



**Broker Price Opinion**

BPO Date: 9/30/2014 Loan #: \_\_\_\_\_

**Broker Information:**

Company: ReMax Ability Plus Agent: Mark Davis

Doing Business As: Indy REO, Inc.

Company Address: 8935 Technology Drive

City: Fishers State: IN ZIP Code: 46038

Phone: 317-609-0736 Fax: 317-860-3700 Email: [markd@indyreo.com](mailto:markd@indyreo.com)

**Subject Property:**

Name of Borrower(s): Strickler

Street Address: 725 W 8th

City: Anderson State: IN ZIP Code: 46016

Date Initial Property Inspection: 8/8/14 - 9/3/14 - 9/18/14

Is MLS Available in your Area? Yes  No  Will Property be listed in MLS? Yes  No

**Neighborhood Data:**

Location:	Urban	<input type="checkbox"/>	Suburban	<input checked="" type="checkbox"/>	Rural	<input type="checkbox"/>
Growth Rate:	Rapid	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Slow	<input checked="" type="checkbox"/>
Property Values:	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>
Demand/Supply:	Shortage	<input type="checkbox"/>	Normal	<input type="checkbox"/>	Oversupply	<input type="checkbox"/>
Market Time:	Under 3m	<input checked="" type="checkbox"/>	3-6 mos	<input type="checkbox"/>	Over 6mos	<input type="checkbox"/>
Price Range	High \$:	<u>39,000</u>	Low\$:	<u>6,000</u>		

**Marketability:**

**Describe any neighborhood factors or market conditions that will affect the marketing of this property.**

Within the past 12 months and within a 1/2 mile radius there have been 17 sales, with 12 being REO and 5 being HUD owned. Only 3 of the 17 sales were over \$23,000.

**Will this property become a problem for resale? If yes, explain**

There will be no problem with resale if debris removal and other routine preservation efforts are performed prior to marketing and the list price is competitive with recent sales and listings in the immediate area.

Is the Property Secure? Yes  No

# Broker Price Opinion

**Marketing Strategy:**

**Condition and Repair Estimates:**

General Condition:  Good     Average     Fair     Poor     Vandalized     Fire Damage

**List Suggested Repairs**

**Agent Estimates**

Exterior Paint: <u>Repair and paint exterior wood siding, trim and doors</u>	<u>\$3900</u>
Interior Paint: <u>Various door, wall, ceiling and trim repairs, paint interior complete</u>	<u>\$4500</u>
Carpet: <u>Replace 50% of carpet</u>	<u>\$2250</u>
Other Flooring: <u>Replace vinyl flooring and glaze hardwood flooring as needed</u>	<u>\$2500</u>
Kitchen: <u>Various drawer and cabinet repairs</u>	<u>\$500</u>
Bathroom(s): <u>Various vanity and cabinet repairs</u>	<u>\$500</u>
Plumbing: <u>Various plumbing repairs (toilet flappers, valves, faucets)</u>	<u>\$625</u>
Electrical: <u>Replace missing copper wiring</u>	<u>\$</u>
Roofing: _____	<u>\$</u>
Cleaning: <u>Trash out and detailed sales cleaning</u>	<u>\$835</u>
Landscaping: <u>Landscape cleanup</u>	<u>\$275</u>
Other: <u>Remove abandoned vehicle</u>	<u>\$100</u>
<b>Total Estimate</b>	<b><u>\$15,985</u></b>

**Reports and Inspections:**

Based on Broker's Initial Inspection of Accessible Areas, Additional Reports Are Recommended:

- Winterize     Termite     Roof     Well     Septic     Electrical  
 Plumbing     Heating/AC     Mechanical     Structural     Geological     Other

**Pricing:**

	Pricing	Probable Buyer
90-120 Day As-Is Price:	\$23,000	The subject should be sold as-is to an investor/landlord with debris removal, cleaning and landscape clean up completed.
90-120 Day Repair Price:	\$39,000	
Recommended List Price:	\$24,900	
30day "Quick" sale as-is	\$19,000	
Monthly rent amount:	\$1550	

**DO YOU RECOMMEND SELLING AS/IS OR REPAIRED?**    As-Is

## Broker Price Opinion

Please detail subject property's characteristics with respect to the following:

### Location:

The neighborhood area is comprised mostly of older homes built near the turn of the century, and most surrounding properties are single family. The location is on a busy street on the edge of the more desirable historical downtown area but not close enough within it to obtain the upper end of comp values.

**Condition of the Roof:**    Repair     Replace     OK

**Condition of the Interior:**    Water Damage?    Yes     No

Stains on ceiling in various locations presumed to be from previously patched roof leaks..

### Condition of the Exterior:

Windows trim and siding need various repairs and paint due to overall lack of maintenance.

### Market Conditions:

Stable.

### Unemployment Rate:

The unemployment rate in Anderson, IN. is 8.10%. The median household income in Anderson is 23.1% less than the Indiana average and 33.5% less than the National average. The poverty level in Anderson is 50.1% greater than the Indiana average and 8.7% greater than the National average.

### Comments:

General repairs and maintenance issues need to be addressed in order for the subject to be rentable, however the cost completing the repairs will meet or exceed the value added by completing them.

### Positive features:

Newer windows, high visibility location desirable by tenants and landlords.

## Broker Price Opinion

### Comp Sheet:

Subject Address	Sq. Ft.	Bed	Bath	Age	Condition	Garage # of Car	Pool	Lot Size	Extras
725 W. 8 <sup>th</sup> St.	2716	5	3	124	Fair	2	0	0.17	Newer windows

### Comparable Listings:

Comparable Listing Address	Sq. Ft.	Bed	Bath	Age	Condition	Garage # of Car	Pool	List Date	Orig. List Price	Current List Price	Distance to subject
307 W 14 <sup>th</sup>	2100	4	4	87	Good	0	0	8/29/13	53,000	53,000	0.16
1023 E 8 <sup>th</sup>	4400	8	5	76	Fair	1	0	6/10/14	27,500	27,500	0.42
706 W 6 <sup>th</sup>	2484	4	2	138	Fair	0	0	7/31/14	19,900	16,500	0.17

### Comparable Sales:

Comparable Sales Address	Sq. Ft.	Bed	Bath	Age	Condition	Garage # of Car	Pool	List Date	Orig. List Price	Sold Price	Distance to subject
203 W 10 <sup>th</sup>	3708	4	3	136	Good	0	0	6/19/14	44,900	40,500	0.17
424 W 11 <sup>th</sup>	2950	7	4	94	Fair	0	0	9/27/13	29,900	22,900	0.15
816 E 8 <sup>th</sup>	1704	3	2	109	Fair	0	0	8/27/14	25,000	15,000	0.49

### Comparable listing Comments:

List comps 1 and 3 and closest proximity. 307 W 14<sup>th</sup> represents value repaired with updates, 706 W 6<sup>th</sup> represents as is value however the comp has only 2 units.

### Comparable Sales Comments:

Sale comps 1 and 2 are closest in proximity. 203 W 10<sup>th</sup> represents value repaired, 424 W 11<sup>th</sup> represents as is value however the comp is smaller with only 2 units.

## Checklist of Damages

Is there any vandalism?: Yes  No  If yes, Where?

Is there any graffiti?: Yes  No  If yes, Where?

Is there any damage that appears to be caused by an act of nature?:

Yes  No  If yes, Where?

Are there any broken windows?: Yes  No  If yes, Where?

Are there any walls with holes larger than a quarter?:

Yes  No  If yes, Where?

Are there any broken doors?: Yes  No  If yes, Where?

All doors are functional but cosmetic repairs are needed in various locations.

Are there any tears or holes in carpet or vinyl, or missing flooring? :

Yes  No  If yes, Where?

Are there any signs of water damage or mold present?:

Yes  No  If yes, Where?

Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) :

Yes  No  If yes, Where?

# 725 W 8th St, Anderson, IN 46016-1205, Madison County



<b>5</b>	<b>2,716</b>	<b>7,775</b>	<b>N/A</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>1</b>	<b>1890</b>	<b>SFR</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

Bank Owned 

## Owner Information

Owner Name:	<b>Tax Ease Florida Reo LLC</b>	Tax Billing Zip+4:	<b>7021</b>
Tax Billing Address:	<b>14901 Quorum Dr #900</b>	Carrier Route:	<b>C020</b>
Tax Billing City & State:	<b>Dallas, TX</b>	Owner Occupied Flag:	<b>No</b>
Tax Billing Zip:	<b>75254</b>		

## Location Information

Township:	<b>Anderson Twp</b>	Property Carrier Route:	<b>C010</b>
Subdivision:	<b>John Davis 2nd Add</b>	Census Tract:	<b>119.00</b>
Lot:	<b>32</b>	Neighborhood Code:	<b>181209-</b>
Property Zip:	<b>46016</b>	Topography:	<b>Flat/Level</b>
Property Zip+4:	<b>1205</b>		

## Tax Information

New Parcel ID:	<b>481112303124000003</b>	Total Assessed Value:	<b>\$66,600</b>
Parcel ID:	<b>182141</b>	% Improved:	<b>84%</b>
Tax ID:	<b>48-11-12-303-124.000-003</b>	Tax Year:	<b>2013</b>
Assessment Year:	<b>2013</b>	Total Tax Amount:	<b>\$1,332</b>
Land Assessment:	<b>\$10,400</b>	Tax Area:	<b>003</b>
Improved Assessment:	<b>\$56,200</b>		
Legal Description:	<b>J DAVIS 2ND 0.0000ACRES STR: 00000 SECTION: PLAT: 22 IN: OUT:</b>		

## Characteristics

Lot Acres:	<b>0.1785</b>	Crawl Space Sq Ft:	<b>747</b>
Lot Sq Ft:	<b>7,775</b>	Total Rooms:	<b>11</b>
Lot Frontage:	<b>72</b>	Bedrooms:	<b>5</b>
Lot Depth:	<b>108</b>	Total Baths:	<b>1</b>
Land Use - County:	<b>One Family Dwell On Platted</b>	Full Baths:	<b>1</b>
Land Use - CoreLogic:	<b>SFR</b>	Fireplace:	<b>Y</b>
Building Type:	<b>Duplex</b>	Number of Fireplaces:	<b>1</b>
Year Built:	<b>1890</b>	Heat Type:	<b>Warm Air</b>
Stories:	<b>2</b>	Construction:	<b>Wood</b>
Above Grade Sq Ft:	<b>2,716</b>	Roof Material:	<b>Asphalt Shingle</b>
Finished Bldg Sq Ft:	<b>2,716</b>	Garage Type:	<b>Detached Garage</b>
Total Building Sq Ft:	<b>3,606</b>	Garage Sq Ft:	<b>459</b>
Total Adjusted Bldg Sq Ft:	<b>3,606</b>	Porch Type:	<b>Enclosed Frame Porch</b>
First Floor Sq Ft:	<b>1,492</b>	Primary Porch Sq Ft:	<b>145</b>
Second Floor Sq Ft:	<b>1,224</b>	Porch 2 Sq Ft:	<b>120</b>
Basement Sq Ft:	<b>745</b>	Water:	<b>Type Unknown</b>
Unfinished Basement Sq Ft:	<b>745</b>		

## Features

Feature Type	Unit	Size/Qty	Year Built
Detached Garage	S	459	1949
Porch Enclosed Frame	S	145	

Porch Enclosed Frame	S	120
Porch Enclosed Frame	S	120
Stoop Masonry	S	60

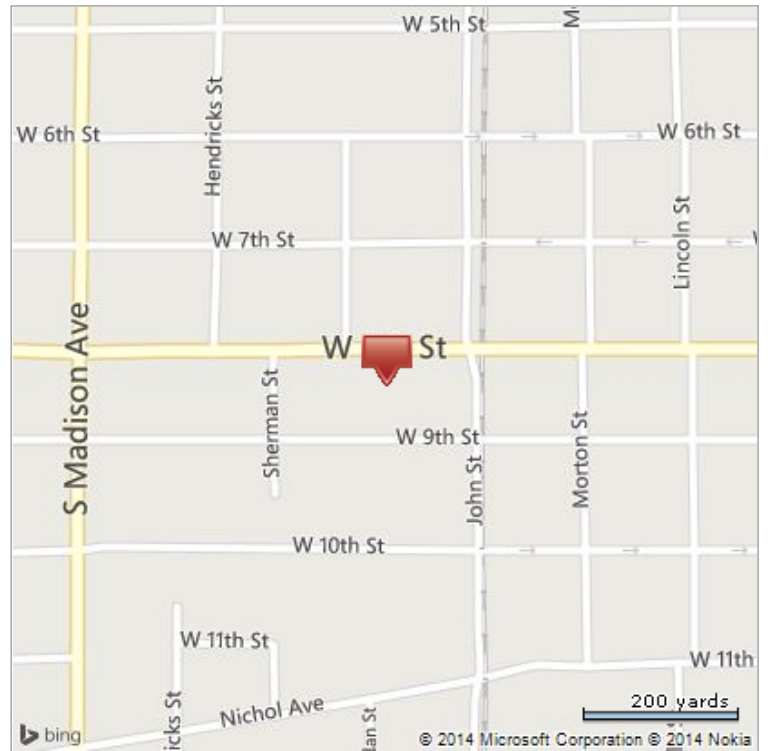
## Last Market Sale & Sales History

Recording Date	06/20/2014	05/10/2000
Sale Date	10/10/2012	
Document Number	7957	
Document Type	Tax Deed	Deed (Reg)
Buyer Name	Tax Ease Florida Reo LLC	Strickler Angela G
Seller Name	Auditor Of Madison County	Owner Record

