



## **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
<b>Min</b>					3	1							1955		900	\$46,500	\$42,500	\$39	11
<b>Max</b>					3	1							1959		1,096	\$68,500	\$64,500	\$72	254
<b>Average</b>					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
<b>Total Cash Investment</b>	<b>39,600.00</b>

### Monthly Cashflow analysis

Rental income	775.00
<b>Net Rental Income</b>	<b>775.00</b>

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

### Cash on cash return

Annual Cashflow 6,714.00

Amount of Cash put into property 39,600

Cap Rate 16.95%

