Property Details

CONTROL: Exclusive VALUE: \$1,800,000

LOAN: \$1,475,000 EQUITY: \$325,000

TITLE: Dollar Tree Indianapolis
TYPE: Retail/Commercial

Dollar Tree with 2nd tenant space attached or DT expansion. Located on

HAVE: the corner of Madison Ave & Hannah very close to the University of

Indianapolis.

WEBSITE URL: https://www.crexi.com/properties/2183045/indiana-dollar-tree-8809

ADDRESS: 4001 & 4003 Madison Ave, Indianapolis, Indiana

BENEFITS TO NEW Credit tenant, NNN with additional space for 2nd rental income or

OWNER: expansion for Dollar Tree.

GROSS SCHEDULED INCOME: \$203,000 Projected

VACANCY LOSS: \$7,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$59,400
NOI: \$136,600
DEBT SERVICE: \$122,796
CASH FLOW: \$13,804
CAP RATE: 7.59%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$1,475,000 \$10,233 4% 03/28/2042 No

BENEFITS SOUGHT: Better cashflow, less debt.

MOTIVATION: Medium-high motivation

CAN ADD: Other properties.

OWNER:

COUNSELOR: Stephan Kline Phone: 317-644-1401

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