

Property Report



Campbell

Campbell
Indianapolis, In 46219

CASHFLOW LINKS

Overview

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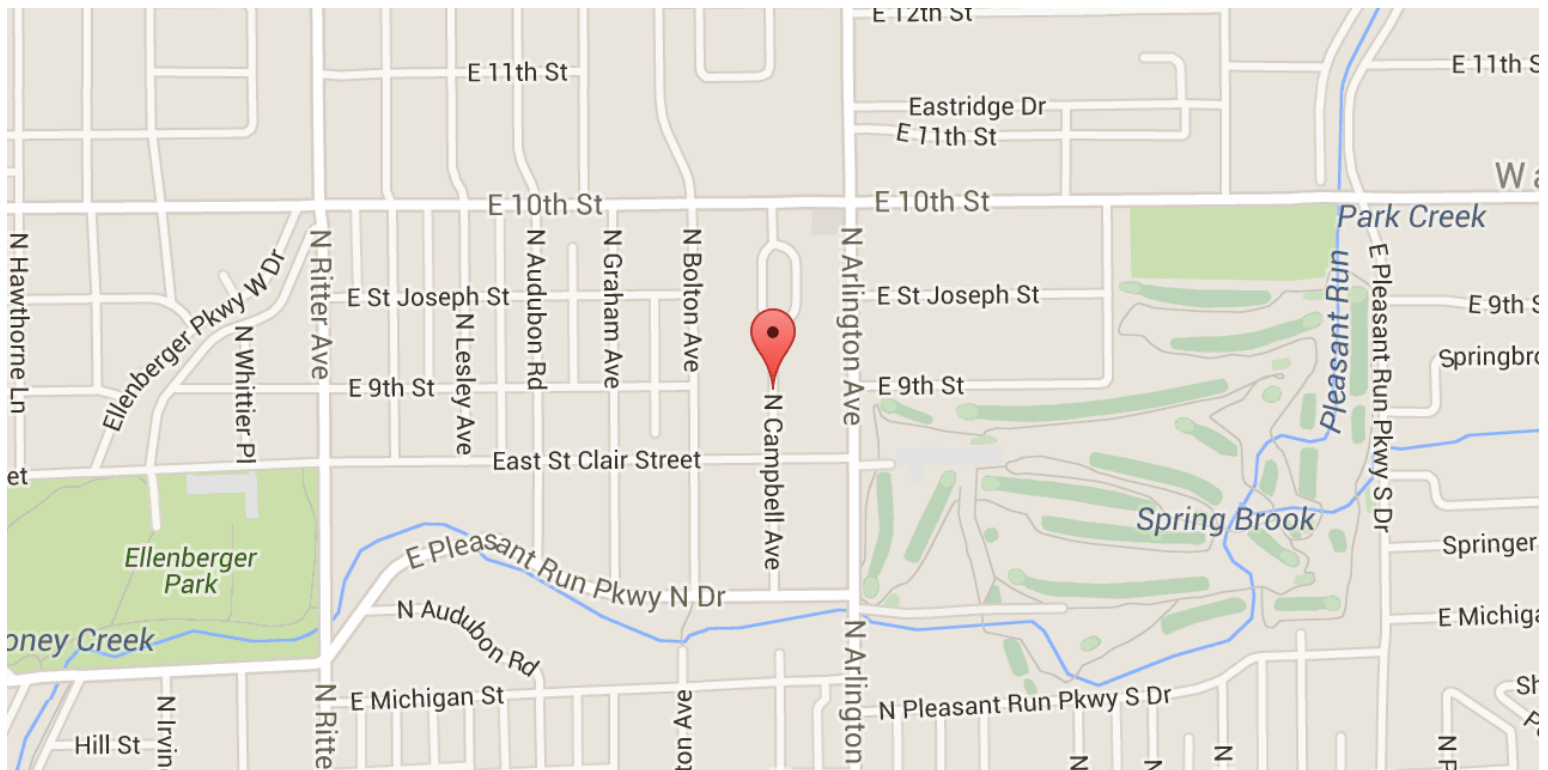
CASHFLOW LINKS

Flip Analysis	
Square Feet	1,676
Sale Price	\$134,000
Purchase Price	\$82,000
Holding Period	Profit
Instant Flip	\$24,640
1 month	\$24,640
2 months	\$24,640
3 months	\$24,640
6 months	\$24,640
9 months	\$24,640
12 months	\$24,640



Solid flip property in excellent neighborhood.

