2211 E 9th St

Investment Property - Buy & Hold

2211 E 9th St, Anderson, IN 46012
House · 3 Beds · 1.5 Baths · 1,502 Sq.Ft.

$ 164,900 Purchase Price · **$ 174,000** ARV
$ 43,699 Cash Needed · **$ 393/mo** Cash Flow · **8.5%** Cap Rate · **10.8%** COC

Prepared by:

The Homeboys

Property Description

ADDRESS

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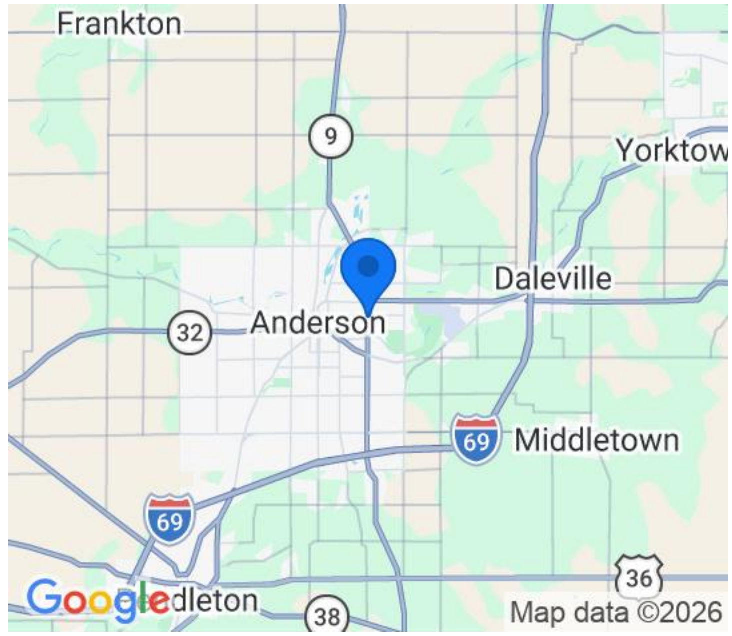
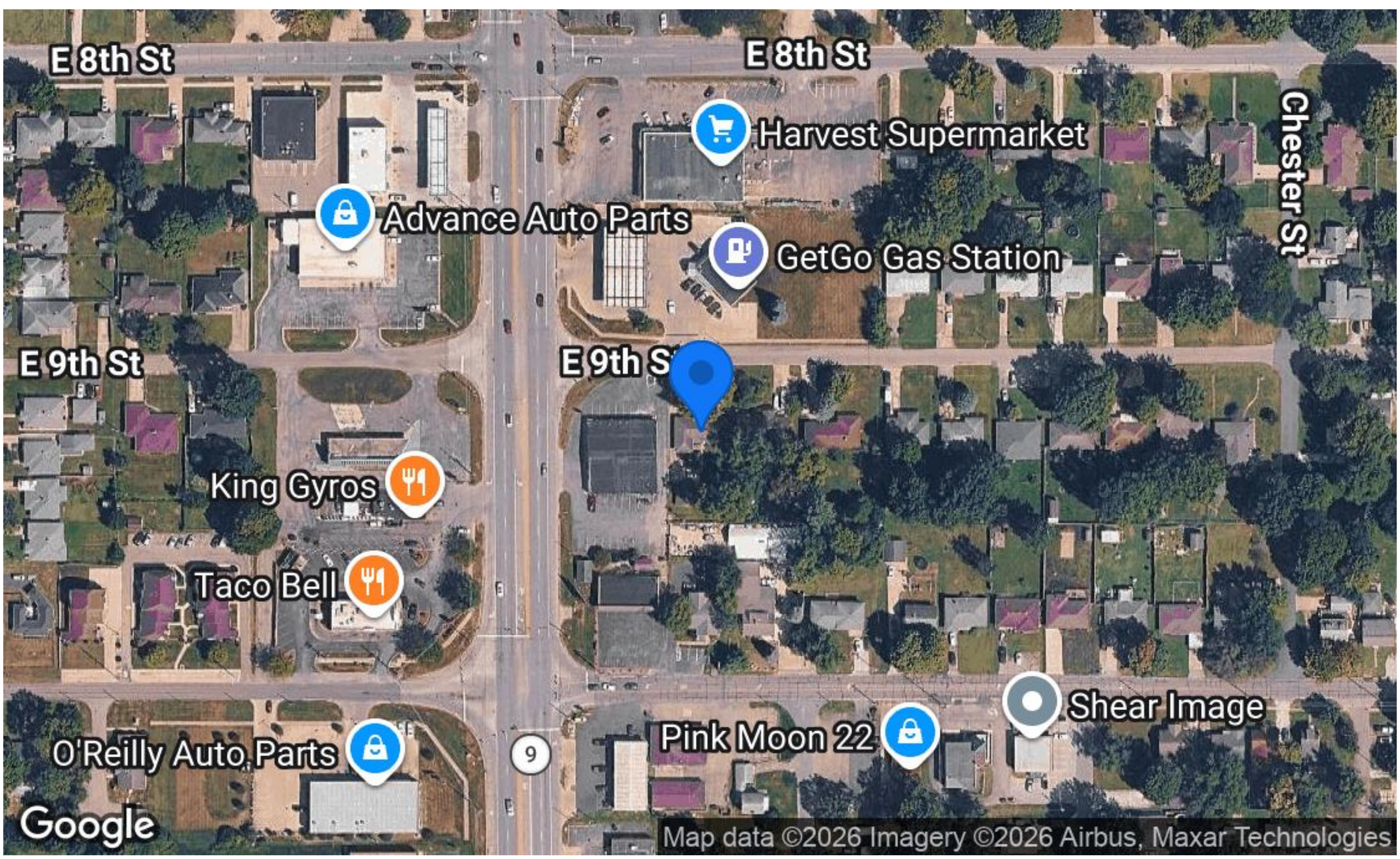
Anderson, IN 46012



DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 1.5 BA
Square Footage:	1,502
Year Built:	1954
Lot Size:	12,720 sq.ft.
Zoning:	Single Family Residential



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		$ 164,900
Amount Financed:	-	$ 123,675
Down Payment:	=	$ 41,225
Purchase Costs:	+	$ 2,474
Rehab Costs:	+	$ 0
Total Cash Needed:	**=**	**$ 43,699**
After Repair Value:		$ 174,000
ARV Per Square Foot:		$ 115.8
Price Per Square Foot:		$ 109.8

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	$ 123,675
LTC / LTV:	75% / 71.1%
Loan Payment:	$ 782 Per Month
	$ 9,381 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.5% / 8.1%
Cash on Cash Return:	10.8%
Return on Equity:	8%
Return on Investment:	20.2%
Internal Rate of Return:	20.2%
Rent to Value:	0.9%
Gross Rent Multiplier:	8.87
Equity Multiple:	1.2
Break Even Ratio:	71.6%
Debt Coverage Ratio:	1.5
Debt Yield:	11.4%

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:	$ 11,700

PURCHASE COSTS

Total (1.5% of Price):	**$ 2,474**

REHAB COSTS

Rehab Costs:	$ 0
Cost Overrun (10%):	$ 0
Total:	**$ 0**
Total Per Square Foot:	$ 0

Cash Flow (Year 1)

CASH FLOW		Monthly	Yearly
Gross Rent:		$ 1,550	$ 18,600
Vacancy (3%):	-	$ 47	$ 558
Other Income:	+	$ 0	$ 0
Operating Income:	=	$ 1,503	$ 18,042
Operating Expenses (21.9%):	-	$ 329	$ 3,942
Net Operating Income:	=	$ 1,175	$ 14,100
Loan Payments:	-	$ 782	$ 9,381
Cash Flow:	=	**$ 392**	**$ 4,719**

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

OPERATING EXPENSES	Monthly	Yearly
Property Taxes:	$ 179	$ 2,153
Insurance:	$ 87	$ 1,045
Maintenance:	$ 62	$ 744
Capital Expenditures:	$ 0	$ 0
HOA Fees:	$ 0	$ 0
Utilities:	$ 0	$ 0
Landscaping:	$ 0	$ 0
Accounting & Legal Fees:	$ 0	$ 0
Total:	**$ 329**	**$ 3,942**

