

# Anderson Professional Building

616, 618, 620 & 622 East 8th Street, Anderson, IN 46012

OFFERING MEMORANDUM



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property/Note. This Memorandum contains selected information pertaining to the Property/Note and does not purport to be a representation of the state of affairs of the Property/Note or the owner of the Property/Note (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property and/or note. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum in evaluating a possible purchase of the real property and/or note. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property/Note, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property/Note unless and until written agreement(s) for the purchase of the Property/Note have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner. If after reviewing this Memorandum, you have no further interest in purchasing the Property/Note, kindly return this Memorandum to the Owner. This Memorandum contains select information pertaining to the Property/Note and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property/Note. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property/Note. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

**ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

**REAL ESTATE MAY BE CONSIDERED AN INVESTMENT, AND AS SUCH, INVESTMENTS CONTAIN RISK, ARE NOT GUARANTEED NOR WARRANTED NOR INSURED FROM LOSS. INVESTMENTS MAY BE ILLIQUID. INVESTMENTS MAY LOSE VALUE, GREATER THEN WHAT YOU INITIALLY INVESTED. INVESTMENTS MAY NOT BE SUITABLE NOR AVAILABLE FOR EVERYONE. PRIOR TO INVESTING, CAREFULLY CONSIDER YOUR RISK APPETITE/TOLERANCE, INVESTMENT OBJECTIVE, INVESTMENT TIME-HORIZON, PRESENT/FUTURE TAX CONSEQUENCES/OBLIGATIONS, LIQUIDITY NEEDS AND PRESENT/FUTURE INVESTMENT PORTFOLIO ALLOCATION. FURTHERMORE, DISCUSS YOUR INVESTMENT DECISIONS WITH AN INVESTMENT, TAX AND LEGAL ADVISOR, PRIOR TO INVESTING. PLEASE NOT, PAST PERFORMANCE DOES NOT INDICATE FUTURE RESULTS. THIS MEMORANDUM, OR ANY INFORMATION HEREIN, SHALL NOT BE CONSTRUED AS, NOR RELIED ON AS INVESTMENT ADVICE, BUT IS AVAILABLE FOR INFORMATIONAL PURPOSES ONLY. THIS OFFERING MEMORANDUM SHALL NOT BE CONSIDERED A SECURITIES OFFERING. OWNER, NOR AFFILIATES, DOES NOT, NOR WILL NOT, PROVIDE INVESTMENT, TAX NOR LEGAL ADVICE.**



FROM THE DESK OF

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## MARIUSZ KURYLO

August 26, 2025

It is with great privilege that I exclusively offer the extraordinary opportunity on a mixed-use redevelopment of the Anderson Professional Building, to invest in. This 6,500+ square foot property is well positioned to be a financial success for decades to come.

The prospective investor will strategically execute and deliver monumental results with this diversified investment, through the redevelopment of Anderson Professional Building into a world class, multi-use opportunity, breathing life to not just the building, but into Anderson as well.

Visualize a mixed-use redevelopment that concentrates on the health/well-being of the residents; through education, fitness, culinary and community engagement; while generating revenue from diversified income streams.

I invite you to be a visionary. Invest in the Anderson Professional Building

Sincerely,

*Mariusz Kurylo*

**Mariusz "Mario" Kurylo**

**Proud Owner of Anderson Professional Building**



## BUILDING OVERVIEW

Mariusz Kurylo is proud to unveil a unique investment opportunity, the Anderson Professional Building. A 6,500+ square foot community center focused building



# BUILDING OVERVIEW

Mariusz Kurylo is proud to unveil a unique investment opportunity: the mixed-use redevelopment of Anderson Professional Building. With just over 6,500 square feet of useable area, this iconic gem stands as ready to increase its leasing capacity to become a well-oiled income producing asset.

The Anderson Professional Building is not just a structure, it's a testament to the culture and community of Anderson, showcasing key tenants that focus on the betterment of the local community. With ample space for new tenants and development, the Anderson Professional Building is well positioned to be a success in growing the Anderson community.

Situated conveniently, the Anderson Professional Building is easily accessible by public transportation and major thoroughfares, ensuring a seamless commute for employees, clients, and potential residents.

