# Property Details

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

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| 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 |

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| 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 |

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| 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. |


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| OWNER: | Bloah, LLC | |
| COUNSELOR: | Blake Allen<br>108 Canon Ave<br>Manitou Springs, Colorado, 80829 | Phone: 719-685-0707<br>Cell: 719-684-4123<br>Email: blakeallenrealty@gmail.com |