Buy & Hold Projections

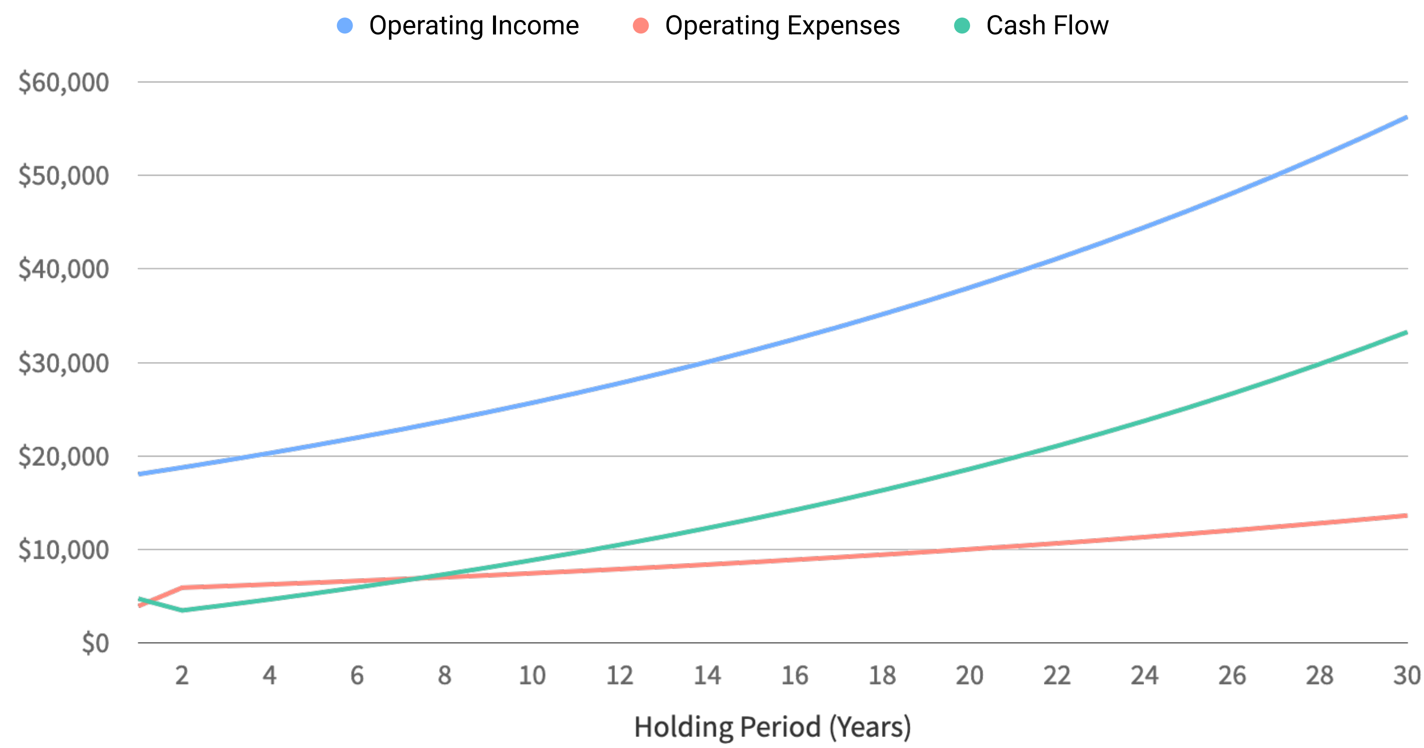
APPRECIATION	INCOME INCREASE	EXPENSE INCREASES	SELLING COSTS
4% Per Year	4% Per Year	2% Per Year	6% of Price