The Anderson Professional Building presents a potential diversified investment opportunity, which may include, but is not limited to:

1. Unique, one of a kind, inclusive co-working space with incubator for all entrepreneurs;
2. High-end restaurant with an exciting international cuisine;
3. International foods grocer, with café, one of a kind in the county;
4. High-end fashion and/or clothing store;
5. Specialized education program for children with disabilities, child-care and adult day care;
6. Event / Expo Center;
7. Gym / Fitness Center;
8. & Art Gallery.

With a diversified portfolio of revenue streams being generated from this redevelopment, The Anderson Professional Building is poised to be prime example of the ideal commercial redevelopment that will follow suite in other metropolitan areas.

***If You Build It, They Will Come!***

# Anderson Professional Building

616, 618, 620 & 622 East 8th Street, Anderson, IN 46012

## INTERIOR PHOTOS





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## EXTERIOR PHOTOS



# Anderson Professional Building

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## DEMOGRAPHICS



POPULATION



HOUSEHOLDS



INCOME

POPULATION	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
Total Population	11,098	52,815	71,994
<b>Daytime Population</b>			
2022 Estimate	12,672	47,024	63,172
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
Total Households	4,323	22,262	30,370
Average (Mean) Household Size	2.4	2.3	2.3
<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
\$200,000 or More	0.8%	1.1%	1.4%
\$150,000-\$199,999	0.6%	1.5%	2.0%
\$100,000-\$149,999	6.6%	9.1%	11.0%
\$75,000-\$99,999	8.1%	10.8%	12.2%
\$50,000-\$74,999	15.6%	20.6%	21.8%
\$35,000-\$49,999	16.1%	15.9%	15.2%
\$25,000-\$34,999	13.2%	11.2%	10.3%
\$15,000-\$24,999	16.0%	14.1%	12.7%
Under \$15,000	23.0%	15.5%	13.5%
Average Household Income	\$44,444	\$54,606	\$59,581
Median Household Income	\$32,994	\$43,265	\$48,303
Per Capita Income	\$18,327	\$23,479	\$25,487

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	11,098	52,815	71,994
Under 20	26.2%	24.0%	22.9%
20 to 34 Years	25.4%	20.9%	19.5%
35 to 49 Years	18.5%	17.6%	17.4%
50 to 59 Years	12.3%	12.9%	13.2%
60 to 64 Years	5.0%	6.3%	6.7%
65 to 69 Years	3.8%	5.4%	6.1%
70 to 74 Years	3.2%	4.7%	5.3%
Age 75+	5.6%	8.3%	8.8%
Median Age	33.8	39.4	41.6
<b>Population by Gender</b>			
2022 Estimate Total Population	11,098	52,815	71,994
Male Population	50.2%	48.4%	48.4%
Female Population	49.8%	51.6%	51.6%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	25.0	27.0	27.0



### EMPLOYMENT

In 2022, 32,896 people in your selected area were employed. The 2000 Census revealed that 55.1 percent of employees are in white-collar occupations in this geography, and 44.9 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 17.1 minutes.



### EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 6.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 11.8 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 8.9 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 38.8 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.7 percent in the selected area compared with the 20.4 percent in the U.S.



### HOUSING

The median housing value in your area was \$100,744 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 22,540 owner-occupied housing units and 9,748 renter-occupied housing units in your area.



