



PROPERTY PRESENTATION FOR

1009 Harlan Street

Indianapolis, IN 46203



PROPERTY SPECIFICATIONS

- Year Built: 1921
- Levels: 2
- Property Type: Duplex
- Bedrooms per side: 2
- Bathrooms per side: 2
- Square feet main and upper per side: 1150
- Lot Size: 38' x 143'
- Annual Property Taxes: \$1276

PROPERTY REHAB PLAN

Convert both sides of property into high end town homes with an ARV of \$195,000 per side. See estimate for full rehab scope.

PROPERTY PICTURE LINK: [CLICK HERE](#)

PROFORMA

SALE PRICE (\$195,000 per side)	\$390,000
Rehab Cost	\$130,100
Property Purchase Price	\$135,000
<u>Rehab and Purchase Total</u>	<u>\$265,100</u>
GROSS	\$125,000
Selling Cost – Commissions (6%)	\$23,400
Plat petition split	\$6200
<ul style="list-style-type: none">• Attorney Cost - \$2500• City of Indianapolis fee - \$2500• Boundary Survey -\$1200	
Utility Cost (6 months)	\$1800
Staging	\$2000
Property Taxes	\$638
Selling Closing Cost	\$3000
<u>Bildwise Management Fee</u>	<u>\$4650</u>
TOTAL COST	\$306,788
NET	\$83,212
ROI %	27.12%

OMPARABLE MARKET ANALYSIS

Residential

Active Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21592051	08/27/2018	1935 HOYT Avenue	4913	CAVEN & ROCKWOOD	2	1/1	2CDTC,	0	2LEVL	1910	770	1,075	\$232.56	\$250,000	28
21557375	04/09/2018	1033 Dawson Street	4913	FRANKS WOODLAWN	2	2/1	1CDTC	0	2LEVL	1900	290	1,101	\$181.56	\$199,900	168
# LISTINGS:	2	Medians:			2	2/1				1905	530	1,088	\$207.06	\$224,950	98
		Minimums:			2	1/0				1900	290	1,075	\$181.56	\$199,900	28
		Maximums:			2	2/1				1910	770	1,101	\$232.56	\$250,000	168
		Averages:			2	2/1				1905	530	1,088	\$207.06	\$224,950	98

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21541147	04/26/2018	1824 WOODLAWN Avenue	4913	HOGSHIRE SIMS & SMITHERS	2	2/0	NONE	0	1LEVL	1880	1,123	1,123	\$222.62	\$239,999	\$250,000	54
21552353	07/18/2018	2204 Woodlawn Avenue	4913	SIEBERT & CRUSE	2	2/0	1CDTC	0	1LEVL	1900	501	1,002	\$211.58	\$209,000	\$212,000	94
# LISTINGS:	2	Medians:			2	2/1				1890	812	1,063	\$217.10	\$224,500	\$231,000	74
		Minimums:			2	1/0				1880	501	1,002	\$211.58	\$209,000	\$212,000	54
		Maximums:			2	2/1				1900	1,123	1,123	\$222.62	\$239,999	\$250,000	94
		Averages:			2	2/1				1890	812	1,063	\$217.10	\$224,500	\$231,000	74

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$199,900	\$250,000	\$224,725	\$224,500
Sold Price	\$212,000	\$250,000	\$231,000	\$231,000

Estimate Notes

Customer

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Grouping	Category	Description	Quantity	Unit Price	Line Item Total
Bathrooms					
	General	Supply and install tub and surround set in all bathrooms, tile on the floor, vanities with stone top and all brush nickel finish on fixtures.	1.00	\$9,500.00	\$9,500.00
Demo					
	General	Demo current structure and exterior to accommodate new proposed layout and support existing framing. All required permits and drawings. Cost to rent, fill and haul dumpsters. Includes any necessary lead paint and asbestos abatement.	1.00	\$5,300.00	\$5,300.00
Doors					
	General	All interior and exterior doors. Primed and painted. Framed and prehung 4 9/16" wall. Pre-drilled for cylindrical doorknob/lockset.	1.00	\$6,700.00	\$6,700.00
Electrical					
	General	Cost to rewire both units with 200 Amp panel and meter base including finishes	1.00	\$10,000.00	\$10,000.00
Flooring					
	General	Carpeting in bedrooms.Ceramic tile in bathrooms and laundry. Laminate flooring in all other areas	1.00	\$11,000.00	\$11,000.00
Framing					
	General	All framing to create a layout with a modern open floor plan. Build staircases to 2nd floor on both units. All framing on the exterior in preparation for siding and window placement.	1.00	\$8,500.00	\$8,500.00
Garage					
	General	Build a shared 2 car garage with a firewall in the middle with concrete apron	1.00	\$14,500.00	\$14,500.00

HVAC	General	New furnace/air conditioner. All new runs	1.00	\$11,500.00	\$11,500.00
insulation/drywall	General	Hang and finish drywall. Includes wall and ceiling insulation.	1.00	\$9,200.00	\$9,200.00
Kitchen	General	Granite countertops: High end 30mm thick solid stone countertop. Wood constructed kitchen cabinets with soft close doors/drawers	1.00	\$12,000.00	\$12,000.00
Painting	General	Paint the interior and exterior	1.00	\$8,500.00	\$8,500.00
Plumbing	General	Run pex plumbing and pvc for Water heater, washing machine hooks, kitchen and bathrooms. This includes all needed fixtures for each unit	1.00	\$9,600.00	\$9,600.00
Siding	General	Fiber Cement / Hardie board Siding Cost Horizontal lap, fiber cement siding. Oven cured 2 tone coating - 12 colors. 50 yr limited warranty. Includes removal of existing siding	1.00	\$0.00	\$9,100.00
Windows	General	Double pane, lo E glass with Argon insulation layer. 0.35 U factor. Limited lifetime warranty. This includes moisture and weather seal on the exterior	1.00	\$4,700.00	\$4,700.00

Estimate Total: \$130,100.00