

Property Details

CONTROL: Exclusive VALUE: \$1,800,000
 LOAN: \$1,450,000
 EQUITY: \$350,000

TITLE: Dollar Tree Indianapolis
 TYPE: Retail/Commercial
 HAVE: Dollar Tree with 2nd tenant space attached or DT expansion. Located on 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 OWNER: Credit tenant, NNN with additional space for 2nd rental income or 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	\$1,450,000	\$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
 1910 E Washington St Ste B Cell: 317-640-3360
 Indianapolis, Indiana, 46201 Fax: 317-942-0970
 Email: skline@klinepm.com