

## 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 Phone: 2177999393  
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