

# Property Details

CONTROL: Owner VALUE: \$1,500,000  
 LOAN: \$1,200,000  
 EQUITY: \$300,000

TITLE: MIXED USE DOWNTOWN REDEVELOPMENT WITH INCOME  
 TYPE: Development  
 HAVE: Leasehold with option on 56000 sq ft mixed use property on the Public Square in Shelbyville, IN. Can deliver free and clear or with any amount of debt. Some income in place. All ground level retail is leased.

ADDRESS: 29-41 Public Square, Shelbyville, Indiana  
 BENEFITS TO NEW OWNER: Lots of upside as the property is over 50% vacant. Great location and demand. Great town that has put \$20MM into the Public Square. 1500 new local jobs

GROSS SCHEDULED INCOME: \$130,000 Actual  
 VACANCY LOSS: \$40,000  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$20,000  
 NOI: \$70,000  
 DEBT SERVICE: \$72,000  
 CASH FLOW: \$-2,000  
 CAP RATE: 4.67%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$120,000	\$6,000	6%	08/01/2024	No

BENEFITS SOUGHT: Move up into a more suitable endeavor. Find the right developer to finish the project.  
 MOTIVATION: Very  
 CAN ADD: Murphysboro, IL MHP, 1st Note on CO property for \$1.555M, land, other notes, sale/leaseback deals, cash  
 REMARKS: We hold this property with a lease/option and would like to take our equity into another endeavor. Titleholder may go with us. We can deliver free and clear. We can take a down and carry.

OWNER: Bloah, LLC

COUNSELOR: Blake Allen Phone: 719-685-0707  
 108 Canon Ave Cell: 719-684-4123  
 Manitou Springs, Colorado, 80829 Email: blakeallenrealty@gmail.com