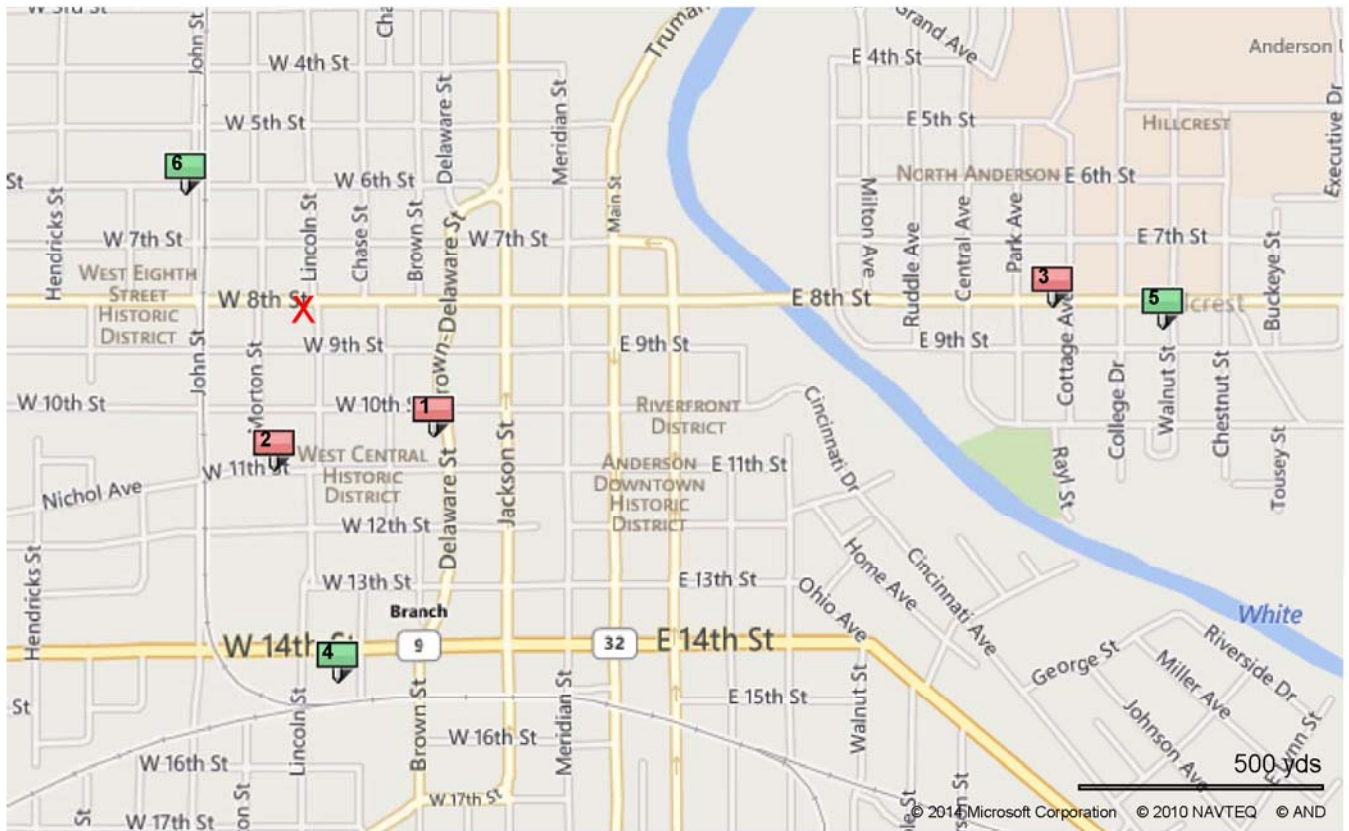
## Foreclosure History

Document Type	Notice Of Sale
Recording Date	09/15/2010
Final Judgment Amount	\$93,975

## Property Map



\*Lot Dimensions are Estimated



#	Listing #	Address	Status	List Price	Sold Price
1	21299096	203 W 10TH ST	SOLD	44,900	40,500
2	21258576	424 W 11TH ST	SOLD	22,900	22,900
3	21312264	816- 818 E 8TH ST	SOLD	25,000	15,000
4	21253256	307 W 14TH ST	ACT	53,000	
5	21297737	1023 E 8TH ST	ACT	27,500	
6	21307163	706 W 6TH ST	ACT	16,500	





**Multi-Family**

**Media:** 13

**BLC#:** 21299096      **Status:** Sold  
**County:** Madison  
**Lt:** 40.106    **Ln:** -85.682  
**#203 W 10TH ST**  
**Legal:** J DAVIS 1ST EXC 140' W SD      **Sec:**  
**Town:** ANDERSON      **Twp:** Anderson SW  
**ConstStat:** Resale/Previously Occupied  
**Tax Year Paid:** 2012    **Tax Exempt:** None

**SP:** \$40,500  
**Area:** 4812      **LP:** \$44,900  
**Tax ID:** 481112403152000003  
**Map:**  
**Zip:** 46016      **Yr Built:** 1878  
**Lot:** 26      **Solid Waste:** Y  
**School:** Anderson Community  
**Occupied Dt:** 09/23/2014  
**Semi-Tax:** \$525

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$575	M	5	2	1	Y	N	1	1,854	LR 11X12	MB 10X12	LR 11X12	MB 10X11
2	\$425	M	4	1	1	N	N	2	927	GR	2B 10X10	GR	2B
3	\$550	M	4	1	1	N	N	2	927	FR	3B	FR	3B
4									0	DR 9X11	4B	DR	4B
5									0	KT 10X11		KT 10X10	DN 8X9
6									0	BK		BK	
7									0	LU		LU	
8									0	<b>Total SqFt:</b> 3,708		<b>Conversion:</b> N	
9									0	<b>Total Units:</b> 3			

**Directions**

Brown & Delaware St. go south property on SW corner of 10th St.

**Property Description**

3 Unit Rental property the main level has 2 BR 1 Bath, the 2 units up have 1BR and 1Bath all are in good condition, all units are rented, the property is in the Historical District in Anderson.

**Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**

**Description**

**Architectural Style:** Triplex      **Arch Style:**      **BldInf:** AlarmSmoke  
**Levels:** Two      **Unit Parking:** OnStreet      **Lot Information:** CornerLot  
**Exterior:** Wood      **Exterior Amen:**  
**Laundry:** Other      **Bld Ut:** MunSwrConn, MunWtrConn  
**Lot Size:** 72X100      **Acres:** 1/4-1/2 Acre

**Unit 1**

**Utilities:** FuelGas, CIWindUnit, HotWtrGas

**Miscellaneous:** Fireplace, RangeOven, Refrigratr, WtrSftRent

**Unit 2**

**Utilities:** FuelGas, HotWtrGas, CIWindUnit

**Miscellaneous:** EatlnKit, RangeOven, Refrigratr, WtrSftRent

**Financial/Association Information**

**Tenant Pays:** NoUtil  
**Owner Pays:** AllUtil  
**Operating Expense:** Insurance, PropTaxes, Utilities  
**Possible Financing:** Conventnl, FHA, ICON, VA  
**GOI:** \$1,600

**Actual Exp:** \$780

**NOI:** \$820

**Office Information**

TCOU01 : Town & Country Realty      **OP:** 765-378-7880      **OF:**      **Fdbk Email:** [horn.stephen@comcast.net](mailto:horn.stephen@comcast.net)  
**LAgt:** 10771 : Stephen Horn      **Pref:** 765-378-7880      **PF:** 765-378-0781      **Show:** 765-378-7880      **Fdbk:** 765-378-7880  
**Team Name:**      **Hm:** 765-378-7880      **Ofc Ext:** 0      **Cell:**      **VM:**  
**CoAgt/Asst:**      **Pref:**      **Type:** Exclusive Right to Sell      **Dir:**      **Toll:**  
**Con1:**      **Poss:** AtClosing      **Var:** N      **Pager:**  
**Con2:**      **Auction Lic#:**      **LD:** 06/19/2014      **BAC:** 3  
**Disc:**      **Disc Other:** DEFNN      **XD:** 01/06/2015      **Chg Date:** 09/27/2014  
**Insp/Warr:** General      **Dir Solicit:** N      **Show:** Y 06/19/14      **WD:**      **Entry Date:** 06/19/2014

**Pending/Sold Informatior**

SA: 10771 Stephen Horn      SO: TCOU01 Town & Country Realty      Sold Terms: Cash      DP: 09/01/2014  
Circumstances re Sale: Re-Sale      CC/Buyers Asst: \$0      Est DC:09/22/14  
SD: 0.00      DC: 09/23/2014  
DOM: 74      CDOM: 74

**Requested by:** Mark Davis

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2014

Sunday, October 5, 2014

12:32 PM

21299096

203 W 10TH ST

\$44,900

Listing Firm: Town & Country Realty



**Exterior Front**

View from Brown & Delaware St.



**Exterior Front**

Front View from 10th St.



**Living Room**

Main floor Living room with fireplace, beautiful  
woodwork and hardwood floors



**Den**

Main floor Den with stained glass window.



**Bathroom**

Main floor bathroom



**Kitchen**

Main floor kitchen, newer oak cabinetry all  
appliances

Listing #: 21299096



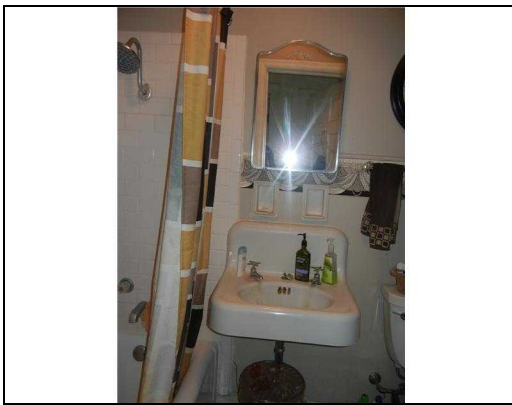
**Entry**

Main floor entry



**Kitchen**

Unit 2 up kitchen



**Bathroom**

2 Unit up bathroom



**Living Room**

2 Unit up living room



**Living Room**

3 Unit up living room



**Bathroom**

3 Unit up bathroom



**Multi-Family**

**Media:** 2

**BLC#:** 21258576      **Status:** Sold  
**County:** Madison  
**Lt:** 40.105    **Ln:** -85.686  
**#424 W 11TH ST**  
**Legal:** BLIVENS W SD 0.0000Acres      **Sec:**  
**Town:** ANDERSON      **Twp:** Anderson SW  
**ConstStat:** New/Permit Filed  
**Tax Year Paid:** 2012    **Tax Exempt:** None

**SP:** \$22,900  
**Area:** 4812      **LP:** \$22,900  
**Tax ID:** #481113201029000003  
**Map:**  
**Zip:** #46016      **Yr Built:** #1920  
**Lot:** 7      **Solid Waste:** N  
**School:** Anderson Community  
**Occupied Dt:** 12/06/2013  
**Semi-Tax:** #475

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$475	M	5	2	1	N	N	1	800	LR	MB 12x11	LR 17x12	MB 11x11
2	\$440	M	4	1	1	N	N	1	550	GR	2B 11x11	GR	2B
3	\$474	M	5	2	1	N	N	2	800	FR	3B	FR	3B
4	\$475	M	5	2	1	N	N	2	800	DR	4B	DR	4B
5									0	KT 9x6		KT 11x5	
6									0	BK		BK	
7									0	LU		LU	
8									0	<b>Total SqFt:</b> 2,950		<b>Conversion:</b> N	
9									0	<b>Total Units:</b> 4			

**Directions**

From downtown, go west on 11th to Apartment building on the right.

**Property Description**

2 story fourplex apartment unit with fully rented units. Property management company has the owner paying all utilities. Newer siding and nice parking in the back. Property management group takes good care of the property.

**Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**

Contact listing agent directly to schedule all appointments. Do not call centralized showings.

