14040 E Jackson St

Investment Property - Buy & Hold

14040 E Jackson St, Parker City, IN 47368
House · 3 Beds · 1 Baths · 1,982 Sq.Ft.

3bed 1 bath 1 car garage located in Parker City, Indiana

$ 189,900 Purchase Price · **$ 189,900** ARV
$ 51,273 Cash Needed · **$ 555/mo** Cash Flow · **7.9%** Cap Rate · **13%** COC

Prepared by:

The Homeboys



Property Description

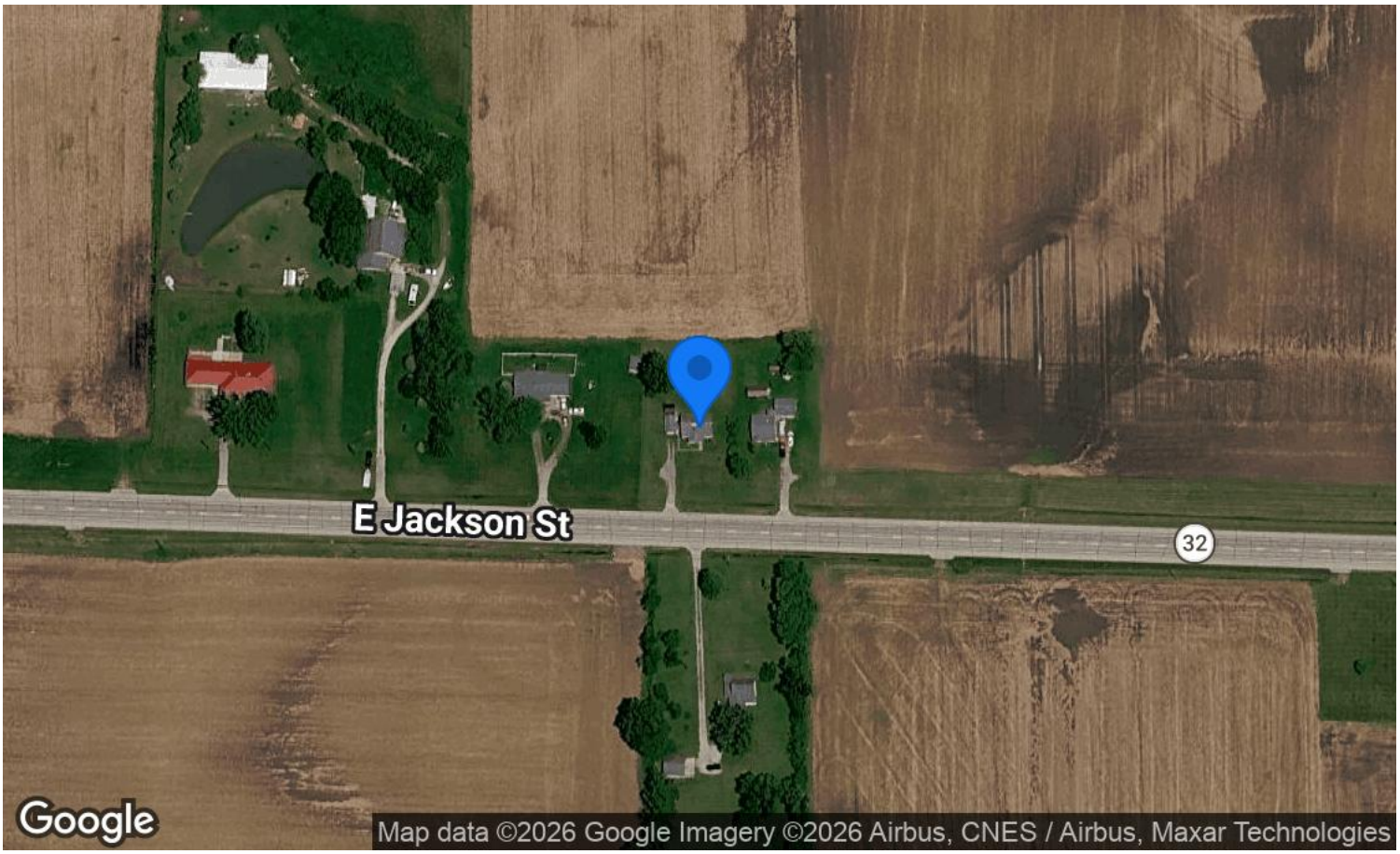
ADDRESS

14040 E Jackson St
Parker City, IN 47368

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 1 BA
Square Footage:	1,982
Year Built:	1940
Parking:	Garage
Lot Size:	15,246 sq.ft.
Zoning:	Single Family Residential





Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		$ 189,900
Amount Financed:	-	$ 142,425
Down Payment:	=	$ 47,475
Purchase Costs:	+	$ 3,798
Rehab Costs:	+	$ 0
Total Cash Needed:	=	**$ 51,273**
After Repair Value:		$ 189,900
ARV Per Square Foot:		$ 95.8
Price Per Square Foot:		$ 95.8

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	4.25%
Financing Of:	Price (75%)
Loan Amount:	$ 142,425
LTC / LTV:	75% / 75%
