

# Property Details

CONTROL: Owner VALUE: \$1,500,000  
LOAN: \$1,200,000  
EQUITY: \$300,000

TITLE: MIXED USE DOWNTOWN REDEVELOPMENT WITH INCOME  
TYPE: Development  
HAVE: Leasehold with option on 56000 sq ft mixed use property on the Public Square in Shelbyville, IN. Can deliver free and clear or with any amount of debt. Some income in place. All ground level retail is leased.

ADDRESS: 29-41 Public Square, Shelbyville, Indiana  
BENEFITS TO NEW OWNER: Lots of upside as the property is over 50% vacant. Great location and demand. Great town that has put \$20MM into the Public Square. 1500 new local jobs

GROSS SCHEDULED INCOME: \$130,000 Actual  
VACANCY LOSS: \$40,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$20,000  
NOI: \$70,000  
DEBT SERVICE: \$72,000  
CASH FLOW: \$-2,000  
CAP RATE: 4.67%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$120,000	\$6,000	6%	08/01/2024	No

BENEFITS SOUGHT: Move up into a more suitable endeavor. Find the right developer to finish the project.

MOTIVATION: Very

CAN ADD: Murphysboro, IL MHP, 1st Note on CO property for \$1.555M, land, other notes, sale/leaseback deals, cash

REMARKS: We hold this property with a lease/option and would like to take our equity into another endeavor. Titleholder may go with us. We can deliver free and clear. We can take a down and carry.

OWNER: Bloah, LLC

COUNSELOR: Blake Allen Phone: 719-685-0707  
108 Canon Ave Cell: 719-684-4123  
Manitou Springs, Colorado, 80829 Email: blakeallenrealty@gmail.com