



## **1917 E. Stop 12 Rd., Indianapolis, IN 46227**

2 Bedroom, 1 Bath w/1 Car Attached & 2 Car Detached Garage!

**\$69,500**

**ARV - \$129,900**

**ALMOST 2 ACRES!**

Shawn Holsapple - 317.372.9450 -  
shawnh@indypropertysource.com

# 1917 E. Stop 12 Rd.– Tax Data

- 1,344 Sq. Ft
- Lot Size 1.65 acre
- Annual Taxes \$983
- 2 BR, 1 BA - ARV - \$129,900 or Rent \$900
- Current assessed tax value \$99,800

# Estimated Rehab \$18,000

Open Kitchen Wall Up

Furnace

Paint

Add on 3<sup>rd</sup> BR [enclose back porch]

Landscaping

Kitchen updates

Refinish HW Floors

Hot Water Heater

Fixtures

Bath updates

Replace metal plumbing

**Owner Information**

Owner Name:	Midfirst Bk	Tax Billing Zip+4:	6051
Tax Billing Address:	999 Nw Grand Blvd #100	Carrier Route:	C061
Tax Billing City & State:	Oklahoma City, OK	Owner Occupied Flag:	No
Tax Billing Zip:	73118		

**Location Information**

Township:	Perry Outside	Neighborhood Code:	595577-595577
Township Range Sect:	14-41-19	Topography:	Flat/Level
Property Zip:	46227	Flood Zone Code:	X
Property Zip+4:	6275	Flood Zone Panel:	18097C0263E
Property Carrier Route:	C030	Flood Zone Date:	01/05/2001
Census Tract:	3812.04		

**Tax Information**

New Parcel ID:	491519115007000500	Total Assessed Value:	\$99,800
Parcel ID:	5013797	% Improved:	74%
Tax ID:	49-15-19-115-007.000-500	Tax Year:	2014
Assessment Year:	2015	Semi-Annual Tax Amount:	\$492
Land Assessment:	\$26,000	Total Tax Amount:	\$983
Improved Assessment:	\$73,800	Tax Area:	500
Legal Description:	100FT N/L X 718.89FT BEG 386.76FT S & 351.82FT EOF NW COR E1/2 SE1/4 & PT NE1/4 S19 T14 R41.65AC		

**Characteristics**

Lot Acres:	1.65	Bedrooms:	Tax: 3 MLS: 2
Lot Sq Ft:	71,874	Total Baths:	MLS: 1
Land Use - County:	1 Fam Dwlg On Unplat 0-9.99ac	Full Baths:	MLS: 1
Land Use - CoreLogic:	SFR	Fireplace:	Y
Building Type:	Single Family	Number of Fireplaces:	1
Year Built:	1950	Heat Type:	Warm Air
Stories:	1	Cooling Type:	Central
Above Grade Sq Ft:	1,344	Construction:	Wood
Finished Bldg Sq Ft:	1,344	Roof Material:	Asphalt Shingle
Total Building Sq Ft:	1,740	Garage Type:	Attached Garage
Total Adjusted Bldg Sq Ft:	1,344	Garage Sq Ft:	396
First Floor Sq Ft:	1,344	Garage 2 Sq Ft:	600
Crawl Space Sq Ft:	1,344	Water:	Type Unknown
Total Rooms:	6		

**Features**

Feature Type	Unit	Size/Qty	Year Built
Detached Garage	S	600	1950
Utility Shed	S	192	1960

# Market Activity

## 1/2 Mile radius – 6 months back

### Residential

#### Pending Properties

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Bilt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21388997	03/07/2016	2001 Remington Place	4907	WINCHESTER VILLAGE	3	1/1	2CATC	1	1LEVL	1962	0	1,650	\$93.88	\$154,900	104
<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>			3	1/1				1962		1,650	\$93.88	\$154,900	104
		<b>Minimums:</b>			3	1/0				1962		1,650	\$93.88	\$154,900	104
		<b>Maximums:</b>			3	2/1				1962		1,650	\$93.88	\$154,900	104
		<b>Averages:</b>			3	1/1				1962		1,650	\$93.88	\$154,900	104

#### Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Bilt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21366622	10/13/2015	2120 Remington Drive	4907	WINCHESTER VILLAGE	3	2/1	2CATC	1	1LEVL	1961	0	1,760	\$78.13	\$146,900	\$137,500	38
21362405	11/03/2015	2126 Alwyne Drive	4907	ROSE MANOR	3	1/1	2CATC	1	1LEVL	1962	0	1,405	\$90.32	\$126,900	\$126,900	85
21362408	09/29/2015	2109 Alwyne Drive	4907	ROSE MANOR	3	1/1	2CATC	0	1LEVL	1962	0	1,386	\$88.02	\$124,900	\$122,000	54
21386743	01/08/2016	1819 Colt Road	4907	WINCHESTER VILLAGE	2	2/0	2CATC	1	1LEVL	1966	0	1,533	\$77.63	\$119,000	\$119,000	1
21362494	02/17/2016	1625 East Stop 12 Road	4907	NO SUBDIVISION	2	1/0	2CATC	0	1LEVL	1954	0	1,092	\$98.90	\$109,500	\$108,000	214
21373081	10/01/2015	1613 East Stop 12 Road	4907	NO SUBDIVISION	2	1/0	2CATC	1	1LEVL	1953	0	1,152	\$78.13	\$90,000	\$90,000	1
21355358	09/25/2015	2316 Alwyne Drive	4907	ROSE MANOR	2	1/0	1CATC	0	1LEVL	1962	0	1,080	\$68.43	\$79,900	\$73,900	120
<b># LISTINGS:</b>	<b>7</b>	<b>Medians:</b>			2	1/1				1962		1,386	\$78.13	\$119,000	\$119,000	54
		<b>Minimums:</b>			2	1/0				1953		1,080	\$68.43	\$79,900	\$73,900	1
		<b>Maximums:</b>			3	2/1				1966		1,760	\$98.90	\$146,900	\$137,500	214
		<b>Averages:</b>			2	1/1				1960		1,344	\$82.79	\$113,871	\$111,043	73

#### Quick Statistics ( 8 Listings Total )

	Min	Max	Average	Median
List Price	\$79,900	\$154,900	\$119,000	\$121,950
Sold Price	\$73,900	\$137,500	\$111,043	\$119,000

# 1917 E. Stop 12 Rd., Indy

## \$69,500

### RETAIL FLIP BREAKDOWN

- ARV - \$129,900
- 90 Days Holding - \$1,598 [utilities, taxes, lawn care, insurance, misc]
- Expenses - \$13,141 [rehab overage, RE agent commissions, closing cost]
- \$101,683 total investment

**\$28,217 NET Profit or 28% Cash on Cash!**  
**111% Annualized Return**

Asset Address	
1917 Stop 12	Indy

Acquisition	
After Rehab Market Value	\$ 129,900
Purchase Price	\$ 69,500
Estimated Closing Costs	1.5%
Rehab	\$ 18,000
Acquisition Points	0.0%
OTHER (Enter expense type)	\$ -

Sale/Expenses	
Contract Sales Price	\$ 129,900
FHA Inspection	\$ -
RE Agent Commission	6.0%
Closing Costs	1.5%
Other	\$ -
Rehab Overage	10.0%

Carrying Cost	
Total Holding Period	90
Utilities	\$ 200
Taxes	\$ 166
Yard	\$ 100
Other	\$ 50
Insurance	\$ 50

Acquisition		
Estimated Market Value:		\$ 129,900
Purchase Price:		\$ 69,500
Proposed Rehab Budget:		\$ 18,000
Estimated Closing Costs:		\$ 1,043
Origination Points		\$ -
Other		\$ -
<b>Total Investment</b>		<b>\$ 88,543</b>

Carrying Cost	Total Holding Period	Monthly
Utilities	\$ (600)	\$ (200)
Taxes	\$ (498)	\$ (166)
Lawn Care	\$ (300)	\$ (100)
Insurance	\$ (50)	\$ (17)
Other	\$ (150)	\$ (50)
<b>Total Carrying Costs</b>	<b>\$ (1,598)</b>	<b>\$ (533)</b>

Sale/Expenses		
Rehab Overage		\$ (1,800)
FHA Inspection		\$ -
RE Agent Commission		\$ (7,794)
Seller Paid Closing Costs		\$ (1,949)
Other		\$ -
<b>Total Sale/Expenses</b>		<b>\$ (11,543)</b>
<b>Total Carrying Costs</b>		<b>\$ (1,598)</b>
<b>Total Expenses</b>		<b>\$ (13,141)</b>
<b>Total investment</b>		<b>\$ 101,683</b>

Return		
Total Return		\$ 28,217
Cash on Cash Return %		28%
<b>Annualized Return %</b>		<b>111%</b>



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