



INVESTOR
DECK

INDIANAPOLIS HOMES

8-11%+ Cap Rate
Turn-key Single Family
Rentals

INDIANAPOLIS, IN

TFSPROPERTIES.COM
TEL: 626-551-4326



TFS Properties, Inc. is a California licensed Real Estate Broker | DRE: #01963354



OUR CALIFORNIA TEAM



MAC GRAHAM

Principal Broker

DRE: 00636872



RUSTY TWEED

President

DRE: 01956794



EDWARD WENG

Vice President

DRE: 02007124



MICHAEL MAK

Associate

DRE: 02069152



BIONKA CHI

Associate

DRE: 02096826



SUSIE LEE

Associate

DRE: 02090226



CLINTON LU

Marketing
Manager



JULIE TRIEU

Administrative
Assistant



OUR SAN MARINO OFFICE

2060 Huntington Dr. Suite #1
San Marino, CA 91108
Tel: (626) 551-4326

TFSPROPERTIES.COM





LOCATION



- Top-15 Market
- Diverse Economic Base
- Nearby Colleges
- Capital City
- Pro-landlord State



NOTABLE FACTS

- Overall Cost of housing in Indianapolis is **19% lower than the national average**
- Indianapolis is home to SIX professional sports teams
- Several major interstates surround and intersect the city, making it easy to travel out-of-state
- With the rising operating costs of the east and west coasts, many tech companies like Salesforce are opening satellite operations in Indy



ACTUAL HOMES SOLD



SOLD: 4120 PATRICIA ST | \$80,000



Solid Indianapolis Rental in the Eagledale area. This property is a 3 bedroom, 1 bath home, and is in a nice, quiet neighborhood. Complete with a fenced-in backyard and 1 car garage. Nice area off garage for summer cook outs! Mature trees offer lots of shade and an established look to the property. Newly rehabbed fresh paint and other updates throughout! This charming home is close to schools, shopping, dining, parks & more!

SINGLE FAMILY RENTALS

Price: \$60,000 - \$150,000

±800-1500 SF (Approx.)

BEDROOMS: 2-4

BATHROOMS: 1-2

YEAR BUILT: 1950-2000

YEAR RENOVATED: 2019

- Fully-Rehabbed Single Family Rentals (SFR)
- Updated Features, Including:
 - Roof
 - HVAC
 - Electricity
 - Paint
 - Cabinets
 - Tiles / Flooring
 - Plumbing
 - & More



INVESTMENT OVERVIEW

1 Home @ \$80,000

\$ 80,000

10 Homes @ \$80,000 ea.

\$ 800,000

	Per Year	Per Month		Per Year	Per Month
<u>Gross Income</u>	\$10,800	\$900	<u>Gross Income</u>	\$108,000	\$9,000
<u>Expenses</u>			<u>Expenses</u>		
Insurance	\$525	\$44	Insurance	\$5,250	\$440
Taxes (est.)	\$936	\$78	Taxes (est.)	\$9,360	\$780
Management (9%)	\$972	\$81	Management (9%)	\$9,720	\$810
Vacancy Factor (5%)	\$540	\$45	Vacancy Factor	\$5,400	\$450
Total Expenses:	\$2,973	\$248	Total Expenses:	\$58,450	\$4,533
<u>Net Total:</u>	\$7,827	\$487	<u>Net Total:</u>	\$78,270	\$4,870

CAP RATE 9.78%

CAP RATE 9.78%



CONCLUSION

- LIMITED INVENTORY AVAILABLE
- SUITABLE FOR **IRA / ROTH-IRA / 401K ROLLOVER & 1031 EXCHANGE**
- **8-11%** NET INCOME STREAMS
- FULLY-REHABBED, LITTLE DEFERRED MAINTENANCE
- OVER 1200+ HOMES UNDER MANAGEMENT

WHILE EVERY EFFORT HAS BEEN MADE IN GOOD FAITH TO INSURE THE ACCURACY OF THE NUMBERS, CALCULATIONS AND PARTICULARS CONTAINED IN THESE PROJECTIONS, THE CONCLUSIONS ARE DEPENDENT ON FUTURE EVENTS AND MAY BE AFFECTED POSITIVELY OR NEGATIVELY BY CHANGES IN ECONOMIC CONDITIONS, GOVERNMENTAL REGULATIONS AND OTHER CIRCUMSTANCES BEYOND THE CONTROL OF TFS PROPERTIES, INC. & MT TX2 MOBILE HOMES, LLC. NEITHER GUARANTEES NOR WARRANTS THE INFORMATION AND PROJECTIONS CONTAINED IN THIS AND RELATED MATERIALS NOR ASSUMES ANY RESPONSIBILITIES FOR ANY ADVERSE CONSEQUENCES, NOR IMPLIES ANY IMPUTED PARTICIPATION IN ANY POSITIVE RESULTS THAT MAY OCCUR AS A RESULT OF THE FINANCIAL PROJECTIONS BEING AT VARIANCE FROM ACTUAL FINAL RESULTS.

