

## 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