

5355 Penway St Indianapolis, IN 46224

\$53,500

- 3 Bedroom
- 1 Bath
- 1 Car Attached
- \$615 NET Per Month



5355 Penway St– Tax Data

- 925 Sq. Ft
- Lot Size .146 acres
- Annual Taxes \$940
- 3 BR, 1 BA with ARV Rent Potential- \$800
- Current assessed tax value \$45,200

Estimated Rehab \$2,000

Water Heater is 6 months old!

- Replace Family Room Carpet
- Wall Repairs & Paint touchups
- Clean Carpet
- Misc small items

5355 Penway St, Indianapolis, IN 46224-1459, Marion County**Owner Information**

Owner Name:	Spano Matthew	Tax Billing Zip+4:	1657
Tax Billing Address:	598 Maitland Ave	Carrier Route:	C014
Tax Billing City & State:	San Diego, CA	Owner Occupied Flag:	No
Tax Billing Zip:	92154		

Location Information

Township:	Indianapolis Wayne	Property Carrier Route:	C018
Subdivision:	Egledale Tenth Sec Pt Fo	Census Tract:	3403.00
Lot:	542	Map:	2226-C3
Township Range Sect:	16-2-24	Neighborhood Code:	9064651-9064651
Property Zip:	46224	Topography:	Flat/Level
Property Zip+4:	1459		

Tax Information

New Parcel ID:	490524124075000901	% Improved:	83%
Parcel ID:	9037763	Exemption(s):	Misc
Tax ID:	49-05-24-124-075.000-901	Tax Year:	2013
Assessment Year:	2013	Semi-Annual Tax Amount:	\$470
Land Assessment:	\$7,700	Total Tax Amount:	\$940
Improved Assessment:	\$37,500	Tax Area:	901
Total Assessed Value:	\$45,200		
Legal Description:	EAGLEDALE 10TH SEC PT 4 L542		

Assessment & Tax

Jurisdiction	Tax Amount
Storm Water	\$13.50
Storm Water	\$13.50
Solid Waste	\$16.00
Solid Waste	\$16.00

Characteristics

Lot Acres:	0.146	Total Rooms:	6
Lot Sq Ft:	6,360	Bedrooms:	3
Lot Frontage:	60	Total Baths:	MLS: 1
Lot Depth:	106	Full Baths:	MLS: 1
Land Use - County:	One Family Dwig On Plat Lot	Heat Type:	Warm Air
Land Use - CoreLogic:	SFR	Cooling Type:	Central
Building Type:	Single Family	Construction:	Wood
Year Built:	1960	Roof Material:	Asphalt Shingle
Stories:	1	Garage Type:	Attached Garage
Above Grade Sq Ft:	925	Garage Capacity:	1
Finished Bldg Sq Ft:	925	Garage Sq Ft:	200
Total Building Sq Ft:	Tax: 1,125 MLS: 925	Water:	Type Unknown
Total Adjusted Bldg Sq Ft:	925	Sewer:	Type Unknown
First Floor Sq Ft:	925		

Listing Information

BLC Listing #:	21118050	BLC Current List Price:	\$38,500
BLC Status:	Expired	BLC Status Change Date:	07/06/2011
BLC Area:	4909-MARION - WAYNE	BLC Listing Agent:	30281-Kelth Farabee
BLC Listing Date:	04/20/2011	BLC Listing Broker:	COMPLETE REAL ESTATE SOLUTIONS

BLC Listing #	21007278	2629464	2627322	2561306
BLC Listing Date	02/09/2010	05/08/2006	04/23/2006	09/28/2005
BLC Listing Price	\$42,500	\$775	\$69,900	\$74,900
BLC Orig Listing Price	\$42,500	\$775	\$69,900	\$74,900
BLC Close Date				02/28/2006
BLC Listing Close Price				\$75,000
BLC Listing Expiration Date	08/31/2010			03/28/2006
BLC Status	Expired	Expired	Expired	Sold

Shawn Holsapple - 317.372.9450 -
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Market Activity

