

Property Details

CONTROL: Exclusive

VALUE: \$795,000

LOAN: \$88,000

EQUITY: \$707,000

TITLE: Family Dollar Marion, Indiana

TYPE: Retail/Commercial

HAVE: Family Dollar, long time location in Marion Indiana. Long term remaining in lease.

ADDRESS: 3201 S Adams St, Marion, Indiana

BENEFITS TO NEW OWNER: Long time credit tenant, NNN, steady mailbox money.

GROSS SCHEDULED INCOME: \$71,155 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$71,155

DEBT SERVICE: \$14,577

CASH FLOW: \$56,578

CAP RATE: 8.95%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$89,500	\$1,215	7%	12/01/2027	No
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BENEFITS SOUGHT: Step up to larger property, more depreciation.

MOTIVATION: medium motivation

CAN ADD: Other property.

OWNER:

COUNSELOR: Stephan Kline
1910 E Washington St Ste B
Indianapolis, Indiana, 46201

Phone: 317-644-1401
Cell: 317-640-3360
Fax: 317-942-0970
Email: skline@klinepm.com