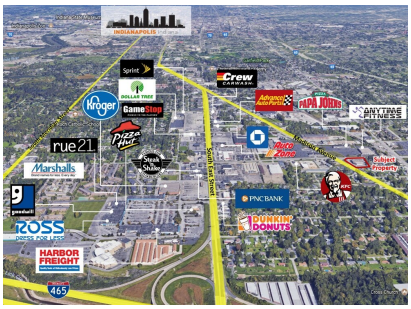
Property Details

CONTROL:	Exclusive	VALUE:	$1,600,000
		LOAN:	$1,400,000
		EQUITY:	$200,000

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:	8.54%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$1,400,000	$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 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