1219 W 20th St

Investment Property - Buy & Hold

1219 W 20th St, Anderson, IN 46016
House · 3 Beds · 1 Baths · 998 Sq.Ft.

$ 89,900 Purchase Price · **$ 100,000** ARV
$ 23,824 Cash Needed · **$ 405/mo** Cash Flow · **11.1%** Cap Rate · **20.4%** COC

Prepared by:

The Homeboys

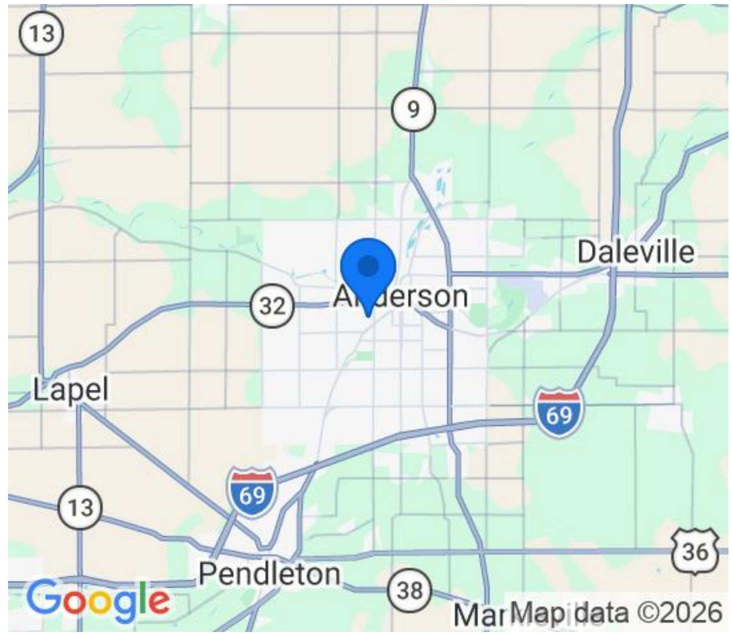
Property Description

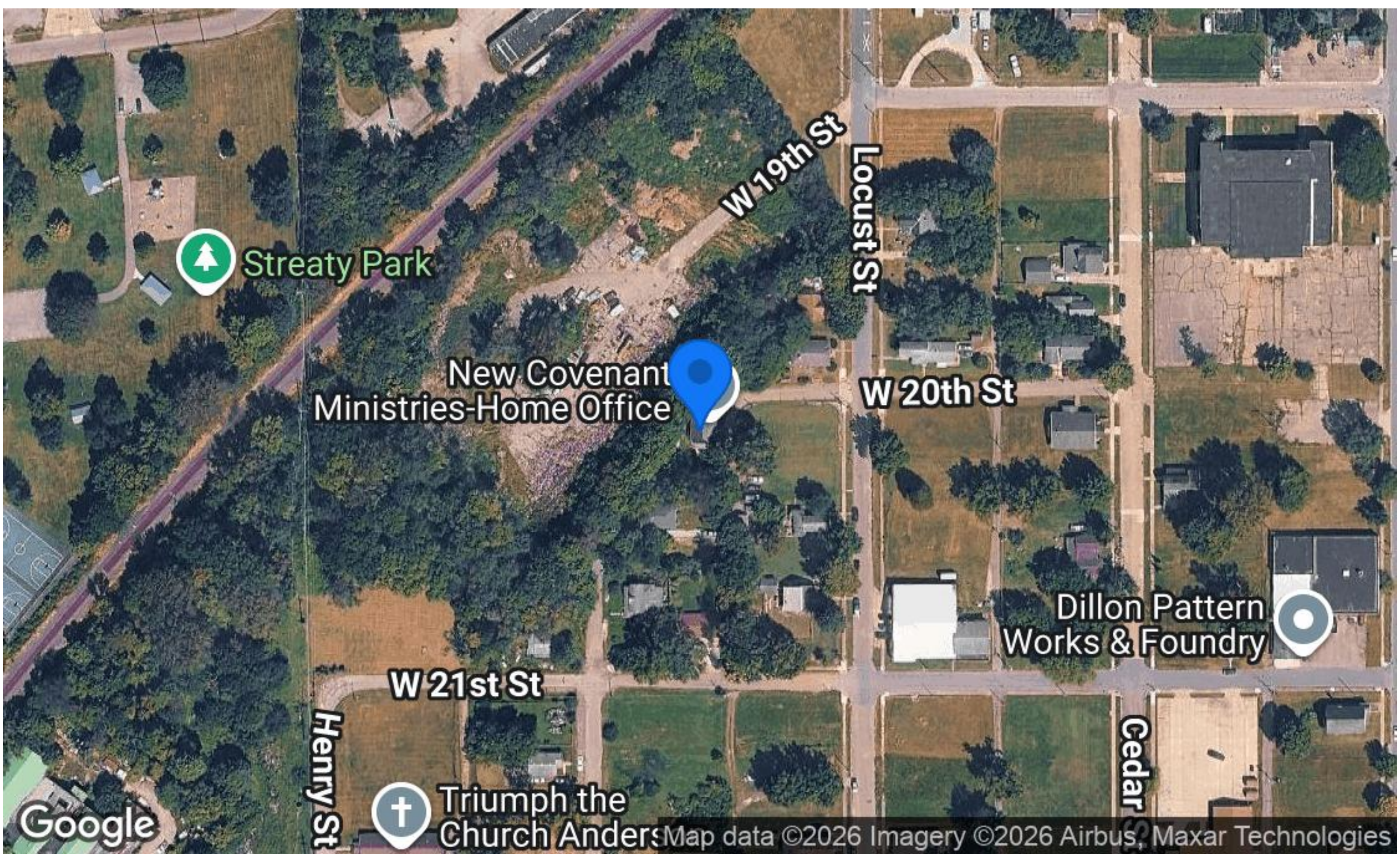
ADDRESS

1219 W 20th St
Anderson, IN 46016

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 1 BA
Square Footage:	998
Year Built:	1950
Lot Size:	5,663 sq.ft.
Zoning:	Single Family Residential
MLS Number:	22099100





Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		$ 89,900
Amount Financed:	-	$ 67,425
Down Payment:	=	$ 22,475
Purchase Costs:	+	$ 1,349
Rehab Costs:	+	$ 0
Total Cash Needed:	=	**$ 23,824**
After Repair Value:		$ 100,000
ARV Per Square Foot:		$ 100.2
Price Per Square Foot:		$ 90.1

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	$ 67,425
LTC / LTV:	75% / 67.4%
Loan Payment:	$ 426 Per Month $ 5,114 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	11.1% / 10%