## WALAKABLE AMENITIES

Walk Score  
**56**

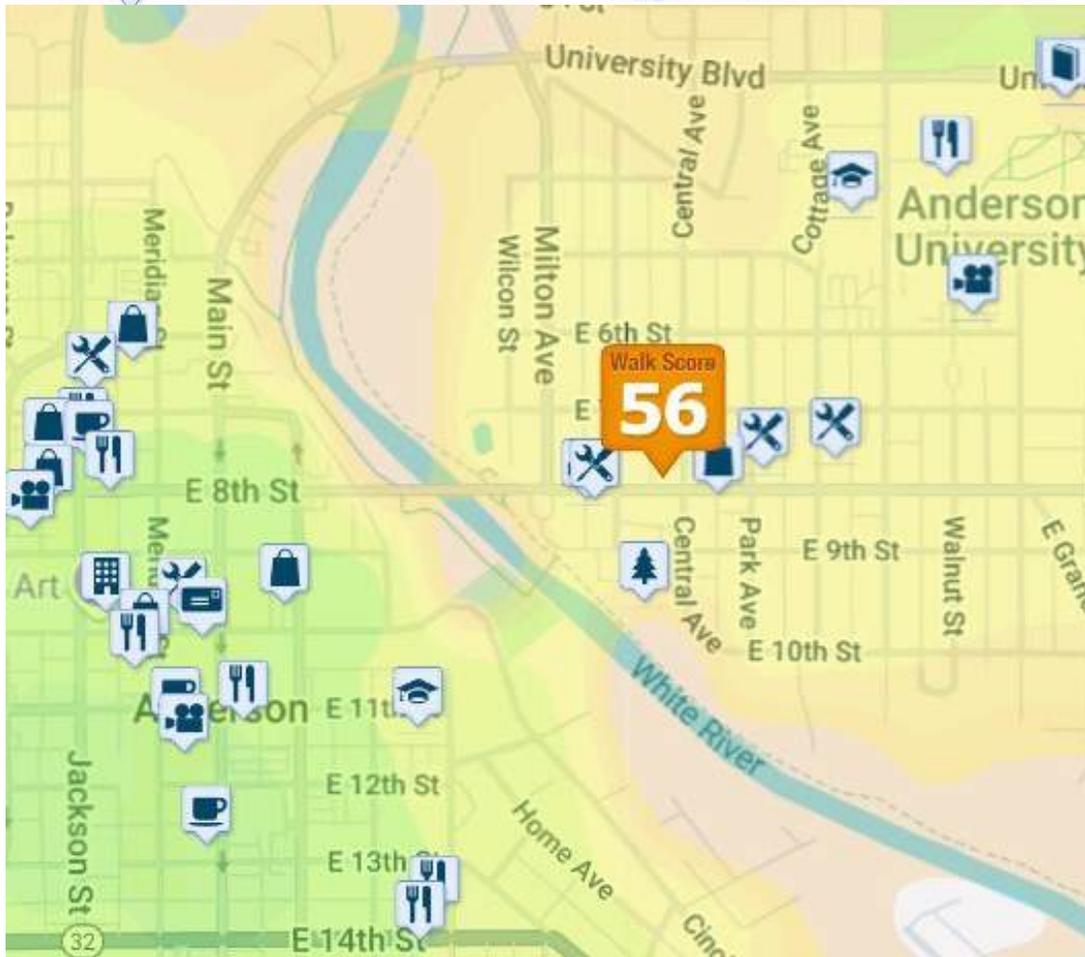
### Somewhat Walkable

Some errands can be accomplished on foot.

Bike Score  
**74**

### Very Bikeable

Biking is convenient for most trips.