Loan Payment:	$ 701 Per Month
	$ 8,408 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7.9% / 7.9%
Cash on Cash Return:	13%
Return on Equity:	11.6%
Return on Investment:	2%
Internal Rate of Return:	2%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.21
Equity Multiple:	1.02
Break Even Ratio:	61.1%
Debt Coverage Ratio:	1.79
Debt Yield:	10.6%

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:	$ 11,500

PURCHASE COSTS

Total (2% of Price):	**$ 3,798**

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:		$ 1,550	$ 18,600
Vacancy (3%):	-	$ 47	$ 558
Other Income:	+	$ 0	$ 0
Operating Income:	=	$ 1,503	$ 18,042
Operating Expenses (16.4%):	-	$ 247	$ 2,964
Net Operating Income:	=	$ 1,256	$ 15,078
Loan Payments:	-	$ 701	$ 8,408
Cash Flow:	**=**	**$ 555**	**$ 6,670**

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	$ 118	$ 1,410
Insurance:	$ 68	$ 810
Maintenance:	$ 62	$ 744
Capital Expenditures:	$ 0	$ 0
HOA Fees:	$ 0	$ 0
Utilities:	$ 0	$ 0
Landscaping:	$ 0	$ 0
Accounting & Legal Fees:	$ 0	$ 0
Total:	**$ 247**	**$ 2,964**