Cash on Cash Return:	20.4%
Return on Equity:	13%
Return on Investment:	50.9%
Internal Rate of Return:	50.9%
Rent to Value:	1.1%
Gross Rent Multiplier:	7.5
Equity Multiple:	1.51
Break Even Ratio:	56.5%
Debt Coverage Ratio:	1.95
Debt Yield:	14.8%

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:	$ 3,100

PURCHASE COSTS

Total (1.5% of Price):	**$ 1,349**

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:		$ 999	$ 11,988
Vacancy (3%):	-	$ 30	$ 360
Other Income:	+	$ 0	$ 0
Operating Income:	=	$ 969	$ 11,628
Operating Expenses (14.3%):	-	$ 138	$ 1,660
Net Operating Income:	=	$ 831	$ 9,968
Loan Payments:	-	$ 426	$ 5,114
Cash Flow:	**=**	**$ 405**	**$ 4,854**

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

OPERATING EXPENSES	Monthly	Yearly
Property Taxes:	$ 53	$ 630
Insurance:	$ 46	$ 550
Maintenance:	$ 40	$ 480
Capital Expenditures:	$ 0	$ 0
HOA Fees:	$ 0	$ 0
Utilities:	$ 0	$ 0
Landscaping:	$ 0	$ 0
Accounting & Legal Fees:	$ 0	$ 0
Total:	**$ 138**	**$ 1,660**