**Description**

**Architectural Style:** Fourplex      **Arch Style:** Traditionl      **BldInf:** AlarmSmoke  
**Levels:** Two      **Unit Parking:** ParkingLot, OnStreet      **Lot Information:** Sidewalks, Zoned, Curbs, Busli  
**Exterior:** Aluminum      **Exterior Amen:**  
**Laundry:** NoLaundry      **Bld Ut:** GasConn, MunWtrConn, MunSwrConn, StormSwr  
**Lot Size:** 27x160      **Acres:** <1/4 Acre

**Unit 1**

**Utilities:** CINone, CIWindUnit, FuelElec, FuelGas

**Miscellaneous:** EatlnKit, RangeOven, Refrigratr

**Unit 2**

**Utilities:** CINone, CIWindUnit, FuelElec, FuelGas

**Miscellaneous:** RangeOven, Refrigratr

**Financial/Association Information**

**Tenant Pays:** NoUtil  
**Owner Pays:** AllUtil, Gas  
**Operating Expense:**  
**Possible Financing:**  
**GOI:** \$22,368

**Actual Exp:** \$14,400

**NOI:**

**Office Information**

**REMG02:** RE/MAX Real Estate Groups      **OP:** 765-640-1900      **OF:** 765-642-9452      **Fdbk Email:** [briansnyder@remax.net](mailto:briansnyder@remax.net)  
**LAg:** 34385 : Brian Snyder      **Pref:** 765-640-1900      **PF:**      **Show:** 866-955-5566      **Fdbk:** 317-900-6890  
**Team Name:**      **Hm:**      **Ofc Ext:** 0      **Cell:**      **VM:**  
**CoAgt/Asst:**      **Pref:**      **Type:** Exclusive Right to Sell      **Dir:** 317-900-6890      **Toll:**  
**Con1:**      **Poss:** AtClosing      **Var:** N      **Pager:**  
**Con2:**      **Auction Lic#:**      **LD:** 09/27/2013      **BAC:** 1250  
**Disc:**      **Disc Other:** ASIS,DEFNN,ONFIL      **XD:** 03/31/2014      **Chg Date:** 12/09/2013  
**Insp/Warr:** Not Applicable      **Dir Solicit:** N      **Show:** Y 10/25/13      **WD:**      **Entry Date:** 10/01/2013

**Pending/Sold Informatior**

**SA:** 34385 Brian Snyder      **SO:** REMG02 RE/MAX Real Estate Groups      **Sold Terms:** Cash      **DP:** 11/25/2013  
**Circumstances re Sale:** none      **SD:** 0.00      **CC/Buyers Asst:** \$0      **Est DC:** 12/05/13  
**DOM:** 59      **DCOM:** 226      **DC:** 12/06/2013

**Requested by:** Mark Davis

21258576

424 W 11TH ST

\$22,900

Listing Firm: RE/MAX Real Estate Groups



Exterior Front



Exterior Back



**Multi-Family**

**Media:** 5

**BLC#:** 21312264      **Status:** Sold  
**County:** Madison  
**Lt:** 40.108    **Ln:** -85.669  
**816- 818 E 8TH ST**  
**Legal:** C K MC CULLOUGHES PK 41' M      **Sec:**  
**Town:** ANDERSON      **Twp:** Anderson NE  
**ConstStat:** Resale/Previously Occupied  
**Tax Year Paid:** 2012    **Tax Exempt:** None

**SP:** \$15,000  
**LP:** \$25,000  
**Area:** 4812      **Tax ID:** 481207303124000003  
**Map:**  
**Zip:** 46012      **Yr Built:** 1895  
**Lot:** F      **Solid Waste:** N  
**School:** Anderson Community  
**Occupied Dt:** 09/30/2014  
**Semi-Tax:** \$424

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$0	M	5	1	1	Y	N	2	852	LR 14x13	MB 9x9	LR 14x14	MB 8x14
2	\$0	M	6	2	1	Y		2	852	GR	2B	GR	2B 9x12
3									0	FR	3B	FR	3B
4									0	DR 12x13	4B	DR 12x13	4B
5									0	KT 10x11		KT 10x11	
6									0	BK		BK	
7									0	LU		LU	
8									0	<b>Total SqFt:</b> 1,704/Assessor		<b>Conversion:</b> Y	
9									0	<b>Total Units:</b> 2			

**Directions**

I 69 to Exit 226 towards Anderson. Turn Left on E. 8th St. property on right

**Property Description**

Handyman Special!!!! This duplex has great potential for a rental. close to the University and is also zoned for business.

**Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**

Property has no Furnace or A/C. Utilities are not connected. For Questions or Offers please Contact Listing Assistant Trisha Travis 765-730-3602 or [Trisha@TheRealEstatePros.us](mailto:Trisha@TheRealEstatePros.us)

**Description**

**Architectural Style:** Doub-Duplex      **Arch Style:**      **BldInf:** Storage  
**Levels:**      **Unit Parking:** Other      **Lot Information:** Curbs  
**Exterior:** Wood      **Exterior Amen:**  
**Laundry:** Common      **Bld Ut:** MunSwrConn, MunWtrConn, GasConn  
**Lot Size:** 41x62      **Acres:**

**Unit 1**

**Utilities:** Other

**Miscellaneous:** NoEquip

**Unit 2**

**Utilities:** Other

**Miscellaneous:** NoEquip

**Financial/Association Information**

**Tenant Pays:** AllUtil  
**Owner Pays:** InsStruc  
**Operating Expense:**  
**Possible Financing:** Cash Only  
**GOI:** \$0

**Actual Exp:** \$0

**NOI:**

**Office Information**

**KWIN05 :** Keller Williams Indy Metro NE      **OP:** 317-564-7100      **OF:** 317-564-7111      **Fdbk Email:** [heather@therealestatepros.us](mailto:heather@therealestatepros.us)  
**LAgt:** 21499 : Heather Upton      **Pref:** 765-425-3606      **PF:**      **Show:** 317-955-5555      **Fdbk:** 765-425-3606  
**Team Name:**      **Hm:** 765-425-3606      **Ofc Ext:** 0      **Cell:** 765-425-3606      **VM:**  
**CoAgt/Asst:** 35005 Michael Surber      **Pref:** 317-564-7100      **Type:** Exclusive Right to Sell      **Dir:**      **Toll:**  
**Con1:**      **Poss:** AtClosing      **Var:** N      **Pager:**  
**Con2:**      **Auction Lic#:**      **LD:** 08/27/2014      **BAC:** 3.5  
**Disc:**      **Disc Other:** ASIS      **XD:** 02/28/2015      **Chg Date:** 10/01/2014  
**Insp/Warr:** Not Applicable      **Dir Solicit:** N      **Show:** Y 08/27/14      **WD:**      **Entry Date:** 08/28/2014

**Pending/Sold Informatior**

**SA:** 23138 Myra Hall      **SO:** REMG02 RE/MAX Real Estate Groups      **Sold Terms:** Cash      **DP:** 09/25/2014  
**Circumstances re Sale:** na      **SD:** 0.00      **CC/Buyers Asst:** \$0      **Est DC:** 09/30/14  
**DOM:** 29      **DCOM:** 29      **DC:** 09/30/2014

**Requested by:** Mark Davis

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2014

Sunday, October 5, 2014

12:32 PM

21312264

816- 818 E 8TH ST

\$25,000

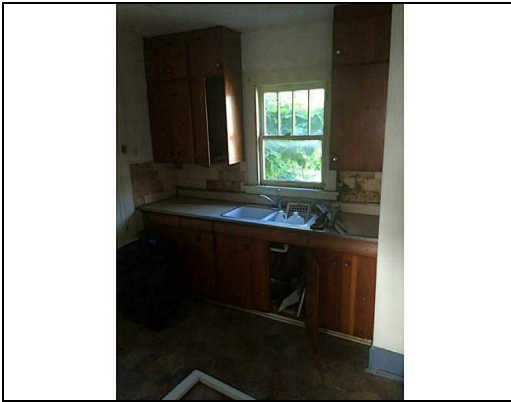
Listing Firm: Keller Williams Indy Metro NE



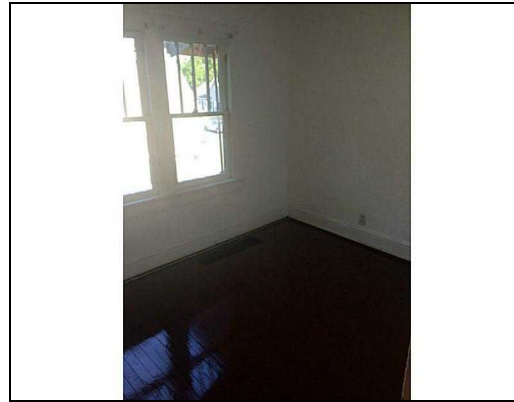
Exterior Front



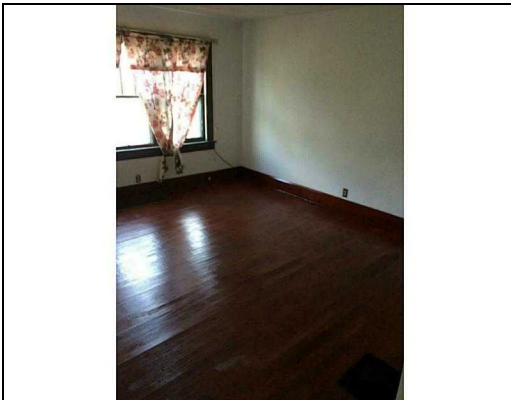
Living Room



Kitchen



Bedroom



Bedroom



**Multi-Family**

**Media:** 2

**BLC#:** 21253256      **Status:** Active  
**County:** Madison  
**Lt:** 40.102    **Ln:** -85.684  
**#307 W 14TH ST**  
**Legal:** E M JACKSONS 1ST E 1/2      **Sec:**  
**Town:** ANDERSON      **Twp:** Anderson SW  
**ConstStat:** Resale/Previously Occupied  
**Tax Year Paid:** 2013      **Tax Exempt:** None

**Area:** 4812      **LP:** \$53,000  
**Tax ID:** #481113204202000003  
**Map:** S-25 W-50  
**Zip:** #46016      **Yr Built:** #1927  
**Lot:** 3      **Solid Waste:** Y  
**School:** Anderson Community  
**Occupied Dt:**  
**Semi-Tax:** \$223

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$450	M	3	1	1	N	N	1	525	LR 12X12	MB 10X10	LR 12X12	MB 10X10
2	\$495	M	3	1	1	N	N	1	525	GR	2B	GR	2B
3						N	N	1	525	FR	3B	FR	3B
4	\$450	M	3	1	1	N	N	1	525	DR	4B	DR	4B
5									0	KT 07X14		KT 07X14	
6									0	BK		BK	
7									0	LU		LU	
8									0	<b>Total SqFt:</b> 2,100		<b>Conversion:</b> N	
9									0	<b>Total Units:</b> 4			

**Directions**

From downtown only 3 blocks West on 14th Street to home.

**Property Description**

4 Plex rental home. All rented. On busline, which is very convenient for the tenants. Close to McDonalds and downtown.

**Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**

**Description**

**Architectural Style:** Fourplex      **Arch Style:** Colonial      **BldInf:** AlarmSmoke  
**Levels:** Two      **Unit Parking:** PavedArea      **Lot Information:** AccStreet, AccAlley, Sidewalks  
**Exterior:** CompSidWd      **Exterior Amen:**  
**Laundry:** NoLaundry      **Bld Ut:** CableAvail, GasConn, MunSwrConn, MunWtrConn  
**Lot Size:** 36x144      **Acres:** <1/4 Acre

**Unit 1**

**Unit 2**

**Utilities:** FuelGas

**Utilities:** FuelGas

**Miscellaneous:** Other

**Miscellaneous:** Other

**Financial/Association Information**

**Tenant Pays:** NoUtil  
**Owner Pays:** AllUtil, InsLiblty, Lawncare, PropTaxes, TrashPckUp  
**Operating Expense:** Insurance, Advertising, Maintenance, Management, PropTaxes  
**Possible Financing:** Conventnl  
**GOI:** \$22,200      **Actual Exp:** \$15,000      **NOI:** \$7,200

**Office Information**

**BABB01 :** Gold Key Properties      **OP:** 765-642-5059      **OF:** 765-642-6094      **Fdbk Email:** [Linda@goldkey1.com](mailto:Linda@goldkey1.com)  
**LAgT:** 10722 : Linda Stanger Babbitt      **Pref:** 765-642-5059      **PF:** 765-649-3319      **Show:** 765-642-5059      **Fdbk:** 765-287-2873  
**Team Name:**      **Hm:** 765-649-9016      **Ofc Ext:** 0      **Cell:** 765-621-0653      **VM:** 765-287-2873  
**CoAgt/Asst:**      **Pref:**      **Type:** Exclusive Right to Sell      **Dir:**      **Toll:** 800-346-4179  
**Con1:**      **Poss:** TentRights      **Var:** N      **Pager:**  
**Con2:**      **Auction Lic#:**      **LD:** 08/29/2013      **BAC:** 3  
**Disc:**      **Disc Other:** ONFIL      **XD:**      **Chg Date:** 09/03/2014  
**Insp/Warr:** Other      **Dir Solicit:** N      **Show:** Y 08/29/13      **WD:**      **Entry Date:** 08/30/2013

