



2 Bedrooms
1 Bathroom
\$750 Rent
East Side

Lot Size 6,795 sq ft Sqft Living Area 2372

Purchase Price \$80,500

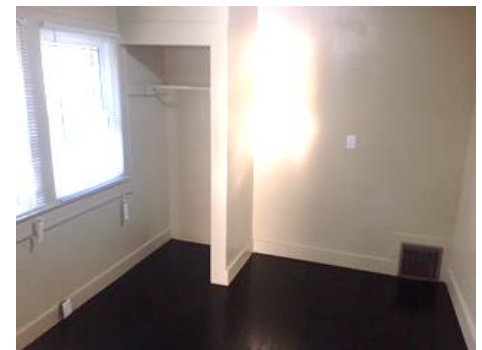
Gross Annual Rent \$9,000

Cash Flow Per Mo. \$537



Highly desirable east side location in between Christian Park and Irvington! Home has 2 bedrooms and an extra bonus room! This area is known for its stability and long term tenants.

This property has great curb appeal and is located on a large lot.



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		
21526542	03/01/2018	376 South ARLINGTON Ave	4905	JULIAN JOHNSON RAWLES & GOC	3	1/0	2CDTC	1	1LEVL	1948	1,078	1,078	\$106.68	\$115,000	\$115,000	67		
21508086	11/20/2017	235 South Butler Avenue	4905	CAMPUS TERRACE	3	1/1	1CDTC	0	1HALF	1940	940	1,880	\$58.24	\$109,500	\$109,500	90		
21517612	11/27/2017	30 BANKERS Lane	4913	BANKERS PLEASANT RUN	3	1/1	2CDTC	0	1LOFT	1941	831	1,611	\$60.83	\$99,000	\$98,000	48		
# LISTINGS:					3	Medians:				3	1/1	1941	940	1,611	\$60.83	\$109,500	\$109,500	67
						Minimums:				3	1/0	1940	831	1,078	\$58.24	\$99,000	\$98,000	48
						Maximums:				3	1/1	1948	1,078	1,880	\$106.68	\$115,000	\$115,000	90
						Averages:				3	1/1	1943	950	1,523	\$75.25	\$107,833	\$107,500	68

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$99,000	\$115,000	\$107,833	\$109,500
Sold Price	\$98,000	\$115,000	\$107,500	\$109,500

Location Information

Township:	Indianapolis Warren	Census Tract:	3612.00
Subdivision:	Ivanhoe Heights Rev	Neighborhood Code:	715182-715182
Lot:	31	Topography:	Flat/Level
Township Range Sect:	15-4-10	Flood Zone Code:	X
Property Zip:	46219	Flood Zone Panel:	18097C0164F
Property Zip+4:	6939	Flood Zone Date:	04/19/2016
Property Address Carrier Route:	C022		

Tax Information

New Parcel ID:	491010116109000701	% Improved:	77%
Parcel ID:	7012540	Tax Exempt Amount:	\$40,592
Tax ID:	49-10-10-116-109.000-701	Tax Year:	2016
Assessment Year:	2017	Semi-Annual Tax Amount:	\$126
Land Assessment:	\$12,300	Total Tax Amount:	\$327
Improved Assessment:	\$40,700	Tax Area:	701
Total Assessed Value:	\$53,000		
Legal Description:	IVANHOE HTS REV L31		
Exemption(s):	Homestead, Mortgage, Supplemental		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$53,000	\$50,800	\$50,100
Assessed Value - Land	\$12,300	\$12,300	\$12,300
Assessed Value - Improved	\$40,700	\$38,500	\$37,800
Market Value - Total	\$53,000	\$50,800	\$50,100
Market Value - Land	\$12,300	\$12,300	\$12,300
Market Value - Improved	\$40,700	\$38,500	\$37,800
YOY Assessed Change (\$)	\$2,200	\$700	
YOY Assessed Change (%)	4.33%	1.4%	

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Financials

Purchase Price \$80,500

Cash Flow Breakdown:

\$750 Rent

\$50 Insurance

\$88 Taxes

\$75 Management

= \$537 Per Month Cash Flow

\$113 Maintenance & Vacancy

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

= \$424 Per Month Net Income

Annual Net Income \$5,090

Annual Cash Flow \$6,440

Cash Flow Return 8%

FORMULAS:

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

Why we love Indy...