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:	$ 11,988	$ 12,468	$ 12,966	$ 14,024	$ 17,063	$ 25,257	$ 37,386
Vacancy:	- $ 360	- $ 374	- $ 389	- $ 421	- $ 512	- $ 758	- $ 1,122
Vacancy Rate:	3%	3%	3%	3%	3%	3%	3%
Other Income:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Operating Income:	**= $ 11,628**	**= $ 12,094**	**= $ 12,577**	**= $ 13,603**	**= $ 16,551**	**= $ 24,499**	**= $ 36,264**
Income Increase:	4%	4%	4%	4%	4%	4%	4%
OPERATING EXPENSES							
Property Taxes:	$ 630	$ 643	$ 655	$ 682	$ 753	$ 918	$ 1,119
Insurance:	+ $ 550	+ $ 561	+ $ 572	+ $ 595	+ $ 657	+ $ 801	+ $ 977
Property Management:	N/A	+ $ 1,209	+ $ 1,258	+ $ 1,360	+ $ 1,655	+ $ 2,450	+ $ 3,626
Maintenance:	+ $ 480	+ $ 499	+ $ 519	+ $ 561	+ $ 683	+ $ 1,010	+ $ 1,495
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:	**= $ 1,660**	**= $ 2,912**	**= $ 3,004**	**= $ 3,198**	**= $ 3,748**	**= $ 5,179**	**= $ 7,217**
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
CASH FLOW							
Operating Income:	$ 11,628	$ 12,094	$ 12,577	$ 13,603	$ 16,551	$ 24,499	$ 36,264
Operating Expenses:	- $ 1,660	- $ 2,912	- $ 3,004	- $ 3,198	- $ 3,748	- $ 5,179	- $ 7,217
Expense Ratio:	14.3%	24.1%	23.9%	23.5%	22.6%	21.1%	19.9%
Net Operating Income:	= $ 9,968	= $ 9,182	= $ 9,573	= $ 10,405	= $ 12,803	= $ 19,320	= $ 29,047
Loan Payments:	- $ 5,114	- $ 5,114	- $ 5,114	- $ 5,114	- $ 5,114	- $ 5,114	- $ 5,114
Cash Flow:	**= $ 4,854**	**= $ 4,068**	**= $ 4,459**	**= $ 5,291**	**= $ 7,689**	**= $ 14,206**	**= $ 23,933**
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	$ 1,660	$ 2,912	$ 3,004	$ 3,198	$ 3,748	$ 5,179	$ 7,217
Loan Interest:	+ $ 4,360	+ $ 4,310	+ $ 4,256	+ $ 4,137	+ $ 3,763	+ $ 2,531	+ $ 176
Depreciation:	+ $ 3,205	+ $ 3,205	+ $ 3,205	+ $ 3,205	+ $ 3,205	+ $ 3,205	+ $ 0
Total Deductions:	**= $ 9,226**	**= $ 10,427**	**= $ 10,466**	**= $ 10,541**	**= $ 10,717**	**= $ 10,916**	**= $ 7,393**

EQUITY ACCUMULATION

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	$ 104,000	$ 108,160	$ 112,486	$ 121,665	$ 148,024	$ 219,112	$ 324,340
Appreciation:	4%	4%	4%	4%	4%	4%	4%
Loan Balance:	- $ 66,671	- $ 65,867	- $ 65,009	- $ 63,117	- $ 57,160	- $ 37,532	- $ 0
LTV Ratio:	64.1%	60.9%	57.8%	51.9%	38.6%	17.1%	-
Total Equity:	**= $ 37,329**	**= $ 42,293**	**= $ 47,477**	**= $ 58,548**	**= $ 90,864**	**= $ 181,580**	**= $ 324,340**