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME							
Gross Rent:	$ 18,600	$ 19,344	$ 20,118	$ 21,759	$ 26,474	$ 39,187	$ 58,007
Vacancy:	- $ 558	- $ 580	- $ 604	- $ 653	- $ 794	- $ 1,176	- $ 1,740
Vacancy Rate:	3%	3%	3%	3%	3%	3%	3%
Other Income:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Operating Income:	**= $ 18,042**	**= $ 18,764**	**= $ 19,514**	**= $ 21,106**	**= $ 25,680**	**= $ 38,011**	**= $ 56,267**
Income Increase:	4%	4%	4%	4%	4%	4%	4%
OPERATING EXPENSES							
Property Taxes:	$ 2,153	$ 2,196	$ 2,240	$ 2,330	$ 2,573	$ 3,137	$ 3,823
Insurance:	+ $ 1,045	+ $ 1,066	+ $ 1,087	+ $ 1,131	+ $ 1,249	+ $ 1,522	+ $ 1,856
Property Management:	N/A	+ $ 1,876	+ $ 1,951	+ $ 2,111	+ $ 2,568	+ $ 3,801	+ $ 5,627
Maintenance:	+ $ 744	+ $ 774	+ $ 805	+ $ 870	+ $ 1,059	+ $ 1,567	+ $ 2,320
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:	**= $ 3,942**	**= $ 5,912**	**= $ 6,083**	**= $ 6,442**	**= $ 7,449**	**= $ 10,027**	**= $ 13,626**
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
CASH FLOW							
Operating Income:	$ 18,042	$ 18,764	$ 19,514	$ 21,106	$ 25,680	$ 38,011	$ 56,267
Operating Expenses:	- $ 3,942	- $ 5,912	- $ 6,083	- $ 6,442	- $ 7,449	- $ 10,027	- $ 13,626
Expense Ratio:	21.8%	31.5%	31.2%	30.5%	29%	26.4%	24.2%
Net Operating Income:	= $ 14,100	= $ 12,852	= $ 13,431	= $ 14,664	= $ 18,231	= $ 27,984	= $ 42,641
Loan Payments:	- $ 9,381	- $ 9,381	- $ 9,381	- $ 9,381	- $ 9,381	- $ 9,381	- $ 9,381
Cash Flow:	**= $ 4,719**	**= $ 3,471**	**= $ 4,050**	**= $ 5,283**	**= $ 8,850**	**= $ 18,603**	**= $ 33,260**
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	$ 3,942	$ 5,912	$ 6,083	$ 6,442	$ 7,449	$ 10,027	$ 13,626
Loan Interest:	+ $ 7,998	+ $ 7,906	+ $ 7,807	+ $ 7,589	+ $ 6,903	+ $ 4,643	+ $ 322
Depreciation:	+ $ 5,661	+ $ 5,661	+ $ 5,661	+ $ 5,661	+ $ 5,661	+ $ 5,661	+ $ 0
Total Deductions:	**= $ 17,601**	**= $ 19,478**	**= $ 19,551**	**= $ 19,692**	**= $ 20,013**	**= $ 20,331**	**= $ 13,948**

