




ANNIE SCOTT REALTY GROUP  
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



**9 UNIT RENTAL PACKAGE  
IN GREENFIELD, IN  
FOR SALE**

**7% CAP RATE**  
**\$80,400 Annual Rent**

**\$630,000**



203 N PENNSYLVANIA ST, GREENFIELD, IN 46140



## Executive Summary

Property	Rent	Taxes	Insurance
306 N State	\$23,760	\$3,474	\$1,212
216 E Lincoln	\$20,700	\$2,758	\$876
203 N Pennsylvania	\$35,940	\$4180	\$1,348
<b>Total</b>	<b>\$80,400</b>	<b>\$10,412</b>	<b>\$3,436</b>



306 N STATE ST, GREENFIELD, IN 46140






216 E LINCOLN ST, GREENFIELD, IN 46140



# Executive Summary




Seize this rare opportunity to acquire **three fully rented residential properties** in the heart of Greenfield, Indiana! With **9 total units**, this package delivers **immediate cash flow, minimal management hassle, and strong appreciation potential** in one of Indiana's fastest-growing markets.

-  **203 N Pennsylvania St., Greenfield, IN 46140 – Quadplex (4 Units)**
-  **306 N State St., Greenfield, IN 46140 – Triplex (3 Units)**
-  **216 E Lincoln St., Greenfield, IN 46140 – Duplex (2 Units)**

## Investment Highlights:

- ✓ **100% Occupied & Turnkey** – All tenants are thoroughly screened, financially stable, and qualified.
- ✓ **Strong Rental Income** – Generating **\$80,400/year** in rents with potential for increases.
- ✓ **High Cap Rate (~7%)** – A fantastic return for a cash buyer.
- ✓ **Low Expenses** – Utilities run approximately **\$14,000 per year** for all three properties.
- ✓ **Diverse Investment Strategies** – Rent, flip, or hold—this portfolio is **built for flexibility**.
- ✓ **Package Deal Savings** – **Buy all three properties together for the best value!**

 **Tours are available after proof of financing and funds have been verified. Secure this cash-flowing, low-maintenance investment today!**



