

EXCLUSIVE OFFERING

NINE MULTI-FAMILY PROPERTIES PURDUE UNIVERSITY 26 UNITS / 47 BEDS



JARED C. FAGAN
President / Broker

765.491.1614
jared@nostervilla.com

D. MATTHEW POOLE
Vice President / Broker

765.418.9512
matt@nostervilla.com

BRIAN L. MCDOWELL
Senior Sales Agent

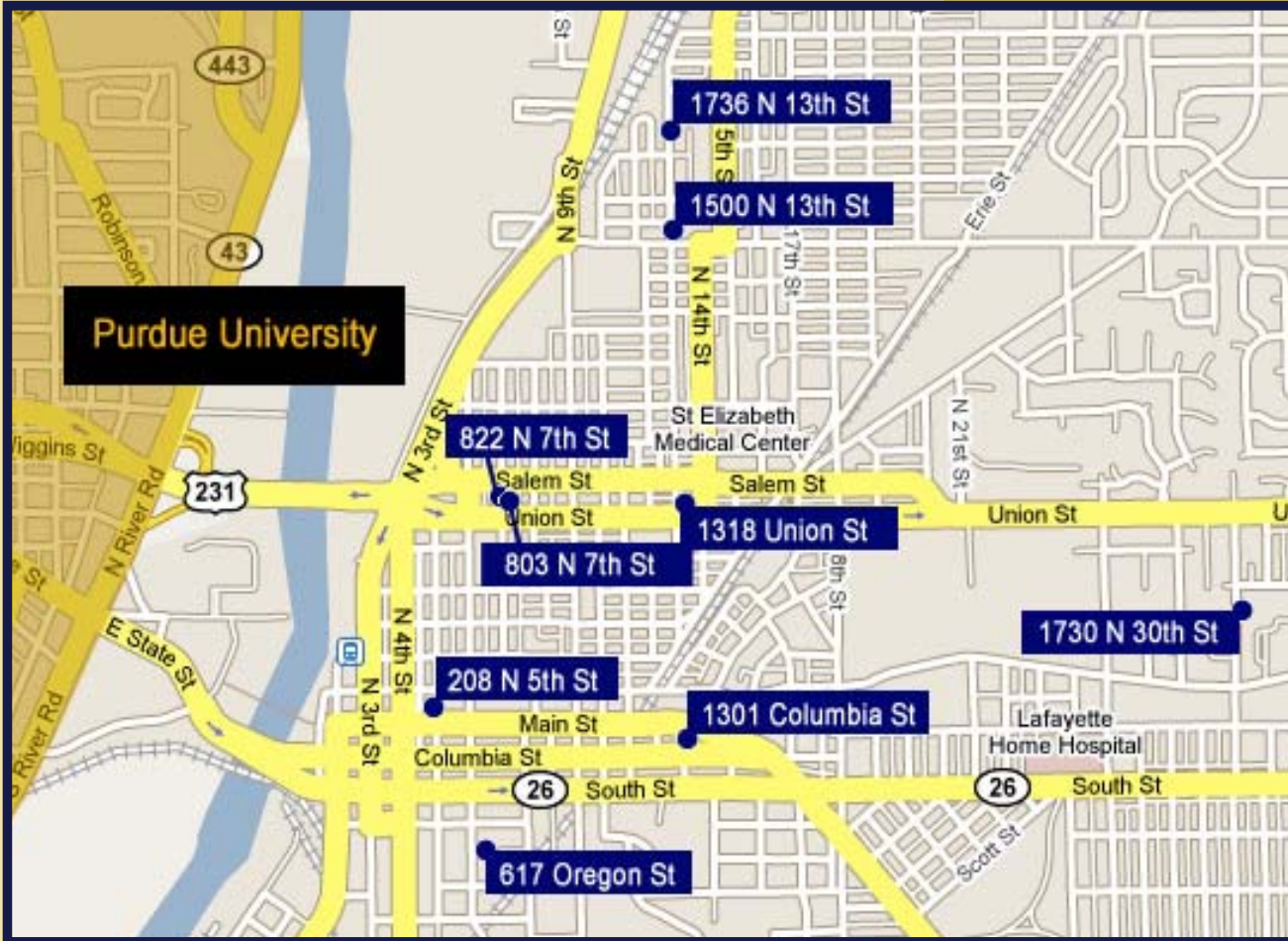
765.714.9441
brian@nostervilla.com

NICOLE E. GEORGE
Property Management

765.337.8121
nicole@nostervilla.com

**NOSTER
VILLA INC.**
REAL ESTATE INVESTMENTS
& BROKERAGE FIRM

ph. 765.742.3400 fax 765.742.0330
816 Main Street Lafayette, Indiana 47901



Address	Price	Units
1500 N 13th St	\$ 150,000.00	4
1736 N 13th St	\$ 57,000.00	1
803 N 7th St	\$ 120,000.00	3
822 N 7th St	\$ 80,000.00	2
1316-1318 Union St	\$ 69,900.00	2
208- 214 5th St	\$ 157,800.00	4
1730 N 30th St	\$ 130,000.00	4
1301 Columbia St	\$ 105,000.00	3
617 Oregon St	\$ 95,000.00	2
	\$ 964,700.00	26