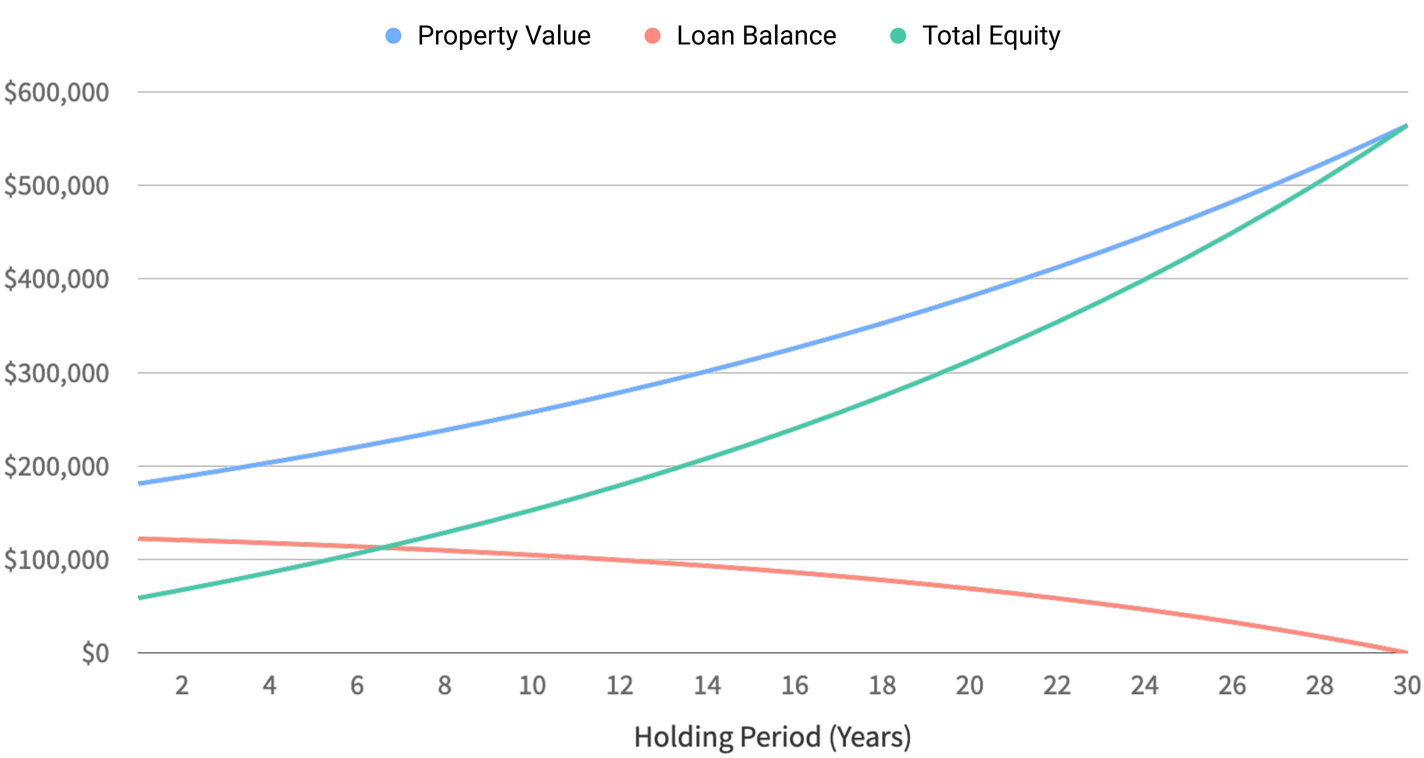
EQUITY ACCUMULATION

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value: Appreciation:	$ 180,960 4%	$ 188,198 4%	$ 195,726 4%	$ 211,698 4%	$ 257,563 4%	$ 381,255 4%	$ 564,351 4%
Loan Balance: LTV Ratio:	- $ 122,293 67.6%	- $ 120,818 64.2%	- $ 119,244 60.9%	- $ 115,773 54.7%	- $ 104,847 40.7%	- $ 68,844 18.1%	- $ 0 -
Total Equity:	**= $ 58,667**	**= $ 67,380**	**= $ 76,482**	**= $ 95,925**	**= $ 152,716**	**= $ 312,411**	**= $ 564,351**
SALE ANALYSIS							
Equity:	$ 58,667	$ 67,380	$ 76,482	$ 95,925	$ 152,716	$ 312,411	$ 564,351
Selling Costs (6%):	- $ 10,858	- $ 11,292	- $ 11,744	- $ 12,702	- $ 15,454	- $ 22,875	- $ 33,861
Sale Proceeds:	= $ 47,810	= $ 56,088	= $ 64,738	= $ 83,223	= $ 137,262	= $ 289,536	= $ 530,490
Cumulative Cash Flow:	+ $ 4,719	+ $ 8,190	+ $ 12,240	+ $ 22,176	+ $ 58,998	+ $ 197,860	+ $ 459,612
Total Cash Invested:	- $ 43,699	- $ 43,699	- $ 43,699	- $ 43,699	- $ 43,699	- $ 43,699	- $ 43,699
Total Profit:	**= $ 8,830**	**= $ 20,579**	**= $ 33,279**	**= $ 61,700**	**= $ 152,561**	**= $ 443,697**	**= $ 946,403**
INVESTMENT RETURNS							
Cap Rate (Purchase Price):	8.6%	7.8%	8.1%	8.9%	11.1%	17%	25.9%
Cap Rate (Market Value):	7.8%	6.8%	6.9%	6.9%	7.1%	7.3%	7.6%
Cash on Cash Return:	10.8%	7.9%	9.3%	12.1%	20.3%	42.6%	76.1%
Return on Equity:	8%	5.2%	5.3%	5.5%	5.8%	6%	5.9%
Return on Investment:	20.2%	47.1%	76.2%	141.2%	349.1%	1,015.3%	2,165.7%
Internal Rate of Return:	20.2%	22.3%	22.4%	21.7%	20%	18.3%	17.6%
FINANCIAL RATIOS							
Rent to Value:	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Gross Rent Multiplier:	9.73	9.73	9.73	9.73	9.73	9.73	9.73
Equity Multiple:	1.2	1.47	1.76	2.41	4.49	11.15	22.66
Break Even Ratio:	71.6%	79.1%	76.9%	72.7%	63.6%	49.5%	39.7%
Debt Coverage Ratio:	1.5	1.37	1.43	1.56	1.94	2.98	4.55
Debt Yield:	11.5%	10.6%	11.3%	12.7%	17.4%	40.6%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

