



2 Bedrooms
1 Bathroom
\$675 Rent
North Side

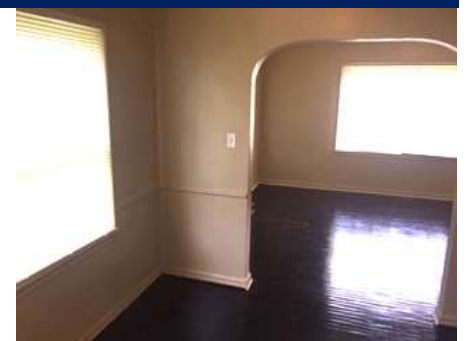
Lot Size 8,159 sq ft Sqft Living Area 812

Purchase Price \$66,700

Gross Annual Rent \$8,100

Cash Flow Per Mo. \$499

Quiet street minutes from Downtown, the Indiana Fair Grounds, and many amenities. This 2 bedroom home is located in a great area that will draw in many tenants. The home is located next to many parks and has great access for commuters!



All real estate investing involves risk or part or all of the capital invested. Past performance is no guarantee of future results. The investments and services offered may not be suitable for all investors. If you have any doubts as to the merits of an investment, you should seek advice from an independent financial adviser. Investments in real estate can be subject to fluctuations in the value of the underlying properties, the effect of economic conditions on real estate values, changes in interest rates, and risks related to renting properties. Proper legal structuring is always advised when dealing with investment real estate to protect the equity in the property and the owners from potential liability.

Recent Sales & Tax Record

Residential

| Sold Properties | | | | | | | | | | | | | | | | |
|---------------------------------------|------------|---------------------------|------|---------------------|----|-----|-----|----------|--------|--------|-------|-------|-----------|------------|------------|-----|
| MLS # | Sold Date | Address | Area | Subdivision | Bd | Bth | Gar | FP | Levl | Yr Blt | SFOpt | SFMU | \$\$/SqFt | List Price | Sold Price | DOM |
| 21598099 | 10/09/2018 | 4347 Winthrop Avenue | 4903 | WOODCROFT | 2 | 1/0 | 1 | 0 | 1 LEVL | 1922 | 396 | 845 | \$97.04 | \$79,000 | \$82,000 | 1 |
| 21622674 | 03/15/2019 | 4516 Crittenden Avenue | 4903 | MONROSE | 2 | 1/0 | 1 | 0 | 1 LEVL | 1930 | 734 | 734 | \$104.90 | \$82,900 | \$77,000 | 1 |
| 21585306 | 03/20/2019 | 3458 Birchwood Avenue | 4912 | OSGOODS FOREST PARK | 2 | 1/0 | 2 | 1 | 1 LEVL | 1928 | 1,363 | 1,363 | \$55.03 | \$89,900 | \$75,000 | 199 |
| 21595090 | 12/12/2018 | 1703 East 46TH Street | 4903 | MONROSE | 2 | 1/0 | | 0 | 1 LEVL | 1924 | 816 | 928 | \$80.71 | \$74,900 | \$74,900 | 99 |
| 21577687 | 01/16/2019 | 4440 Evanston Avenue | 4903 | MONROSE | 2 | 1/0 | 2 | 0 | 1 LEVL | 1955 | 0 | 832 | \$87.14 | \$80,000 | \$72,500 | 118 |
| 21625424 | 03/27/2019 | 4430 Primrose Avenue | 4903 | MAPLE DOWNS | 3 | 1/0 | | 0 | 1 HALF | 1947 | 720 | 1,440 | \$48.61 | \$79,900 | \$70,000 | 7 |
| 21595283 | 12/14/2018 | 4940 Allisonville Road #A | 4903 | HERON LAKE | 2 | 2/0 | 2 | 0 | 1 LEVL | 1965 | 0 | 1,347 | \$48.26 | \$70,000 | \$65,000 | 70 |
| # LISTINGS: | 7 | Medians: | | | 2 | 1/0 | | | | 1930 | 734 | 928 | \$80.71 | \$79,900 | \$74,900 | 99 |
| | | Minimums: | | | 2 | 1/0 | | | | 1922 | 396 | 734 | \$48.26 | \$70,000 | \$65,000 | 1 |
| | | Maximums: | | | 3 | 2/0 | | | | 1965 | 1,363 | 1,440 | \$104.90 | \$89,900 | \$82,000 | 199 |
| | | Averages: | | | 2 | 1/0 | | | | 1939 | 806 | 1,070 | \$74.53 | \$79,514 | \$73,771 | 65 |
| Quick Statistics (7 Listings Total) | | | | | | | | | | | | | | | | |
| | | Min | | Max | | | | Average | | | | | Median | | | |
| List Price | | \$70,000 | | \$89,900 | | | | \$79,514 | | | | | \$79,900 | | | |
| Sold Price | | \$65,000 | | \$82,000 | | | | \$73,771 | | | | | \$74,900 | | | |

Quick Statistics (7 Listings Total)

| | Min | Max | Average | Median |
|------------|----------|----------|----------|----------|
| List Price | \$70,000 | \$89,900 | \$79,514 | \$79,900 |
| Sold Price | \$65,000 | \$82,000 | \$73,771 | \$74,900 |

