Property Details

CONTROL: Buyers Broker VALUE: \$1,098,000

LOAN: \$640,000 EOUITY: \$458,000

TITLE: Office and Retail Combo

TYPE: Income Comb.

Two-story building located right on high-traffic hwy 933 is comprised of

HAVE: 9,804 SF on two floors. Includes 3 vacant lots. Air Conditioning upgraded

now.

ADDRESS: 247 Dixie Way, South Bend, Indiana

BENEFITS TO NEW Upside in lease-up. First floor can be demised and configured according to

OWNER: tenant requirement Ownership investing significant capital into Subject

Property to increase curb appeal and desirability Located on a main

commercial corridor @19000+ cars/day

GROSS SCHEDULED INCOME: \$107,841 Projected

VACANCY LOSS: \$59,152
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$13,000
NOI: \$35,689
DEBT SERVICE: \$39,600
CASH FLOW: \$-3,911
CAP RATE: 3.25%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$64,000 \$0 0% 03/01/2026 No

BENEFITS SOUGHT: Manufacturing business. Industrial

MOTIVATION: Investors looking to move up
CAN ADD: Cash; expertise, financing

The first floor has one 1,400 SF suite in the back, ideal for a variety of retail uses such as a fitness

REMARKS: center or studio, and a 3,400 SF suite with front visibility suited for restaurant usage. The upstairs

4 finished office suites 828-1336 sqft

OWNER:

COUNSELOR: Hal Palmer Phone: 360-431-2733

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