SALE ANALYSIS

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity:	$ 37,329	$ 42,293	$ 47,477	$ 58,548	$ 90,864	$ 181,580	$ 324,340
Selling Costs (6%):	- $ 6,240	- $ 6,490	- $ 6,749	- $ 7,300	- $ 8,881	- $ 13,147	- $ 19,460
Sale Proceeds:	= $ 31,089	= $ 35,803	= $ 40,728	= $ 51,248	= $ 81,982	= $ 168,433	= $ 304,880
Cumulative Cash Flow:	+ $ 4,854	+ $ 8,922	+ $ 13,381	+ $ 23,538	+ $ 56,995	+ $ 167,573	+ $ 359,934
Total Cash Invested:	- $ 23,824	- $ 23,824	- $ 23,824	- $ 23,824	- $ 23,824	- $ 23,824	- $ 23,824
Total Profit:	**= $ 12,119**	**= $ 20,901**	**= $ 30,285**	**= $ 50,962**	**= $ 115,153**	**= $ 312,182**	**= $ 640,990**

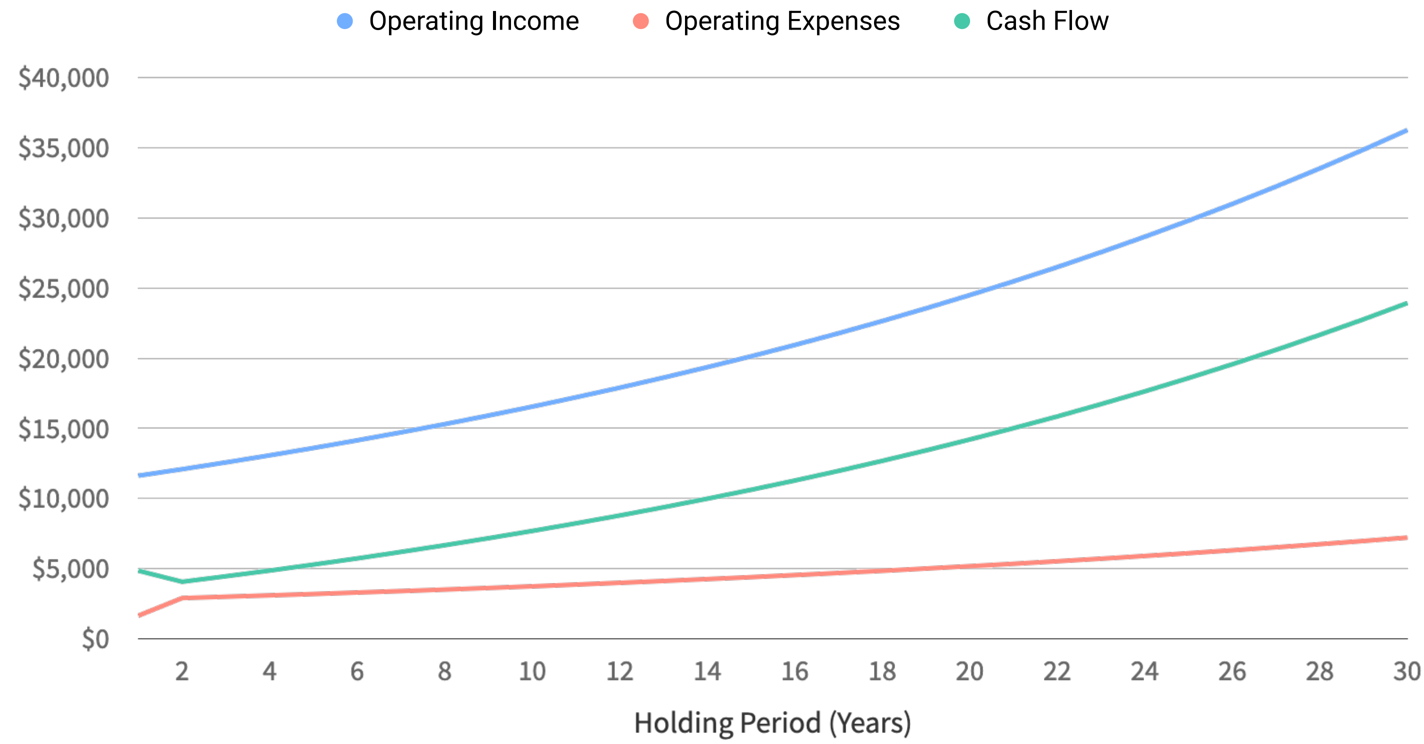
INVESTMENT RETURNS

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cap Rate (Purchase Price):	11.1%	10.2%	10.6%	11.6%	14.2%	21.5%	32.3%
Cap Rate (Market Value):	9.6%	8.5%	8.5%	8.6%	8.6%	8.8%	9%
Cash on Cash Return:	20.4%	17.1%	18.7%	22.2%	32.3%	59.6%	100.5%
Return on Equity:	13%	9.6%	9.4%	9%	8.5%	7.8%	7.4%
Return on Investment:	50.9%	87.7%	127.1%	213.9%	483.3%	1,310.4%	2,690.5%
Internal Rate of Return:	50.9%	40%	35.8%	31.8%	27.7%	25.1%	24.5%