DOM: 402

CDOM: 402



21253256

▣ 307 W 14TH ST

\$53,000

**Listing Firm:** Gold Key Properties



**Exterior Front**



**Exterior Back**



**Multi-Family**

**Media:** 2

**BLC#:** 21297737      **Status:** Active  
**County:** Madison  
**Lt:** 40.108    **Ln:** -85.666  
**#1023 E 8TH ST**  
**Legal:** FREES PARK PLACE E2 0.000      **Sec:**  
**Town:** ANDERSON      **Twp:** Anderson NE  
**ConstStat:** Resale/Previously Occupied  
**Tax Year Paid:** 2012    **Tax Exempt:** None

**Area:** 4811      **LP:** \$27,500 \*  
**Tax ID:** #481207304100000003  
**Map:**  
**Zip:** #46012      **Yr Built:** #1938  
**Lot:** 0      **Solid Waste:** N  
**School:** Anderson Community  
**Occupied Dt:**  
**Semi-Tax:** #935

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$0	M	6	2	2	N	N	2	1,200	LR 12x18	MB 11x12	LR 13x08	MB 15x13
2	\$0	M	6	2	1	N	Y	1	1,000	GR	2B 12x11	GR	2B 11x12
3	\$0	M	4	2	1	N	N	1	1,000	FR	3B	FR	3B
4	\$0	M	6	2	1	N	N	1	1,200	DR 10x12	4B	DR	4B
5									0	KT 08x15	03x07	KT 09x15	LU 03x07
6									0	BK	LU	BK	
7									0	LU		LU	
8									0	<b>Total SqFt:</b> 4,400		<b>Conversion:</b> N	
9									0	<b>Total Units:</b> 4			

**Directions**

From Scatterfield Road drive West on 8th St The building is on the SW corner of E 8th St and Walnut St

**Property Description**

This 4 unit aptment building has a lot of potential. It is a fixer upper, but boasts a great location near a university. The building is currently vacant and needs much work , but has great cash flow potential once repaired.

**Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**

**Description**

**Architectural Style:** Fourplex      **Arch Style:**      **BldInf:** Other  
**Levels:** Two      **Unit Parking:** Space2+Car, OnStreet      **Lot Information:** CornerLot, AccAlley, Sidewalks  
**Exterior:** Aluminum      **Exterior Amen:**  
**Laundry:** ConnSome      **Bld Ut:** MunSwrAvl, GasAvail, MunWtrAvl  
**Lot Size:** .15      **Acres:** <1/4 Acre

**Unit 1**

**Unit 2**

**Utilities:** Other

**Utilities:** Other

**Miscellaneous:** NoEquip

**Miscellaneous:** NoEquip

**Financial/Association Information**

**Tenant Pays:** Other

**Owner Pays:** Other

**Operating Expense:**

**Possible Financing:**

**GOI:** \$0

**Actual Exp:** \$100

**NOI:**

**Office Information**

WERG01 : Weightman Realty Group, LLC      **OP:** 317-258-4714      **OF:** 866-861-9482      **Fdbk Email:** [weightmanrealty@aol.com](mailto:weightmanrealty@aol.com)  
**LAg:** 17574 : Jeff Weightman      **Pref:** 317-258-4714      **PF:** 866-861-9482      **Show:** 317-258-4714      **Fdbk:** 317-258-4714  
**Team Name:**      **Hm:** 317-258-4714      **Ofc Ext:** 0      **Cell:** 317-258-4714      **VM:** 317-258-4714  
**CoAgt/Asst:**      **Pref:**      **Type:** Exclusive Right to Sell      **Dir:** 317-258-4714      **Toll:**  
**Con1:**      **Poss:** AtClosing      **Var:** N      **Pager:**  
**Con2:**      **Auction Lic#:**      **LD:** 06/10/2014      **BAC:** 1000  
**Disc:**      **Disc Other:** ASIS, FIXUP, ONFIL      **XD:**      **Chg Date:** 08/01/2014  
**Insp/Warr:** Not Applicable      **Dir Solicit:** N      **Show:** Y 06/12/14      **WD:**      **Entry Date:** 06/12/2014

DOM: 117

CDOM: 117

21297737

1023 E 8TH ST

\$27,500

Listing Firm: Weightman Realty Group, LLC



Exterior Front



Other

Exterior side from Walnut Street



**Multi-Family**

**Media:** 6

**BLC#:** 21307163      **Status:** Active  
**County:** Madison  
**Lt:** 40.110    **Ln:** -85.687  
**#706 W 6TH ST**  
**Legal:** R E BURKES V/S 15'X30.6'      **Sec:**  
**Town:** ANDERSON      **Twp:** Anderson NE  
**ConstStat:** Resale/Previously Occupied  
**Tax Year Paid:** 2012    **Tax Exempt:** OtherTxEx, None

**Area:** 4812      **LP:** \$16,500  
**Tax ID:** 481112302036000003  
**Map:**  
**Zip:** 46016      **Yr Built:** 1876  
**Lot:** 00      **Solid Waste:** Y  
**School:** Anderson Community  
**Occupied Dt:**  
**Semi-Tax:** \$585

**Misc Unit Information**

Un	Rent	Freq	Rms	Bed	Bth	Bas	Gar	Lev	SF	Unit1	Room Size	Unit2	Room Size
1	\$0	M	5	2	1	N	N	1	1,242	LR	MB 10x10	LR	MB 12x12
2	\$0	M	5	2	1				1,242	GR	2B 10x9	GR	2B 12x9
3									0	FR	3B	FR	3B
4									0	DR	4B	DR	4B
5									0	KT 10x10		KT 10x10	
6									0	BK		BK	
7									0	LU		LU	
8									0	<b>Total SqFt:</b> 2,484		<b>Conversion:</b> N	
9									0	<b>Total Units:</b> 2			

**Directions**

TAKE MADISON AVE TO 6TH STREET AND GO EAST TO THE PROPERTY

**Property Description**

**Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**

Call owner for all showings and questions at: 678-820-5279 W-9 form required from selling broker

**Description**

**Architectural Style:** Doub-Duplx      **Arch Style:**      **BldInf:** Other  
**Levels:**      **Unit Parking:** PavedArea      **Lot Information:** SeeRemarks  
**Exterior:** Other      **Exterior Amen:**  
**Laundry:** Other      **Bld Ut:** Other  
**Lot Size:** 100x100      **Acres:**

**Unit 1**

**Unit 2**

**Utilities:** Other      **Utilities:** Other  
**Miscellaneous:** Other      **Miscellaneous:** Other

**Financial/Association Information**

**Tenant Pays:** Other  
**Owner Pays:** Water, Other  
**Operating Expense:**  
**Possible Financing:**  
**GOI:** \$0

**Actual Exp:** \$0

**NOI:**

**Office Information**

**HPAD01:** Housepad LLP      **OP:** 866-807-9087      **OF:** 206-203-0286      **Fdbk Email:** [listings@housepad.com](mailto:listings@housepad.com)  
**LAgt:** 29156 : Ken Gehris      **Pref:** 866-807-9087      **PF:**      **Show:** 678-820-5279      **Fdbk:** 678-820-5279  
**Team Name:**      **Hm:**      **Ofc Ext:** 0      **Cell:**      **VM:**  
**CoAgt/Asst:**      **Pref:**      **Type:** Exclusive Right to Sell      **Dir:**      **Toll:**  
**Con1:**      **Poss:** Other      **Var:** Y      **Pager:**  
**Con2:**      **Auction Lic#:**      **LD:** 07/31/2014      **BAC:** 2.5  
**Disc:**      **Disc Other:** NONE      **XD:**      **Chg Date:** 07/31/2014  
**Insp/Warr:** Other      **Dir Solicit:** Y      **Show:** Y 07/31/14      **WD:**      **Entry Date:** 07/31/2014