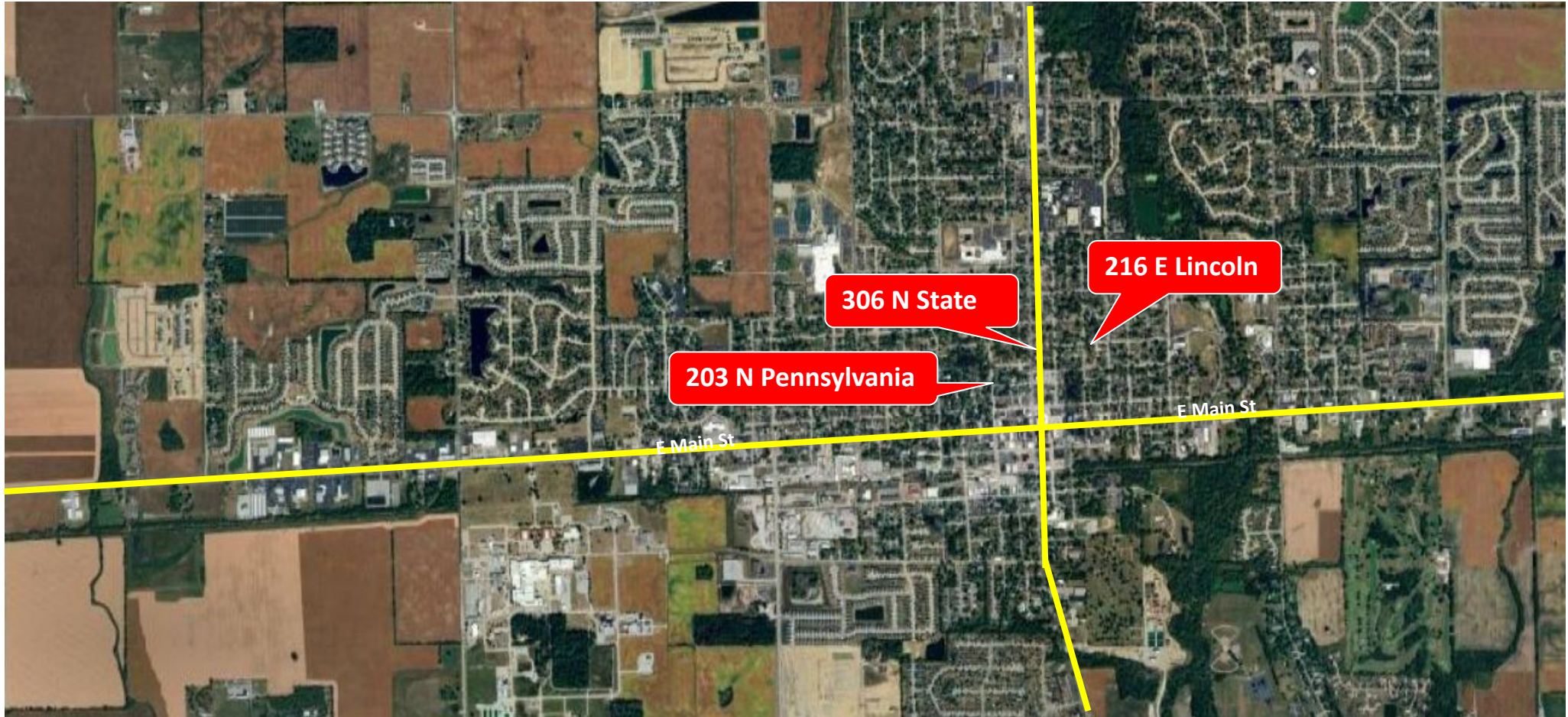
# Greenfield Map

Greenfield is a **hotspot for real estate investors** thanks to its **booming development, increasing home values, and strong rental demand**. Greenfield's population has surged, with **Hancock County growing over 75% since 1990** and continuing to expand.

**New Housing Demand** – Single-family building permits in the area **jumped 29%** in the last year, signaling a thriving housing market.

**Economic Expansion** – Employment in Greenfield grew by **3.58% from 2021 to 2022**, showing a robust job market. (Data USA)

With **strong appreciation potential, rising demand, and a prime location**, Greenfield is a **goldmine for investors** looking for **stable cash flow and long-term gains**.







**203 N PENNSYLVANIA ST,  
GREENFIELD, IN 46140**



# Property Summary

## 203 N PENNSYLVANIA ST, GREENFIELD, IN 46140

Property Type	Residential
Building Size	2,888 SF
Lot Size	8,712 SF (0.2 Acre)
Stories	2
Structural Framing	Wood and Steel
Year Built	1950
Parcel No.	30-07-32-401-050.000-009
Zoning	Multi-family
Building Type	Quadplex

## TAXES

Tax Year	Total Taxes
2023	\$4,180.00
2022	\$3,338.00
2021	\$3,276.00
2020	\$3,278.00
Monthly Rent - Unit 1	\$950.00
Monthly Rent - Unit 2	\$695.00
Monthly Rent - Unit 3	\$650.00
Monthly Rent - Unit 4	\$700.00





# Exterior Photos





# Interior Photos - Unit 1





# Interior Photos - Unit 2





# Interior Photos - Unit 3





# Interior Photos - Unit 4







306 N STATE ST, GREENFIELD,  
IN 46140



# Property Summary

## 306 N STATE ST, GREENFIELD, IN 46140

Property Type	Residential
Building Size	3,113 SF
Lot Size	7,449 SF (0.17 Acre)
Stories	1.5
Structural Framing	Wood and Steel
Parcel No.	30-07-32-401-003.004-009
Zoning	Multi-family
Building Type	Triplex

## TAXES

Tax Year	Total Taxes
2023	\$3,474.00
2022	\$3,308.00
2021	\$3,214.00
2020	\$3,154.00
Monthly Rent - Unit A	\$680.00
Monthly Rent - Unit B	\$650.00
Monthly Rent - Unit C	\$650.00





# Exterior Photos





# Interior Photos - Unit 1





# Interior Photos - Unit 2





# Interior Photos - Unit 3







216 E LINCOLN ST,  
GREENFIELD, IN 46140



# Property Summary

## 216 E LINCOLN ST, GREENFIELD, IN 46140

Property Type	Residential
Building Size	2,326 SF
Lot Size	9,365 SF (0.22 Acre)
Stories	1.5
Structural Framing	Wood
Parcel No.	30-07-32-403-054.000-009
Zoning	Multi-Family
Building Type	Duplex

## TAXES

Tax Year	Total Taxes
2023	\$2,758.00
2022	\$2,626.00
2021	\$1,838.00
2020	\$1,762.00
Monthly Rent - Unit 1	\$950.00
Monthly Rent - Unit 2	\$775.00
Utilities	Tenant Pays





# Exterior Photos





# Interior Photos - Unit 1





# Interior Photos - Unit 2





# AREA OVERVIEW

## GREENFIELD, IN

Greenfield is a charming city located in Hancock County, just east of Indianapolis. Known for its small-town feel with easy access to big-city amenities, Greenfield is a great place to live, work, and visit.

### ECONOMY

Greenfield has a strong and diverse economy, driven by manufacturing, healthcare, and logistics. Major employers include Elanco Animal Health, which specializes in animal pharmaceuticals, and Keihin North America, a leading manufacturer in the automotive industry. The city's proximity to Indianapolis makes it attractive for commuters and businesses looking for a strategic location with lower operating costs.

### TOURISTS ATTRACTIONS

- Riley Home Museum & Park – The childhood home of poet James Whitcomb Riley, featuring historical exhibits and a scenic park.
- Hawk's Tail Golf Course – A well-maintained golf course offering a relaxing experience for locals and visitors.
- Beckenholdt Park – A peaceful nature park with walking trails, a fishing pond, and picnic areas.
- Greenfield Historic District – A walkable area with charming architecture, local shops, and restaurants.
- Pennsy Trail – A scenic trail perfect for walking, biking, and enjoying nature.





# RESIDENTIAL PACKAGE

## GREENFIELD, INDIANA

EXCLUSIVELY LISTED BY:



**Annie Scott**

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

Email: [annie.scott@talktotucker.com](mailto:annie.scott@talktotucker.com)

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