

Property Details

CONTROL: Owner VALUE: \$1,700,000
LOAN: \$0
EQUITY: \$1,700,000

TITLE: FISHERS/ PENDLETON INDIANA; 40 ACRES
TYPE: Development
40 acre commercial development site in the rapidly developing Suburban
HAVE: Northeast side of Indianapolis, Indiana. Off of I-69 Interchange (SF
Residence and Barn; and 2 - 1 Acre Commercial Out-lots also included).
ADDRESS: 632 West State Street, Pendleton, Indiana

GROSS SCHEDULED INCOME: \$12,000 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$5,000
NOI: \$7,000
DEBT SERVICE: \$0
CASH FLOW: \$7,000
CAP RATE: 0.41%

BENEFITS SOUGHT: Looking for long-term credit net lease - prefer Walgreen/CVS or value
added opportunity in Indianapolis or San Diego area. Would consider
financing for appropriate buyer.

MOTIVATION: Strong.

CAN ADD: SFR Plainfield, IN @ \$125,000 (F/C). Condo Greenwood, IN \$50,000 F/C;
other property.

REMARKS: Flexible; partner retiring. Located in a very hot suburban NE Indianapolis
growth market - off I-69.

OWNER: Pendleton Properties, LLC

COUNSELOR: Rick Roethke Phone: 317-581-0300
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