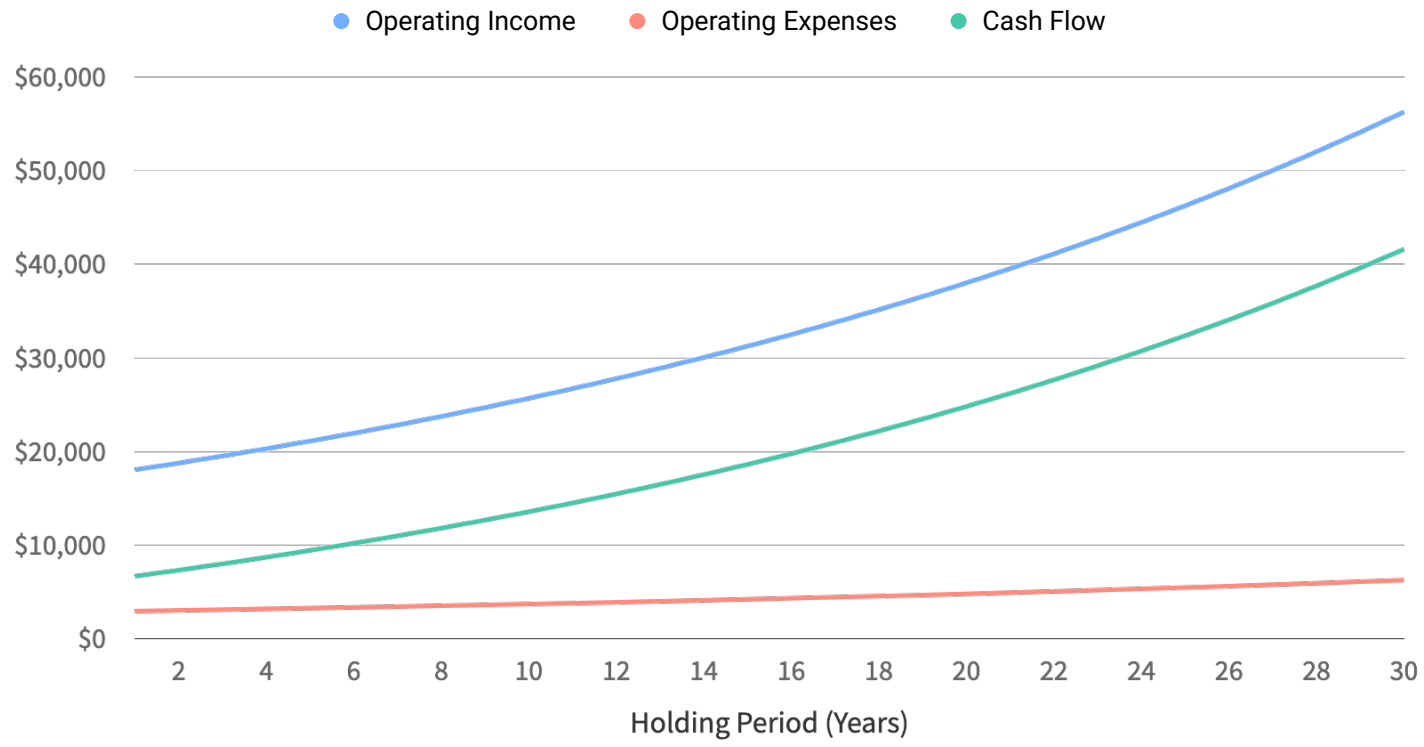
Buy & Hold Projections

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

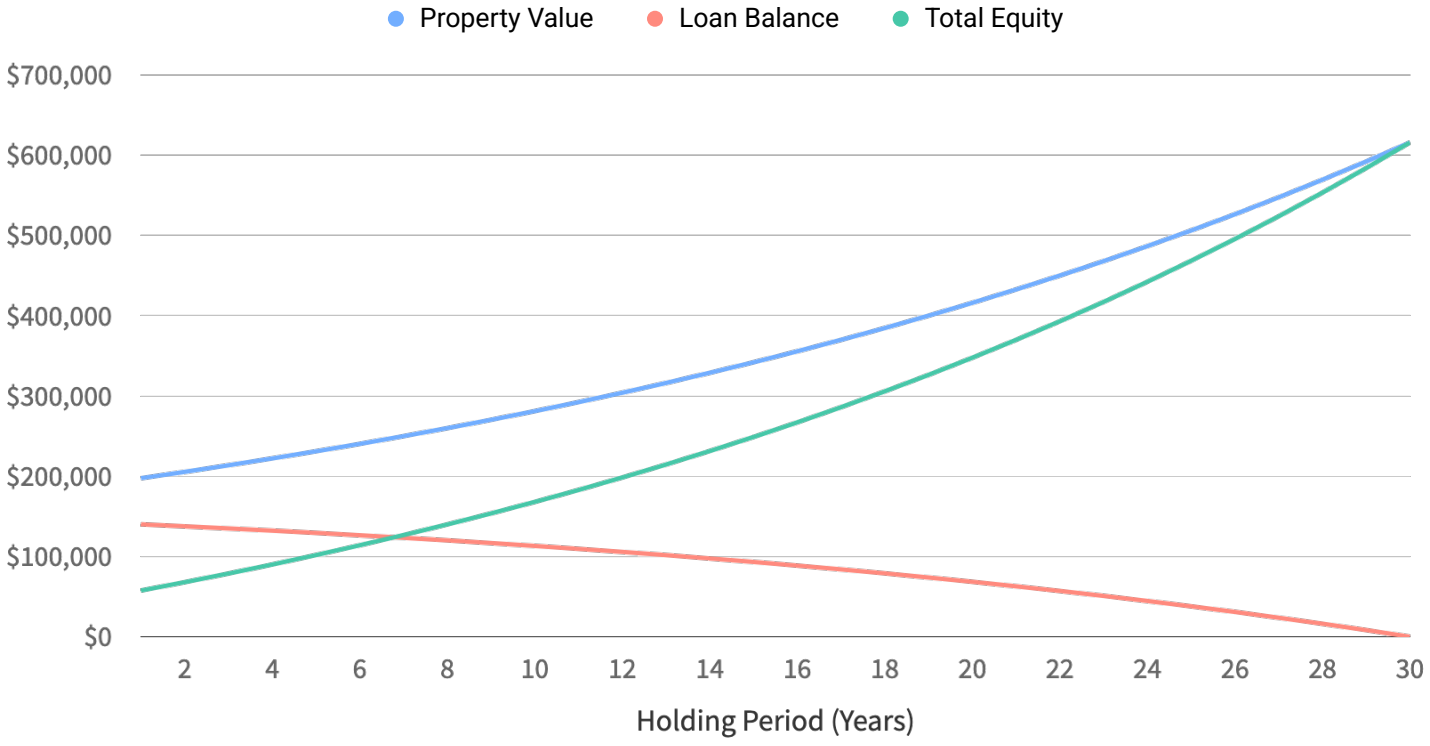
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME							
Gross Rent:	$ 18,600	$ 19,344	$ 20,118	$ 21,759	$ 26,474	$ 39,187	$ 58,007
Vacancy:	- $ 558	- $ 580	- $ 604	- $ 653	- $ 794	- $ 1,176	- $ 1,740
Vacancy Rate:	3%	3%	3%	3%	3%	3%	3%
Other Income:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 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:	$ 1,410	$ 1,438	$ 1,467	$ 1,526	$ 1,685	$ 2,054	$ 2,504
Insurance:	+ $ 810	+ $ 826	+ $ 843	+ $ 877	+ $ 968	+ $ 1,180	+ $ 1,438
Property Management:	N/A	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
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:	**= $ 2,964**	**= $ 3,038**	**= $ 3,115**	**= $ 3,273**	**= $ 3,712**	**= $ 4,801**	**= $ 6,262**
