# 1408 W 13th St

## Investment Property - Buy & Hold

1408 W 13th St, Anderson, IN 46016
House · 3 Beds · 1 Baths · 1,319 Sq.Ft.

**$ 139,900** Purchase Price · **$ 139,900** ARV
**$ 37,074** Cash Needed · **$ 387/mo** Cash Flow · **9%** Cap Rate · **12.5%** COC

Prepared by:

The Homeboys

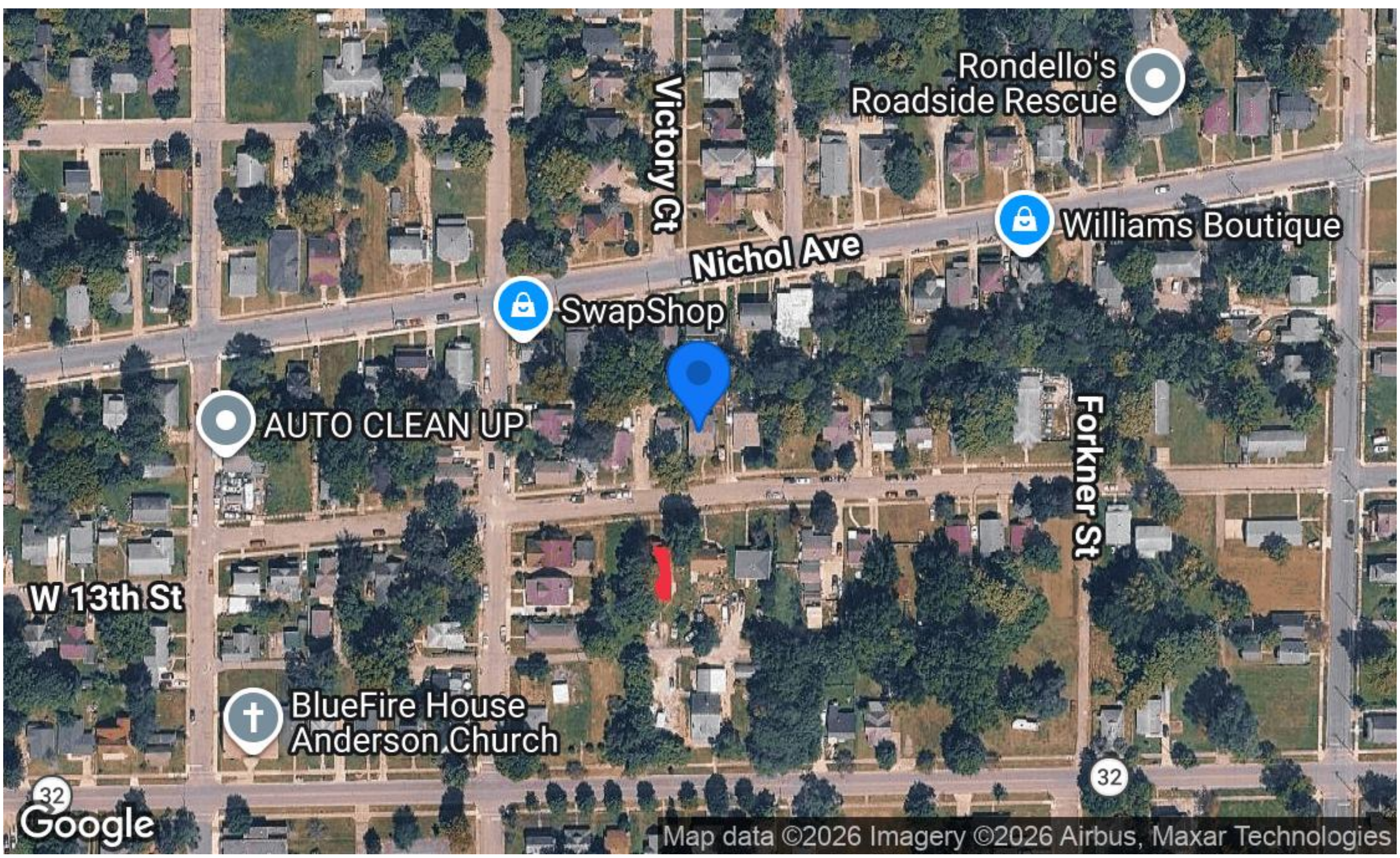
# Property Description

## ADDRESS

1408 W 13th St
Anderson, IN 46016

## DESCRIPTION

| | |
|---|---|
| Property Type: | House |
| Beds / Baths: | 3 BR / 1 BA |
| Square Footage: | 1,319 |
| Year Built: | 1920 |
| Parking: | Garage |
| Lot Size: | 5,663 sq.ft. |
| Zoning: | Single Family Residential |
| MLS Number: | 22109227 |

# Purchase Analysis & Returns

## PURCHASE & REHAB

| | | |
|---|---|---|
| Purchase Price: | | $ 139,900 |
| Amount Financed: | - | $ 104,925 |
| Down Payment: | = | $ 34,975 |
| Purchase Costs: | + | $ 2,099 |
| Rehab Costs: | + | $ 0 |
| **Total Cash Needed:** | = | **$ 37,074** |
| After Repair Value: | | $ 139,900 |
| ARV Per Square Foot: | | $ 106.1 |
| Price Per Square Foot: | | $ 106.1 |