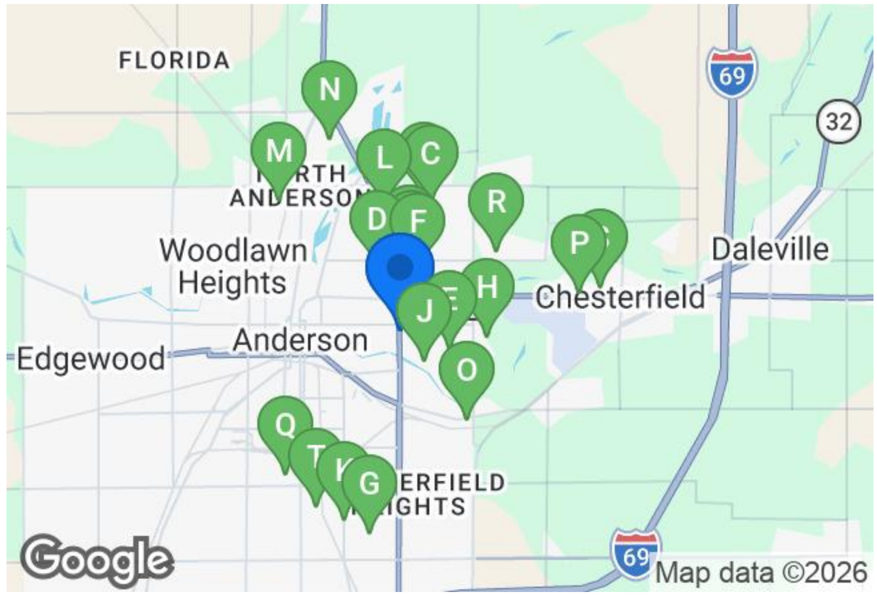
$ 169,200 ($ 115/sq.ft.)

$ 50,000 - $ 287,692

$ 40/sq.ft. - $ 216/sq.ft.

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

$ 172,000



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
	2211 E 9th St Anderson, IN 46012	0 mi	100%	House Built 1954	3	1.5	1,502	-	-
A	25 N Lansdown Way Anderson, IN 46012	0.86 mi	94.7%	House Built 1970	3	2	1,598	$ 180,880 $ 113/sq.ft.	07/01/2026 19 Days Ago
B	2702 Tamra Ln Anderson, IN 46012	1.8 mi	91.5%	House Built 1964	3	1	1,536	$ 207,480 $ 135/sq.ft.	06/02/2026 48 Days Ago
C	2803 Tamra Ln Anderson, IN 46012	1.78 mi	91.1%	House Built 1963	3	1	1,232	$ 79,800 $ 65/sq.ft.	07/10/2026 10 Days Ago
D	127 Nursery Rd Anderson, IN 46012	0.89 mi	90.7%	House Built 1940	3	1	1,358	$ 180,880 $ 133/sq.ft.	04/24/2026 87 Days Ago
E	1303 Oakland Dr Anderson, IN 46012	0.71 mi	90.3%	House Built 1974	3	1	1,269	$ 107,311 $ 85/sq.ft.	04/24/2026 87 Days Ago
F	2526 Albert St Anderson, IN 46012	0.84 mi	89.8%	House Built 1973	3	2	1,811	$ 141,126 $ 78/sq.ft.	05/06/2026 75 Days Ago
G	1709 E 47th St Anderson, IN 46013	2.78 mi	88.9%	House Built 1968	3	1	1,334	$ 287,692 $ 216/sq.ft.	06/25/2026 25 Days Ago
H	1007 Parkway Dr Anderson, IN 46012	1.17 mi	88.9%	House Built 1977	3	1	1,824	$ 186,200 $ 102/sq.ft.	05/06/2026 75 Days Ago
I	124 N Mustin Dr Anderson, IN 46012	0.92 mi	88.4%	House Built 1966	3	1	1,855	$ 260,680 $ 141/sq.ft.	04/20/2026 91 Days Ago
J	1521 Daleville Ave Anderson, IN 46012	0.53 mi	87.3%	House Built 1962	3	1	1,183	$ 170,000 $ 144/sq.ft.	03/03/2026 139 Days Ago

