

FOR SALE

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103 S Main St,  
Brownsville, IN 47325

**\$250,000**



Front of property

- 5 Apartments
- 100% Occupied
- Stable Revenue

- Individual Backyards
- Easily visible



Rear of property

All information and estimates are obtained from sources deemed reliable and in no way represent Epique Realty, Aldeen Realty, nor Diaa Aldeen Almalahi. Verifying all information is your responsibility independently.

Diaa Almalahi

260.610.5313

AldeenRealty.com

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- Parking on site
- Quiet Neighborhood



Rear of Property



Community Park

- Community Park
- Fishing nearby
- Trails nearby

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### Property

Property Address	103 S Main St, Brownsville, IN 47325
County	Union
Township	Brownsville
Parcel Number	81-06-18-103-003.073-001

### Property Information

Property Type	Multi-family
Area Size	0.47 AC

### Sale Information

Sale	\$250,000 at closing
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**Interested? Call for more information!**

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# Brownsville Apartments

## Income & Expense Breakdown

### Income

Description	Gross	Annual Amount
Rental Income		\$44,280.00

### Expenses

Expense Category	Annual Amount
Utilities (Gas, Electric, Water/Sewer, Trash)	\$12,537.32
Insurance	\$1,800.00
Property Taxes	\$1,560.00
Miscellaneous / Repairs	\$3,000.00
Total Operating Expenses	\$18,897.32

## Net Operating Income (NOI)

\$25,382.68 Annually

## Value-Add Opportunities

- **Rent Increases:** Four units are currently rented below market, presenting an opportunity for gradual rent increases upon lease renewal.
- **Utility Transfer:** Utilities are currently landlord-paid. Transferring electric, gas, and/or water to tenant responsibility would significantly reduce operating expenses.
- **Utility Chargebacks:** Alternatively, implementing a RUBS or utility chargeback system would allow recovery of utility costs while maintaining competitive rents.
- **Expense Optimization:** Ongoing maintenance efficiencies and vendor renegotiations can further improve cash flow.