## FINANCING (PURCHASE)

| | |
|---|---|
| Loan Type: | Amortizing, 30 Year |
| Interest Rate: | 6.5% |
| Financing Of: | Price (75%) |
| Loan Amount: | $ 104,925 |
| LTC / LTV: | 75% / 75% |
| Loan Payment: | $ 663 Per Month<br>$ 7,958 Per Year |

## RETURNS & RATIOS (Year 1)

| | |
|---|---|
| Cap Rate (Purchase/Market): | 9% / 9% |
| Cash on Cash Return: | 12.5% |
| Return on Equity: | 11.1% |
| Return on Investment: | 1.6% |
| Internal Rate of Return: | 1.6% |
| Rent to Value: | 0.9% |
| Gross Rent Multiplier: | 9.33 |
| Equity Multiple: | 1.02 |
| Break Even Ratio: | 66% |
| Debt Coverage Ratio: | 1.58 |
| Debt Yield: | 12% |

## 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: | $ 3,900 |

## PURCHASE COSTS

**Total (1.5% of Price):** **$ 2,099**

## 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: | | $ 1,250 | $ 15,000 |
| Vacancy (3%): | - | $ 38 | $ 450 |
| Other Income: | + | $ 0 | $ 0 |
| Operating Income: | = | $ 1,212 | $ 14,550 |
| Operating Expenses (13.4%): | - | $ 162 | $ 1,945 |
| Net Operating Income: | = | $ 1,050 | $ 12,605 |
| Loan Payments: | - | $ 663 | $ 7,958 |
| **Cash Flow:** | = | **$ 387** | **$ 4,647** |

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

| | Monthly | Yearly |
|---|---|---|
| OPERATING EXPENSES | | |
| Property Taxes: | $ 55 | $ 660 |
| Insurance: | $ 57 | $ 685 |
| Maintenance: | $ 50 | $ 600 |
| Capital Expenditures: | $ 0 | $ 0 |
| HOA Fees: | $ 0 | $ 0 |
| Utilities: | $ 0 | $ 0 |
| Landscaping: | $ 0 | $ 0 |
| Accounting & Legal Fees: | $ 0 | $ 0 |
| **Total:** | **$ 162** | **$ 1,945** |

# Buy & Hold Projections

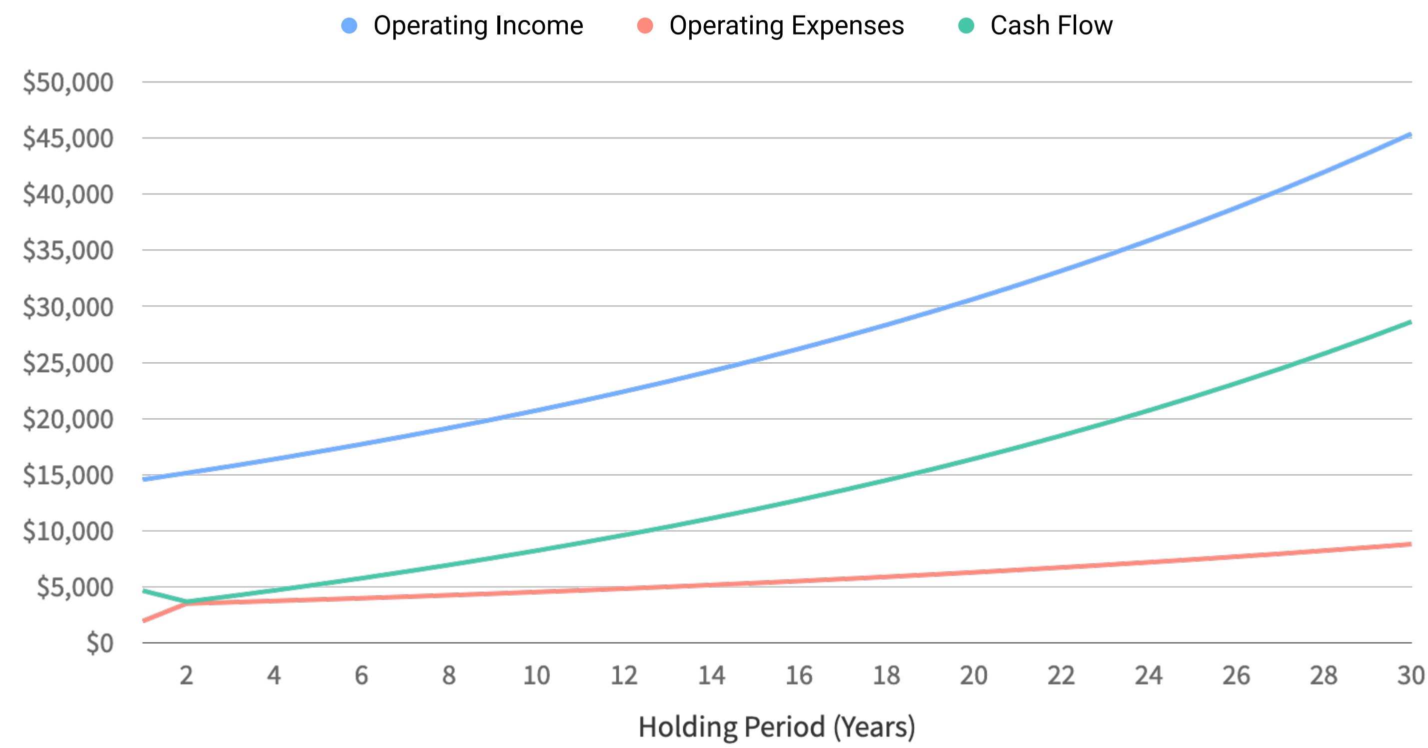
| APPRECIATION | INCOME INCREASE | EXPENSE INCREASES | SELLING COSTS |
|---|---|---|---|
| 4% Per Year | 4% Per Year | 2% Per Year | 6% of Price |

| | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|
| RENTAL INCOME | | | | | | | |
| Gross Rent: | $ 15,000 | $ 15,600 | $ 16,224 | $ 17,548 | $ 21,350 | $ 31,603 | $ 46,780 |
| Vacancy: | - $ 450 | - $ 468 | - $ 487 | - $ 526 | - $ 641 | - $ 948 | - $ 1,403 |
| Vacancy Rate: | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| Other Income: | + $ 0 | + $ 0 | + $ 0 | + $ 0 | + $ 0 | + $ 0 | + $ 0 |
| **Operating Income:** | **= $ 14,550** | **= $ 15,132** | **= $ 15,737** | **= $ 17,022** | **= $ 20,709** | **= $ 30,655** | **= $ 45,377** |
| Income Increase: | 4% | 4% | 4% | 4% | 4% | 4% | 4% |
| OPERATING EXPENSES | | | | | | | |
| Property Taxes: | $ 660 | $ 673 | $ 687 | $ 714 | $ 789 | $ 961 | $ 1,172 |
| Insurance: | + $ 685 | + $ 699 | + $ 713 | + $ 741 | + $ 819 | + $ 998 | + $ 1,216 |
| Property Management: | N/A | + $ 1,513 | + $ 1,574 | + $ 1,702 | + $ 2,071 | + $ 3,065 | + $ 4,538 |
| Maintenance: | + $ 600 | + $ 624 | + $ 649 | + $ 702 | + $ 854 | + $ 1,264 | + $ 1,871 |
| 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:** | **= $ 1,945** | **= $ 3,509** | **= $ 3,623** | **= $ 3,859** | **= $ 4,533** | **= $ 6,288** | **= $ 8,797** |
| Expense Increase: | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| CASH FLOW | | | | | | | |
| Operating Income: | $ 14,550 | $ 15,132 | $ 15,737 | $ 17,022 | $ 20,709 | $ 30,655 | $ 45,377 |
| Operating Expenses: | - $ 1,945 | - $ 3,509 | - $ 3,623 | - $ 3,859 | - $ 4,533 | - $ 6,288 | - $ 8,797 |
| Expense Ratio: | 13.4% | 23.2% | 23% | 22.7% | 21.9% | 20.5% | 19.4% |
| Net Operating Income: | = $ 12,605 | = $ 11,623 | = $ 12,114 | = $ 13,163 | = $ 16,176 | = $ 24,367 | = $ 36,580 |
| Loan Payments: | - $ 7,958 | - $ 7,958 | - $ 7,958 | - $ 7,958 | - $ 7,958 | - $ 7,958 | - $ 7,958 |
| **Cash Flow:** | **= $ 4,647** | **= $ 3,665** | **= $ 4,156** | **= $ 5,205** | **= $ 8,218** | **= $ 16,409** | **= $ 28,622** |
| TAX BENEFITS & DEDUCTIONS | | | | | | | |
| Operating Expenses: | $ 1,945 | $ 3,509 | $ 3,623 | $ 3,859 | $ 4,533 | $ 6,288 | $ 8,797 |
| Loan Interest: | + $ 6,786 | + $ 6,707 | + $ 6,623 | + $ 6,438 | + $ 5,857 | + $ 3,939 | + $ 273 |
| Depreciation: | + $ 5,022 | + $ 5,022 | + $ 5,022 | + $ 5,022 | + $ 5,022 | + $ 5,022 | + $ 0 |
| **Total Deductions:** | **= $ 13,752** | **= $ 15,238** | **= $ 15,268** | **= $ 15,319** | **= $ 15,411** | **= $ 15,249** | **= $ 9,070** |

