

**5108 W 32<sup>nd</sup> St,  
Indianapolis, IN 46224**

**\$59,500**

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



# 5108 W 32<sup>nd</sup> 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:

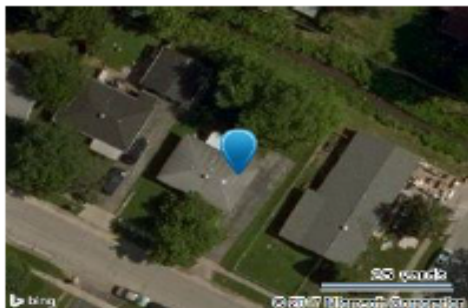
## Near move-in ready!

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



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

### Owner Information

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

### Location Information

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

### Tax Information

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

### Characteristics

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

# 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 32<sup>nd</sup> 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	\$ -
<b>Total Cash Investment</b>	<b>\$ 60,250</b>

**Monthly Cashflow analysis**

Rental income	\$ 775
<b>Net Rental Income</b>	<b>\$ 775</b>

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

**Cash on cash return**

Annual Cashflow \$ 6,606

Amount of Cash put into property \$ 60,250

Cap Rate 10.96%



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