

829 Crossbridge Ct, Avon, IN 46123

\$84,500

- 3 Bedroom
- 3 Bath
- 2 Car Attached
- \$907 NET Per Month



Shawn Holsapple - 317.372.9450 shawn@hoosier-solutions.com

829 Crossbridge Ct– Tax Data

- 1,514 Sq. Ft
- Lot Size .22 acres
- Annual Taxes \$2,266
- 3 BR, 3 BA with ARV Rent Potential- \$1,250
- Current assessed tax value \$113,300

Estimated Rehab \$18,000

- Trash out
- Wall repairs
- Paint
- Most Flooring
- Convert Den to 4th BR
- Landscaping
- Fixtures

829 Crossbridge Ct, Avon, IN 46123-7687, Hendricks County



3	1,514	5,567	\$53,750
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
2	1979	SFR	03/14/2014
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:	Washington Twp	Census Tract:	2106.05
Subdivision:	Prestwick Glen Sec 1	Neighborhood Code:	1250912-1250912
Lot:	36	Flood Zone Code:	X
Property Zip:	46123	Flood Zone Panel:	18063C0168D
Property Zip+4:	7687	Flood Zone Date:	09/25/2009
Property Address Carrier Route:	R033		

Tax Information

New Parcel ID:	321009471005000022	% Improved:	81%
Parcel ID:	12-3-09-51E-471-005	Exemption(s):	Misc
Tax ID:	32-10-09-471-005.000-022	Tax Year:	2016
Assessment Year:	2016	Semi-Annual Tax Amount:	\$1,133
Land Assessment:	\$21,200	Total Tax Amount:	\$2,266
Improved Assessment:	\$92,100	Tax Area:	022
Total Assessed Value:	\$113,300		
Legal Description:	PRESTWICK GLEN SEC 1 LOT 36 B PHASE R-L 0.128AC		

Characteristics

Lot Acres:	0.1278	Total Baths:	Tax: 2 MLS: 3
Lot Sq Ft:	5,567	Full Baths:	Tax: 1 MLS: 2
Lot Frontage:	48	Half Baths:	1
Lot Depth:	116	Family Rooms:	1
Land Use - County:	One Family Structure Platted	Other Rooms:	Family Room
Land Use - CoreLogic:	SFR	Fireplace:	Y
Building Type:	Single Family	Number of Fireplaces:	1
Year Built:	1979	Heat Type:	Warm Air
Stories:	Tax: 2.5 MLS: 2	Cooling Type:	Central
Above Grade Sq Ft:	1,622	Construction:	Wood
Finished Bldg Sq Ft:	Tax: 1,622 MLS: 1,514	Roof Material:	Asphalt Shingle
Total Building Sq Ft:	2,063	Garage Type:	Attached Garage
Total Adjusted Bldg Sq Ft:	1,622	Garage Capacity:	2
First Floor Sq Ft:	882	Garage Sq Ft:	441
Second Floor Sq Ft:	632	Patio Type:	Concrete/Masonry Patio
Area Above 3rd Floor:	108	Primary Patio/Deck Sq Ft:	54
Total Rooms:	8	Patio/Deck 2 Sq Ft:	54
Bedrooms:	3		

Market Activity

1/2 Mile radius - 6 months back

CMA 1 - Line

Prepared By: Shawn Holsapple

Listings as of 05/06/17 at 9:28 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'Pend' Status is 'Sold' Status Contractual Search Date is 05/06/2017 to 08/29/2016 Latitude, Longitude is within 0.17 mi of 5929 Rosslyn Ave, is around 39.86, -86.13 List Price is 110000+ Beds Total is 2