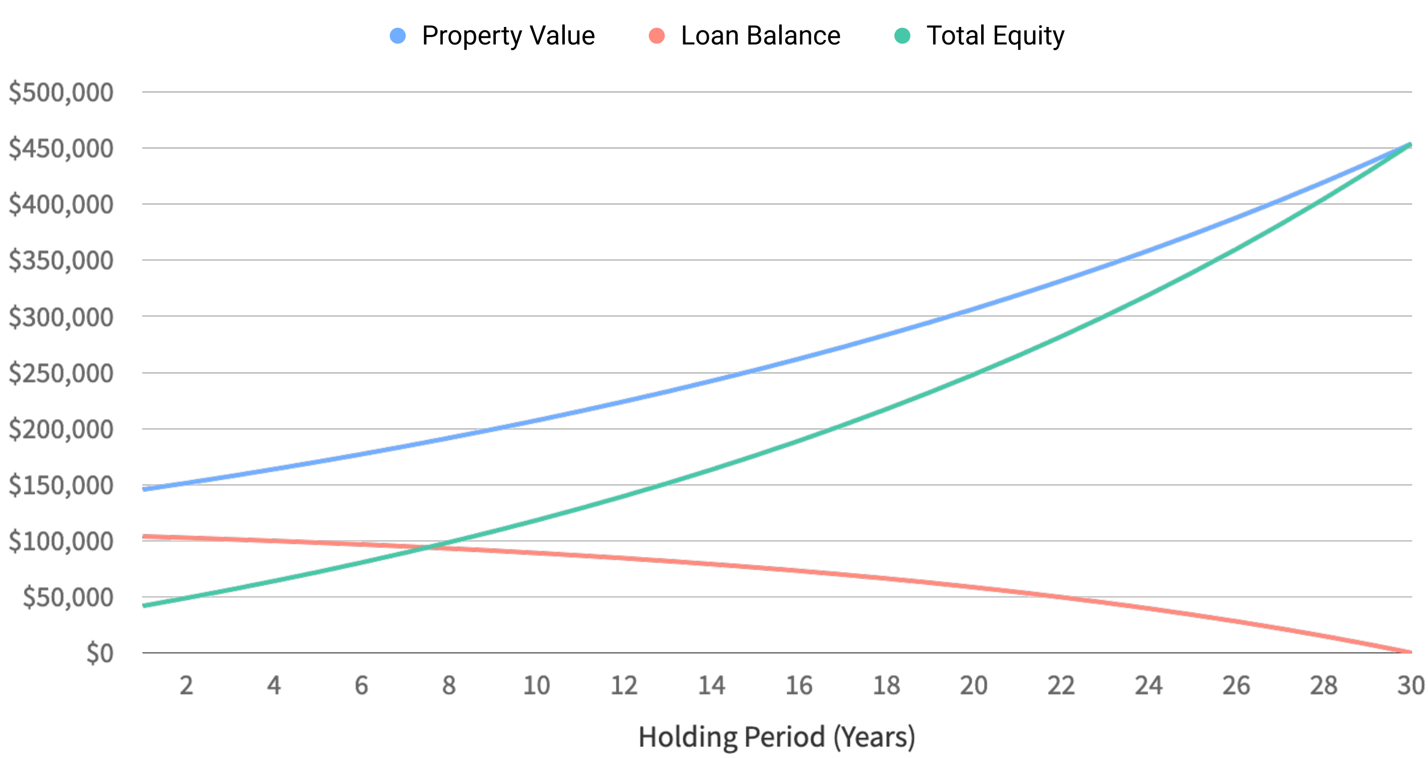
EQUITY ACCUMULATION

| | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|
| Property Value: | $ 145,496 | $ 151,316 | $ 157,368 | $ 170,210 | $ 207,086 | $ 306,538 | $ 453,751 |
| Appreciation: | 4% | 4% | 4% | 4% | 4% | 4% | 4% |
| Loan Balance: | - $ 103,752 | - $ 102,501 | - $ 101,166 | - $ 98,221 | - $ 88,951 | - $ 58,407 | - $ 0 |
| LTV Ratio: | 71.3% | 67.7% | 64.3% | 57.7% | 43% | 19.1% | - |
| **Total Equity:** | **= $ 41,744** | **= $ 48,815** | **= $ 56,202** | **= $ 71,989** | **= $ 118,135** | **= $ 248,131** | **= $ 453,751** |
| SALE ANALYSIS | | | | | | | |
| Equity: | $ 41,744 | $ 48,815 | $ 56,202 | $ 71,989 | $ 118,135 | $ 248,131 | $ 453,751 |
| Selling Costs (6%): | - $ 8,730 | - $ 9,079 | - $ 9,442 | - $ 10,213 | - $ 12,425 | - $ 18,392 | - $ 27,225 |
| Sale Proceeds: | = $ 33,014 | = $ 39,736 | = $ 46,760 | = $ 61,776 | = $ 105,709 | = $ 229,739 | = $ 426,526 |
| Cumulative Cash Flow: | + $ 4,647 | + $ 8,312 | + $ 12,468 | + $ 22,343 | + $ 57,165 | + $ 181,692 | + $ 408,935 |
| Total Cash Invested: | - $ 37,074 | - $ 37,074 | - $ 37,074 | - $ 37,074 | - $ 37,074 | - $ 37,074 | - $ 37,074 |
| **Total Profit:** | **= $ 587** | **= $ 10,974** | **= $ 22,154** | **= $ 47,045** | **= $ 125,800** | **= $ 374,357** | **= $ 798,387** |
| INVESTMENT RETURNS | | | | | | | |
| Cap Rate (Purchase Price): | 9% | 8.3% | 8.7% | 9.4% | 11.6% | 17.4% | 26.1% |
| Cap Rate (Market Value): | 8.7% | 7.7% | 7.7% | 7.7% | 7.8% | 7.9% | 8.1% |
| Cash on Cash Return: | 12.5% | 9.9% | 11.2% | 14% | 22.2% | 44.3% | 77.2% |
| Return on Equity: | 11.1% | 7.5% | 7.4% | 7.2% | 7% | 6.6% | 6.3% |
| Return on Investment: | 1.6% | 29.6% | 59.8% | 126.9% | 339.3% | 1,009.8% | 2,153.5% |
| Internal Rate of Return: | 1.6% | 14.6% | 18.6% | 20.7% | 20.6% | 19.2% | 18.6% |
| FINANCIAL RATIOS | | | | | | | |
| Rent to Value: | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% |
| Gross Rent Multiplier: | 9.7 | 9.7 | 9.7 | 9.7 | 9.7 | 9.7 | 9.7 |
| Equity Multiple: | 1.02 | 1.3 | 1.6 | 2.27 | 4.39 | 11.1 | 22.53 |
| Break Even Ratio: | 66% | 73.5% | 71.4% | 67.3% | 58.5% | 45.1% | 35.8% |
| Debt Coverage Ratio: | 1.58 | 1.46 | 1.52 | 1.65 | 2.03 | 3.06 | 4.6 |
| Debt Yield: | 12.1% | 11.3% | 12% | 13.4% | 18.2% | 41.7% | - |