DOM: 66

CDOM: 66

21307163

706 W 6TH ST

\$16,500

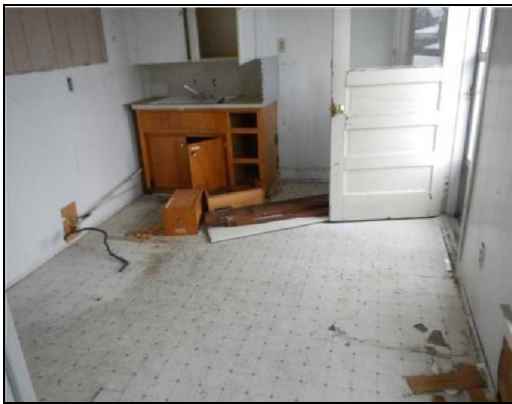
Listing Firm: Housepad LLP



Exterior Front



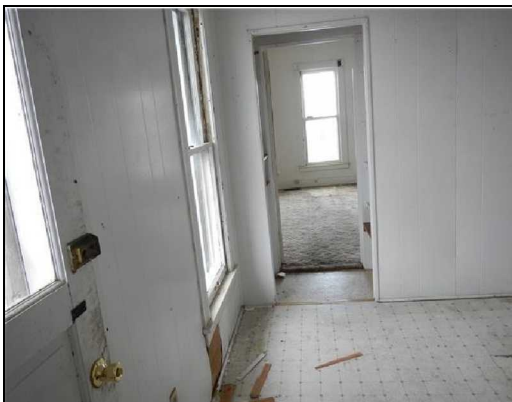
Other



Other



Other



Other



Other

o







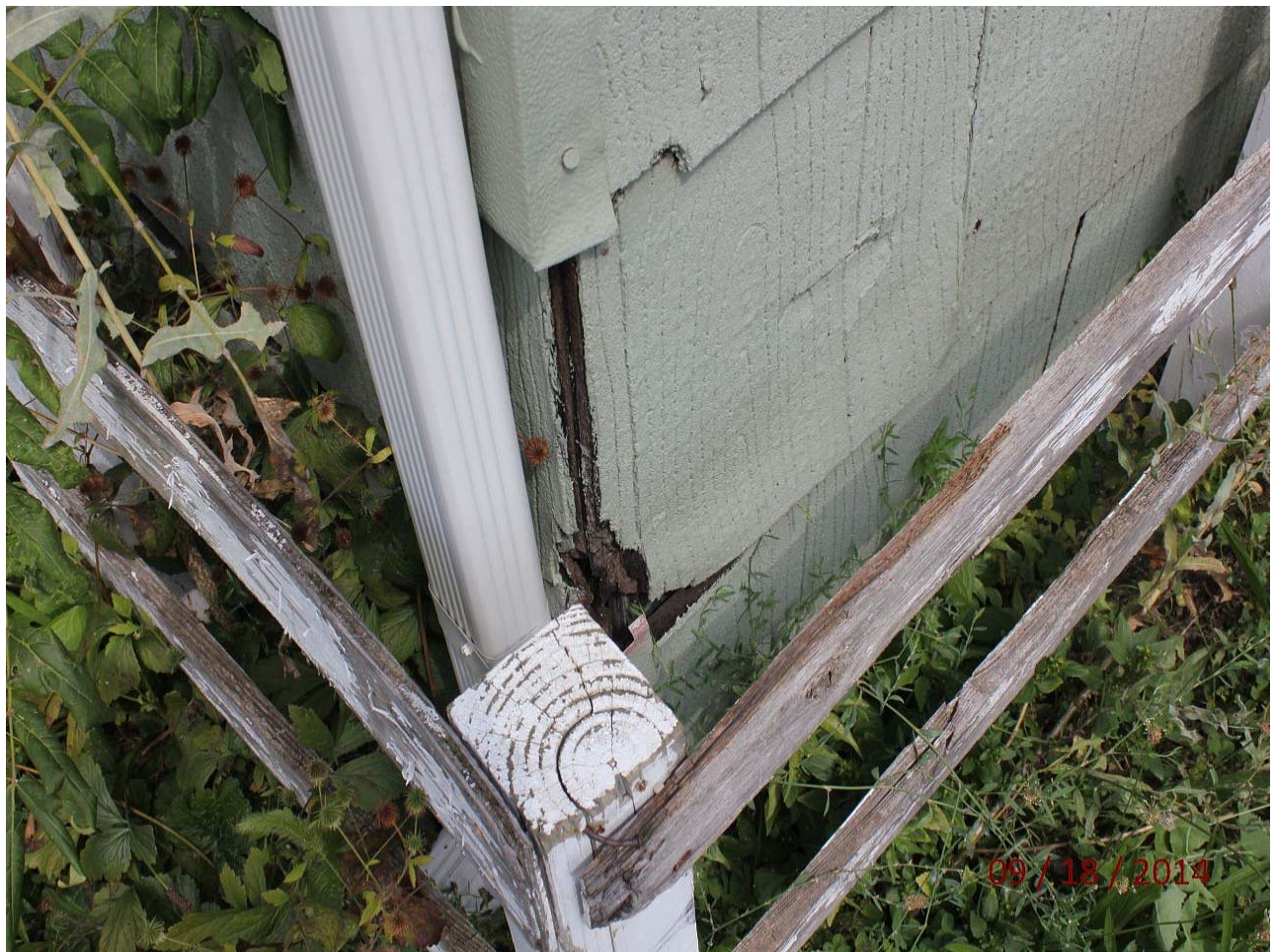




09 / 18 / 2014



09 / 18 / 2014





09 / 18 / 2014