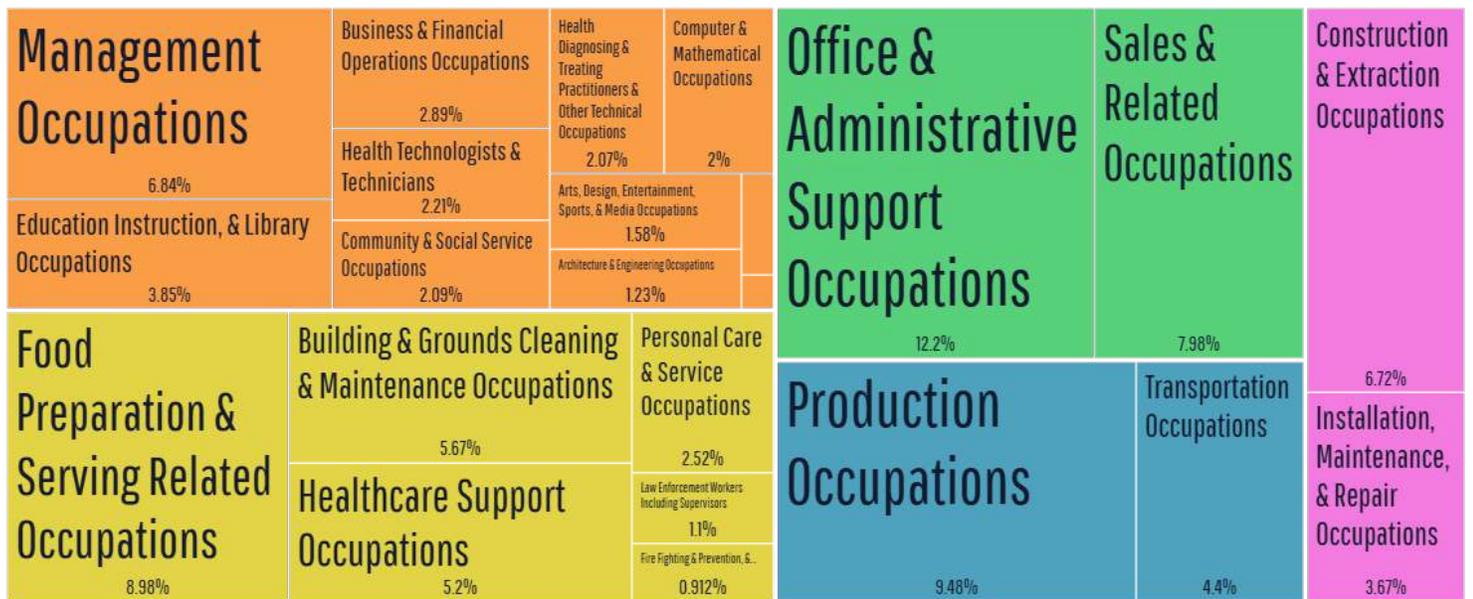


Anderson Public Library, Anderson Museum of Art, Kettle Top Brewhouse and Eatery, Yosaku Hibachi Express, Trinity Episcopal Church, Burro Loco, Oakley Brothers Distillery, Star Financial Bank, First Merchants Bank, Anderson Mainstage Theatre, Central Christian Church, GetGo, Cabbage Rose Eatery, Knights of Columbus, Creatures of Habit Brewing, Farm Society, Anderson Bus Terminal, McDonald's, Build Your Own Burrito (BYOB), Hole in the Wall, Ron Lahody's Steakhouse, Anderson University, and the Paramount Theatre.

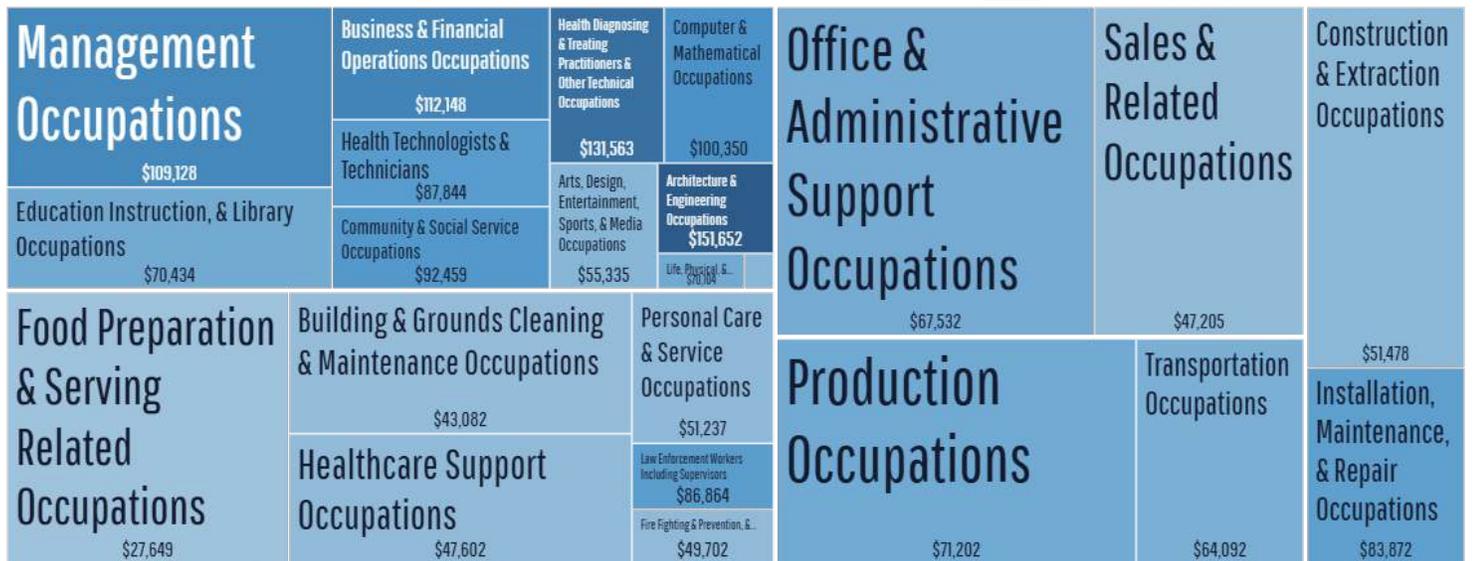
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## Economic Conditions - Employment & Wages (2022) \*



