson, IN 46016	0.37 mi	96.9%	House Built 1924	2	1	850	\$ 800 \$ 0.94/sq.ft.	01/14/2026 103 Days Ago
<b>L</b>	1514 W 4th St Anderson, IN 46016	1.1 mi	96.8%	House	2	1	1,017	\$ 875 \$ 0.86/sq.ft.	03/02/2026 56 Days Ago
<b>M</b>	2802 Chase St Anderson, IN 46016	1.45 mi	96.5%	House	2	1	1,004	\$ 895 \$ 0.89/sq.ft.	01/20/2026 97 Days Ago
<b>N</b>	2002 Arrow Ave Anderson, IN 46016	0.35 mi	96.5%	House Built 1932	2	1	832	\$ 795 \$ 0.96/sq.ft.	04/13/2026 14 Days Ago
<b>O</b>	2715 Delaware St Anderson, IN 46016	1.5 mi	96.4%	House	2	1	1,006	\$ 1,025 \$ 1.02/sq.ft.	04/27/2026 Today
<b>P</b>	2319 Brown St Anderson, IN 46016	1.36 mi	96.4%	House	2	1	1,016	\$ 895 \$ 0.88/sq.ft.	04/08/2026 19 Days Ago
<b>Q</b>	2407 Sheffield Ave Anderson, IN 46011	1.39 mi	96.4%	House	2	1	1,014	\$ 1,175 \$ 1.16/sq.ft.	10/07/2025 202 Days Ago
<b>R</b>	2315 Chase St Anderson, IN 46016	1.29 mi	96.1%	House	2	1	1,036	\$ 895 \$ 0.86/sq.ft.	03/24/2026 34 Days Ago
<b>S</b>	231 E 13th St Apt 1 Anderson, IN 46016	1.72 mi	96.1%	House	2	1	900	\$ 950 \$ 1.06/sq.ft.	03/27/2026 31 Days Ago
<b>T</b>	426 W 21st St Anderson, IN 46016	1.16 mi	96.0%	House	2	1	862	\$ 1,519 \$ 1.76/sq.ft.	04/18/2026 9 Days Ago

## Property Photos









## Additional Information

Updated 2 bed, 1 bath on a triple lot! Private cottage style home with redone front porch. Oversized 1 car garage provide ample storage. Fresh paint, updated fixtures and brand new flooring throughout. This is a great home to make your own. Come see today!

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### DATA SOURCES

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

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