

Campbell
Campbell
Indianapolis, In 46219



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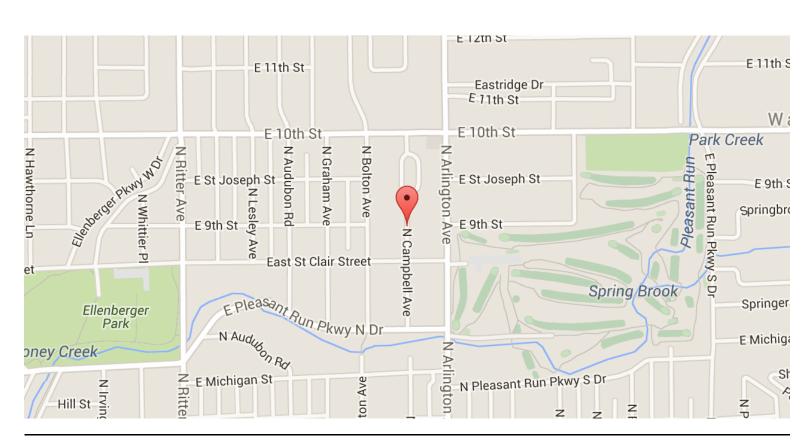
Flip Analysis	
Square Feet	1,676
Sale Price	\$134,000
Purchase Price	\$82,000

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.



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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		Yr Bit		SFMU	\$/SqFt	List Price		DOM
21374758	09/04/2015	55 North St	heridan Avenue	4905	Nobles	3	2/1	1CDTC	1	2LEVL	1917	702	1,422	\$105.41	\$149,900		81
21370351	08/11/2015	53 South B	otton Avenue	4905	RODNEY HEIRS ADD	3	1/1	2CDTC	1	2LEVL	1913	780	1,762	\$71.51	\$126,000		105
21384494	10/24/2015	47 North W	lebster Avenue	4905	CREIGHTON & GOODWINS IRV	1 3	2/0	1CARP,	1	1LEVL	1926	1,120	1,136	\$105.19	\$119,500		3
FLIST	IINGS:	3	Medians:			3	2/0	8			1917	780	1,422	\$105.19	\$126,000		81
			Minimums:			3	1/0				1913	702	1,136	\$71.51	\$119,500		3
			Maximums:			3	2/1				1926	1,120	1,762	\$105.41	\$149,900		105
			Averages:			3	2/0				1919	867	1,440	\$94.04	\$131,800		73
Pending P				0.20	222200	200		22573	FP	- vous					400		
MLS #	Pending Date 11/05/2015	Address 5802 Lowe		Area 4905	Subdivision JOHN W CHAMBERS	Bd 3	Bth 1/1	Gar 1CDTC	PP	Levi	Yr Bit	SFOpt 400	SFMU 964	\$/\$qFt \$155.50	List Price \$149,900		DOM 4
				4905		-		NONE	0		1925	400			\$89,000		7
21373422	11/12/2015	44 Campbe	III Avenue	4905	OHMERS SUB	3	2/0	NONE	0	STEAT	1900	0	1,676	\$53.10	\$89,000		
# LISTINGS:		2	Medians:			3	2/0				1913	400	1,320	\$104.30	\$119,450		56
			Minimums:			3.	1/0				1900	400	964	\$53.10	\$89,000		4
			Maximums:			3	2/1				1925	400	1,676	\$155.50	\$149,900		7
			Averages:			3	2/0				1913	400	1,320	\$104.30	\$119,450		5
Sold Prope	erties																
MLS#	Sold Date	Address		Area		Bd	Bth	Gar	FP		Yr Bit		SFMU	SS/SqFt	List Price	Sold Price	DOM
21351335	06/19/2015	6050 LOW		4905	CHAMBERS MILLER & KEATON	13	2/0	2CDTC	0	2LEVL	1927	937	1,874	\$91.25	\$165,000	\$171,000	
21363314	09/14/2015	5731 Lowe		4905	GEORGE M CORNELIUS	3	2/0	1CDTC	1	THALF	1943	1,224	1,836	\$84.37	\$165,000	\$154,900	2
21339404	06/10/2015	323 Lesley		4905	JOHN W CHAMBERS	3		2CDTC	1	2LEVL	1900	750	1,593	\$94.16	\$156,500	\$150,000	9
21361422	08/24/2015		Graham Avenue	4905	JOHN W CHAMBERS	3		2CDTC	0	2LEVL	1907	498	1,408	\$105,04	\$149,900	\$147,900	3
21352512	07/02/2015	6015 Bonn		4905	SHELTONS SUB	3		4CATC	1	TLEVE	1925	0	1,380	\$101.38	\$139,950	\$139,900	5
21349042	06/24/2015	59 North Si	heridan Avenue	4905	NOBLES	3	1/0	3CDTC	1	THALF	1918	1,144	1,626	\$76.81	\$124,900	\$124,900	2
# LIST	IINGS:	6	Medians:			3	2/0				1922	937	1,610	\$92.71	\$153,200	\$148,950	30
			Minimums:			3	1/0				1900	498	1,380	\$76.81	\$124,900	\$124,900	
			Maximums:			3	2/1				1943	1,224	1,874	\$105.04	\$165,000	\$171,000	9
			Averages:			3	2/0				1920	911	1.620	\$92.17	\$150,208	\$148,100	3











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