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
K	4522 Columbus Ave Anderson, IN 46013	2.68 mi	87.2%	House Built 1956	3	1	1,569	$ 129,500 $ 83/sq.ft.	04/28/2026 83 Days Ago
L	1523 Northcrest Dr Anderson, IN 46012	1.69 mi	85.3%	House Built 1957	3	1	1,234	$ 98,000 $ 79/sq.ft.	03/11/2026 131 Days Ago
M	404 Hawthorne Ave Anderson, IN 46011	2.41 mi	85.3%	House Built 1961	3	1	1,248	$ 154,546 $ 124/sq.ft.	04/13/2026 98 Days Ago
N	143 Golden Dr Anderson, IN 46012	2.78 mi	84.3%	House Built 1954	2	1	1,563	$ 205,800 $ 132/sq.ft.	06/12/2026 38 Days Ago
O	3209 Mounds Rd Anderson, IN 46016	1.5 mi	83.6%	House Built 1949	4	1	1,524	$ 120,000 $ 79/sq.ft.	03/19/2026 123 Days Ago
P	825 Vasbinder Dr Anderson, IN 46017	2.48 mi	83.5%	House Built 1950	3	1	1,240	$ 50,000 $ 40/sq.ft.	03/13/2026 129 Days Ago
Q	216 Haverhill Dr Anderson, IN 46013	2.5 mi	82.7%	House Built 1929	3	1	1,189	$ 185,000 $ 156/sq.ft.	03/09/2026 133 Days Ago
R	809 Deerfield Rd Anderson, IN 46012	1.69 mi	82.0%	House Built 1976	3	1	1,925	$ 246,400 $ 128/sq.ft.	02/04/2026 166 Days Ago
S	405 North St Anderson, IN 46017	2.78 mi	81.9%	House Built 1947	2	1	1,344	$ 181,904 $ 135/sq.ft.	05/14/2026 67 Days Ago
T	315 Federal Dr Anderson, IN 46013	2.66 mi	81.7%	House Built 1939	4	1	1,732	$ 210,700 $ 122/sq.ft.	05/18/2026 63 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

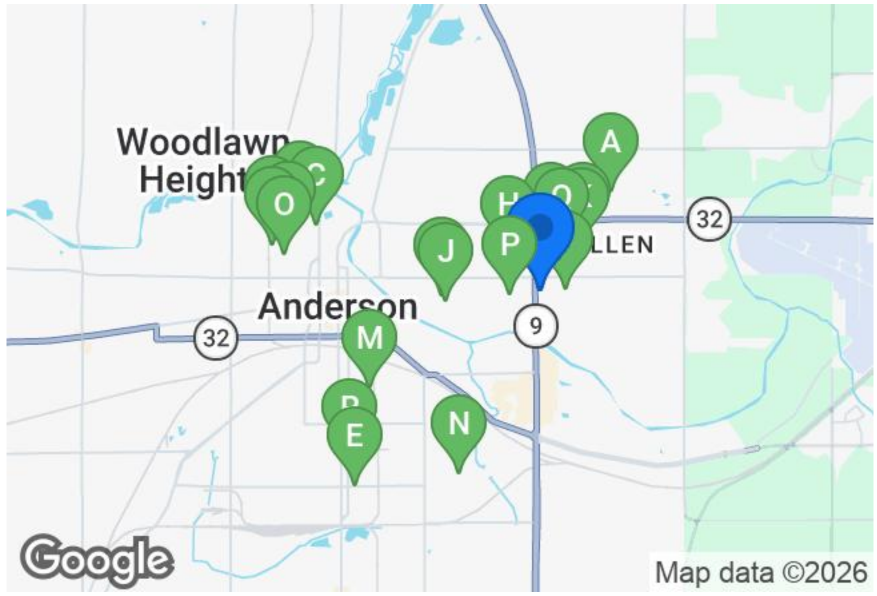
$ 1,220 ($ 0.93/sq.ft.)

$ 850 - $ 1,800

$ 0.62/sq.ft. - $ 1.14/sq.ft.

