

# Indy SFR vs Duplex Deals

The **BIG** opportunity for cash flow in duplex deals and why too many investors miss it.

## Indy SFR



VS.

## Indy Duplex

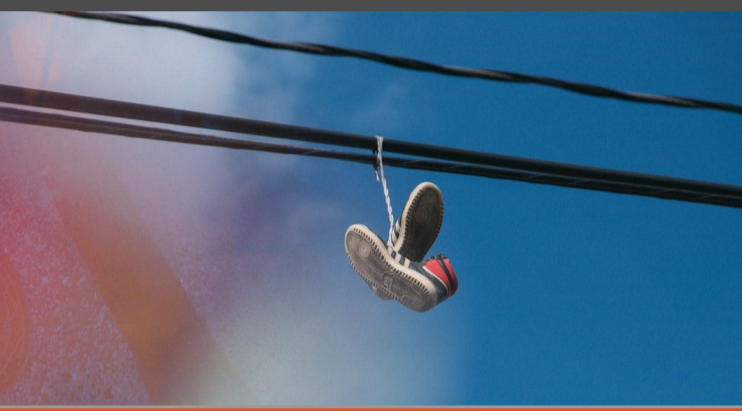


### 1% up to 130K

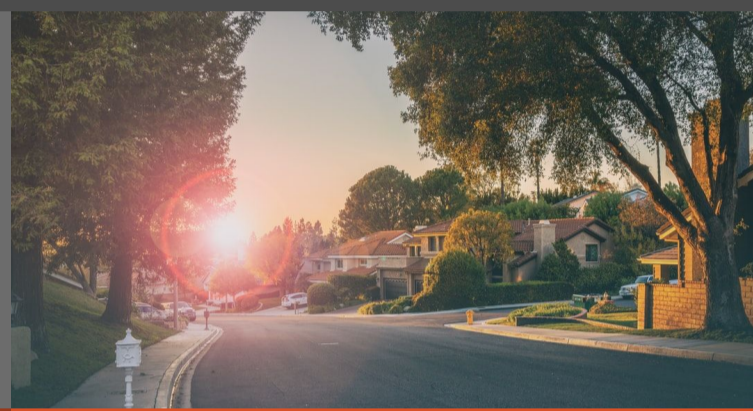
You can find 1% houses in Indy, but usually only up to \$130k or so.

### 1% up to 220K+

You can get a duplex that produces 1% + and go up to about \$220k+.



VS.



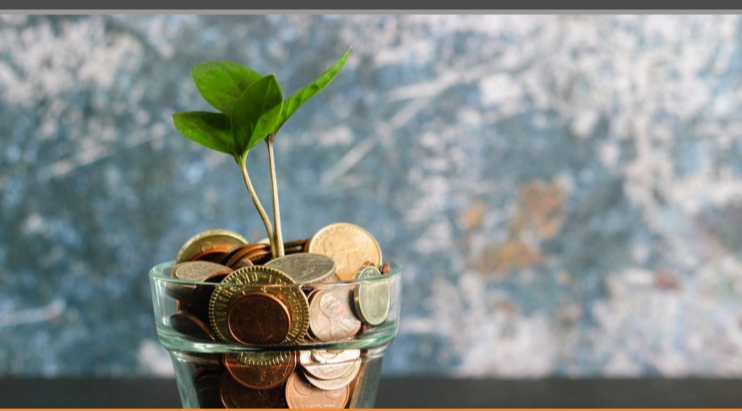
### 1.5%+ only in D

**areas**  
You can only find 1.5% - 2%+ houses in Class C or D areas.



### 1.5%+ in C and B

**areas**  
You can find duplexes that produce well above 1.5% in better areas than SFR.



VS.



### 5-10% Management

Often you get property management at pricing per door or a 5-10% rate.



### 5-10% Management

Often duplexes will have the same costs as SFR to manage so you pay the same but get higher cap rates.

## SFR vs Duplex

### Conclusion:

I made this video and class because so many real estate investors, both in Indy and outside of Indy, don't realize how much a **duplex** can help your cash flow situation. So, if you have \$100k - \$200k and you still want a safe, good area that produces 1.5%+ or better (and doesn't cost more in management) then a **duplex may be a perfect fit for you.**

Remember you can always get with me and our team and we can help you make the best decision on this, together we'll...

**Make the Universe Smile.**

Thanks! = )

~ Indy Anna

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