

Property Details

CONTROL:	Owner	VALUE: \$6,600,000
		LOAN: \$4,154,575
		EQUITY: \$2,445,425
TITLE:	Oak Ridge Shoppes - Westfield IN	
TYPE:	Retail/Commercial	
HAVE:	Fully leased multi tenant shopping center in one of the fastest growing communities collaring Indianapolis.	
WEBSITE URL:	www.hartmancapllc.com	
ADDRESS:	631 E State Rd 32, Westfield, Indiana	
BENEFITS TO NEW OWNER:	Built 2019. Steady income stream. Fastest growing community in Indiana.	
GROSS SCHEDULED INCOME:	\$592,462 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$154,643	
NOI:	\$437,819	
DEBT SERVICE:	\$326,679	
CASH FLOW:	\$111,140	
CAP RATE:	6.63%	
BENEFITS SOUGHT:	Stabilized property. Over 11,000 cars per day drive by.	
MOTIVATION:	To use equity in pipeline.	
OWNER:	Hartman Capital LLC	
COUNSELOR:	Shannan Fletcher 616 E Green St Ste 203 Champaign, Illinois, 61820	Phone: 2177999393 Email: sfletcher@hartmancapllc.com