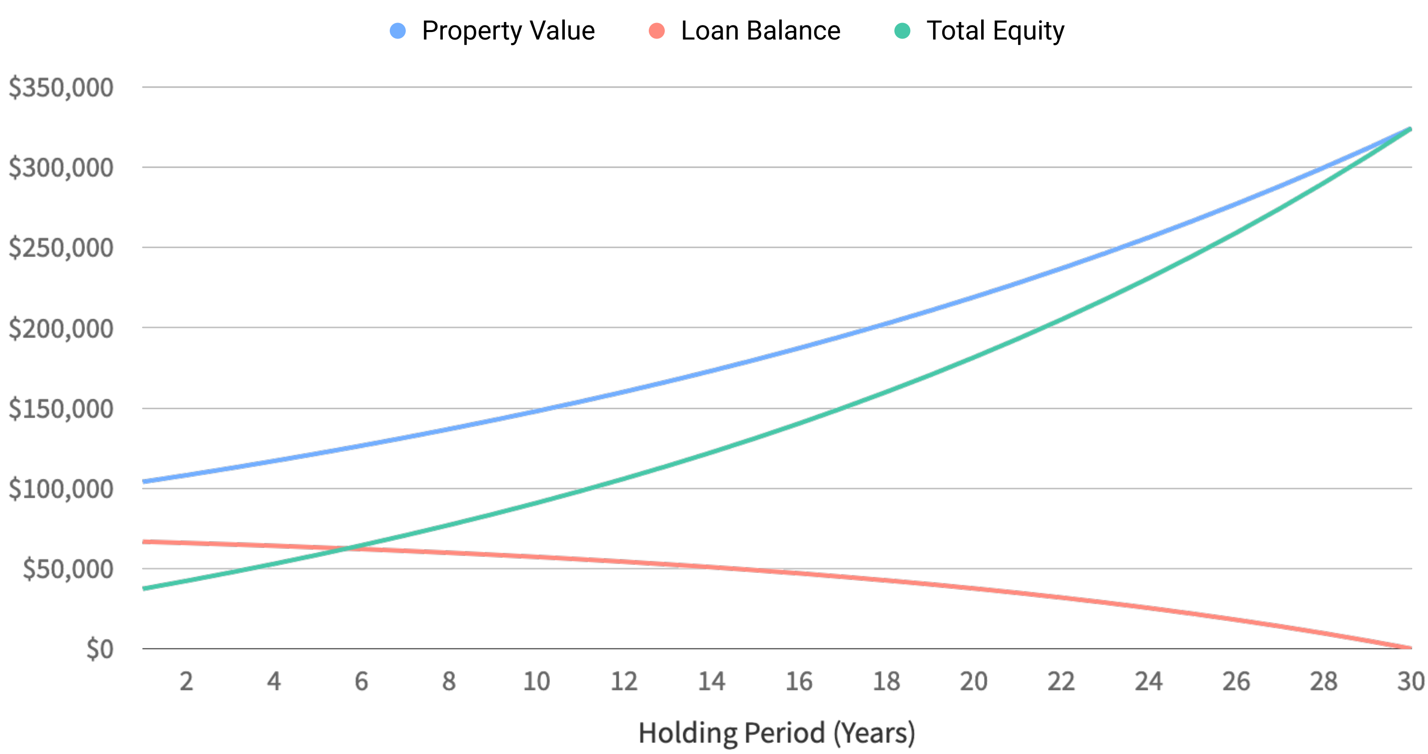
FINANCIAL RATIOS

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Rent to Value:	1%	1%	1%	1%	1%	1%	1%
Gross Rent Multiplier:	8.68	8.68	8.68	8.68	8.68	8.68	8.68
Equity Multiple:	1.51	1.88	2.27	3.14	5.83	14.1	27.91
Break Even Ratio:	56.5%	64.4%	62.6%	59.3%	51.9%	40.8%	33%
Debt Coverage Ratio:	1.95	1.8	1.87	2.03	2.5	3.78	5.68
Debt Yield:	15%	13.9%	14.7%	16.5%	22.4%	51.5%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

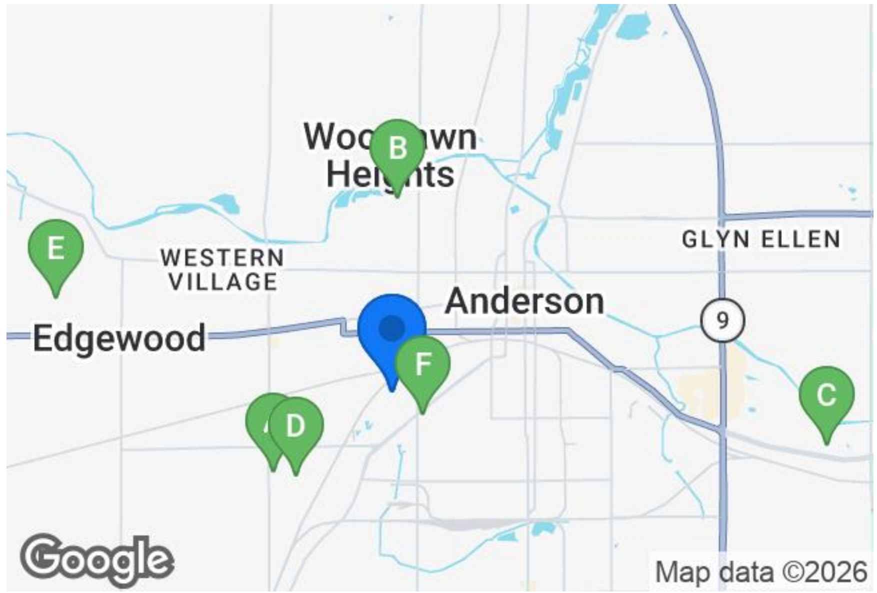
$ 3,200 ($ 1/sq.ft.)

$ 1,000 - $ 5,000

$ 1/sq.ft. - $ 1/sq.ft.

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

$ 700



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
	1219 W 20th St Anderson, IN 46016	0 mi	100%	House Built 1950	3	1	998	-	-
A	2410 W 28th St Anderson, IN 46016	0.97 mi	35.1%	Land	-	-	5,805	$ 3,000 $ 1/sq.ft.	05/21/2026 88 Days Ago
B	Short Hazlett St Anderson, IN 46016	1.32 mi	32.4%	Land	-	-	4,792	$ 1,000 $ 0/sq.ft.	06/01/2026 77 Days Ago
C	Mounds Rd Anderson, IN 46016	2.98 mi	21.5%	Land	-	-	5,619	$ 3,200 $ 1/sq.ft.	07/01/2026 47 Days Ago
D	W 28th St Anderson, IN 46011	0.87 mi	20.2%	Land	-	-	6,072	$ 3,000 $ 0/sq.ft.	05/21/2026 88 Days Ago
E	Woods Rd Anderson, IN 46011	2.37 mi	18.4%	Land	-	-	5,775	$ 5,000 $ 1/sq.ft.	04/30/2026 109 Days Ago
F	Hendricks St Anderson, IN 46016	0.26 mi	11.5%	Land	-	-	6,700	$ 4,000 $ 1/sq.ft.	03/04/2026 166 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