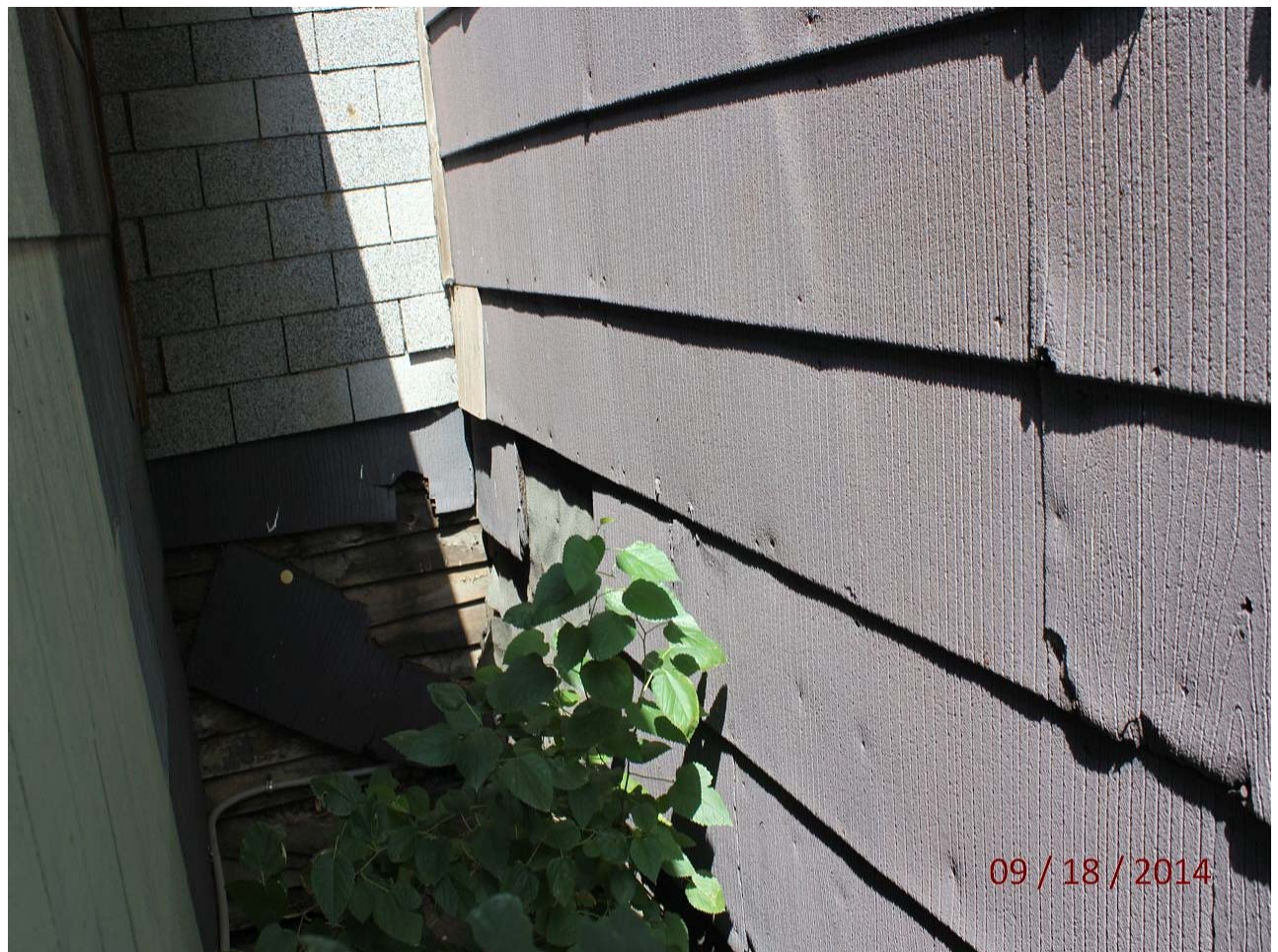
09 / 18 / 2014























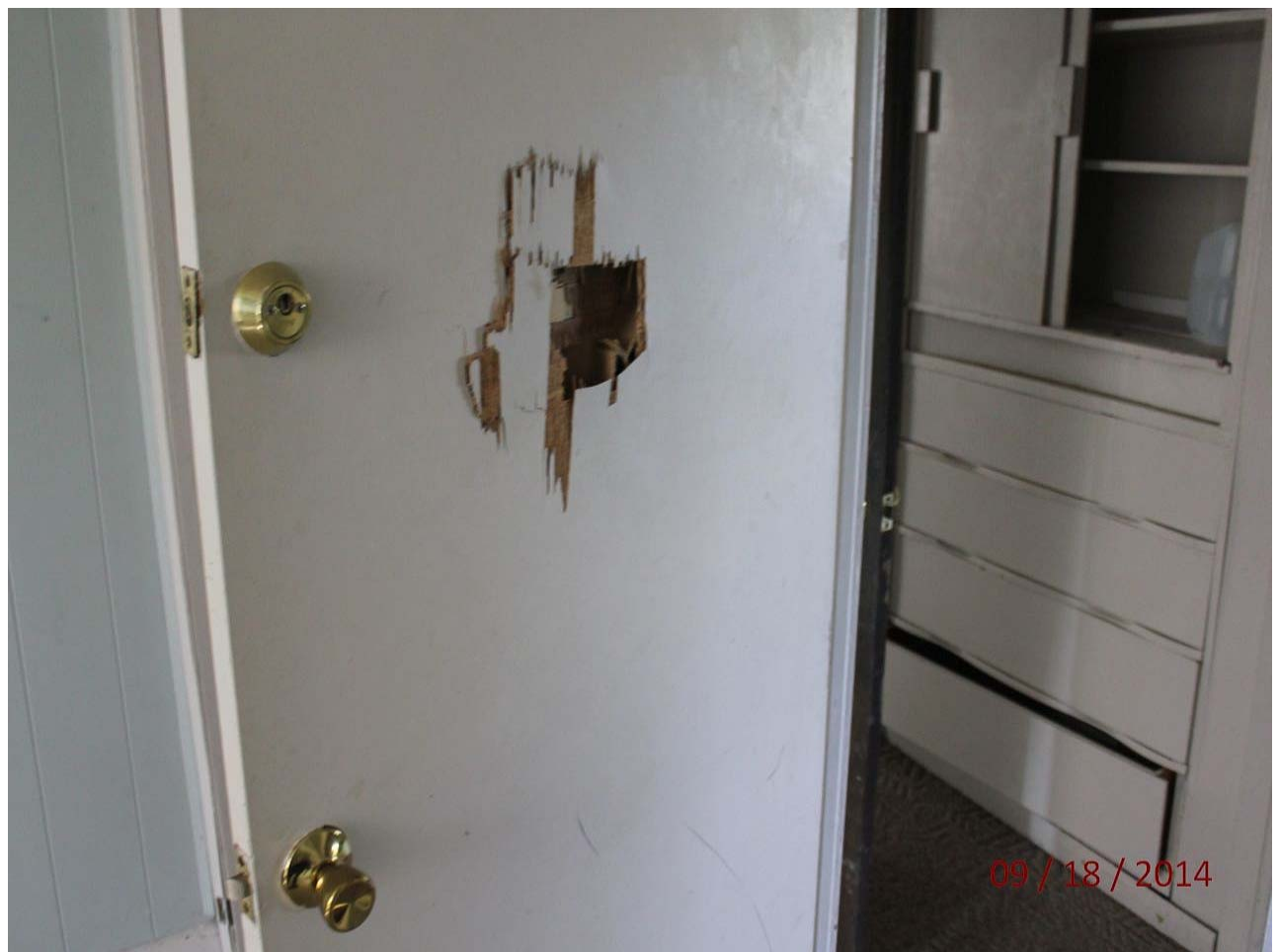


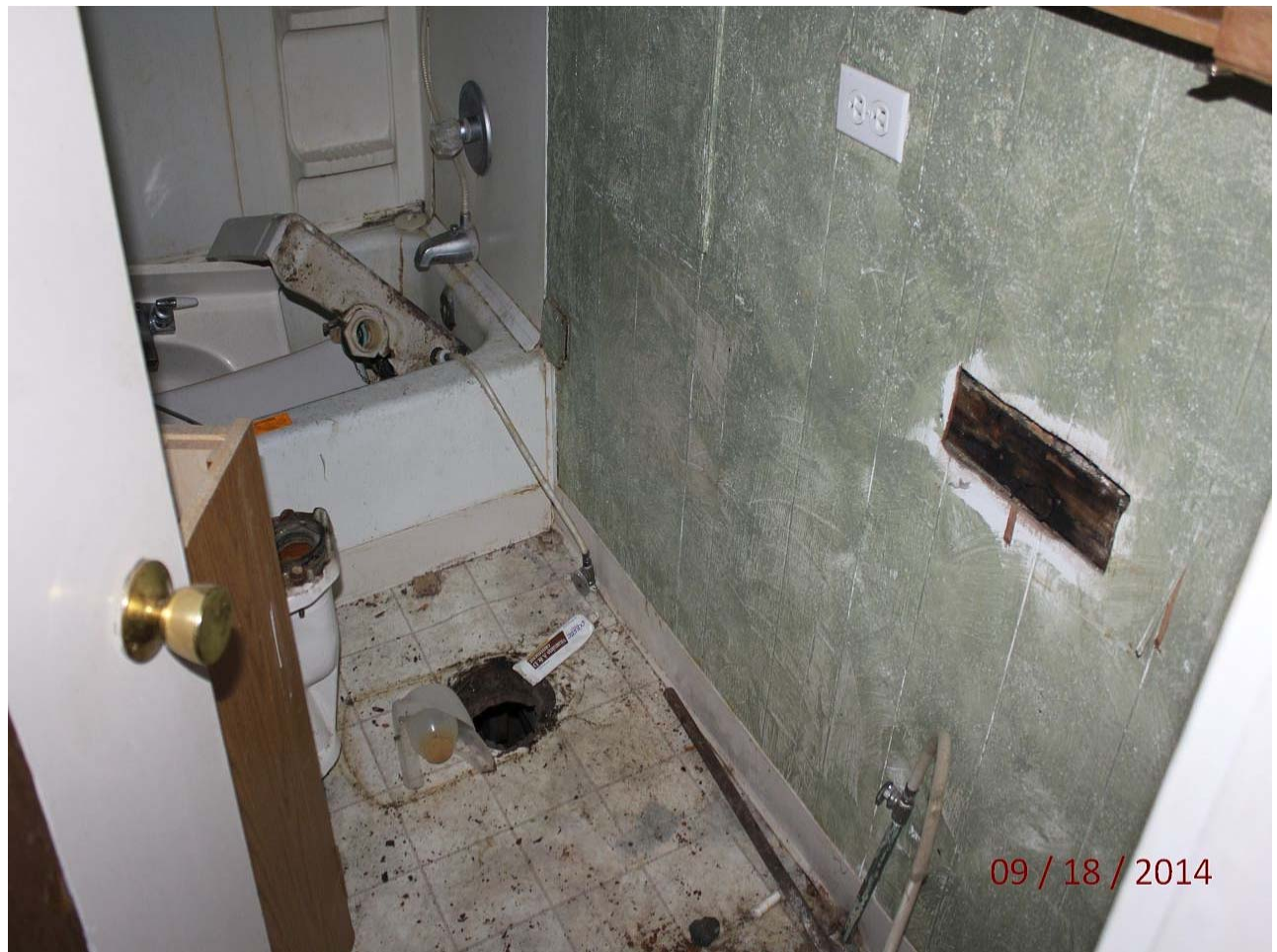




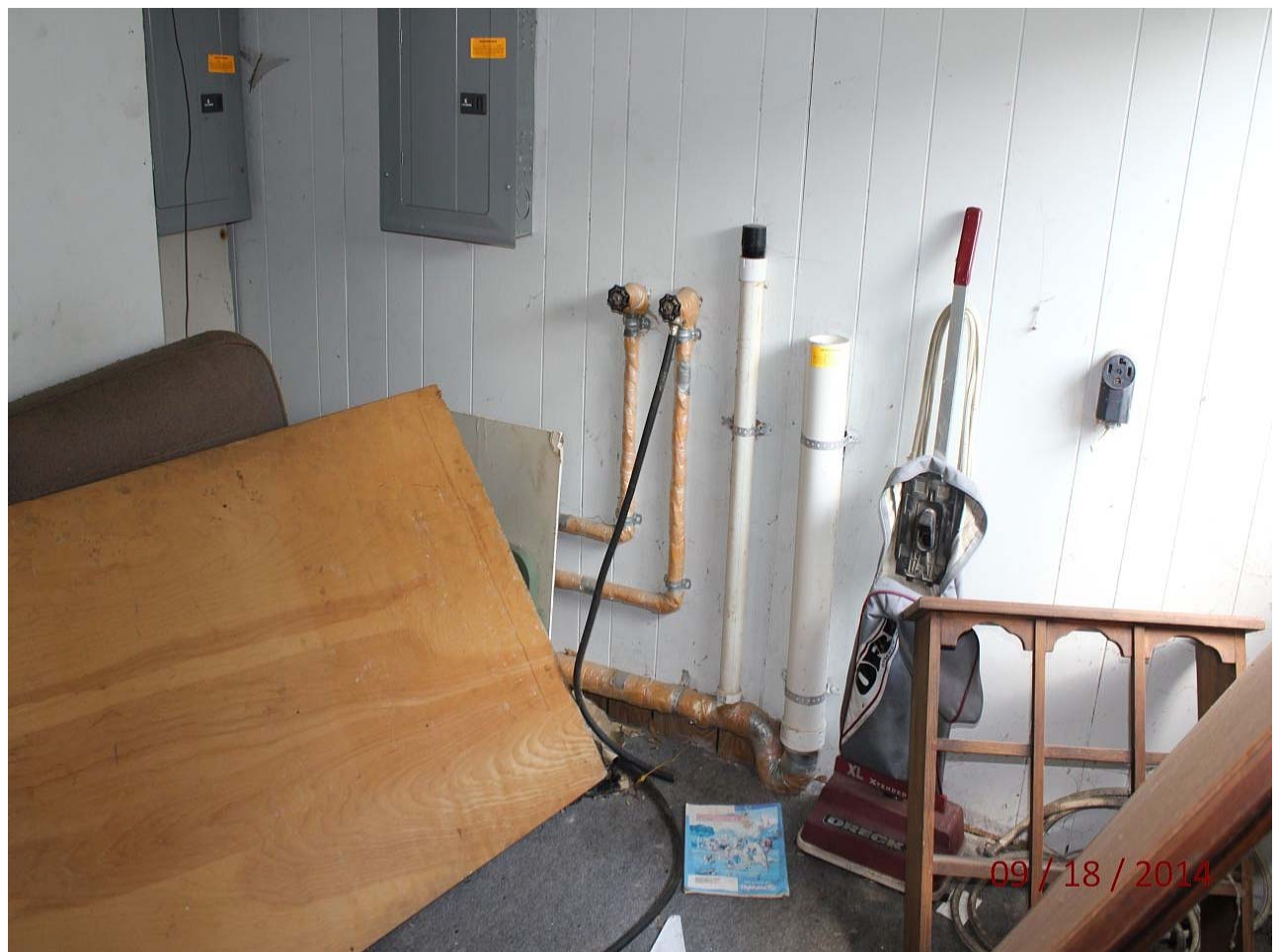












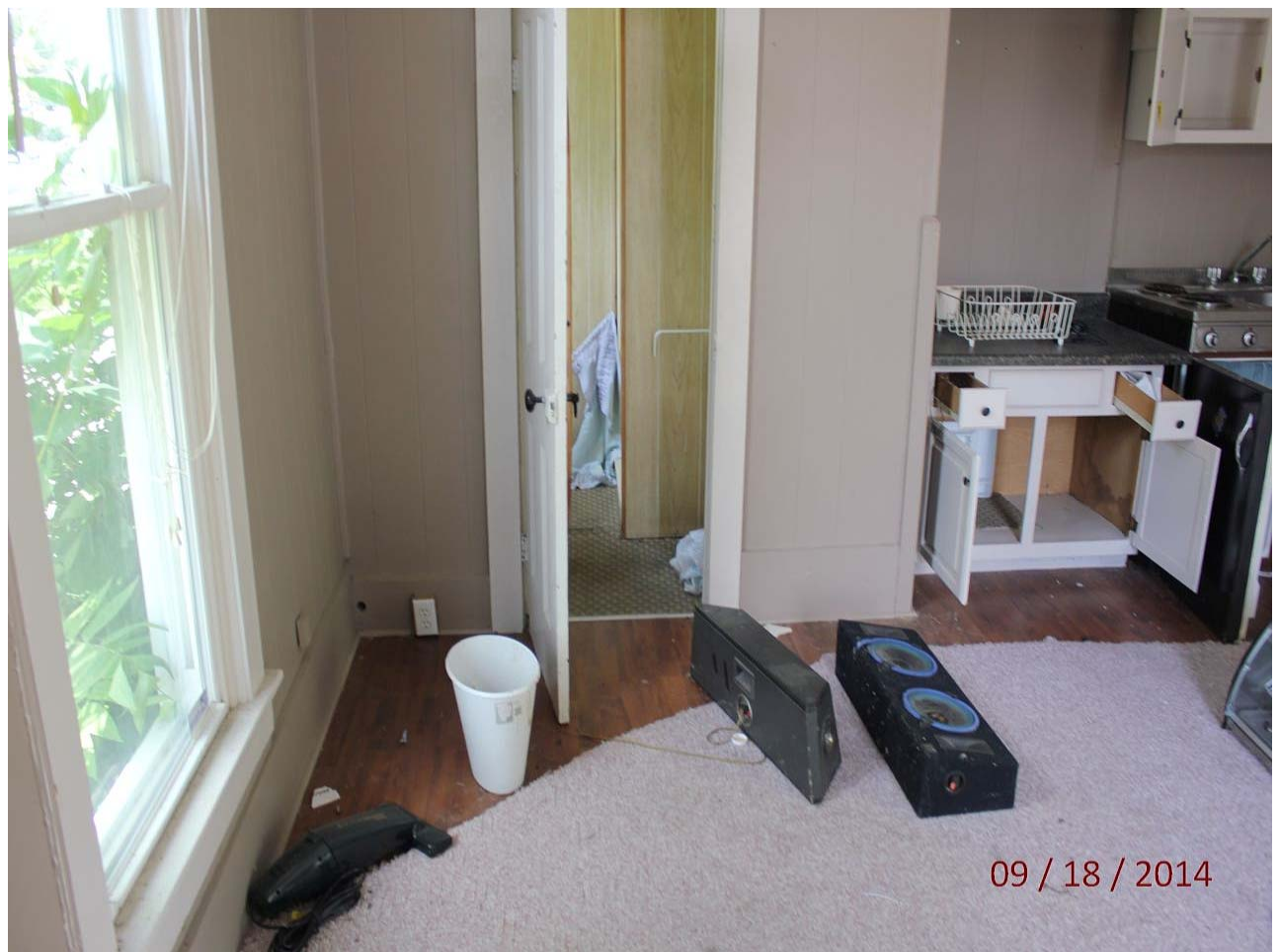
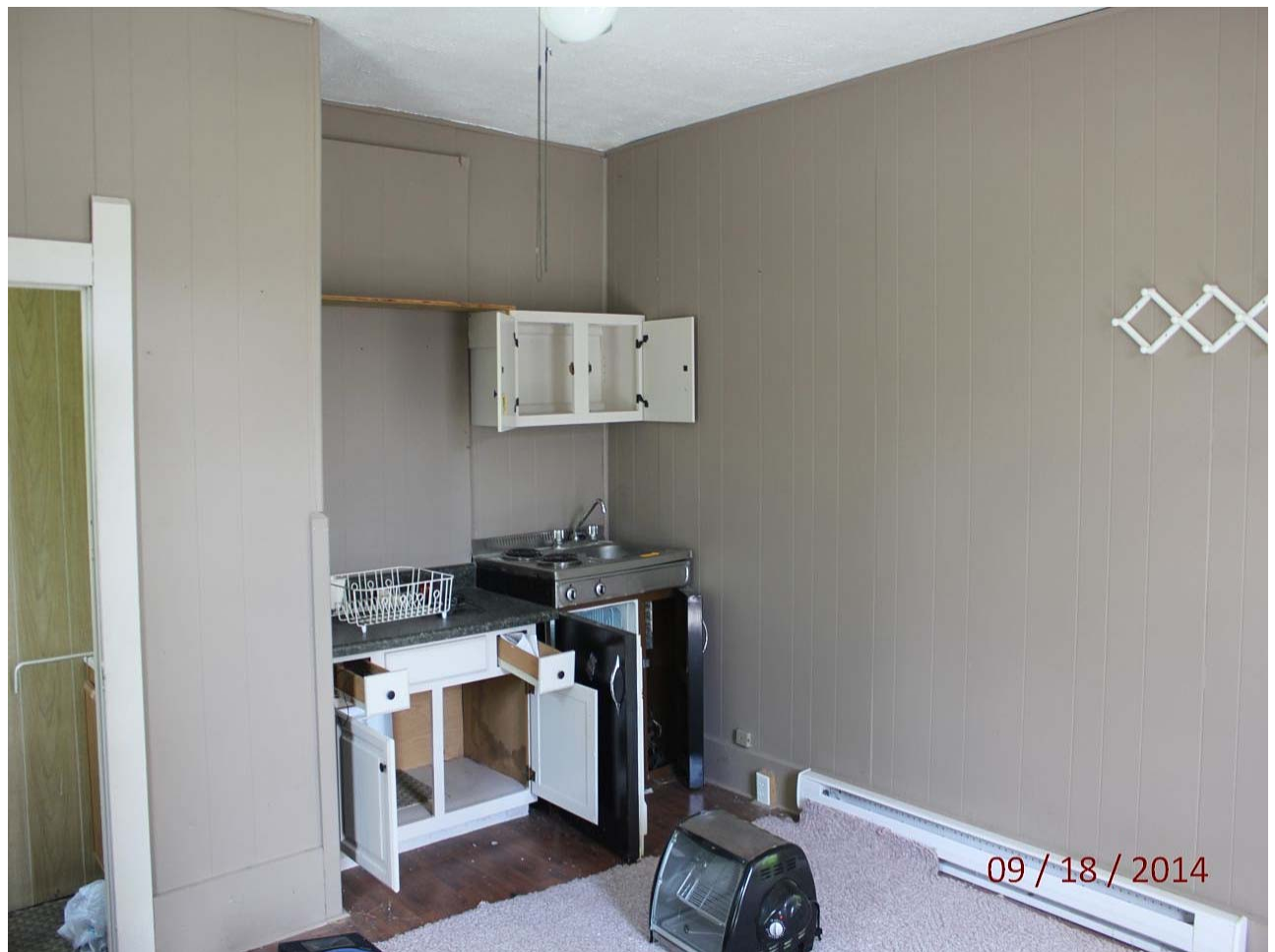


