Location Information

| | | | |
|---------------------------------|-------------------------|--------------------|-----------------|
| Township: | Indianapolis Washington | Census Tract: | 3226.00 |
| Subdivision: | Highway Park Resub | Neighborhood Code: | 8003711-8003711 |
| Lot: | 158 | Topography: | Flat/Level |
| Township Range Sect: | 16-4-18 | Flood Zone Code: | X |
| Property Zip: | 46205 | Flood Zone Panel: | 18097C0153G |
| Property Zip+4: | 2856 | Flood Zone Date: | 04/19/2016 |
| Property Address Carrier Route: | C003 | | |

Tax Information

| | | | |
|----------------------|--------------------------|-------------------------|----------|
| New Parcel ID: | 490718110135000801 | Total Assessed Value: | \$35,000 |
| Parcel ID: | 8022661 | % Improved: | 93% |
| Tax ID: | 49-07-18-110-135.000-801 | Tax Year: | 2017 |
| Assessment Year: | 2018 | Semi-Annual Tax Amount: | \$369 |
| Land Assessment: | \$2,400 | Total Tax Amount: | \$801 |
| Improved Assessment: | \$32,600 | Tax Area: | 801 |
| Legal Description: | HIGHWAY PARK RESUB L158 | | |

Assessment & Tax

| Assessment Year | 2018 | 2017 | 2016 |
|---------------------------|----------|----------|----------|
| Assessed Value - Total | \$35,000 | \$34,800 | \$34,200 |
| Assessed Value - Land | \$2,400 | \$2,400 | \$2,400 |
| Assessed Value - Improved | \$32,600 | \$32,400 | \$31,800 |
| Market Value - Total | \$35,000 | \$34,800 | \$34,200 |
| Market Value - Land | \$2,400 | \$2,400 | \$2,400 |
| Market Value - Improved | \$32,600 | \$32,400 | \$31,800 |
| YOY Assessed Change (\$) | \$200 | \$600 | |
| YOY Assessed Change (%) | 0.57% | 1.75% | |

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Financials

Purchase Price \$66,700

Cash Flow Breakdown:

\$675 Rent

\$50 Insurance

\$58 Taxes

\$68 Management

= \$499 Per Month Cash Flow

\$101 Maintenance & Vacancy

**this is a conservative amount that we recommend, the amount is not escrowed or held*

= \$398 Per Month Net Income

Annual Net Income \$4,775

Annual Cash Flow \$5,990

Cash Flow Return 9%

FORMULAS:

Cash Flow Return = (Per Month Cash Flow*12)/Purchase Price

Why we love Indy...

Smith: Believe it or not, these are Indy's next great neighborhoods



Erika D. Smith, erika.smith@indystar.com 3:25 p.m. EST December 8, 2014



(Photo: Charlie Nye / The Star)

Looking at all of the empty storefronts, fast-food joints, dingy bars and gas stations that attract trouble all hours of the night, it's hard to see it. It's hard to imagine anything else for the stretch of 38th Street that runs between Fall Creek and I-65.

But the residents of Midtown have a vision.

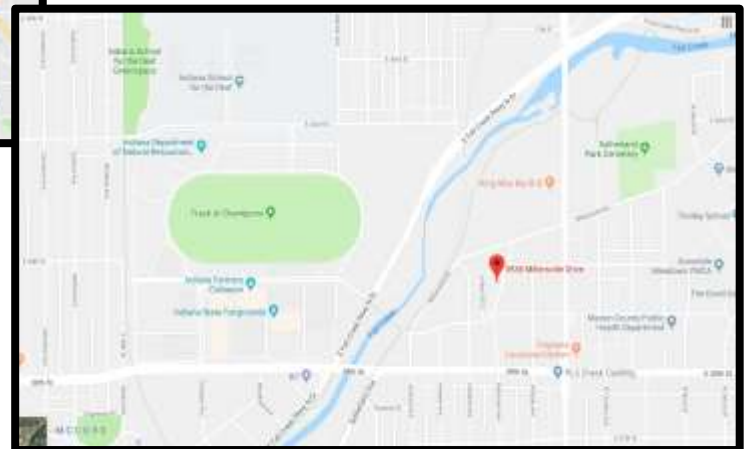
They see a 38th Street that's a center of commerce and community. One that is designed for pedestrians more than cars, with coffeeshops, restaurants and other small retail businesses lining Illinois Street in particular. They see Tarkington Park as a major urban park that will anchor new housing developments.

They see a plaza-style bus stop when mass transit becomes a reality in Indianapolis.

In short, they see the 38th Street corridor becoming a great neighborhood.

What's more, they have backers.

Last month, the Midtown neighborhood joined two others in being selected for the [Great Places 2020 initiative](http://www.greatplaces2020.org/) (<http://www.greatplaces2020.org/>). Led by a collection of nonprofits and the city, the idea is to turn a handful of struggling neighborhoods into strong urban neighborhoods — at warp speed.



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