## Cash Flow Over Time




## Equity Over Time



# Recent Comparable Sales

Average Sale Price

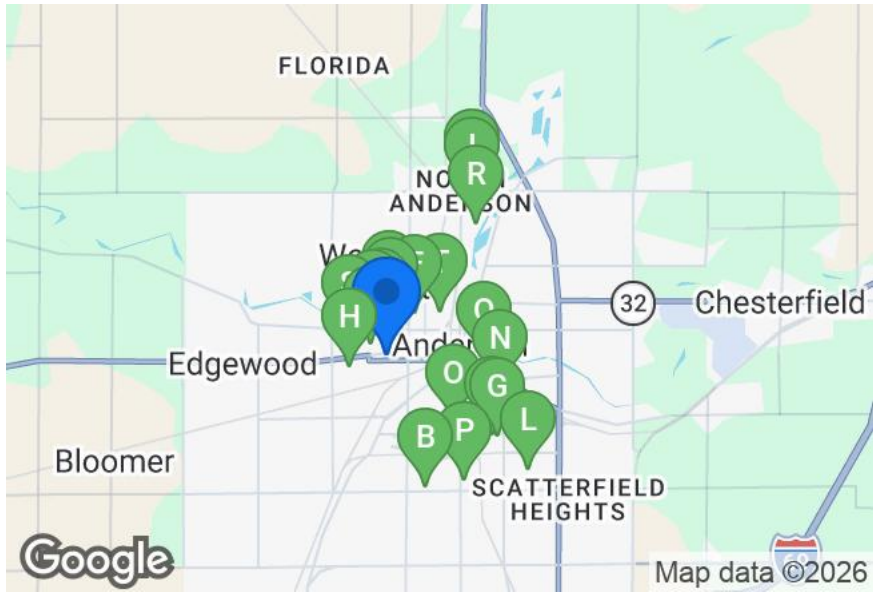
**$ 137,800 ($ 80/sq.ft.)**

$ 18,000 - $ 239,900

$ 10/sq.ft. - $ 137/sq.ft.

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

**$ 105,000**




| | Property | Distance | Similarity | Type | Beds | Baths | Sq.Ft. | Sale Price | Sale Date |
|---|---|---|---|---|---|---|---|---|---|
| | 1408 W 13th St<br>Anderson, IN 46016 | 0 mi | 100% | House<br>Built 1920 | 3 | 1 | 1,319 | - | - |
| A | 1324 W 4th St<br>Anderson, IN 46016 | 0.62 mi | 90.9% | House<br>Built 1910 | 3 | 1 | 1,898 | $ 106,111<br>$ 56/sq.ft. | 08/04/2026<br>35 Days Ago |
| B | 351 W 37th St<br>Anderson, IN 46013 | 1.89 mi | 90.0% | House<br>Built 1940 | 3 | 2 | 1,438 | $ 171,599<br>$ 119/sq.ft. | 08/07/2026<br>32 Days Ago |
| C | 1626 W 8th St<br>Anderson, IN 46016 | 0.4 mi | 89.9% | House<br>Built 1941 | 3 | 2 | 1,736 | $ 18,000<br>$ 10/sq.ft. | 07/21/2026<br>49 Days Ago |
| D | 2024 Crystal St<br>Anderson, IN 46012 | 2.55 mi | 89.9% | House<br>Built 1949 | 3 | 1 | 1,599 | $ 60,600<br>$ 38/sq.ft. | 08/20/2026<br>19 Days Ago |
| E | 717 E 29th St<br>Anderson, IN 46016 | 1.82 mi | 89.1% | House<br>Built 1924 | 3 | 1 | 1,408 | $ 113,050<br>$ 80/sq.ft. | 05/21/2026<br>110 Days Ago |
| F | 820 W 5th St<br>Anderson, IN 46016 | 0.67 mi | 88.7% | House<br>Built 1896 | 3 | 1 | 1,776 | $ 82,600<br>$ 47/sq.ft. | 05/29/2026<br>102 Days Ago |
| G | 2917 Mckinley St<br>Anderson, IN 46016 | 1.87 mi | 87.6% | House<br>Built 1923 | 3 | 1 | 1,504 | $ 206,286<br>$ 137/sq.ft. | 05/13/2026<br>118 Days Ago |
| H | 1513 Dewey St<br>Anderson, IN 46016 | 0.53 mi | 87.1% | House<br>Built 1949 | 3 | 1 | 2,000 | $ 137,349<br>$ 69/sq.ft. | 06/05/2026<br>95 Days Ago |
| I | 1902 Crystal St<br>Anderson, IN 46012 | 2.45 mi | 86.7% | House<br>Built 1917 | 3 | 1 | 1,408 | $ 119,900<br>$ 85/sq.ft. | 05/06/2026<br>125 Days Ago |
| J | 1634 W 11th St<br>Anderson, IN 46016 | 0.25 mi | 86.5% | House<br>Built 1925 | 3 | 1 | 2,050 | $ 158,573<br>$ 77/sq.ft. | 05/20/2026<br>111 Days Ago |

