

Property Report

123 Propagate Way, IN, 46201

Property details



List Price : \$85,000.00

SQFT: 1512

Lot SQFT: 5227

/ Market Ask: -0.54

\$ Price Per SQFT: \$56.22

Beds: 2

📫 🛮 Baths: 1

Property Description

Check out this affordable property located near Christian Park and the new Criminal Justice Center! This property would be great for an investor or for a handy home owner! Featuring 2 bedrooms and 1 bathroom! Conveniently located in an up and coming neighborhood near the interstate, restaurants, schools, quick drive to downtown, shopping and so much more! This property is being sold as-is!

Rent Data

Rental Ratio: 109.07%

Rent Estimates

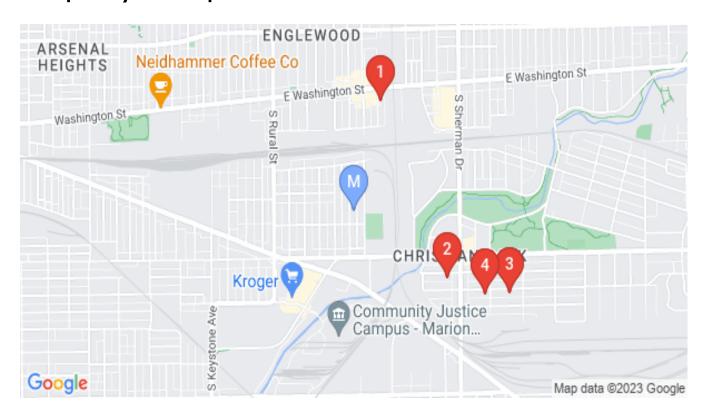
Low Estimate \$702.51

Median Estimate \$927.11

High Estimate \$1151.71



Property Comparables



Map Legend and the Comparables Data

Label	compPrice	Property Name	sqft	beds	baths	Distance(Miles)	Correlation
М	\$85,000.00	123 Propagate Way	1512	2	1	N/A	N/A
1	\$150,000.00	125 Propagate Way	1512	2	1	0.42	98%
2	\$155,000.00	121 Propagate Drive	1440	2	1	0.45	98%
3	\$79,900.00	1239 Propagate Street	1472	2	1	0.71	97%
4	\$200,000.00	154 Propagate Way	1596	2	1	0.62	97%

Property Comparable Estimates

Low Estimate Median Estimate High Estimate \$92,137 \$133,732 \$175,327



Property Calculations

BRRRR Report

Cash-on-cash Return Post Refinance		
Cashflow After Refi	\$1665	
Cashflow Before Refi	\$1169.16	
Money Pulled Out	\$48500	
Monthly Insurance Tax	\$50	
Monthly Payment	\$495.83	
Monthly Property Tax	\$125.00	
Property Management Expenses		
Refinance Loan	\$70,000.00	
Vacancy and Repair Cost		

Repair Costs Breakdown

Interior Repair Cost \$15000

MEPs Repair Cost \$10000

Exterior Repair Cost \$20000

Total Repair Cost \$45000.00

Max Bid Estimate

\$160,000.00