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:	- $ 2,964	- $ 3,038	- $ 3,115	- $ 3,273	- $ 3,712	- $ 4,801	- $ 6,262
Expense Ratio:	16.4%	16.2%	16%	15.5%	14.5%	12.6%	11.1%
Net Operating Income:	= $ 15,078	= $ 15,726	= $ 16,399	= $ 17,833	= $ 21,968	= $ 33,210	= $ 50,005
Loan Payments:	- $ 8,408	- $ 8,408	- $ 8,408	- $ 8,408	- $ 8,408	- $ 8,408	- $ 8,408
Cash Flow:	**= $ 6,670**	**= $ 7,318**	**= $ 7,991**	**= $ 9,425**	**= $ 13,560**	**= $ 24,802**	**= $ 41,597**
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	$ 2,964	$ 3,038	$ 3,115	$ 3,273	$ 3,712	$ 4,801	$ 6,262
Loan Interest:	+ $ 6,007	+ $ 5,903	+ $ 5,794	+ $ 5,563	+ $ 4,890	+ $ 3,031	+ $ 190
Depreciation:	+ $ 6,625	+ $ 6,625	+ $ 6,625	+ $ 6,625	+ $ 6,625	+ $ 6,625	+ $ 0
Total Deductions:	**= $ 15,596**	**= $ 15,566**	**= $ 15,534**	**= $ 15,461**	**= $ 15,228**	**= $ 14,458**	**= $ 6,452**