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

$ 1,390



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
	2211 E 9th St Anderson, IN 46012	0 mi	100%	House Built 1954	3	1.5	1,502	-	-
A	47 S Coventry Dr Anderson, IN 46012	0.82 mi	97.9%	House	3	1.5	1,559	$ 1,315 $ 0.84/sq.ft.	04/21/2026 90 Days Ago
B	510 W 5th St Anderson, IN 46016	1.84 mi	95.5%	House Built 1889	3	1.5	1,617	$ 995 $ 0.62/sq.ft.	05/08/2026 73 Days Ago
C	231 Jackson St Anderson, IN 46016	1.59 mi	95.1%	House	3	1	1,510	$ 1,250 $ 0.83/sq.ft.	07/20/2026 Today
D	516 W 4th St Anderson, IN 46016	1.86 mi	94.5%	House Built 1880	3	2	1,521	$ 1,350 $ 0.89/sq.ft.	07/20/2026 Today
E	228 E 29th St Anderson, IN 46016	1.83 mi	93.8%	House Built 1935	3	2	1,440	$ 1,295 $ 0.90/sq.ft.	06/22/2026 28 Days Ago
F	229 W 2nd St Anderson, IN 46016	1.7 mi	93.2%	House	3	2	1,386	$ 1,200 $ 0.87/sq.ft.	03/13/2026 129 Days Ago
G	2308 E 5th St Anderson, IN 46012	0.33 mi	93.1%	House	3	1	1,248	$ 1,250 $ 1/sq.ft.	07/20/2026 Today
H	1839 Fowler St Anderson, IN 46012	0.32 mi	93.1%	House Built 1958	3	1.5	1,100	$ 1,200 $ 1.09/sq.ft.	12/12/2025 220 Days Ago
I	2409 E 9th St Anderson, IN 46012	0.18 mi	92.9%	House	3	1	1,224	$ 1,400 $ 1.14/sq.ft.	04/24/2026 87 Days Ago
J	1221 E 10th St Anderson, IN 46012	0.65 mi	92.4%	House	3	1	1,238	$ 1,200 $ 0.97/sq.ft.	01/23/2026 178 Days Ago

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
K	2517 E 5th St Anderson, IN 46012	0.41 mi	92.2%	House	3	2	1,200	$ 850 $ 0.71/sq.ft.	04/27/2026 84 Days Ago
L	2518 E 5th St Anderson, IN 46012	0.44 mi	92.2%	House	3	2	1,200	$ 1,272 $ 1.06/sq.ft.	06/26/2026 24 Days Ago
M	1916 Pearl St Anderson, IN 46016	1.34 mi	92.2%	House	3	1	1,290	$ 1,100 $ 0.85/sq.ft.	01/20/2026 181 Days Ago
N	1318 E 28th St Anderson, IN 46016	1.37 mi	92.0%	House	3	1	1,280	$ 1,095 $ 0.86/sq.ft.	07/13/2026 7 Days Ago
O	406 W 6th St Anderson, IN 46016	1.76 mi	91.7%	House	3	1.5	1,148	$ 1,275 $ 1.11/sq.ft.	04/24/2026 87 Days Ago
P	1851 E 8th St Anderson, IN 46012	0.21 mi	91.3%	House	3	1	-	$ 1,250	04/24/2026 87 Days Ago
Q	2403 E 5th St Anderson, IN 46012	0.32 mi	91.1%	House	3	1	1,122	$ 1,095 $ 0.98/sq.ft.	04/13/2026 98 Days Ago
R	2602 Central Ave Anderson, IN 46016	1.73 mi	90.9%	House Built 1954	3	1	1,248	$ 1,195 $ 0.96/sq.ft.	02/12/2026 158 Days Ago
S	335 W 4th St Anderson, IN 46016	1.74 mi	90.8%	House Built 1884	3	2	1,822	$ 1,800 $ 0.99/sq.ft.	04/02/2026 109 Days Ago
T	1202 E 10th St Unit Main Anderson, IN 46012	0.67 mi	90.6%	House	3	1	-	$ 1,100	06/18/2026 32 Days Ago

Property Photos

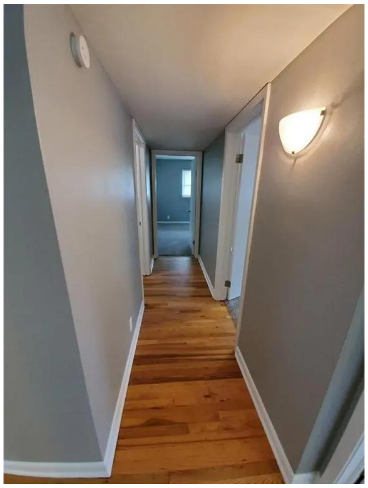












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