

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



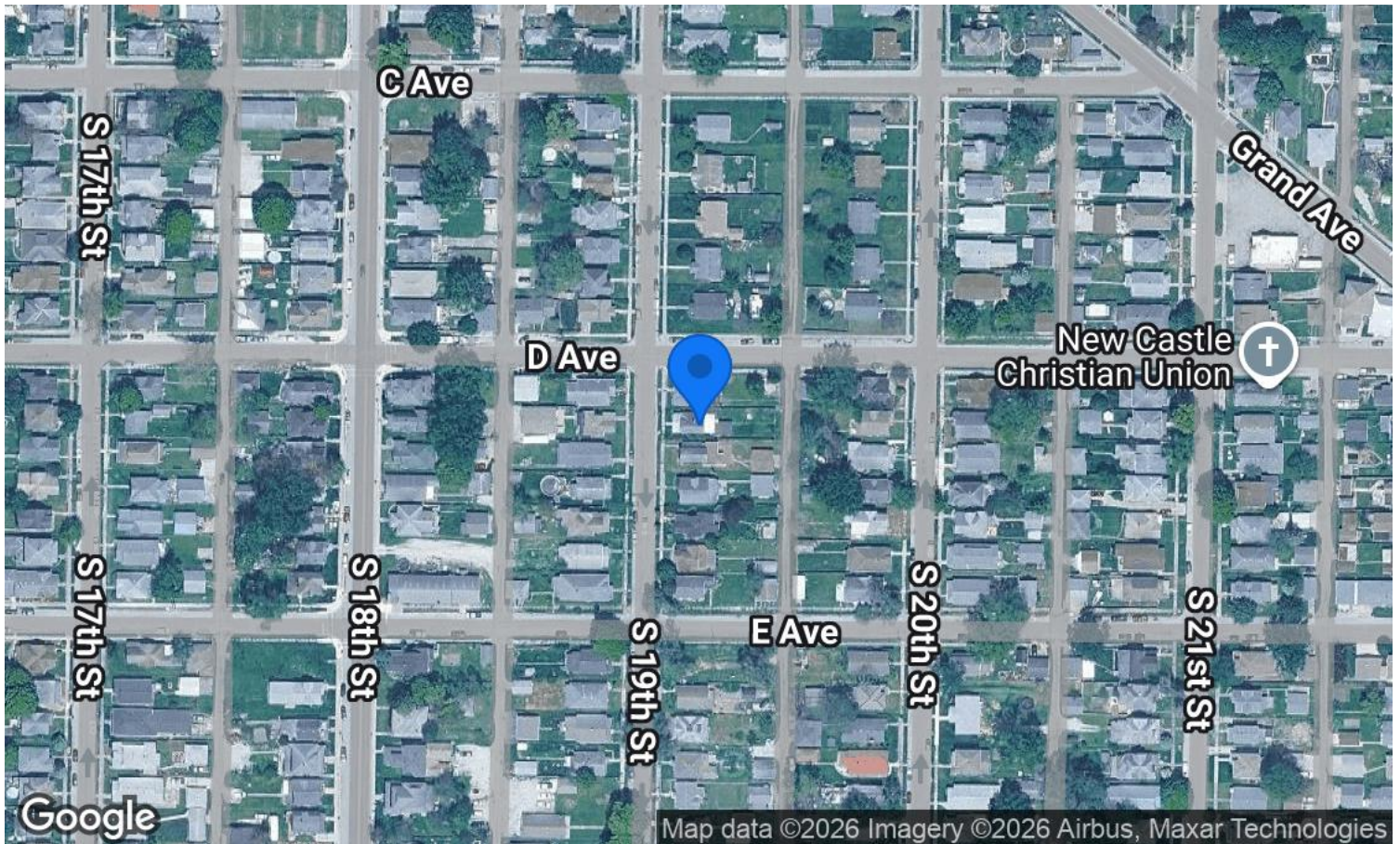
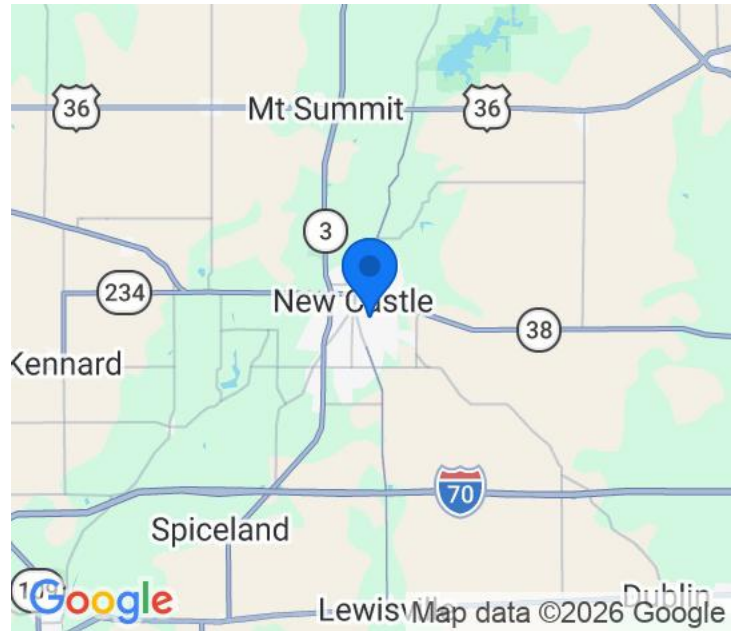
Property Description