2013 2014 2015 2016 2017 2018 2019 2020 2021 2022



\$20,000 \$40,000 \$60,000 \$80,000 \$100,000 \$120,000 \$140,000 \$160,000 \$180,000

2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

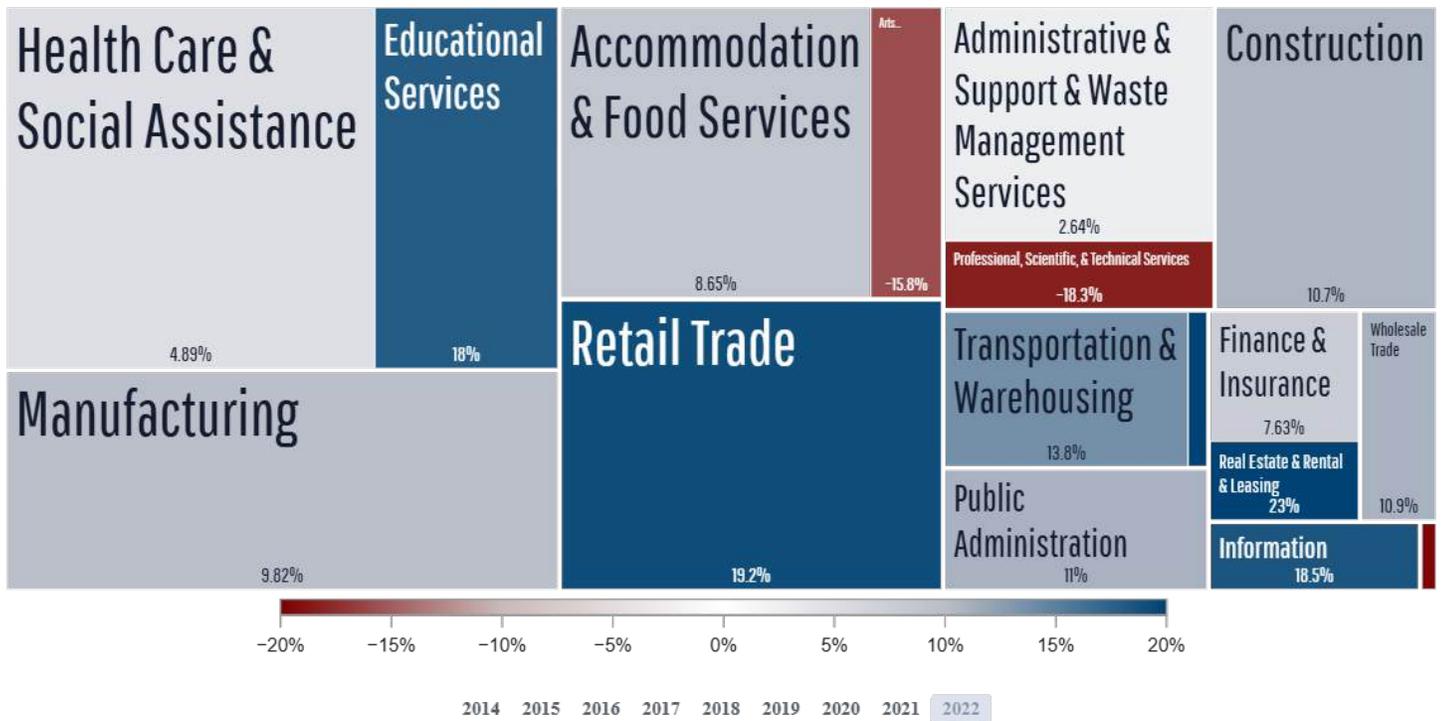


## Economic Conditions - YOY Wage Growth (2022)\*



### EMPLOYMENT

Out of the ~23.8k residents employed in Anderson, 45% +/- of the workforce are employed in the service related capacity, ranging from management, finance operations, sales and administrative support.



