

INVESTOR DECK

INDIANAPOLIS Homes

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

INDIANAPOLIS, IN

TFSPROPERTIES.COM TEL: 626-551-4326





OUR CALIFORNIA TEAM





OUR SAN MARINO OFFICE

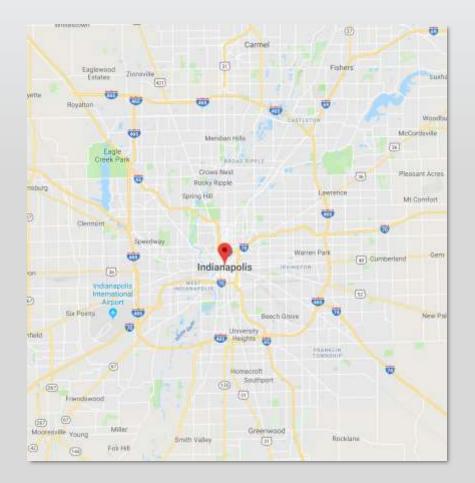
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LOCATION



- 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-ofstate
- 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

<u>+</u>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 TES 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.