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
Down Payment:	=	\$ 37,500
Purchase Costs:	+	\$ 2,250
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 39,750
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%
Return on Investment:	-0.1%
Internal Rate of Return:	-0.1%
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

Total (1.5% of Price):	\$ 2,250
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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
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
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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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Cash Flow:	= \$ 359	\$ 4,314

	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
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Total:	\$ 215	\$ 2,576

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	
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:	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	- \$ 8,533	
Cash Flow:	= \$ 4,314	= \$ 3,264	= \$ 3,774	= \$ 4,862	= \$ 8,001	= \$ 16,546	= \$ 29,327	
TAX BENEFITS & DEDUCTIONS								
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	
Total Deductions:	= \$ 15,046	= \$ 16,629	= \$ 16,670	= \$ 16,746	= \$ 16,892	= \$ 16,833	= \$ 10,532	
EQUITY ACCUMULATION								

	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%	-
Total Equity:	= \$ 44,757	= \$ 52,339	= \$ 60,261	= \$ 77,186	= \$ 126,664	= \$ 266,045	= \$ 486,510

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
Sale Proceeds:	= \$ 35,397	= \$ 42,605	= \$ 50,137	= \$ 66,236	= \$ 113,342	= \$ 246,324	= \$ 457,319
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
Total Profit:	= -\$ 39	= \$ 10,433	= \$ 21,739	= \$ 47,006	= \$ 127,580	= \$ 384,728	= \$ 827,256

