



INTEGRITY REALTY GROUP

REAL ESTATE & AUCTION SERVICES

INVESTMENT OPPORTUNITY

Multi-Family For Sale

BRAND-NEW 4-UNIT INVESTMENT

1218, 1222, 1226 & 1230 South 13½ Street · Terre Haute, Indiana

8.4%
PROJECTED
CAP RATE



GRANITE KITCHENS



SPACIOUS LIVING AREAS



DESIGNER TILE BATHS

INVESTMENT SNAPSHOT

List Price (All 4 Units)	\$475,000
Price Per Unit	\$118,750
Projected Rent (Per Unit/Mo.)	\$1,250
Gross Potential Rent (Annual)	\$60,000
Less Vacancy Reserve (5%)	-\$3,000
Effective Gross Income	\$57,000
Est. Operating Expenses*	-\$17,100
Net Operating Income	\$39,900

WHY THIS IS A SMART BUY

- ✓ New construction means no deferred maintenance — lower repairs, lower surprises for years to come
- ✓ Individually metered units — tenants pay their own electric, keeping owner expenses down and NOI up
- ✓ Granite counters, designer tile, and easy-care vinyl plank flooring attract quality, long-term tenants
- ✓ Four self-contained 2BR/1BA units diversify income — one vacancy is never zero cash flow



NEW CONSTRUCTION
Built recent · low upkeep



GRANITE COUNTERS
All 4 kitchens



2 BED / 1 BATH
Per unit · 4 units total



INDIVIDUALLY METERED
Tenant pays electric



VINYL PLANK FLOORING
Throughout common areas



DESIGNER TILE BATHS
Accent tile in tub surround

*Projected figures for illustration only. Taxes are not yet assessed (new construction); operating expense estimate (30% of effective gross income) covers estimated taxes, insurance, and reserves. Vacancy assumed at 5%. Buyers should verify all figures during due diligence.



DELMAR W. WAGLER

"Delmar is Your Investment Consultant"

Listing Agent · Integrity Realty Group

☎ 812-787-2683 · ✉ delmar@integrityrealtygroup.net



SCAN TO VIEW LISTING