



2713 Eagledale Dr., Indianapolis 46222

3 Bedroom, 1 Bath, 1 Car detached Garage!

\$37,500

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2713 Eagledale Dr– Tax Data

- 950 Sq. Ft
- Lot Size .21acres
- Annual Taxes \$1066
- 3 BR, 1 BA with Garage ARV - \$59,900 or Rent \$775
- Current assessed tax value \$53,300

Estimated Rehab \$1,500

1 room of carpet
Minor wall touch up
Garage door service
New Floor vents and cleanout

Furnace AC water pump service
Gutter cleanout
Back door threshold service
Minor plumbing service

Marion COUNTY TAX REPORT

StateID#: 490629105006000901

Tax Code/District: 901 / INDIANAPOLIS WAYNE

County FIPS Code 18097

Property Information

Property Address	2713 EAGLEDALE DR INDIANAPOLIS 46222	18 Digit State Parcel #:490629105006000901
Township	WAYNE	Old County Tax ID: 9033435
Year Built	1955	Acreage 0.21
Land Type (1) / Code	Homesite / 9	Parcel Frontage 1 & 2 55
Land Type (2) / Code		Parcel Depth 1 & 2 170
Property Use / Code	RES ONE FAMILY PLATTED LOT-510 / 510	Lot Size: 0.00 AC

Owner/Taxpayer Information

Owner	INDY HOMES & INVESTMENTS LLC
Owner Address	24342 EL MOLINA AV VALENCIA CA 91355
Tax Mailing Address	24342 EL MOLINA AVE VALENCIA CA 91355

Market Values / Taxes

Assessed Value Land:	\$5,500	Gross Assessed Value:	\$53,300.00
Assd Val Improvements:	\$47,800	Total Deductions:	\$0
Total Assessed Value:	\$53,300	Net Assessed Value:	\$53,300
Assessment Date:		Semi-Annual Storm & Solid Waste:	\$29.50
Last Change of Ownership	12/01/2009	Semi-Annual Stormwater:	
Net Sale Price:	\$0	Semi-Annual Tax Amount:	\$597.83
		Tax Year Due and Payable:	2013

Exemptions

Homestead	\$0.00	Old Age	\$0.00
Veteran Total Disability	\$0.00	Mortgage	\$0.00
Other/Supplemental	\$0.00		

Detailed Dwelling Characteristics

Living Area	925	Garage 1 Area	308
Level 1 Area	925	Garage 1 Desc.	Detached Garage
Level 2 Area	0	Garage 2 Area	0
Level 3 Area	0	Garage 2 Desc.	
Level 4 Area	0	Garage 3 Area	0
Half Story Finished Area	0	Garage 3 Desc.	
Loft Area	0	Intgrl. Garage Area	0
Rec Room Area	0	Intgrl. Garage Desc.	
Enclosed Porch Area	0	Crawl Space Area	0
Attic Area	0	Basement Area	0
Finished Attic Area	0	Finished Bsmt. Area	0
Unfinished Attic Area	0	Unfinished Bsmt. Area	0

Legal Description

Legal Description EAGLEDALE SECOND SECTION PART TWO L641

Market Activity

1 Mile radius – 6 months back

Comparative Market Analysis

Property Type: Residential/Condo								Status: Sold				Number of Properties: 6							
#	ML#	Closed	Address	Area	Bd	FB	HB	Legal	Gar	FP	Levl	Bas	YB	SqFt Opt	SqFt MU	LP	SP	SP/SF	DOM
1	21285262	07/03/14	4401 PATRICIA ST	4909	3	1	0	EAGLEDALE 3RD SEC L328	1CDTC	0	1LEVL	N	1955	0	900	\$68,500	\$64,500	\$72	16
2	21252251	06/06/14	3719 GERRARD	4909	3	1	0	EAGLEDALE SEC 10 PT 5 L75	1CATC	0	1LEVL	N	1959	0	925	\$57,500	\$57,000	\$62	254
3	21276028	05/16/14	5127 THRUSH DR	4909	3	1	0	EAGLEDALE FIFTH SECTION P	1CDTC	0	1LEVL	N	1957	0	912	\$53,500	\$53,000	\$58	74
4	21278363	04/25/14	3350 AUBURN RD	4909	3	1	0	EAGLEDALE 4TH SEC AMENDED	2CDTC	0	1LEVL	N	1957	0	975	\$56,500	\$50,000	\$51	11
5	21276240	06/17/14	4519 Brittany RD	4909	3	1	0	Eagledale	1CARP, 1CDTC	0	1LEVL	N	1955	0	900	\$46,500	\$43,000	\$48	111
6	21285021	07/15/14	3155 Winton Ave.	4909	3	1	0	Eagledale 5th Sec Add L 1	1CDTC	0	1LEVL	N	1957	0	1,096	\$49,900	\$42,500	\$39	69
Min					3	1							1955		900	\$46,500	\$42,500	\$39	11
Max					3	1							1959		1,096	\$68,500	\$64,500	\$72	254
Average					3	1							1957		951	\$55,400	\$51,667	\$55	89

Information deemed RELIABLE but not Guaranteed
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Search Criteria	
Status	ACT, PEND, SOLD
Residential/Condo	RES
#Bedrooms	3
Full Baths - Total	1
SqFt (M/U)	between 900 and 1100
Garage	YY
Closed Date	6 months back
Residential/Condo Search	RES

2713 Eagledale Dr., Indy

\$37,500

RENTAL BREAKDOWN

- Rent \$775
- Expenses:
 - Taxes - \$88
 - Property Management - \$77.50
 - Insurance - \$50
- \$595.50 NET Per Month**

\$6,714 NET Profit

17% CAP RATE!

Address: 2713 Eagledale Dr

Purchase Price: 37,500.00

Cash put into property

Down payment	37,500.00
Closing costs paid by me:	600.00
Rehab needed	1,500.00
Total Cash Investment	39,600.00

Monthly Cashflow analysis

Rental income	775.00
Net Rental Income	775.00

Monthly Expenses	
Taxes (property)	88.00
Insurance	50.00
Management fee	77.50
Total Monthly Expenses	215.50
Net Monthly Cashflow	559.50

Cash on cash return

Annual Cashflow 6,714.00

Amount of Cash put into property 39,600

Cap Rate 16.95%