09 / 18 / 2014



09 / 18 / 2014







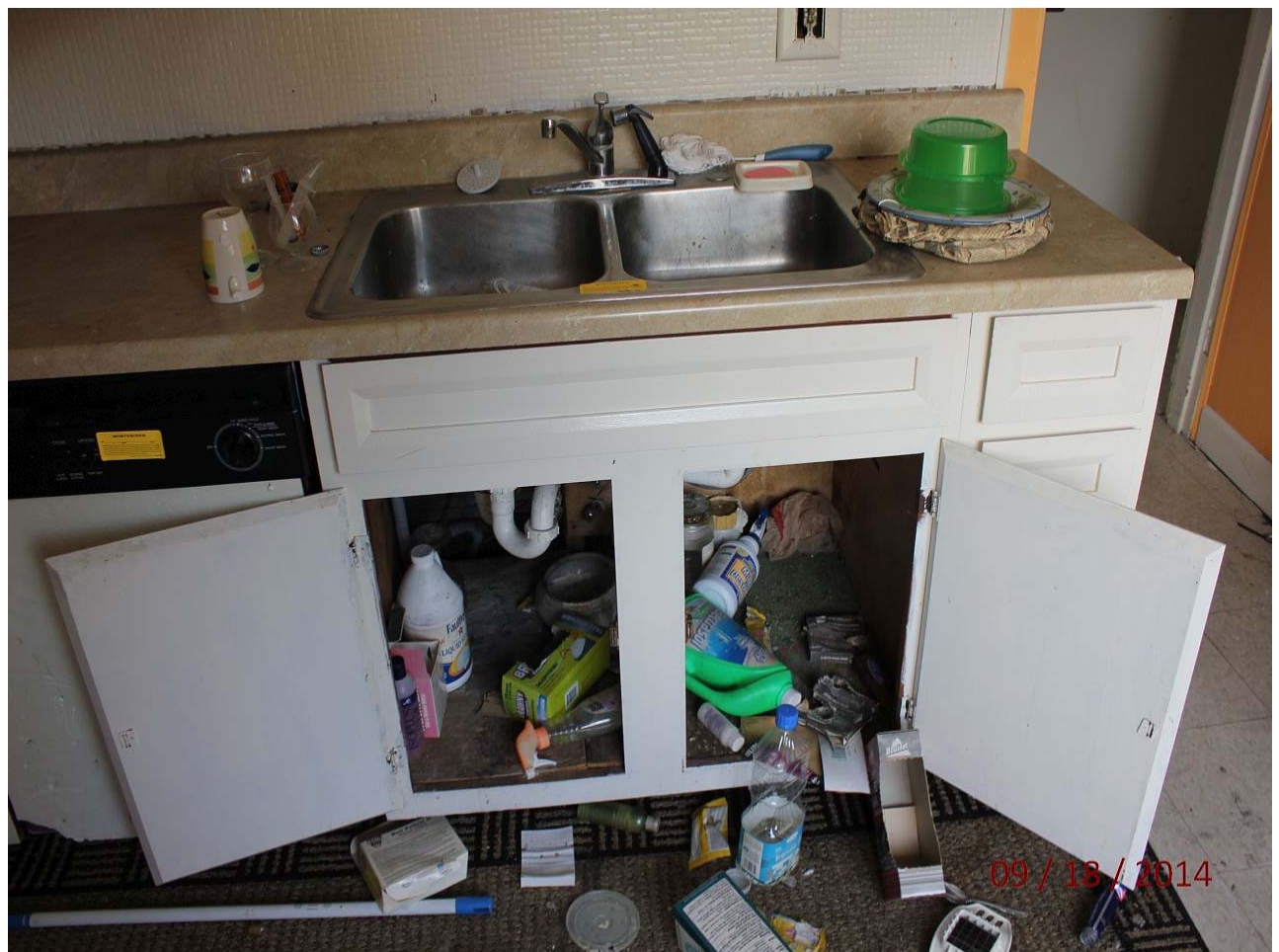






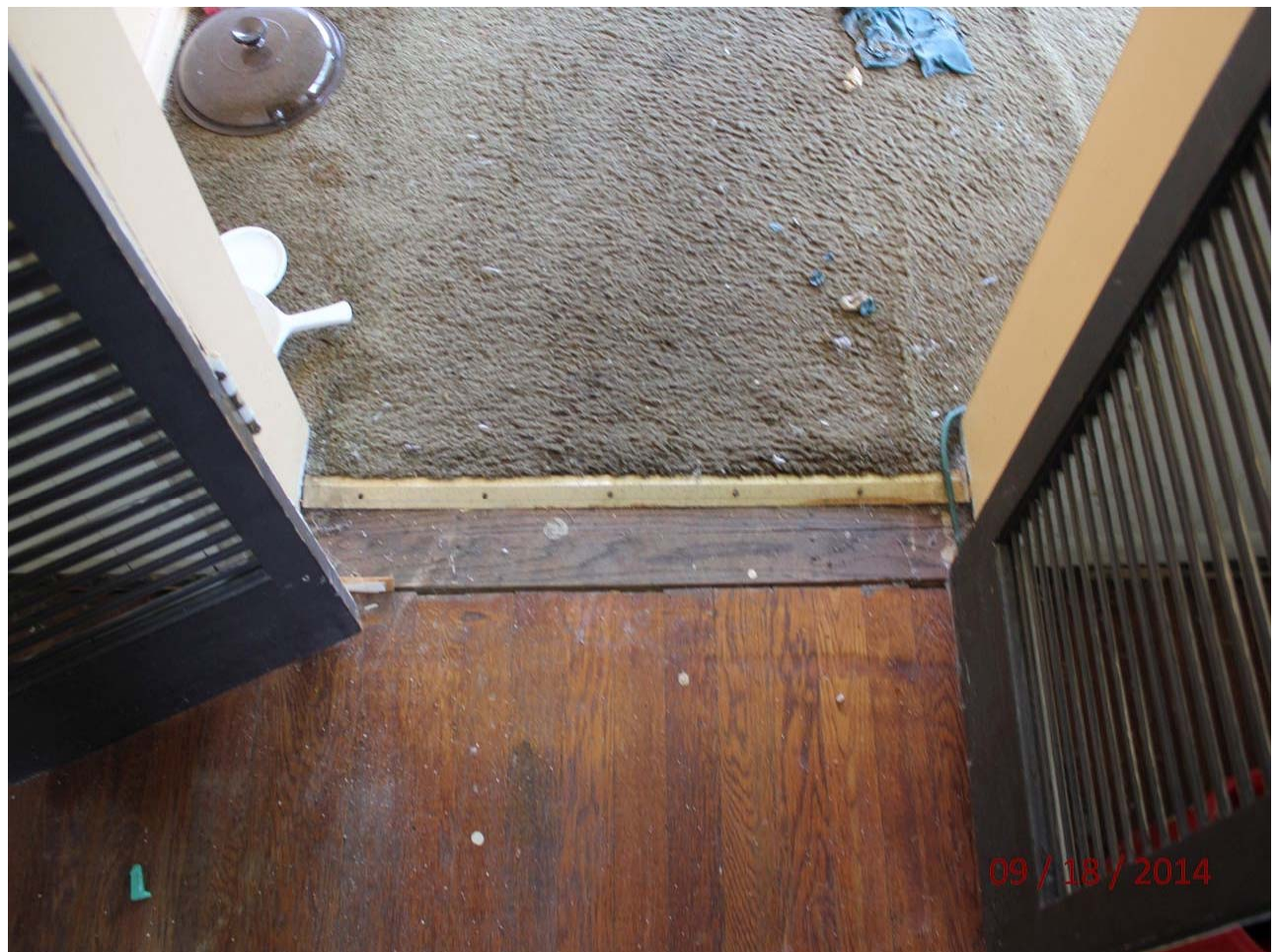


09 / 18 / 2014



09 / 18 / 2014





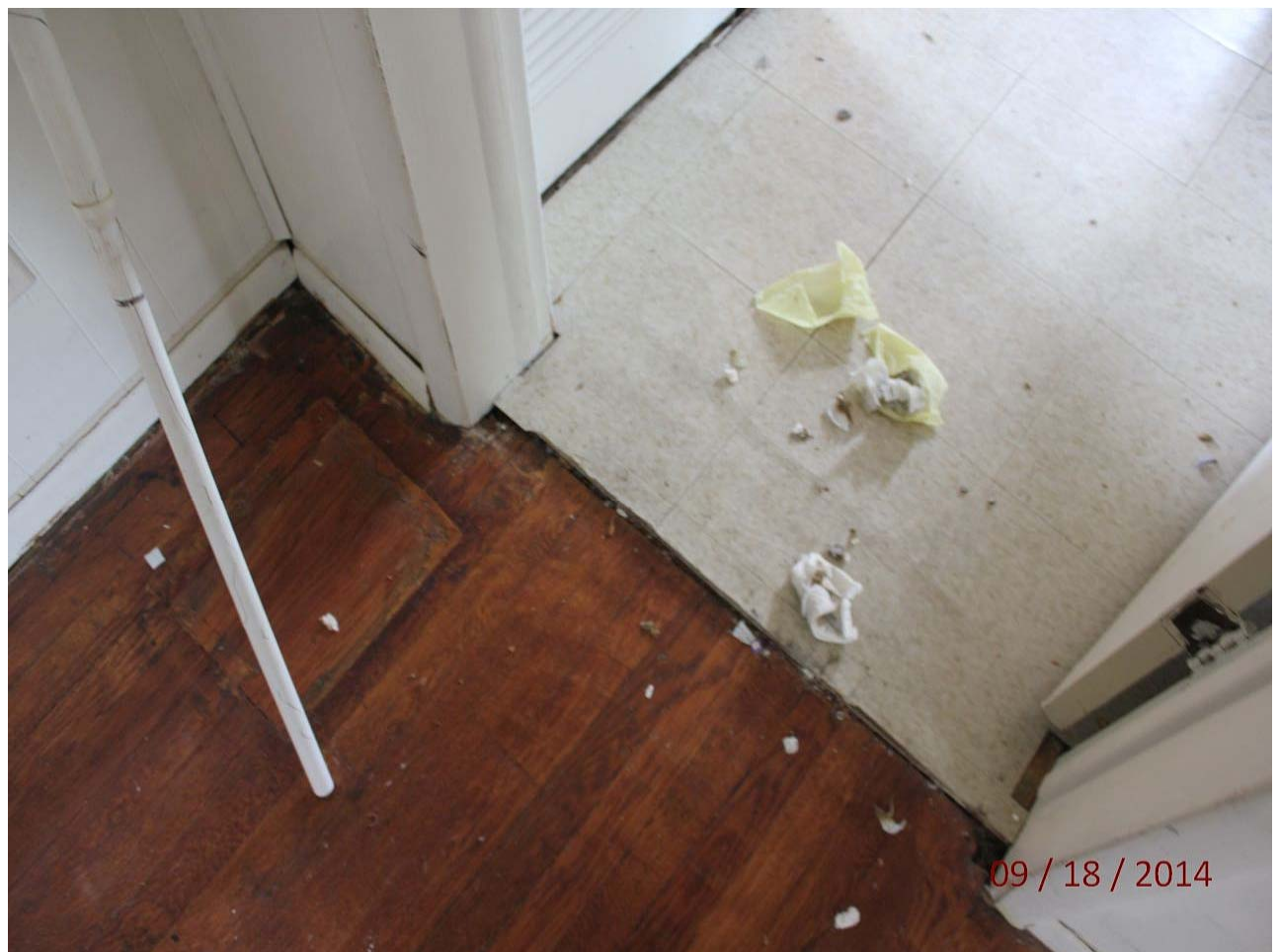


09 / 18 / 2014



09 / 18 / 2014

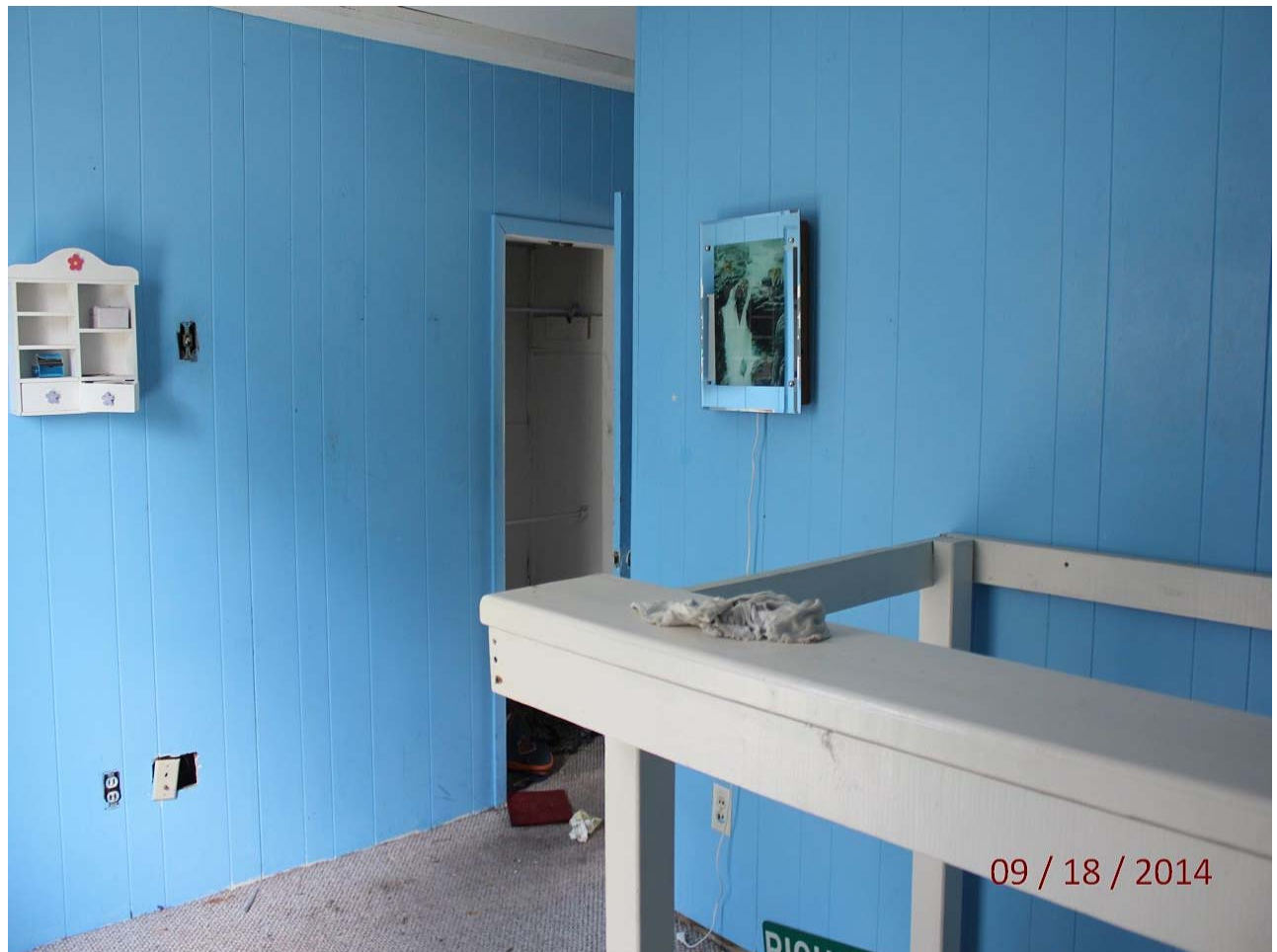
