

**5108 W 32nd St,
Indianapolis, IN 46224**

\$59,500

- 3 Bedroom
- 1 Bath
- New Roof
- \$6,606 Cashflow



5108 W 32nd St– Tax Data

- 925 Sq. Ft
- No HOA
- Annual Taxes \$1,110
- 3 BR, 1 BA Currently Rented \$750 [Expires 4/2018]
- ARV Potential: \$75,000
- Current assessed tax value \$55,500

Estimated Rehab:

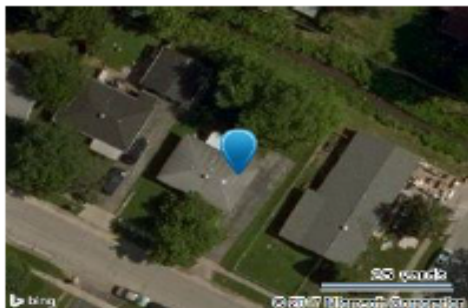
Near move-in ready!

Paint Touch Up

Price includes new roof to be installed before closing or choose a buyer credit

Less than 3 years old:

Water Heater, HVAC, Kitchen, Bath,
Flooring & Paint



3	925	7,318	\$26,900
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
1	1957	SFR	08/29/2013
Full.Half Bath	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Hoosier Housing Solutions Inc	Tax Billing Zip+4:	8108
Tax Billing Address:	1307 Crescent Dr	Carrier Route:	R019
Tax Billing City & State:	Greenwood, IN	Owner Occupied Flag:	No
Tax Billing Zip:	46143		

Location Information

Township:	Indianapolis Wayne	Census Tract:	3403.00
Subdivision:	Eagledale 5th Sec	Neighborhood Code:	9064661-9064661
Lot:	120	Topography:	Flat/Level
Township Range Sect:	16-3-19	Flood Zone Code:	A
Property Zip:	46224	Flood Zone Panel:	18097C0128F
Property Zip+4:	2318	Flood Zone Date:	04/18/2016
Property Address Carrier Route:	C032		

Tax Information

New Parcel ID:	490619103028000901	Total Assessed Value:	\$55,500
Parcel ID:	9035311	% Improved:	90%
Tax ID:	49-06-19-103-028.000-901	Tax Year:	2016
Assessment Year:	2016	Semi-Annual Tax Amount:	\$579
Land Assessment:	\$5,400	Total Tax Amount:	\$1,233
Improved Assessment:	\$50,100	Tax Area:	901
Legal Description:	EAGLEDALE 5TH SEC ADD L120		

Characteristics

Lot Acres:	0.168	Total Adjusted Bldg Sq Ft:	925
Lot Sq Ft:	7,318	First Floor Sq Ft:	925
Lot Frontage:	61	Total Rooms:	6
Lot Depth:	120	Bedrooms:	3
Land Use - County:	One Family Dwlg On Plat Lot	Total Baths:	MLS: 1
Land Use - CoreLogic:	SFR	Full Baths:	MLS: 1
Building Type:	Single Family	Heat Type:	Warm Air
Year Built:	1957	Construction:	Wood
Stories:	1	Roof Material:	Asphalt Shingle
Above Grade Sq Ft:	925	Water:	Type Unknown
Finished Bldg Sq Ft:	925	Sewer:	Type Unknown
Total Building Sq Ft:	925		

Market Activity

1/2 Mile radius – 6 months back

CMA 1 - Line

Prepared By: Shawn Holsapple

Listings as of 09/14/17 at 8:24 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/14/2017 to 03/18/2017 Latitude, Longitude is within 0.25 mi of 5108 W 32nd St, Indianapolis, IN 46224, USA, is around 39.81, -86.25

Residential

Active Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21497058	07/19/2017	3139 Welch Drive	4909	EAGLEDALE	3	1/0	2CDTC	0	1LEVL	1956	0	875	\$88.00	\$77,000	57
# LISTINGS:	1	Medians:			3	1/0				1956		875	\$88.00	\$77,000	57
		Minimums:			3	1/0				1956		875	\$88.00	\$77,000	57
		Maximums:			3	2/1				1956		875	\$88.00	\$77,000	57
		Averages:			3	1/0				1956		875	\$88.00	\$77,000	57

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21465968	03/29/2017	3108 Beeler Avenue	4909	TARA	3	1/1	1CATC	0	1LEVL	1965	0	1,193	\$64.96	\$79,900	\$77,500	22
21496568	07/31/2017	5307 Patricia Street	4909	TARA	3	2/0	1CATC	0	1LEVL	1965	0	1,193	\$62.87	\$79,990	\$75,000	17
21480106	06/22/2017	3126 Christopher Lane	4909	TARA	3	1/0	1CATC	0	1LEVL	1963	0	1,169	\$63.30	\$84,900	\$74,000	6
21475890	05/16/2017	3173 BEELER Avenue	4909	TARA	3	1/1	1CATC	1	1LEVL	1963	0	1,183	\$62.13	\$75,000	\$73,500	3
21469003	04/13/2017	3137 Auburn Road	4909	EAGLEDALE	3	1/1	4CDTC	1	1LEVL	1956	0	1,748	\$41.48	\$72,500	\$72,500	3
21486106	05/31/2017	5051 Thrush Drive	4909	EAGLEDALE	3	1/0	NONE	0	1LEVL	1957	0	925	\$76.76	\$67,000	\$71,000	0
21485567	06/21/2017	3202 CHRYSLER Street	4909	EAGLEDALE	3	1/0	1CDTC	0	1LEVL	1956	0	925	\$75.68	\$79,900	\$70,000	21
# LISTINGS:	7	Medians:			3	1/0				1963		1,183	\$63.30	\$79,900	\$73,500	6
		Minimums:			3	1/0				1956		925	\$41.48	\$67,000	\$70,000	0
		Maximums:			3	2/1				1965		1,748	\$76.76	\$84,900	\$77,500	22
		Averages:			3	1/0				1961		1,191	\$63.88	\$77,027	\$73,357	10

Quick Statistics (8 Listings Total)

	Min	Max	Average	Median
List Price	\$67,000	\$84,900	\$77,024	\$78,450
Sold Price	\$70,000	\$77,500	\$73,357	\$73,500

5108 W 32nd St
\$59,500

RENTAL BREAKDOWN

Rent \$750

Expenses:

- Taxes - \$92
- Property Management - \$75
- Insurance - \$25

\$528 NET Per Month

\$6,606 NET Profit

11% CAP RATE!

Address:5108 W 32ND ST, INDIANAPOLIS 46224

Purchase Price: \$ 59,500

Cash put into property

Down payment	\$ 59,500
Closing costs paid by me:	\$ 750
Rehab needed	\$ -
Total Cash Investment	\$ 60,250

Monthly Cashflow analysis

Rental income	\$ 775
Net Rental Income	\$ 775

Monthly Expenses	
Taxes (property)	\$ 92
Insurance	\$ 25
Maintenance	\$ 30
Management fee	\$ 78
Total Monthly Expenses	\$ 225
Net Monthly Cashflow	\$ 551

Cash on cash return

Annual Cashflow \$ 6,606

Amount of Cash put into property \$ 60,250

Cap Rate 10.96%



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