This event wants to show how a neighborhood can be revitalized without forgetting its past

Domenica Bongiovanni, d.bongiovanni@indystar.com Published 6:00 a.m. ET Oct. 5, 2017



(Photo: Michelle Pemberton/IndyStar)

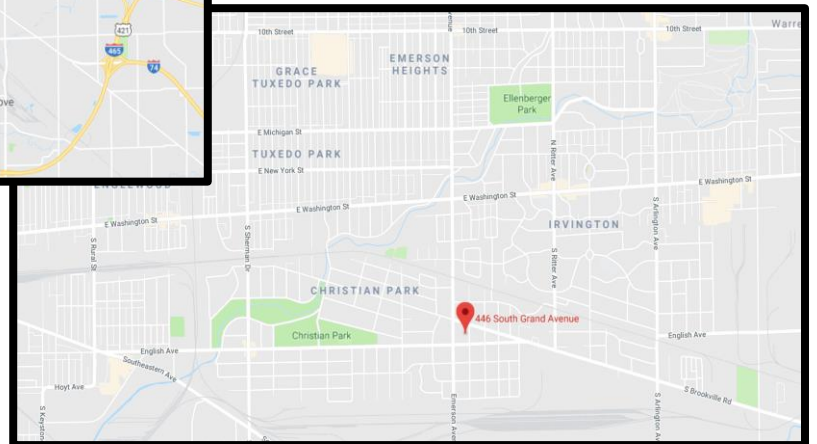
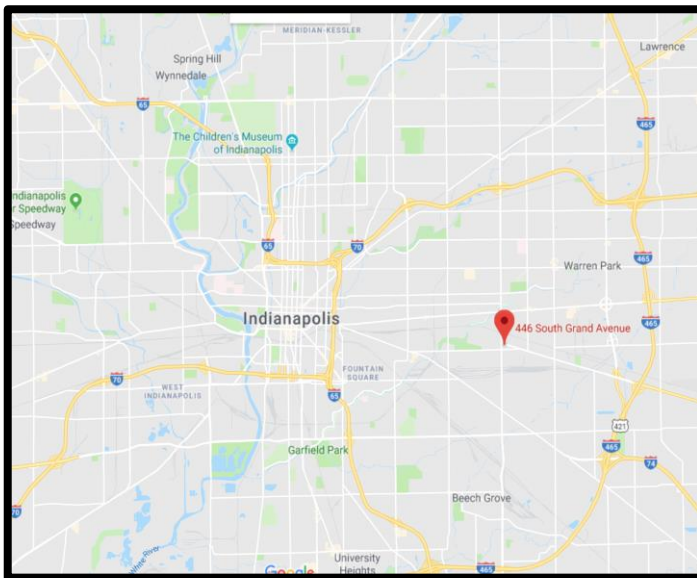
The signs of revitalization have been popping up along seven blocks on East 16th Street.

Apartment buildings are going up. Businesses are moving in. And people are starting to congregate there for nightlife at historic, charming places like The Tinker House, [where the Hotel Tango Whiskey distillery has an events space.](http://story/life/food/2016/09/01/hotel-tango-whiskey-expanding-opening-event-venue/89713958/)

To the northeast of Downtown, Joanna Taft thought it likely that the area, which is part of the Martindale-Brightwood neighborhood, would be the next hot spot.

And so, to help new residents and businesses learn about the neighborhood they're moving into and to champion its past, the executive director of [The Harrison Center for the Arts](http://harrisoncenter.org/) came up with the idea of [PreEnact Indy](http://preenactment.org/).

On Saturday, two years of research, writing scripts, interviews and planning will culminate in a performance that's part festival and part play. The public is invited to mingle with actors and artists on a set that turns a section of 16th Street into a stage for the day. Abandoned buildings will house businesses. Façades will take up residence in vacant lots.



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