

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



| | | | |
|-----------------------|------------------|------------------|-----------------------|
| 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](#)

