

Property Details

CONTROL:	Owner	VALUE: \$4,604,000
		LOAN: \$2,700,000
		EQUITY: \$1,904,000
TITLE:	Terry Lee Crossing - Noblesville IN	
TYPE:	Retail/Commercial	
WEBSITE URL:	www.hartmancapllc.com	
ADDRESS:	17535 Terry Lee Crossing, Noblesville, Indiana	
BENEFITS TO NEW OWNER:	Stabilized shopping center in busy area near large car dealerships averaging between 626 and 1,130 cars per hour. Steady income flow.	
GROSS SCHEDULED INCOME:	\$478,363 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$133,087	
NOI:	\$345,276	
DEBT SERVICE:	\$184,828	
CASH FLOW:	\$160,448	
CAP RATE:	7.50%	
MOTIVATION:	To inject revenue to pipeline projects.	
OWNER:	Hartman Capital LLC	
COUNSELOR:	Shannan Fletcher 616 E Green St Ste 203 Champaign, Illinois, 61820	Phone: 2177999393 Email: sfletcher@hartmancapllc.com