



**Multi-Family**

**Media:** 12

**BLC#:** 2820585      **Status:** Active  
**County:** Marion  
**Lt:** 39.821    **Ln:** -86.152  
**Address:** #3551 N WASHINGTON BL  
**Legal:** #JOHNSONS WASH BLVD ADD      **Sec:**  
**Town:** #INDIANAPOLIS      **Twp:** #Center  
**ConstStat:** Resale/Previously Occupied  
**Tax Year Paid:** 2008      **Tax Exempt:** None, MortTaxEx

**Area:** 4912      **LP:** \$325,000 \*  
**Tax ID:** MAR1026788  
**Map:** N-35 E-4  
**Zip:** #46205      **Yr Built:** #1923  
**Lot:** 6      **Solid Waste:** N  
**School:** Indianapolis Public Schools  
**Occupied Dt:**  
**Semi-Tax:** \$1,234

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$1049	M	7	3	1.5	N	Y	1	1,900	LR 16x15	MB 13x12	LR 16x15	MB 13x12
2	\$1099	M	7	3	1.5	N	Y	1	1,900	GR 14x11	2B 13x12	GR 14x11	2B 13x12
3	\$1099	M	7	3	1.5	N	Y	1	1,900	FR	3B 14x9	FR	3B 14x09
4	\$1100	M	7	3	1.5	N	Y	1	1,900	DR	4B	DR 21x12	4B
5	\$500	M	3	1	1.0	Y	N		450	KT 12x10		KT 12x10	
6										0 BK		BK	
7										0 LU		LU	
8										0 Total SqFt:	8,050		Conversion: N
9										0 Total Units:	5		

**Directions**

South of 38th St on Washington Blvd--just north of Meridian Park and just south of Meridian-Kessler

**Property Description**

Great Vintage Stucco 4-Flat on pleasant Wash Blvd. All units have hardwoods, sunrooms, french moldings and original kitchens. Lower-level has 4-car garage w/gdo, common laundry and small 5th unit. Nice rookwood tiled entry. Full rear stairs for all units--leads to a fully floored 3rd level that could be expanded space or storage. Super opportunity for owner occupant.

**Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**

At least 24-48 hours notice and pre-qualification letter necessary to show. BAC for none BLC members will be 1.5%

**Description**

**Architectural Style:** ApartBldg      **Arch Style:** Historic      **BldInf:** FurnNone  
**Levels:** Three      **Unit Parking:** Gar2+Car, GuestPark      **Lot Information:** AccStreet, Busline, Curbs, Side  
**Exterior:** Brick, StuccoStyl      **Exterior Amen:**  
**Laundry:** Common      **Bld Ut:** CableConn, GasConn, MunSwrConn, MunWtrConn, StormSwr  
**Lot Size:** #60 X 163      **Acres:** 1/4-1/2 Acre

**Unit 1**

**Utilities:** FuelGas, HeatHotWtr

**Miscellaneous:** RangeOven, Refrigeratr

**Unit 2**

**Utilities:** FuelGas, HeatHotWtr

**Miscellaneous:** RangeOven, Refrigeratr

**Financial/Association Information**

**Tenant Pays:** InsRenters, NoFees

**Owner Pays:** AllUtil

**Operating Expense:**

**Possible Financing:** Conventnl

**GOI:** \$0      **Actual Exp:** \$0      **NOI:** \$0

**Office Information**

**SYGR01:** Sycamore Group      **OP:** 317-722-4350      **OF:**      **Fdbk Email:**  
**LAg:** 5556 : Joe Everhart      **Pref:** 317-916-1052      **PF:** 317-916-1053      **Show:** 866-275-6289      **Fdbk:** 317-290-4476  
**Team Name:**      **Hm:** 317-916-1052      **Ofc Ext:** 0      **Cell:**      **VM:** 317-290-4476  
**CoAgt/Asst:**      **Pref:**      **Type:** Exclusive Right to Sell      **Dir:**      **Toll:**  
**Con1:**      **Poss:** TentRights      **Var:** N      **Pager:**  
**Con2:**      **Auction Lic#:**      **LD:** 04/08/2008      **BAC:** 3.5  
**Disc:**      **Disc Other:** DEFNN      **XD:** 11/08/2009      **Chg Date:** 10/19/2009  
**Insp/Warr:** Other      **Direct Soliciting:** N      **WD:**      **Entry Date:** 04/08/2008

DOM: 559