

BUY & HOLD · MULTI-FAMILY

Rockport, Indiana New Construction Duplexes

911-915 Court Street · Southern Indiana · Built 2026

Brand-new 2026-built duplex delivering immediate cash flow, a strong cap rate, and long-term equity growth in a stable Southern Indiana market — tenant-ready from day one with zero rehab costs.

PROJECT HIGHLIGHTS

- 2 units · 2,768 Sq.Ft. total · 3 Bed / 2.5 Bath each
- New construction — built 2026, zero deferred maintenance
- \$454,900 purchase price · 75% LTV financing available
- \$799/mo cash flow · 6.9% cap rate · 8.1% cash-on-cash
- \$118,274 total cash needed (25% down + closing costs)
- Garage parking · HOA-managed community
- \$1,625/mo gross rent per unit (\$3,250 combined)

🎯 Target Tenants: Local families & working professionals

WHY THIS INVESTMENT

TURNKEY ASSET

No rehab, no capital reserves needed, and full depreciation benefit from day one

STABLE MIDWEST MARKET

Low cost basis supports durable rent-to-value ratios and recession-resistant demand

STRONG DEBT COVERAGE

1.44x DCR at purchase on 30-year fixed at 4.99%, growing to 3.1x over the hold period

LONG-TERM WEALTH

\$1.1M projected property value and \$721K cumulative cash flow over 30 years

INVESTMENT SUMMARY

METRIC	VALUE
Purchase Price	\$454,900
Total Cash Needed	\$118,274
Gross Monthly Rent (2 units)	\$3,250
Monthly Cash Flow (Year 1)	\$799
Annual NOI (Year 1)	\$31,542
Cap Rate	6.9%