



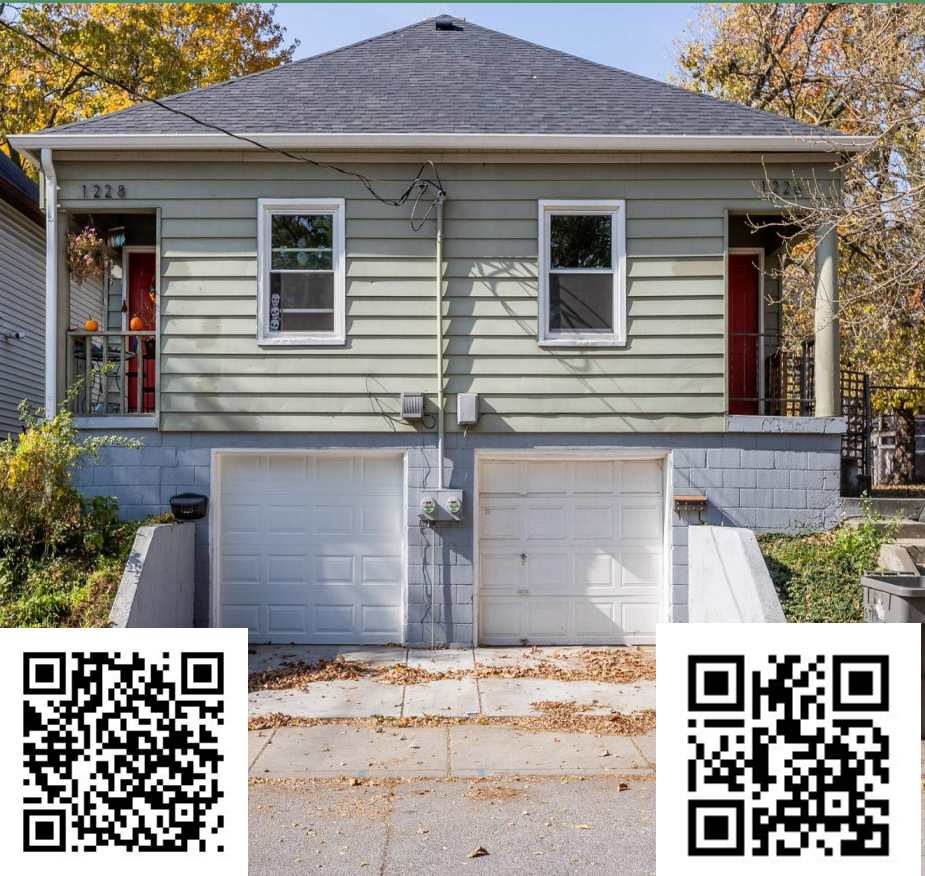
ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



INDIANAPOLIS, INDIANA



**3 DUPLEXES
PACKAGE
FOR SALE**

8.32% CAP RATE
\$97,380 Annual Rent

\$844,000





Executive Summary

Property	Price	Yearly Rent	Taxes
4632 Bertrand	\$169,000	\$29,100	\$3,989
1226 St. Paul	\$306,000	\$26,640	\$5,880
8201 Old Farm	\$369,000	\$41,640	\$4,660
	\$844,000	\$97,380	\$14,529



1226 SAINT PAUL ST, INDIANAPOLIS, IN 46203



8201 OLD FARM LN, INDIANAPOLIS, IN 46214



Executive Summary

Presenting a prime investment opportunity: a package of three duplexes totaling six units, strategically located in sought-after neighborhoods throughout Indianapolis. Designed with discerning Class-A tenants in mind, each unit has been renovated to the highest standards—no corners cut, and no substandard materials used.

ALL 6 Units are leased, this package provides a solid cash flow with a 8.32% cap rate, even after factoring in management, maintenance, taxes, and insurance. With annual rents at approximately \$97,380 and room for future rent increases, this property promises long-term stability and growth.

This is more than just an asset—it's a reliable, high-performing portfolio addition that could support a pathway to retirement. Seize this opportunity to invest in a cash-generating powerhouse.

Indianapolis Map





**4632 BERTRAND RD,
INDIANAPOLIS, IN 46222**

\$169,000

Property Summary

4632 BERTRAND RD, INDIANAPOLIS, IN 46222

Offering Price	\$169,000
Property Type	Residential
Building Size	980 SF
Lot Size	6,665 SF (0.15 Acre)
Stories	1
Structural Framing	Wood and Steel
Year Built	1955
Parcel No.	46-06-19-112-163.000-901
Zoning	D5

TAXES

Tax Year	Total Taxes
2023	\$3,989.70
2022	\$3,671.34
2021	\$2,703.68
2020	\$1,454.26
Monthly Rent - Unit A	\$1,375.00
Monthly Rent - Unit B	\$1,050.00
Building Type	Duplex
Utilities	Tenant Pays



