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 Long time credit tenant, NNN, steady mailbox money.

OWNER:

GROSS SCHEDULED INCOME: \$71,155 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0 EXPENSES: \$0 NOI: \$71,155 DEBT SERVICE: \$14 577

DEBT SERVICE: \$14,577
CASH FLOW: \$56,578
CAP RATE: 8.95%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$89,500 \$1,215 7% 12/01/2027 No

BENEFITS SOUGHT: Step up to larger property, more depreciation.

MOTIVATION: medium motivation
CAN ADD: Other property.

OWNER:

COUNSELOR: Stephan Kline Phone: 317-644-1401

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