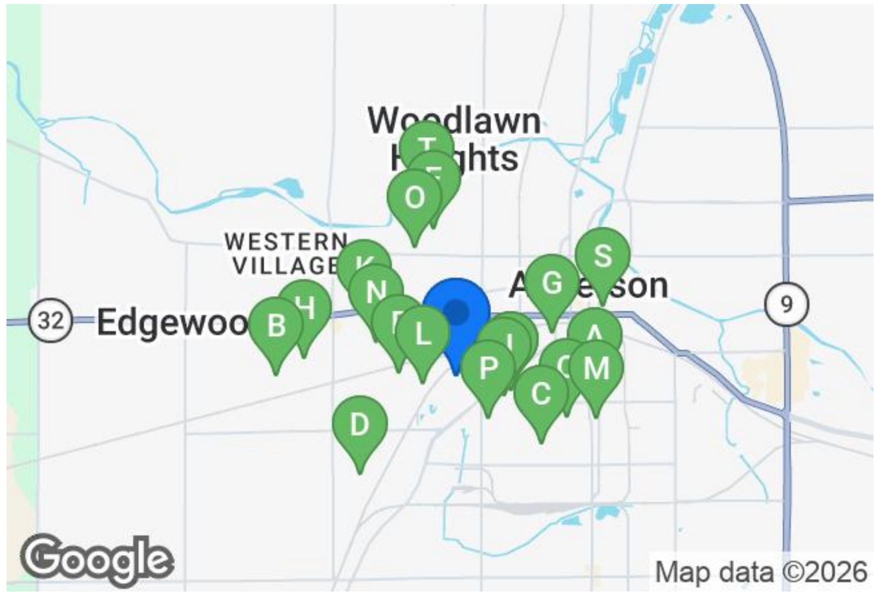
$ 1,100 ($ 1.14/sq.ft.)

$ 850 - $ 1,300

$ 0.81/sq.ft. - $ 1.44/sq.ft.

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

$ 1,130



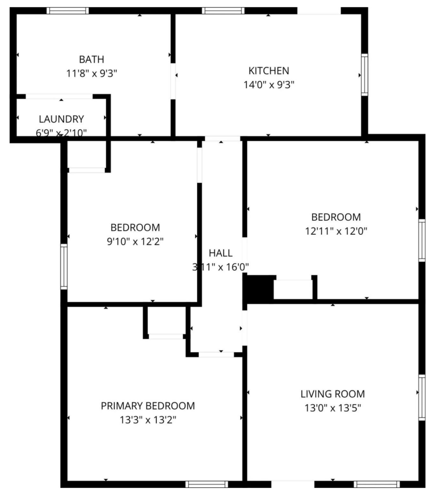
	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
	1219 W 20th St Anderson, IN 46016	0 mi	100%	House Built 1950	3	1	998	-	-
A	2111 Central Ave Anderson, IN 46016	0.95 mi	97.9%	House	3	1	1,026	$ 1,195 $ 1.16/sq.ft.	05/21/2026 88 Days Ago
B	1941 Beverly Ct Anderson, IN 46011	1.22 mi	97.8%	House	3	1	988	$ 1,100 $ 1.11/sq.ft.	12/03/2025 257 Days Ago
C	2627 Chase St Anderson, IN 46016	0.75 mi	97.7%	House Built 1950	3	1	1,050	$ 850 $ 0.81/sq.ft.	06/02/2026 76 Days Ago
D	2204 W 30th St Anderson, IN 46016	0.95 mi	97.6%	House Built 1962	3	1	1,040	$ 1,300 $ 1.25/sq.ft.	03/16/2026 154 Days Ago
E	1433 W 5th St Anderson, IN 46016	1.01 mi	97.3%	House Built 1900	3	1	1,045	$ 1,299 $ 1.24/sq.ft.	02/16/2026 182 Days Ago
F	1728 W 20th St Anderson, IN 46016	0.39 mi	97.1%	House	3	1	1,100	$ 1,290 $ 1.17/sq.ft.	02/11/2026 187 Days Ago
G	1609 Brown St Unit B Anderson, IN 46016	0.71 mi	97.1%	House	3	1	925	$ 925 $ 1/sq.ft.	03/24/2026 146 Days Ago
H	2718 W 18th St Anderson, IN 46011	1.05 mi	97.1%	House	3	1	943	$ 984 $ 1.04/sq.ft.	07/17/2026 31 Days Ago
I	618 W 22nd St Anderson, IN 46016	0.39 mi	97.1%	House	3	1	900	$ 1,300 $ 1.44/sq.ft.	08/17/2026 Today
J	707 W 22nd St Anderson, IN 46016	0.36 mi	96.9%	House	3	1	892	$ 1,100 $ 1.23/sq.ft.	03/12/2026 158 Days Ago

