

1232 S 8th St, Noblesville, IN 46060



Fantastic Investment Opportunity Near Downtown of Noblesville, IN. Hamilton County Schools! It's a Single Family Home with 2 beds and 1 bath. ARV of Over \$100k!



SIMPLE WHOLESALING

# Description of Property

- This property is located Close to Downtown of Noblesville, IN. It is a Single Family Home with 2 beds and 1 bath. It has a freshly painted interior, new carpet and new flooring in the kitchen. The Kitchen comes with beautiful cabinets and some appliances. Home features a large covered front porch and a fenced in back yard.
- The property is currently vacant and is available for moving in right away. The Rents in the Area are \$823 per month. So There is a Potential To Bring In a Substantial Amount of Monthly Cash Flow. The Comps in the Area are \$100k or Over!



















# Details

- Details about Property:
  - 2 Beds and 1 bath with 768 Sq Ft of living space
  - Lot: 31 X 120
  - Built: 1910
  - Taxes: \$579 Per Year
  - Average rent: \$823 per month

# Tax Report

## Location Information

Township:	<b>Noblesville</b>	Property Address Carrier Route:	<b>C014</b>
Subdivision:	<b>Evans &amp; Grays 01 Add Square 03</b>	Census Tract:	<b>1107.00</b>
Lot:	<b>2</b>	Neighborhood Code:	<b>Static-B</b>
Block:	<b>3</b>	Topography:	<b>Flat/Level</b>
Township Range Sect:	<b>18-5-6</b>	Flood Zone Code:	<b>X</b>
Property Zip:	<b>46060</b>	Flood Zone Panel:	<b>18057C0142G</b>
Property Zip+4:	<b>3717</b>	Flood Zone Date:	<b>11/19/2014</b>

## Tax Information

New Parcel ID:	<b>291106301019000013</b>	Total Assessed Value:	<b>\$48,200</b>
Parcel ID:	<b>1111060301019000</b>	% Improved:	<b>73%</b>
Tax ID:	<b>29-11-06-301-019.000-013</b>	Tax Year:	<b>2016</b>
Assessment Year:	<b>2016</b>	Semi-Annual Tax Amount:	<b>\$579</b>
Land Assessment:	<b>\$12,800</b>	Total Tax Amount:	<b>\$1,157</b>
Improved Assessment:	<b>\$35,400</b>	Tax Area:	<b>013</b>
Legal Description:	<b>ACREAGE .00, SECTION 6, TOWNSHIP 18, RANGE 5, EVANS &amp; GRAY 1ST, LOT PT 2, BLOCK 3</b>		