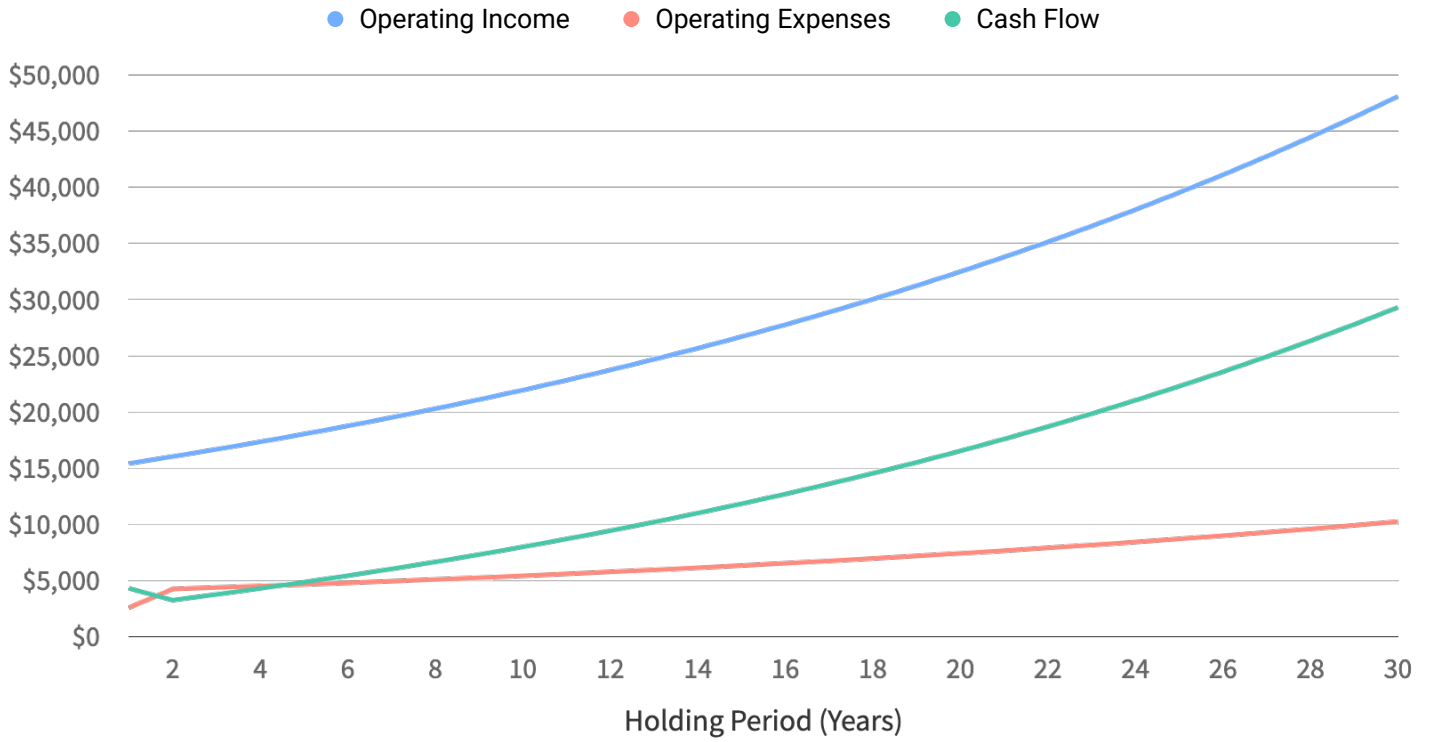
INVESTMENT RETURNS

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%

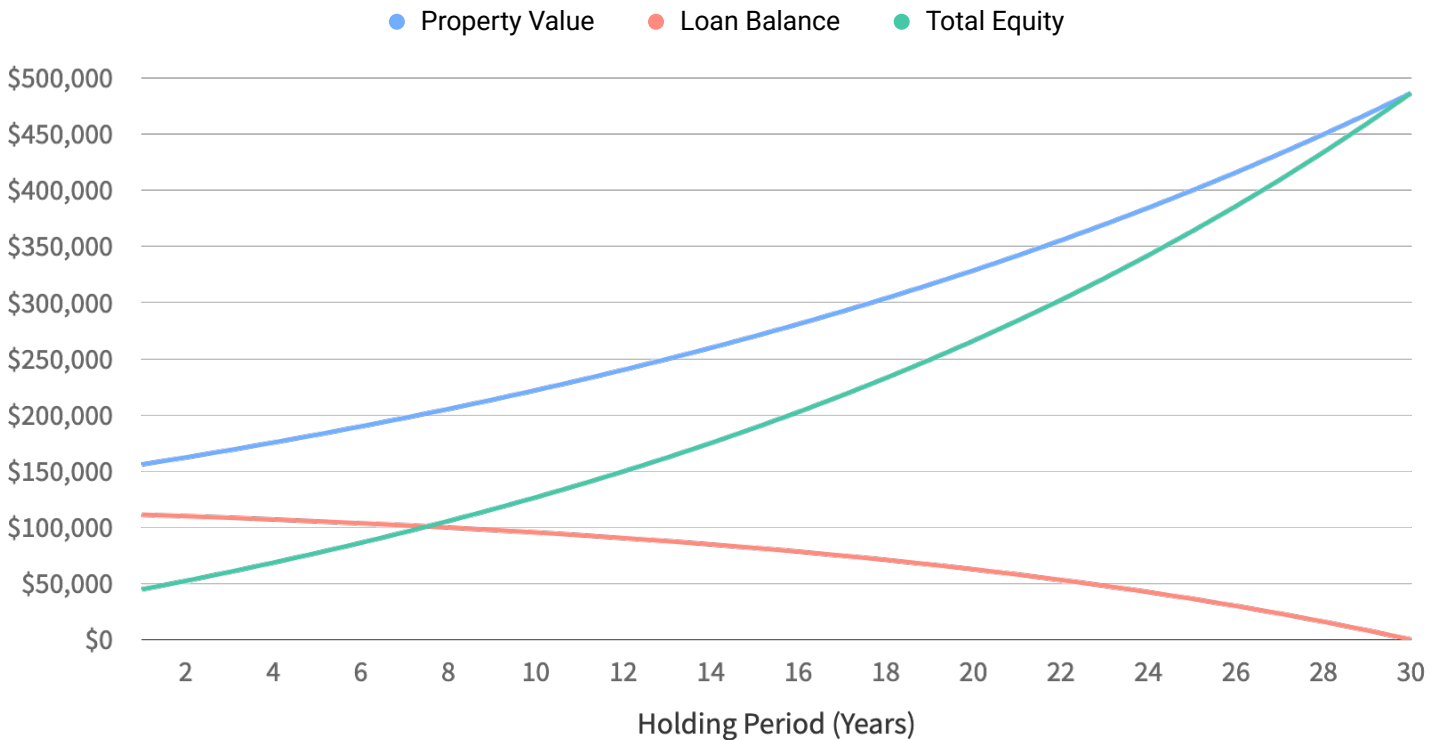
FINANCIAL RATIOS

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



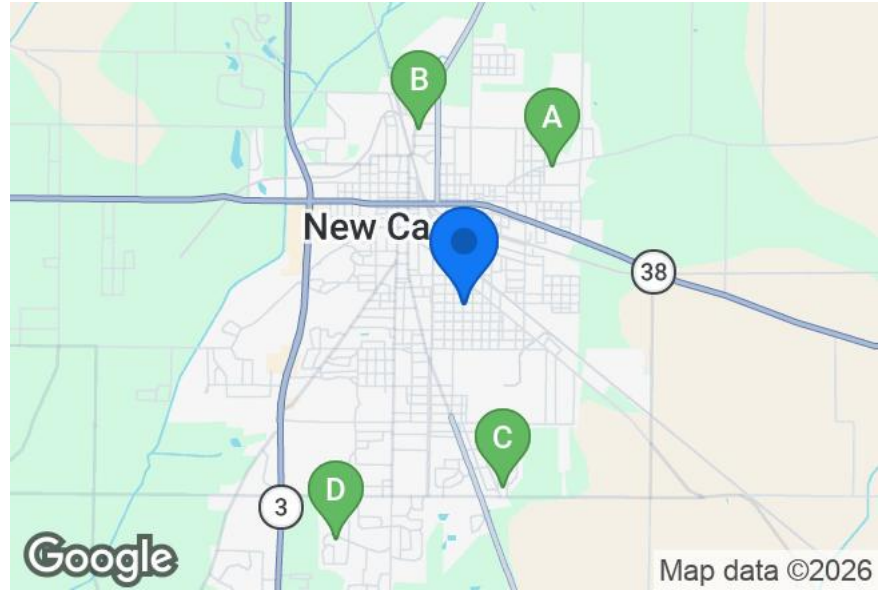
Equity Over Time



Recent Comparable Sales

Average Sale Price
\$ 170,900 (\$ 132/sq.ft.)
 \$ 154,900 - \$ 198,900
 \$ 127/sq.ft. - \$ 135/sq.ft.

Estimated Property ARV Based on
 Average Price/Sq.Ft.
\$ 175,100



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 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 70 Days Ago
B 716 N 14th St New Castle, IN 47362	1.24 mi	96.3%	House Built 1900	3	2	1,196	\$ 159,900 \$ 133.70/sq.ft.	05/03/2026 8 Days Ago
C 3031 Brentwood Rd New Castle, IN 47362	1.28 mi	96.2%	House Built 1958	3	2	1,473	\$ 198,900 \$ 135.03/sq.ft.	03/16/2026 56 Days Ago
D 823 Southview Dr New Castle, IN 47362	1.82 mi	96.1%	House Built 1956	3	2	1,282	\$ 169,900 \$ 132.53/sq.ft.	04/20/2026 21 Days Ago

Property Photos







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DATA SOURCES

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