

# Property Details

CONTROL: Exclusive VALUE: \$250,000  
LOAN: \$0  
EQUITY: \$250,000

TITLE: Development Land Indianapolis  
TYPE: Land

HAVE: Development land. Most likely to be approved is residential but other uses are possible.

ADDRESS: 4600 Georgetown Rd, Indianapolis, Indiana

BENEFITS TO NEW OWNER: Development land. Seller will carry or exchange into your deal.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$262  
NOI: \$-262  
DEBT SERVICE: \$0  
CASH FLOW: \$-262  
CAP RATE: 0.00%



BENEFITS SOUGHT: cashflow

MOTIVATION: high

CAN ADD: A residential lot, ready to build, Dollar Tree & Family Dollar.

REMARKS: Asset is in a self-directed IRA.

OWNER: Bauman

COUNSELOR: Stephan Kline  
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