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
K	1404 Walton St Anderson, IN 46016	0.74 mi	96.8%	House Built 1940	3	1	1,090	$ 995 $ 0.91/sq.ft.	05/18/2026 91 Days Ago
L	1535 W 21st St Anderson, IN 46016	0.23 mi	96.8%	House	3	1	1,131	$ 1,050 $ 0.93/sq.ft.	03/03/2026 167 Days Ago
M	2413 Central Ave Anderson, IN 46016	0.99 mi	96.6%	House	3	1	920	$ 1,050 $ 1.14/sq.ft.	01/14/2026 215 Days Ago
N	1621 Halford St Anderson, IN 46016	0.59 mi	96.4%	House	3	1	884	$ 1,200 $ 1.36/sq.ft.	04/18/2026 121 Days Ago
O	1631 W 7th St Anderson, IN 46016	0.92 mi	96.3%	House	3	1	900	$ 1,000 $ 1.11/sq.ft.	08/17/2026 Today
P	2411 Hendricks St # Anderson Anderson, IN 46016	0.36 mi	96.1%	House	3	1	860	$ 1,000 $ 1.16/sq.ft.	05/26/2026 83 Days Ago
Q	2419 Jackson St Anderson, IN 46016	0.81 mi	95.8%	House Built 1900	3	1	1,140	$ 1,195 $ 1.05/sq.ft.	07/28/2026 20 Days Ago
R	622 W 22nd St Anderson, IN 46016	0.38 mi	95.6%	House	3	1	840	$ 950 $ 1.13/sq.ft.	04/16/2026 123 Days Ago
S	219 E 13th St Anderson, IN 46016	1.1 mi	95.5%	House	3	1	882	$ 1,000 $ 1.13/sq.ft.	06/29/2026 49 Days Ago
T	1529 W 2nd St Anderson, IN 46016	1.21 mi	95.4%	House	3	1	884	$ 1,200 $ 1.36/sq.ft.	06/21/2026 57 Days Ago

Property Photos







BATH
11'8" x 9'3"
KITCHEN
14'0" x 9'3"
LAUNDRY
6'9" x 2'10"
BEDROOM
9'10" x 12'2"
HALL
3'11" x 16'0"
BEDROOM
12'11" x 12'0"
PRIMARY BEDROOM
13'3" x 13'2"
LIVING ROOM
13'0" x 13'5"

Additional Information

Looking for privacy and simplicity? This home's for you! Nicely updated 3 bedroom with brand new kitchen, large bath, and LVP flooring throughout. Double lot offers nearly 1/4 acre yard with nicely finished deck. Room enough for a small family, but perfect for empty nester or first-time homebuyers. Newer mechanicals and roof. Come see today!

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