



Multi-Family

Media: 6

BLC#: 21030327 **Status:** Active
County: MARION
Lt: 39.781 **Ln:** -86.127
Address: 933 WOODRUFF PL E DR
Legal: WOODRUFF PLACE N1/2 L172 **Sec:**
Town: INDIANAPOLIS **Twp:** Center NE
ConstStat: Resale/Previously Occupied
Tax Year Paid: 2010 **Tax Exempt:** HmTxEx, MortTaxEx

Area: 4912 **LP:** \$250,000
Tax ID: MAR1027330
Map: N-9 E-19
Zip: 46201 **Yr Built:** 1890
Lot: 172 **Solid Waste:** Y
School: Indianapolis Public Schools
Occupied Dt:
Semi-Tax: \$900

Misc Unit Information

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$910	M	7	9	1.5	Y	N	2	1,397	LR 15x14	MB 15x12	LR 15x14	MB 15x12
2	\$910	M	7	3	1.5	Y	N	2	1,397	GR	2B 12x09	GR	2B 12x09
3									0	FR	3B 11x09	FR	3B 11x09
4									0	DR 14x12	4B	DR 14x12	4B
5									0	KT 15x10	AT 30x20	KT 15x10	
6									0	BK		BK	
7									0	LU		LU	
8									0	Total SqFt: 2,794/Assessor		Conversion: N	
9									0	Total Units: 2			

Directions

From College Av. east on 10th right on Woodruff Pl E Dr. Home on left side of the street.

Property Description

Here is a rare opportunity to live in one side and let the tenant pay a large part of your payment. This building has gone through a major renovation recently leaving BOTH sides updated and in great condition. The kitchens are a pleasant feature with their new cabinetry, loads of counterspace and upgraded appliances. Large front porches offer a great vantage point to enjoy Woodruff Place's landscaping, fountains and statuary. All this just minutes to everything downtown and the Monon!

Description

Architectural Style: Doub-Duplx **Arch Style:** **BldInf:** AlarmSmoke
Levels: **Unit Parking:** OnStreet **Lot Information:** AccAlley, Curbs, Sidewalks, St
Exterior: Wood **Exterior Amen:**
Laundry: ConnAll **Bld Ut:** CableAvail, CableConn, MunStmConn, MunSwrConn
Lot Size: 40x107 **Acres:** <1/4 Acre

Unit 1

Utilities: ClCntrlAir, FuelGas, HeatForced, HotWtrGas
Miscellaneous: Dishwasher, RangeOven, Refrigratr

Unit 2

Utilities: ClCntrlAir, FuelGas, HeatForced, HotWtrGas
Miscellaneous: Dishwasher, RangeOven, Refrigratr

Financial/Association Information

Tenant Pays: AllUtil
Owner Pays: PropTaxes, InsStruc
Operating Expense:
Possible Financing: Conventnl
GOI: \$1,820

Actual Exp: \$0

NOI:

Office Information

Disclosure: **Disclosure Other:** Defects/NN
Insp/Warr: Not Applicable
Possession: Negotiable **CC Buyer Asst:** **SD:**
Listing Firm: Sycamore Group