1 Mile radius – 6 months back

CMA 1 - Line

Prepared By: Shawn Holsapple

Listings as of 05/03/17 at 10:11 am

Property Type is one of 'Residential', 'Residential:Lease' Status is one of 'Act', 'Pend' Status is 'Sold' Status Contractual Search Date is 05/03/2017 to 11/04/2016 Latitude, Longitude is within 0.25 mi of 5355 Penway st, is around 39.82, -86.25

Residential

Active Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21481920	05/01/2017	3626 Gerrard Avenue	4909	EAGLEDALE	3	1/0	1CATC	0	1LEVL	1959	0	925	\$86.38	\$79,900	2
21475451	03/30/2017	3649 North Georgetown Road	4909	EAGLEDALE	4	1/0	1CATC	0	1LEVL	1957	0	1,073	\$72.60	\$77,900	34
# LISTINGS:	2				4	1/0				1958		999	\$79.49	\$78,900	18
					3	1/0				1957		925	\$72.60	\$77,900	2
					4	2/1				1959		1,073	\$86.38	\$79,900	34
					4	1/0				1958		999	\$79.49	\$78,900	18

Pending Properties

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21477500	04/06/2017	5351 West 35th Street	4909	EAGLEDALE	3	2/0	1CATC	1	2HALF	1960	3	1,676	\$62.65	\$105,000	1
21444472	04/24/2017	5116 Thrush Drive	4909	EAGLEDALE	4	1/1	2CATC	0	1LEVL	1958	0	1,189	\$58.87	\$70,000	210
21480362	04/25/2017	3513 North NORFOLK Street	4909	EAGLEDALE	3	1/1	1CATC	0	1LEVL	1960	0	1,073	\$54.52	\$58,500	1
# LISTINGS:	3				3	1/0				1960	3	1,189	\$58.87	\$70,000	1
					3	1/0				1958	3	1,073	\$54.52	\$58,500	1
					4	2/1				1960	3	1,676	\$62.65	\$105,000	210
					3	1/0				1959	3	1,313	\$58.68	\$77,833	71

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21432240	11/12/2016	3626 Moller Road	4909	EAGLEDALE	4	1/0	1CATC	0	1LEVL	1960	0	864	\$86.23	\$74,500	\$74,500	92
21443402	11/16/2016	4431 Bertrand Road	4909	EAGLEDALE	3	1/0	2CDTC	0	1LEVL	1955	0	900	\$65.56	\$65,000	\$59,000	62
21397564	11/30/2016	5368 Falcon Lane	4909	EAGLEDALE	3	1/0	NONE	0	1LEVL	1960	0	1,189	\$42.89	\$51,000	\$51,000	242
# LISTINGS:	3				3	1/0				1960		900	\$65.56	\$65,000	\$59,000	92
					3	1/0				1955		864	\$42.89	\$51,000	\$51,000	62
					4	2/1				1960		1,189	\$86.23	\$74,500	\$74,500	242
					3	1/0				1958		984	\$64.89	\$63,500	\$61,500	129

Quick Statistics (8 Listings Total)

	Min	Max	Average	Median
List Price	\$51,000	\$105,000	\$72,725	\$72,250
Sold Price	\$51,000	\$74,500	\$61,500	\$59,000

5355 Penway St

\$53,500

RENTAL BREAKDOWN

Rent \$800

Expenses:

- Taxes - \$75
- Property Management - \$80
- Insurance - \$30

\$615 NET Per Month

\$7,380 NET Profit

13.3% CAP RATE!

Address: 5355 Penway St

Purchase Price: 53,500.00

Cash put into property

Down payment	53,500.00
Rehab needed	2,000.00
Total Cash Investment	55,500.00

Monthly Cashflow analysis

Rental income	800.00
Net Rental Income	800.00

Monthly Expenses	
Taxes (property)	75.00
Insurance	30.00
Management fee	80.00
Total Monthly Expenses	185.00
Net Monthly Cashflow	615.00

Cash on cash return

Annual Cashflow 7,380.00

Cap Rate 13.30%



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