



# Buying Criteria

Our target property is single family, condo/apartment and multi family up to 20 units in downtown Indianapolis and surrounding neighborhoods.

We are direct end buyers. We pay cash, we buy as-is and we can close in as little as 3 days. We can put up to 10% of the purchase price or \$10,000 in earnest money. Our inspection process is a short walk through just to ensure there are no major issues.

We prefer to use the seller's agent as our broker when purchasing but we have our own broker if needed.

As a rule of thumb, we usually pay between 50-100x monthly rents. So a property rented at \$2,000 per month would be at \$100,000 - \$200,000 depending on the location and type of property.

See the following page for a map of our target area. We have some flexibility on location, price reflecting.

You can email us at [deals@parrotpg.com](mailto:deals@parrotpg.com) or give us a call/text at (317) 204-2900.