Can also be a solid rental property with the option to pull all of your money out with a refi.



Flip Analysis

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Purchase Info	
Purchase Price	\$82,000
+ Buying Costs	\$1,640
+ Improvement Costs	\$15,000
= Initial Cash Invested	\$98,640
Square Feet	1,676
Cost per Square Foot	\$49

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$134,000	\$134,000	\$134,000	\$134,000	\$134,000	\$134,000	\$134,000
- Selling Costs	-\$10,720	-\$10,720	-\$10,720	-\$10,720	-\$10,720	-\$10,720	-\$10,720
- Improvement Costs	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000
- Holding Costs	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
- Buying Costs	-\$1,640	-\$1,640	-\$1,640	-\$1,640	-\$1,640	-\$1,640	-\$1,640
- Purchase Price	-\$82,000	-\$82,000	-\$82,000	-\$82,000	-\$82,000	-\$82,000	-\$82,000
= Profit	\$24,640	\$24,640	\$24,640	\$24,640	\$24,640	\$24,640	\$24,640
Return on Investment	25%	25%	25%	25%	25%	25%	25%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cleaning & Maintenance	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Insurance	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Taxes	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Monthly Cash Flow	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Cumulative Cash Flow	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0

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Residential													
Active Properties													
MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Level	Yr Blt	SFOpt	SFMU	\$/SgFt
21374758	09/04/2015	55 North Sheridan Avenue	4905	Nobles	3	2/1	1CDDC	1	2LEV	1917	702	1,422	\$105.41
21370351	08/11/2015	53 South Bolton Avenue	4905	ROONEY HEIRS ADD	3	1/1	2CDDC	1	2LEV	1913	780	1,762	\$71.51
21384494	10/24/2015	47 North Webster Avenue	4905	CREECHTON & GOODWINS IRV	3	2/0	1CDDC	1	1LEV	1928	1,120	1,136	\$105.19
# LISTINGS: 3													
Medians:													
Maximums:													
Averages:													
MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Level	Yr Blt	SFOpt	SFMU	\$/SgFt
21379585	11/05/2015	5802 Lowell Avenue	4905	JOHN W CHAMBERS	3	1/1	1CDDC	1	1HALF	1925	400	964	\$155.50
21373422	11/12/2015	44 Campbell Avenue	4905	CHMERS SUB	3	2/0	NONE	0	2LEV	1900	0	1,676	\$53.10
# LISTINGS: 2													
Medians:													
Maximums:													
Averages:													
Sold Properties													
MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Level	Yr Blt	SFOpt	SFMU	\$/SgFt
21351335	06/19/2015	6050 Lowell Avenue	4905	CHAMBERS MILLER & KEATON	3	2/0	2CDDC	0	2LEV	1927	937	1,874	\$91.25
21383314	09/14/2015	5731 Lowell Avenue	4905	GEORGE M CORNELIUS	3	2/0	1CDDC	1	1HALF	1943	1,224	1,836	\$84.37
21339404	06/19/2015	323 Lesley Avenue	4905	JOHN W CHAMBERS	3	2/0	2CDDC	1	2LEV	1900	750	1,593	\$94.15
21361422	08/24/2015	314 North Graham Avenue	4905	JOHN W CHAMBERS	3	2/0	2CDDC	0	2LEV	1907	498	1,408	\$105.04
21352512	07/02/2015	6015 Bonita Avenue	4905	SHELTONS SUB	3	1/0	ACATC	1	1LEV	1925	0	1,380	\$151.38
21340562	05/04/2015	59 North Sheridan Avenue	4905	NOBLES	3	1/0	1CDDC	1	1HALF	1918	1,144	1,626	\$76.61
# LISTINGS: 6													
Medians:													
Maximums:													
Averages:													



Photos

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