Exterior Photos

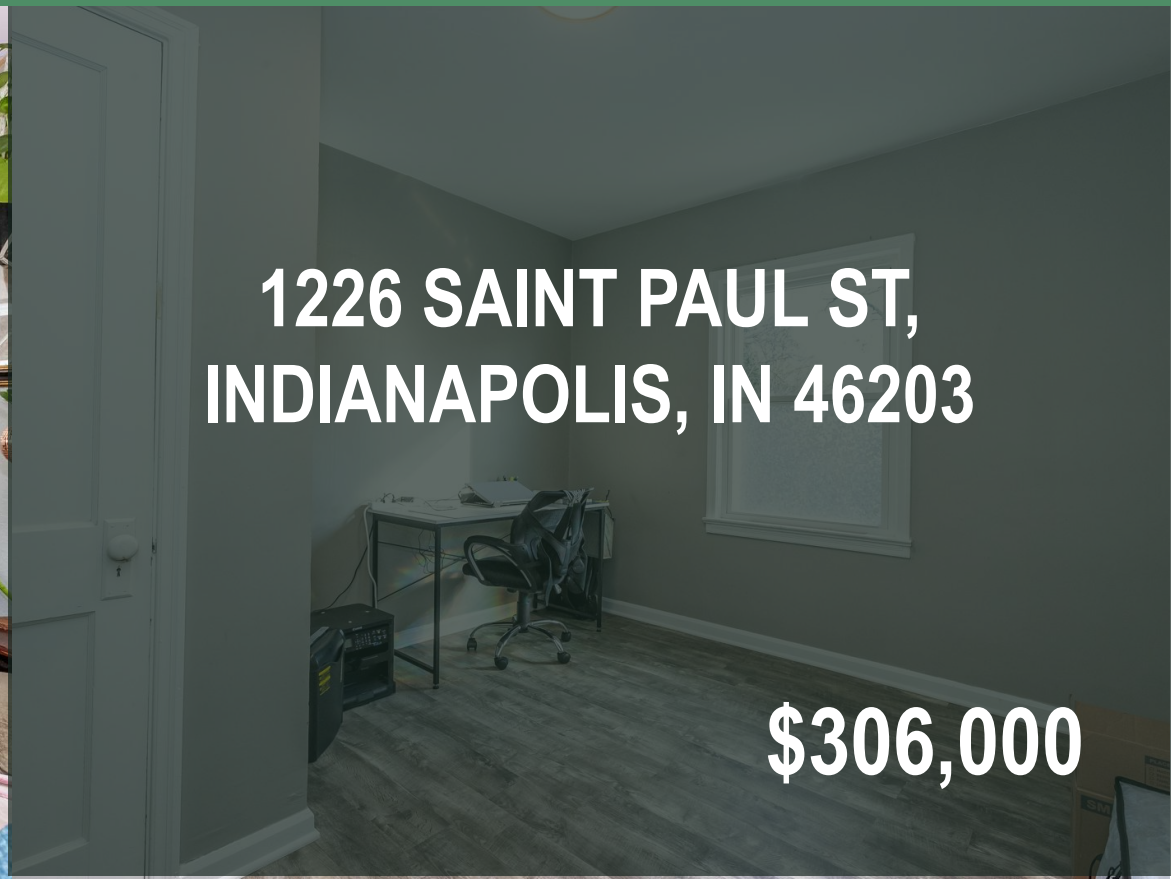


Interior Photos - Unit A



Interior Photos - Unit B





**1226 SAINT PAUL ST,
INDIANAPOLIS, IN 46203**

\$306,000

Property Summary

1226 SAINT PAUL ST, INDIANAPOLIS, IN 46203

Offering Price	\$306,000
Property Type	Residential
Building Size	770 SF
Lot Size	5,227 SF (0.12 Acre)
Stories	1
Structural Framing	Wood and Steel
Year Built	1943
Parcel No.	49-10-18-173-009.000-101
Zoning	D5

TAXES

Tax Year	Total Taxes
2023	\$5,880.20
2022	\$5,460.98
2021	\$4,842.18
2020	\$2,331.90
Monthly Rent - Unit 1226	\$1,225.00
Monthly Rent - Unit 1228	\$995.00
Building Type	Duplex
Utilities	Tenant Pays



Exterior Photos



Interior Photos - Unit 1226



Interior Photos - Unit 1228





8201 OLD FARM LN,
INDIANAPOLIS, IN 46214

\$369,000

Property Summary

8201 OLD FARM LN, INDIANAPOLIS, IN 46214

Offering Price	\$369,000
Property Type	Residential
Building Size	943 SF
Lot Size	10,803 SF (0.25 Acre)
Stories	1
Structural Framing	Wood and Steel
Year Built	1975
Parcel No.	49-05-34-103-003.000-900
Zoning	I3

TAXES

Tax Year	Total Taxes
2023	\$4,660.28
2022	\$4,533.80
2021	\$3,448.48
2020	\$3,993.88
Monthly Rent - Unit 8201	\$1,750.00
Monthly Rent - Unit 8203	\$1,720.00
Building Type	Duplex
Utilities	Tenant Pays



Exterior Photos



Interior Photos - 8201



AREA OVERVIEW

INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 892,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct cultural districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

More than 517,000 Employees in Six Key Industries

- ° Logistics | 109,000 Employees | Express Scripts, Amazon, and FedEx
- ° Manufacturing | 88,000 Employees | Allison Transmission, Nice Pak, and Red Gold
- ° Information Technology | 22,000 Employees
- ° Life Sciences | 21,000 Employees | Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- ° Agribusiness | 16,000 Employees | Elanco, Beck's Hybrids, and AgReliant Genetics
- ° Sports | 16,000 Employees | NCAA Headquarters and Indianapolis Motor Speedway



DUPLEX PACKAGE

INDIANAPOLIS, INDIANA

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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