## Characteristics

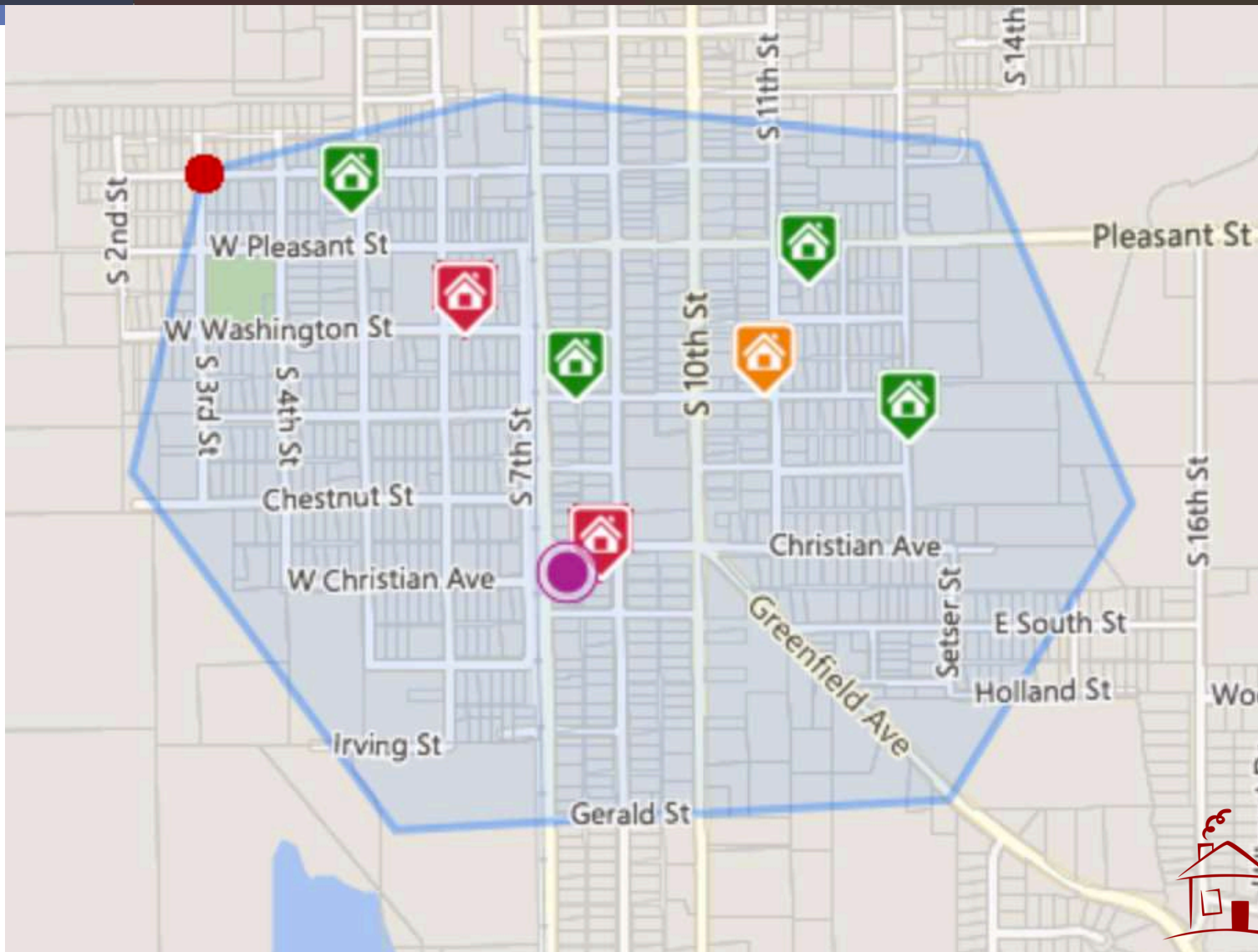
Lot Acres:	<b>0.0854</b>	First Floor Sq Ft:	<b>768</b>
Lot Sq Ft:	<b>3,720</b>	Crawl Space Sq Ft:	<b>768</b>
Lot Frontage:	<b>31</b>	Total Rooms:	<b>5</b>
Lot Depth:	<b>120</b>	Bedrooms:	<b>2</b>
Land Use - County:	<b>One Family Dwelling</b>	Total Baths:	<b>1</b>
Land Use - CoreLogic:	<b>SFR</b>	Full Baths:	<b>1</b>
Building Type:	<b>Single Family</b>	Dining Rooms:	<b>1</b>
Year Built:	<b>1910</b>	Other Rooms:	<b>Dining Room</b>
Stories:	<b>1</b>	Heat Type:	<b>Warm Air</b>
Finished Bldg Sq Ft:	<b>768</b>	Roof Material:	<b>Asphalt Shingle</b>
Total Building Sq Ft:	<b>768</b>	Water:	<b>Type Unknown</b>
Total Adjusted Bldg Sq Ft:	<b>768</b>	Sewer:	<b>Type Unknown</b>



# Market Activity; Comparison Sales

St	Type	Address	Area	Price	Bds	FB	HB	Sch D	Subdivision	Fp	Lvls	Gar	SFM/U	Bas	Tot SqFt	DOM
 Act	SFD	723 S 5TH St	2914	\$85,000	2	1	0	Noblesvill	RIVER PARK	0	1LEVL	2CDTC	861	Yes	1,141	18
 Act	SFD	954 S 8TH St	2914	\$87,000	2	1	0	Noblesvill	CHARLOTTE WRIGHT	0	1LEVL	NONE	968	Yes	1,210	96
 Act	SFD	1297 Plum St	2914	\$104,900	2	1	0	Noblesvill	NO SUBDIVISION	0	1LEVL	2CDTC	1,239	Yes	1,239	25
 Act	SFD	824 S 11th St	2914	\$259,900	3	2	1	Noblesvill	ELWOOD WILSON	0	2LEVL	1CDTC,2CAT	2,000	Yes	2,000	24
 Pend	SFD	953 S 11TH St	2914	\$99,900	2	1	0	Noblesvill	G M SHAW	0	1LEVL	NONE	1,004	No	1,004	7
 S	SFD	608 WASHINGTON St	2914	\$120,000	2	1	0	Noblesvill	L WILDS	0	1LEVL	NONE	1,252	No	1,402	80
 S	SFD	677 Christian Ave	2914	\$135,000	2	1	0	Noblesvill	J R CHRISTIAN	0	1LEVL	2CDTC	975	Yes	1,165	98