| | Property | Distance | Similarity | Type | Beds | Baths | Sq.Ft. | Sale Price | Sale Date |
|---|---|---|---|---|---|---|---|---|---|
| K | 1315 W 5th St<br>Anderson, IN 46016 | 0.51 mi | 85.9% | House<br>Built 1890 | 3 | 1 | 1,736 | $ 40,000<br>$ 23/sq.ft. | 03/18/2026<br>174 Days Ago |
| L | 3502 Hamilton Pl<br>Anderson, IN 46013 | 2.5 mi | 85.8% | House<br>Built 1925 | 3 | 1 | 1,554 | $ 202,825<br>$ 131/sq.ft. | 05/19/2026<br>112 Days Ago |
| M | 1507 W 7th St<br>Anderson, IN 46016 | 0.39 mi | 84.2% | House<br>Built 1910 | 2 | 2 | 1,784 | $ 124,911<br>$ 70/sq.ft. | 07/16/2026<br>54 Days Ago |
| N | 2007 Columbus Ave<br>Anderson, IN 46016 | 1.63 mi | 83.7% | House<br>Built 1898 | 2 | 1 | 1,902 | $ 133,000<br>$ 70/sq.ft. | 08/10/2026<br>29 Days Ago |
| O | 2619 Meridian St<br>Anderson, IN 46016 | 1.31 mi | 83.4% | House<br>Built 1890 | 4 | 2 | 1,652 | $ 99,168<br>$ 60/sq.ft. | 07/21/2026<br>49 Days Ago |
| P | 130 Elva St<br>Anderson, IN 46013 | 2.01 mi | 82.7% | House<br>Built 1946 | 2 | 1 | 1,624 | $ 146,300<br>$ 90/sq.ft. | 06/15/2026<br>85 Days Ago |
| Q | 1414 Ohio Ave<br>Anderson, IN 46016 | 1.33 mi | 82.5% | House<br>Built 1912 | 3 | 3 | 1,954 | $ 170,850<br>$ 87/sq.ft. | 07/13/2026<br>57 Days Ago |
| R | 247 Plum St<br>Anderson, IN 46012 | 2.15 mi | 80.8% | House<br>Built 1949 | 3 | 1 | 1,906 | $ 192,052<br>$ 101/sq.ft. | 04/02/2026<br>159 Days Ago |
| S | 2102 W 9th St<br>Anderson, IN 46016 | 0.58 mi | 80.7% | House<br>Built 1910 | 4 | 2 | 1,980 | $ 233,710<br>$ 118/sq.ft. | 06/26/2026<br>74 Days Ago |
| T | 233 W 4th St<br>Anderson, IN 46016 | 0.94 mi | 77.6% | House<br>Built 1890 | 4 | 1 | 1,931 | $ 239,900<br>$ 124/sq.ft. | 03/13/2026<br>179 Days Ago |

# Recent Comparable Rental Listings

Average Listed Rent

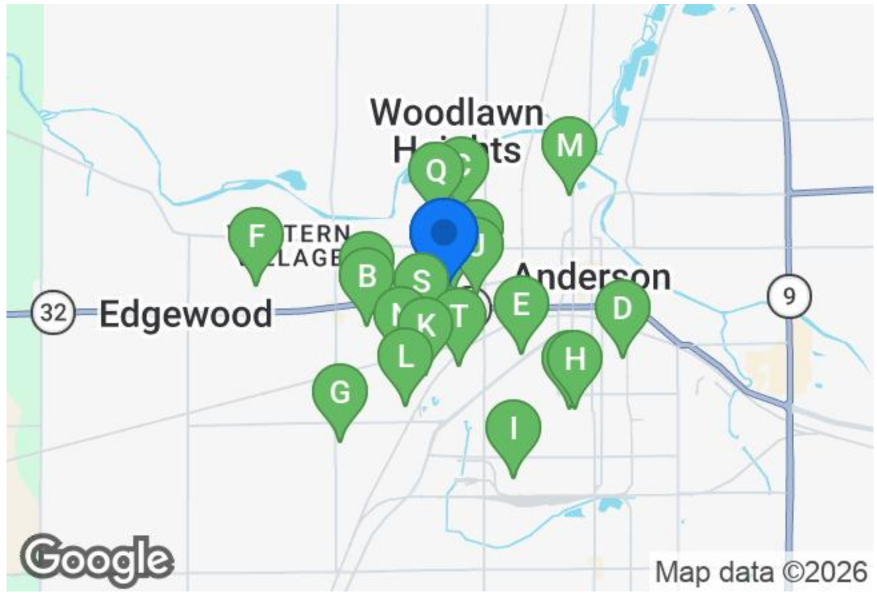
**$ 1,190 ($ 1/sq.ft.)**

$ 795 - $ 1,600

$ 0.70/sq.ft. - $ 1.29/sq.ft.

