

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

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Property Comparables



Map Legend and the Comparables Data

Label	compPrice	Property Name	sqft	beds	baths	Distance(Miles)	Correlation
M	\$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
\$92,137

Median Estimate
\$133,732

High Estimate
\$175,327

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Property Calculations

BRRRR Report

Cash-on-cash Return Post Refinance	Infinite%
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	\$230.00
Refinance Loan	\$70,000.00
Vacancy and Repair Cost	\$230.00

Repair Costs Breakdown

Interior Repair Cost	<div></div>	\$15000
MEPs Repair Cost	<div></div>	\$10000
Exterior Repair Cost	<div></div>	\$20000
Total Repair Cost		\$45000.00

Max Bid Estimate

\$160,000.00