PURDUE UNIVERSITY HIGHLIGHTS

- Student Population 39,000
- University-owned beds, approximately 11,000
- Ratio of students to University-owned beds - 28%
- No limit on number of persons per single-family home
- Free CityBus for all students



Noster Villa, Inc.
www.nostervilla.com
 ph. 765.742.3400 fax 765.742.0330
 816 Main Street Lafayette, Indiana 47901

9 Multi-Family Properties (26 units) - Lafayette, Ind.

		per Unit	Monthly	Annual	Price \$
					964,700.00
Units (1 Bdrm)		\$ 394.00	\$ 3,690.00	\$ 44,280.00	
Units (2 Bdrm)	11	\$ 475.00	\$ 6,120.00	\$ 73,440.00	
Units (3 Bdrm)	2	\$ 533.00	\$ 1,595.00	\$ 19,140.00	
Gross Income	22	\$ 1,402.00	\$ 11,405.00	\$ 136,860.00	
Less Vacancy	5.00%	\$ (70.10)	\$ (570.25)	\$ (6,843.00)	
Effective Gross Income		\$ 1,331.90	\$ 10,834.75	\$ 130,017.00	
Operating Expenses					
Taxes	2.06%	\$ (63.83)	\$ (1,659.63)	\$ (19,915.60)	
Insurance	0.75%	\$ (22.17)	\$ (576.34)	\$ (6,916.08)	
Property	6.00%	\$ (84.12)	\$ (684.30)	\$ (8,211.60)	
Water & Sewage		\$ (29.17)	\$ (758.39)	\$ (9,100.68)	
Total Operating		\$ (199.29)	\$ (3,678.66)	\$ (44,143.96)	
Net Operating Income (NOI)		\$ 1,132.61	\$ 7,156.09	\$ 85,873.04	
Financing Information					
Loan Amount				\$ 771,760.00	
	APR	Amort Yrs	% Down	Down Amt	
	5.000%	25	20.00%	\$ 192,940.00	
Payment Amount		\$ (172.80)	\$ (44,92.91)	\$ (53,914.94)	
CASH FLOW (Less Debt Service)		\$ 959.81	\$ 2,663.18	\$ 31,958.10	
Ratios & Measures					
Cost Per Unit				\$ 37,103.85	
Capitalization Rate (CAP)				8.902%	
Gross Rent Multiplier (GRM)				7.049	
Cash on Cash Return (COCR)				16.564%	
Debt Service Coverage (DSC)				1.552	

INVESTMENT OVERVIEW

This portfolio of multi-family homes is located within 3 miles of Purdue University campus. All properties are on or near Campus Bus Lines.

These properties share a competitive advantage over houses located in the city of West Lafayette. West Lafayette Housing and Zoning Codes has set limits on the number of persons permitted per unit. Only one family or three unrelated individuals is allowed per unit. The city of Lafayette has no restrictions on the number of persons per unit.

Increased demand... Lending will continue to tighten, reducing home ownership, this will increase the prices paid for rent and increasing the demand for rental property in the area.

Lafayette's local market continues to remain strong because of Purdue University and the strong job base which includes worldwide companies; Alcoa, Caterpillar, Fairfield Manufacturing, Wabash National, Subaru, Eli Lilly, TRW.

Indiana Department of Workforce Development shows Tippecanoe County had an unemployment rate of 4.5 percent in September, which is a full 2% below the national average.

NOSTER VILLA INC.

REAL ESTATE INVESTMENTS
& BROKERAGE FIRM

816 Main Street
Lafayette, IN. 47901
ph. (765) 742-3400
fax (765) 742-0330
www.nostervilla.com

ATTENTION REAL ESTATE INVESTORS

CALL 765-742-3400 - TO LEARN WHY NOW IS THE TIME TO BUY

- Interest rates on investment properties now as low as 5.00%
- Invest in real estate to supplement retirement income
- Learn how to use retirement income to invest in real estate tax free
- Buyers' market – great time to buy
- During an inflationary time invest in items with real intrinsic value: real estate, gold, silver, etc.
- Perfect circumstances for investing in rental properties
- Professional property management service offered (this may allay fears of owning rental properties)

NOSTER VILLA INC.

REAL ESTATE INVESTMENTS
& BROKERAGE FIRM

816 Main Street
Lafayette, IN. 47901
ph. (765) 742-3400 | fax (765) 742-0330
www.nostervilla.com

JARED C. FAGAN
President / Broker
765.491.1614
jared@nostervilla.com

D. MATTHEW POOLE
Vice President / Broker
765.418.9512
matt@nostervilla.com

NICOLE E. GEORGE
Property Management
765.337.8121
nicole@nostervilla.com