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

**$ 1,320**




| | Property | Distance | Similarity | Type | Beds | Baths | Sq.Ft. | Listed Rent | Last Seen |
|---|---|---|---|---|---|---|---|---|---|
| | 1408 W 13th St<br>Anderson, IN 46016 | 0 mi | 100% | House<br>Built 1920 | 3 | 1 | 1,319 | - | - |
| A | 1307 Nichol Ave<br>Anderson, IN 46016 | 0.07 mi | 99.8% | House | 3 | 1 | 1,324 | $ 1,275<br>$ 0.96/sq.ft. | 09/08/2026<br>Today |
| B | 1532 Walton St<br>Anderson, IN 46016 | 0.57 mi | 98.7% | House | 3 | 1 | 1,342 | $ 1,100<br>$ 0.82/sq.ft. | 02/25/2026<br>195 Days Ago |
| C | 1212 W 5th St<br>Anderson, IN 46016 | 0.56 mi | 97.9% | House<br>Built 1952 | 3 | 1 | 1,252 | $ 1,295<br>$ 1.03/sq.ft. | 06/18/2026<br>82 Days Ago |
| D | 1916 Pearl St<br>Anderson, IN 46016 | 1.29 mi | 97.4% | House | 3 | 1 | 1,290 | $ 1,100<br>$ 0.85/sq.ft. | 01/20/2026<br>231 Days Ago |
| E | 1824 Fairview St<br>Anderson, IN 46016 | 0.66 mi | 97.4% | House | 3 | 1 | 1,232 | $ 1,050<br>$ 0.85/sq.ft. | 02/26/2026<br>194 Days Ago |
| F | 2916 W 12th St<br>Anderson, IN 46011 | 1.29 mi | 97.1% | House<br>Built 1950 | 3 | 1 | 1,271 | $ 1,295<br>$ 1.02/sq.ft. | 05/05/2026<br>126 Days Ago |
| G | 2413 W 27th St<br>Anderson, IN 46016 | 1.23 mi | 96.6% | House<br>Built 1948 | 3 | 1 | 1,240 | $ 1,600<br>$ 1.29/sq.ft. | 01/13/2026<br>238 Days Ago |
| H | 2420 Jackson St<br>Anderson, IN 46016 | 1.18 mi | 96.3% | House | 3 | 1 | 1,214 | $ 1,200<br>$ 0.99/sq.ft. | 07/18/2026<br>52 Days Ago |
| I | 3104 Sheridan St<br>Anderson, IN 46016 | 1.33 mi | 96.3% | House | 3 | 1 | 1,225 | $ 1,250<br>$ 1.02/sq.ft. | 09/08/2026<br>Today |
| J | 1024 W 13th St<br>Anderson, IN 46016 | 0.22 mi | 95.9% | House<br>Built 1890 | 3 | 1 | 1,560 | $ 1,099<br>$ 0.70/sq.ft. | 02/03/2026<br>217 Days Ago |

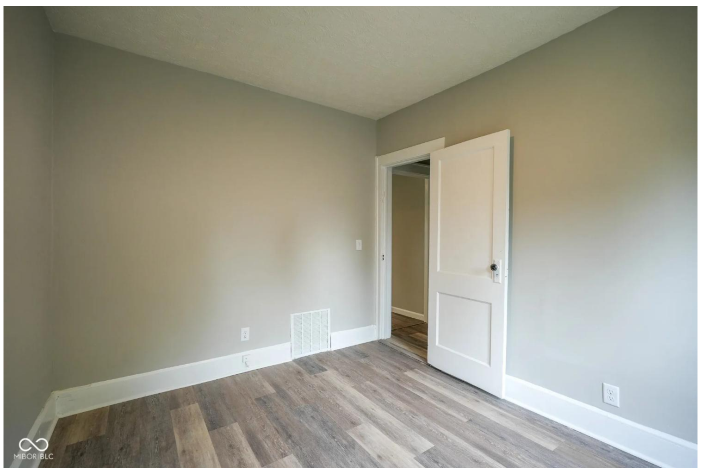
| | Property | Distance | Similarity | Type | Beds | Baths | Sq.Ft. | Listed Rent | Last Seen |
|---|---|---|---|---|---|---|---|---|---|
| K | 1535 W 21st St<br>Anderson, IN 46016 | 0.56 mi | 95.7% | House | 3 | 1 | 1,131 | $ 1,050<br>$ 0.93/sq.ft. | 03/03/2026<br>189 Days Ago |
| L | 2307 Arrow Ave<br>Anderson, IN 46016 | 0.8 mi | 95.7% | House<br>Built 1941 | 3 | 1.5 | 1,280 | $ 1,500<br>$ 1.17/sq.ft. | 09/01/2026<br>7 Days Ago |
| M | 231 Jackson St<br>Anderson, IN 46016 | 1.09 mi | 95.3% | House | 3 | 1 | 1,510 | $ 1,250<br>$ 0.83/sq.ft. | 08/22/2026<br>17 Days Ago |
| N | 1728 W 20th St<br>Anderson, IN 46016 | 0.55 mi | 95.1% | House | 3 | 1 | 1,100 | $ 1,290<br>$ 1.17/sq.ft. | 02/11/2026<br>209 Days Ago |
| O | 1404 Walton St<br>Anderson, IN 46016 | 0.54 mi | 95.0% | House<br>Built 1940 | 3 | 1 | 1,090 | $ 995<br>$ 0.91/sq.ft. | 05/18/2026<br>113 Days Ago |
| P | 2419 Jackson St<br>Anderson, IN 46016 | 1.15 mi | 95.0% | House<br>Built 1900 | 3 | 1 | 1,140 | $ 1,195<br>$ 1.05/sq.ft. | 07/28/2026<br>42 Days Ago |
| Q | 1433 W 5th St<br>Anderson, IN 46016 | 0.52 mi | 94.2% | House<br>Built 1900 | 3 | 1 | 1,045 | $ 1,299<br>$ 1.24/sq.ft. | 02/16/2026<br>204 Days Ago |
| R | 1025 W 11th St<br>Anderson, IN 46016 | 0.25 mi | 93.9% | House | 3 | 1 | 1,004 | $ 1,250<br>$ 1.25/sq.ft. | 09/08/2026<br>Today |
| S | 1621 W 16th St<br>Anderson, IN 46016 | 0.29 mi | 93.5% | House | 3 | 1 | - | $ 795 | 01/07/2026<br>244 Days Ago |
| T | 1219 W 20th St<br>Anderson, IN 46016 | 0.49 mi | 93.5% | House | 3 | 1 | 1,000 | $ 999<br>$ 1/sq.ft. | 07/26/2026<br>44 Days Ago |