Residential

Active Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21483961	05/05/2017	5742 KINGSLEY Drive	4903	NORTHDALE	2	1/0	1CDTC	0	1LEVL	1948	890	890	\$185.28	\$164,900	1
21483866	05/05/2017	5831 Hillside Avenue	4903	NORTH KESSLER PARK	2	1/0	1CATC	1	1LEVL	1950	0	1,064	\$122.09	\$129,900	1
# LISTINGS:	2	Medians:			2	1/0				1949	890	977	\$153.69	\$147,400	1
		Minimums:			2	1/0				1948	890	890	\$122.09	\$129,900	1
		Maximums:			2	1/1				1950	890	1,064	\$185.28	\$164,900	1
		Averages:			2	1/0				1949	890	977	\$153.69	\$147,400	1

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21446558	01/27/2017	6114 Indianola Avenue	4903	NORTHCLIFF	2	1/0	1CDTC	1	1LEVL	1941	1,158	1,158	\$159.76	\$190,000	\$185,000	118
21468283	03/31/2017	6164 ROSSLYN Avenue	4903	NORTHCLIFFE	2	1/0	2CDTC	1	1LEVL	1947	762	762	\$229.53	\$174,900	\$174,900	1
21464534	03/31/2017	6011 Haverford Avenue	4903	NORTHCLIFFE	2	1/0	2CDTC	0	1LEVL	1949	0	1,106	\$153.71	\$175,000	\$170,000	11
21423016	01/27/2017	6179 Burlington Avenue	4903	NORTHBOROUGH	2	1/0	1CATC	1	1LEVL	1931	1,118	1,118	\$145.71	\$162,500	\$162,900	1
21439447	01/04/2017	6011 Birchwood Avenue	4903	THOMPSON PARK	2	1/0	1CARP	0	1LEVL	1954	0	912	\$177.08	\$170,000	\$161,500	63
21462847	04/17/2017	6193 Evanston Avenue	4903	NORTHBOROUGH	2	1/1	2CDTC	0	1LEVL	1929	944	972	\$165.64	\$164,900	\$161,000	76
21444388	11/10/2016	6152 Haverford Avenue	4903	NORTHCLIFFE	2	1/0	NONE	1	1LEVL	1941	473	946	\$160.15	\$159,900	\$151,500	17
21444277	04/12/2017	1520 East 58th Street	4903	MAPLE LAWN	2	1/0	2CATC	0	1LEVL	1947	0	893	\$160.13	\$145,000	\$143,000	97
21452202	01/31/2017	5734 Indianola Avenue	4903	MAPLE LAWN	2	1/0	1CDTC	1	1LEVL	1937	780	780	\$157.56	\$137,900	\$122,900	64
# LISTINGS:	9	Medians:			2	1/0				1941	862	946	\$160.13	\$164,900	\$161,500	63
		Minimums:			2	1/0				1929	473	762	\$145.71	\$137,900	\$122,900	1
		Maximums:			2	1/1				1954	1,158	1,158	\$229.53	\$190,000	\$185,000	118
		Averages:			2	1/0				1942	873	961	\$167.70	\$164,456	\$159,189	50

Quick Statistics (11 Listings Total)

	Min	Max	Average	Median
List Price	\$129,900	\$190,000	\$161,355	\$164,900
Sold Price	\$122,900	\$185,000	\$159,189	\$161,500

829 Crossbridge Ct

\$84,500

RENTAL BREAKDOWN

Rent \$1,250

Expenses:

- Taxes - \$188
- Property Management - \$125
- Insurance - \$30

\$795 NET Per Month

\$10,884 NET Profit

10.62% CAP RATE!

Address: 829 Crossbridge Ct

Purchase Price: 84,500.00

Cash put into property

Down payment	84,500.00
Rehab needed	18,000.00
Total Cash Investment	102,500.00

Monthly Cashflow analysis

Rental income	1,250.00
Net Rental Income	1,250.00

Monthly Expenses	
Taxes (property)	188.00
Insurance	30.00
Management fee	125.00
Total Monthly Expenses	343.00
Net Monthly Cashflow	907.00

Cash on cash return

Annual Cashflow 10,884.00

Cap Rate 10.62%



[MORE PIX HERE](#)