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION							
Property Value:	$ 197,496	$ 205,396	$ 213,612	$ 231,042	$ 281,098	$ 416,094	$ 615,921
Appreciation:	4%	4%	4%	4%	4%	4%	4%
Loan Balance:	- $ 140,024	- $ 137,519	- $ 134,905	- $ 129,333	- $ 113,147	- $ 68,397	- $ 0
LTV Ratio:	70.9%	67%	63.2%	56%	40.3%	16.4%	-
Total Equity:	**= $ 57,472**	**= $ 67,877**	**= $ 78,707**	**= $ 101,709**	**= $ 167,951**	**= $ 347,697**	**= $ 615,921**
SALE ANALYSIS							
Equity:	$ 57,472	$ 67,877	$ 78,707	$ 101,709	$ 167,951	$ 347,697	$ 615,921
Selling Costs (6%):	- $ 11,850	- $ 12,324	- $ 12,817	- $ 13,863	- $ 16,866	- $ 24,966	- $ 36,955
Sale Proceeds:	= $ 45,622	= $ 55,553	= $ 65,890	= $ 87,847	= $ 151,085	= $ 322,731	= $ 578,966
Cumulative Cash Flow:	+ $ 6,670	+ $ 13,988	+ $ 21,979	+ $ 40,097	+ $ 99,293	+ $ 293,004	+ $ 627,861
Total Cash Invested:	- $ 51,273	- $ 51,273	- $ 51,273	- $ 51,273	- $ 51,273	- $ 51,273	- $ 51,273
Total Profit:	**= $ 1,019**	**= $ 18,268**	**= $ 36,596**	**= $ 76,671**	**= $ 199,105**	**= $ 564,462**	**= $ 1,155,554**
INVESTMENT RETURNS							
Cap Rate (Purchase Price):	7.9%	8.3%	8.6%	9.4%	11.6%	17.5%	26.3%
Cap Rate (Market Value):	7.6%	7.7%	7.7%	7.7%	7.8%	8%	8.1%
Cash on Cash Return:	13%	14.3%	15.6%	18.4%	26.4%	48.4%	81.1%
Return on Equity:	11.6%	10.8%	10.2%	9.3%	8.1%	7.1%	6.8%
Return on Investment:	2%	35.6%	71.4%	149.5%	388.3%	1,100.9%	2,253.7%
Internal Rate of Return:	2%	17.4%	21.8%	23.9%	23.3%	21.6%	20.9%
FINANCIAL RATIOS							
Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	10.62	10.62	10.62	10.62	10.62	10.62	10.62
Equity Multiple:	1.02	1.36	1.71	2.5	4.88	12.01	23.54
Break Even Ratio:	61.1%	59.2%	57.3%	53.7%	45.8%	33.7%	25.3%
Debt Coverage Ratio:	1.79	1.87	1.95	2.12	2.61	3.95	5.95
Debt Yield:	10.8%	11.4%	12.2%	13.8%	19.4%	48.6%	-

Cash Flow Over Time



Equity Over Time



Property Photos











Additional Information

A wonderful opportunity featuring classic character, generous outdoor space, and convenient small-town charm. Welcome to 14040 E Jackson Street Nestled in a quiet and welcoming Parker City neighborhood, this inviting property offers a fantastic blend of comfort, space, and potential. A great property to expand your investment portfolio in a great location with easy access to local amenities, this address presents an incredible value proposition.

Property Highlights:
Versatile Living Space: Featuring a well-proportioned layout designed for comfortable everyday living.
Generous Lot Size: Situated on a manageable 0.35-acre parcel (approx. 15,246 sq. ft.), providing plenty of room for outdoor entertaining, gardening, or weekend relaxation.
Convenient Parking: Includes a functional 1-car garage offering secure vehicle parking or extra storage space.
Established Neighborhood Character: Built in 1940, the home blends timeless mid-century appeal with endless customization potential to make it truly your own.
Location & Community Perks:Small-Town Serenity: Enjoy the quiet, tight-knit community feel of Parker City while remaining close to surrounding conveniences.
Accessible Education: Conveniently located within reach of local educational options, including nearby schools such as Selma Elementary, Selma Middle, and Wapahani High School.
Commuter Friendly: Quick access to nearby regional corridors makes commuting to neighboring towns and employment hubs straightforward and stress-free.

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