

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 Phone: 2177999393
616 E Green St Ste 203 Email: sfletcher@hartmancapllc.com
Champaign, Illinois, 61820