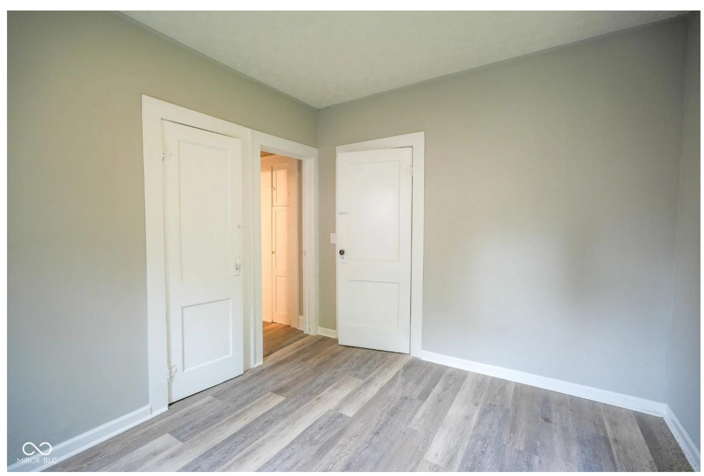
# Property Photos





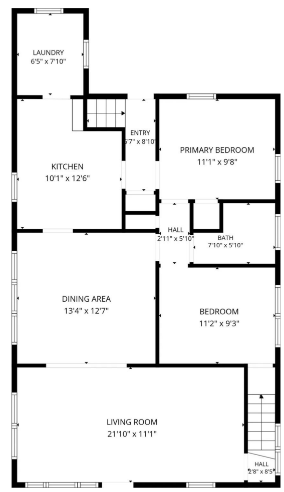


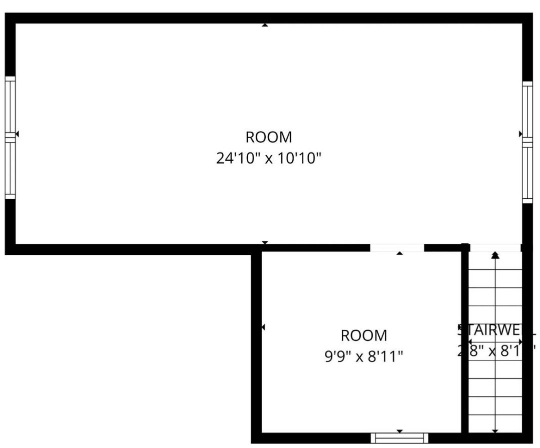



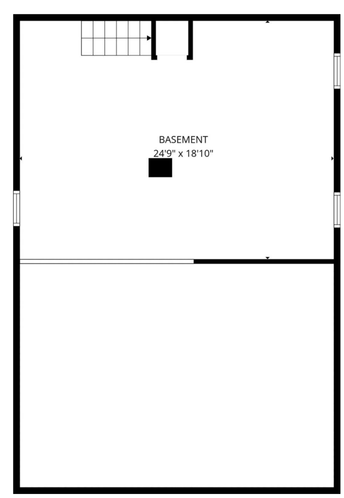









LAUNDRY
6'5" x 7'10"
ENTRY
5'7" x 8'10"
PRIMARY BEDROOM
11'1" x 9'8"
KITCHEN
10'1" x 12'6"
HALL
2'11" x 5'10"
BATH
7'10" x 5'10"
DINING AREA
13'4" x 12'7"
BEDROOM
11'2" x 9'3"
LIVING ROOM
21'10" x 11'1"
HALL


ROOM
24'10" x 10'10"
ROOM
9'9" x 8'11"


BASEMENT
24'9" x 18'10"

# Additional Information

Nicely updated 3/1 with good living space. Spacious bedroom on second level. All new LVP flooring throughout. Complete rewire, new furnace/AC, and updated fixtures throughout. Great basement storage area and detached garage really give options! Property is tenanted through August of 2027 @ $1250/month. Great investment opportunity for the right buyer!

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### DATA SOURCES

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

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