

# 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:

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