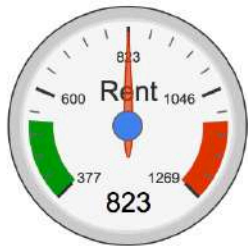
# Map Area for the Comps



# Rent Potential

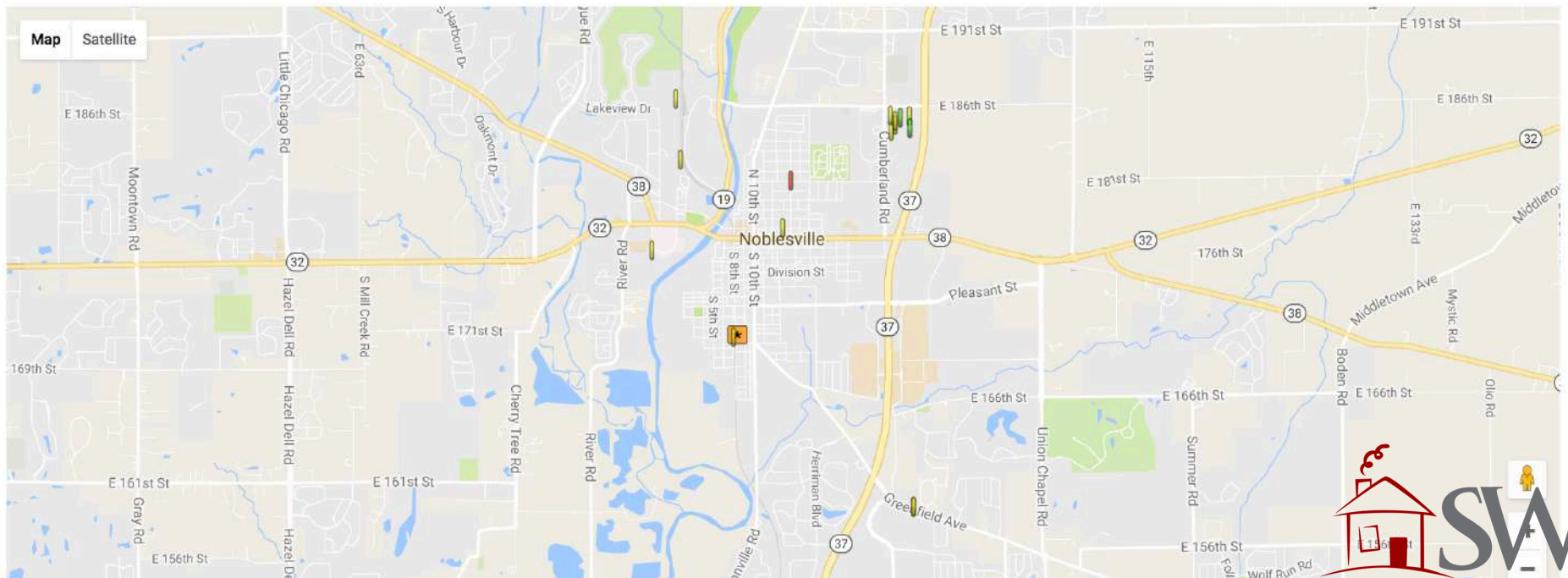
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Please provide the price you pay in monthly rent for analysis.



Your results are based on **25** 2-bedroom rentals in a **2.43** mile radius.

AVERAGE	MEDIAN	\$680-\$1,010	\$766-\$957
<b>\$823</b> ±5%	<b>\$825</b>	<b>80%</b>	<b>60%</b>



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