



LOAN ANALYSIS FOR

1112 N Parker Ave
Indianapolis, IN 46201



PROPERTY SPECIFICATIONS

- Year Built: 1915
- Levels: 2
- Bedrooms: 3
- Bathrooms: 2
- Square feet main and upper: 1709
- 2 car oversized detached garage
- Annual property Taxes: \$1164

Comparable Sold Properties

Residential																
<u>Sold Properties</u>																
MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
21482175	10/30/2017	1334 North Parker Avenue	4912	CENTRAL STATES LUMBER COS	3	3/0	2CDTC	0	2LEVL	1911	696	1,707	\$83.48	\$158,500	\$142,500	182
21548153	05/10/2018	1224 North Oxford Street	4912	VAJENS SOUTH BROOKSIDE	3	1/1	1CDTC,	0	2LEVL	1915	988	1,984	\$70.56	\$135,000	\$140,000	4
21554125	06/27/2018	956 Eastern Avenue	4912	ST CLAIR PLACE	3	1/1	NONE	0	2LEVL	1910	720	1,608	\$80.85	\$131,500	\$130,000	71
21572679	07/16/2018	1326 North Parker Avenue	4912	JOHN H VAJENS	3	1/1	2CDTC,	0	2LEVL	1918	672	1,410	\$88.65	\$110,000	\$125,000	3
21551223	05/15/2018	1139 North OAKLAND Avenue	4912	VAJENS SOUTH BROOKSIDE	4	1/1	2CDTC	0	2LEVL	1910	464	1,970	\$61.42	\$129,000	\$121,000	9
21526038	03/30/2018	1231 North Oakland Avenue	4912	VAJENS SOUTH BROOKSIDE	3	2/1	2CDTC,	0	2LEVL	1910	695	1,425	\$78.60	\$109,000	\$112,000	132
21523208	01/29/2018	1232 North Oakland Avenue	4912	VAJENS SOUTH BROOKSIDE	3	1/1	1CDTC	1	2LEVL	1920	530	1,856	\$50.65	\$99,900	\$94,000	86
21548578	04/03/2018	940 North Oxford Street	4912	H GEISEL SRS E 10TH ST	2	1/0	NONE	0	2LEVL	1910	708	1,890	\$35.45	\$79,900	\$67,000	12
# LISTINGS:	8	Medians:			3	1/1				1911	696	1,782	\$74.58	\$119,500	\$123,000	42
		Minimums:			2	1/0				1910	464	1,410	\$35.45	\$79,900	\$67,000	3
		Maximums:			4	3/1				1920	988	1,984	\$88.65	\$158,500	\$142,500	182
		Averages:			3	1/1				1913	684	1,731	\$68.71	\$119,100	\$116,438	62

Quick Statistics (8 Listings Total)				
	Min	Max	Average	Median
List Price	\$79,900	\$158,500	\$119,100	\$119,500
Sold Price	\$67,000	\$142,500	\$116,438	\$123,000

PROJECTED CURRENT RETAIL VALUE

PROJECTED EQUITY

\$95,000

\$19,100 (25.1%)

Purchase Price \$75,900

Repairs/Rehab needed \$0

Total Purchase + Rehab \$75,900

Loan Terms

Loan Amount \$67,000

Loan Interest Rate 11.5%

Monthly Interest Payments \$727.37

Loan Origination Fees \$1897.00

Loan Term 7 months

Estimated Funds from Borrower

Closing Cost	\$1100.00
Loan Origination fees	\$1897.00
Cash towards purchase	\$8,900.00
Approximate Cash Required	\$11,897.00

CASH OUT REFI STRATEGY

After a 180 day seasoning, Chemical Bank will do a cash out refinance and you take 75% on the appraised value with NO limitations on what was originally paid for the house.

Example for this property

Purchase Price	\$73,900
Projected Appraised Value	\$95,000
75% cash out refinance	\$71,250

Chemical Bank
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