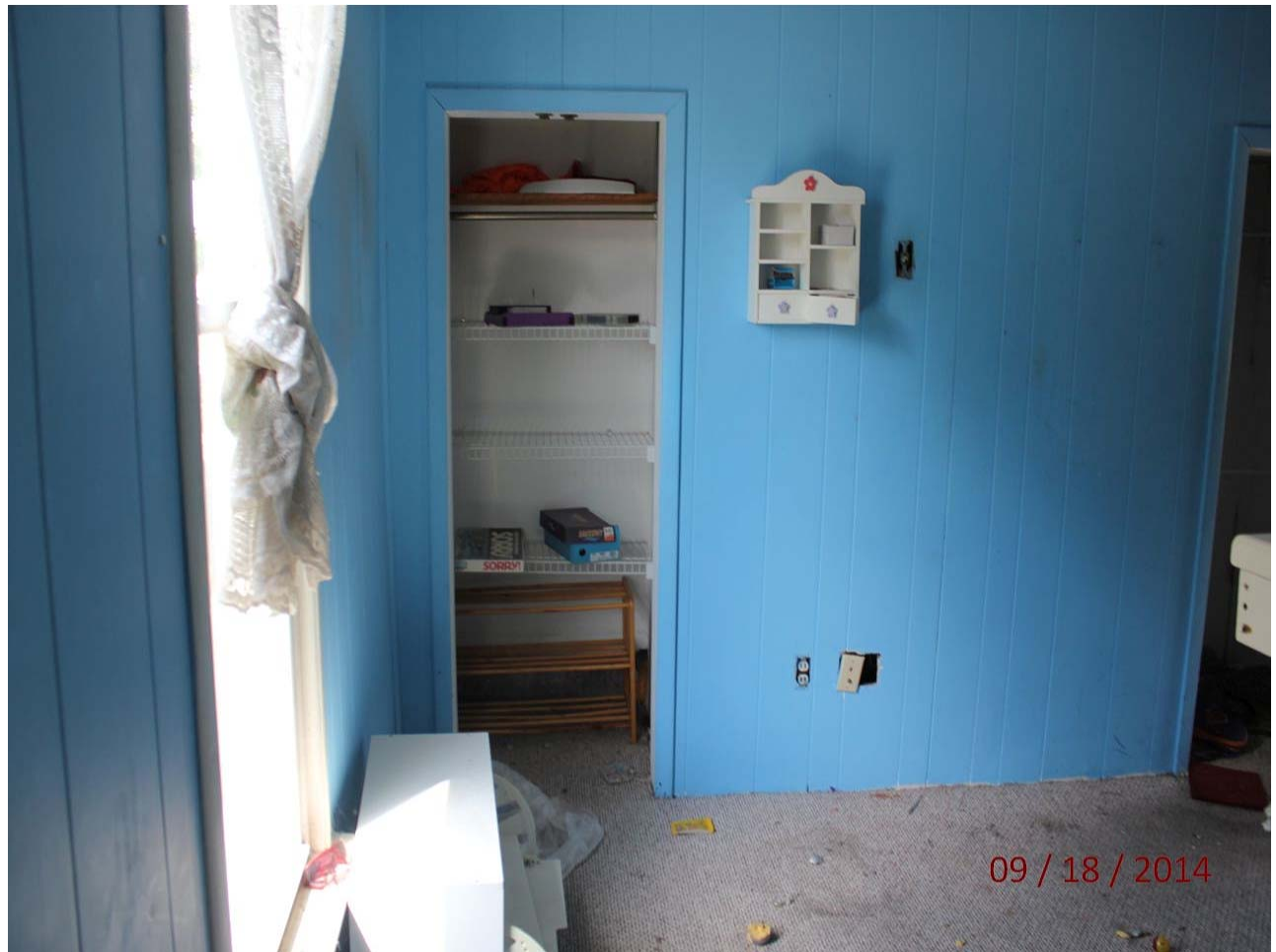














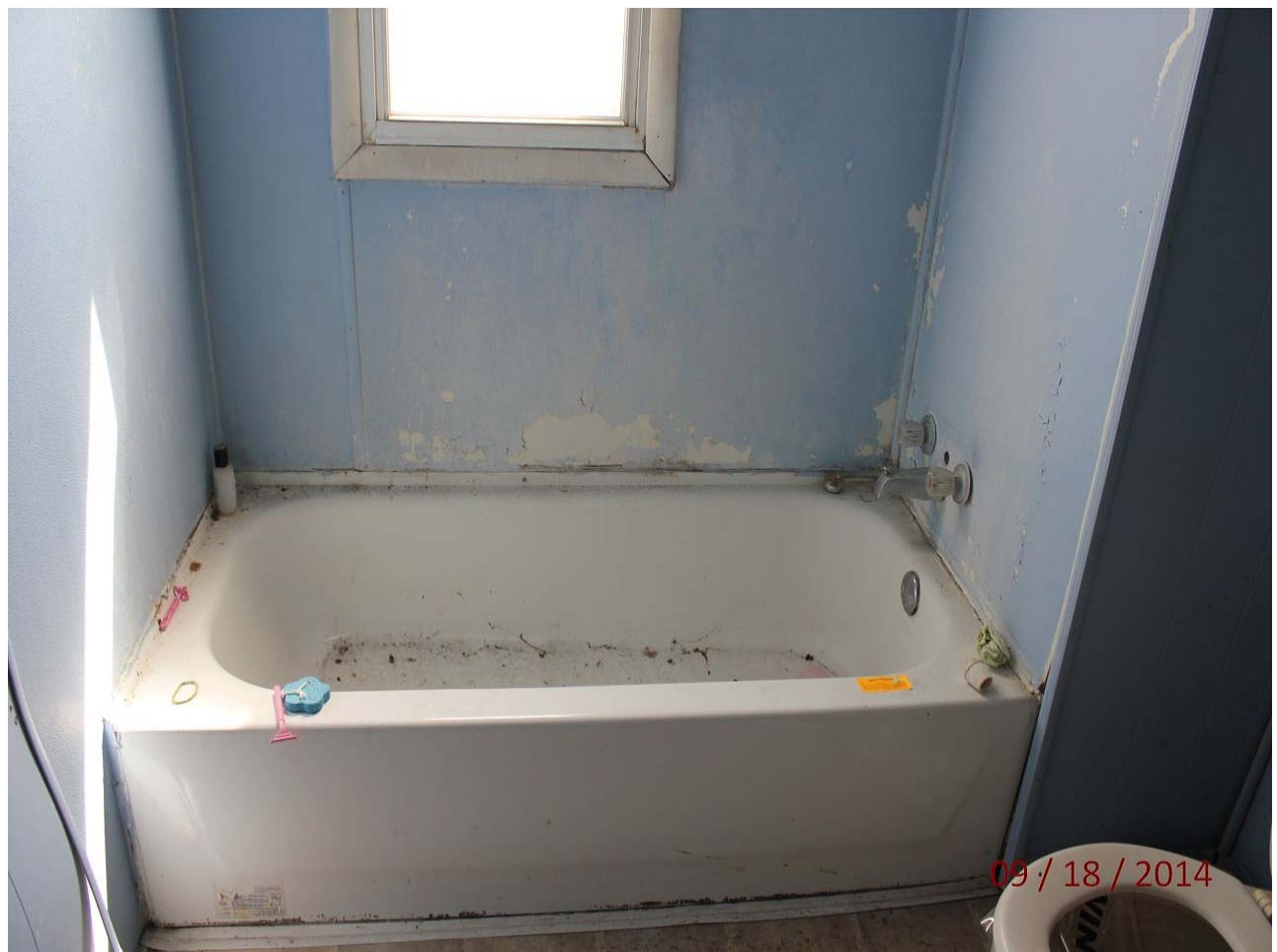
09 / 18 / 2014



09 / 18 / 2014



09 / 18 / 2014



09 / 18 / 2014







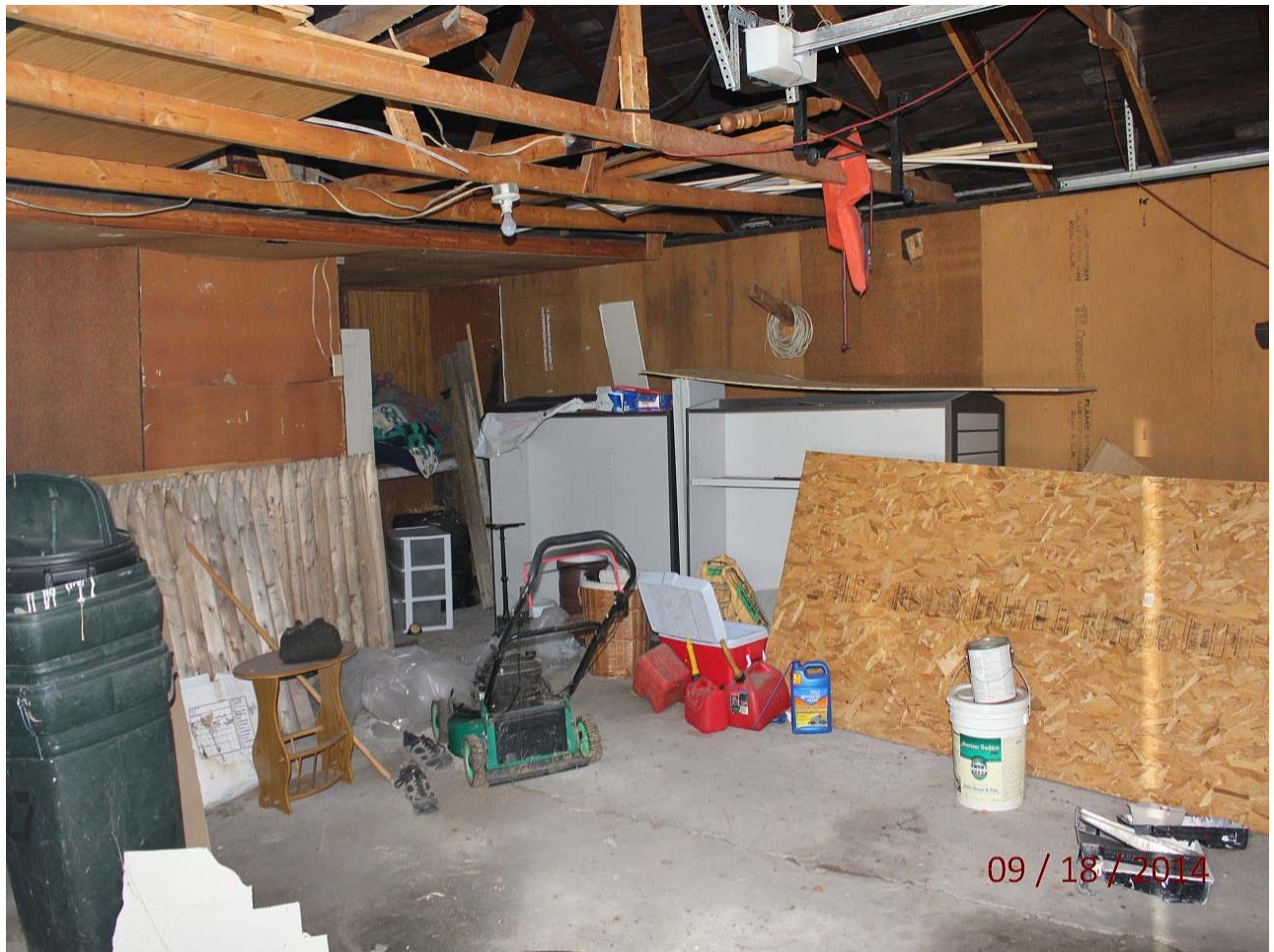














09 / 18 / 2014



09 / 18 / 2014