### INCOME



Of the ~45% +/- employed in the workforce in a service related capacity, the median earnings ranged from ~\$47,000 to ~\$150,000. Additionally, the year-over-year median earnings growth from 2021 to 2022 have grown rapidly in several industries in Anderson, increases seen in the Educational Services industry of ~18%; Real Estate and Rental Leasing industry of 23%; Information Industry of ~18.5%; and Finance and Insurance of ~7.63%.

\* Source: Data and graphics from [www.datausa.io](http://www.datausa.io), and information compiled from the US Census Bureau and American Community Survey (ACS) 5 Year Study.

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## 5-Mile Radius Retail Supply/Demand (2017) \*

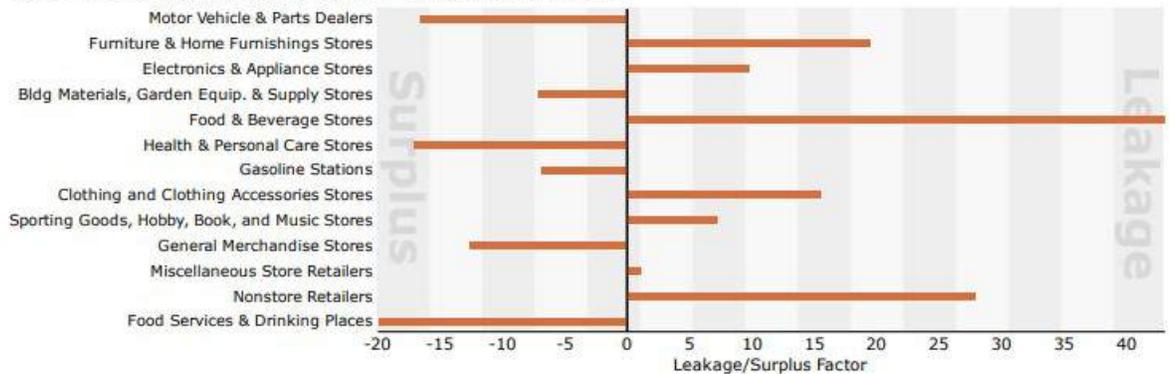
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$159,337,299	\$222,868,154	-\$63,530,855	-16.6	52
Automobile Dealers	4411	\$124,791,533	\$193,590,109	-\$68,798,576	-21.6	26
Other Motor Vehicle Dealers	4412	\$19,158,557	\$10,537,732	\$8,620,825	29.0	3
Auto Parts, Accessories & Tire Stores	4413	\$15,387,209	\$18,740,313	-\$3,353,104	-9.8	23
Furniture & Home Furnishings Stores	442	\$20,129,985	\$13,560,321	\$6,569,664	19.5	17
Furniture Stores	4421	\$13,143,440	\$7,149,150	\$5,994,290	29.5	7
Home Furnishings Stores	4422	\$6,986,545	\$6,411,171	\$575,374	4.3	9
Electronics & Appliance Stores	443	\$20,514,917	\$16,856,234	\$3,658,683	9.8	15
Bldg Materials, Garden Equip. & Supply Stores	444	\$50,436,041	\$58,314,550	-\$7,878,509	-7.2	20
Bldg Material & Supplies Dealers	4441	\$46,806,300	\$55,838,923	-\$9,032,623	-8.8	16
Lawn & Garden Equip & Supply Stores	4442	\$3,629,741	\$2,475,627	\$1,154,114	18.9	4
Food & Beverage Stores	445	\$124,685,726	\$49,586,174	\$75,099,552	43.1	34
Grocery Stores	4451	\$109,127,617	\$34,096,169	\$75,031,448	52.4	16
Specialty Food Stores	4452	\$5,761,345	\$2,631,317	\$3,130,028	37.3	4
Beer, Wine & Liquor Stores	4453	\$9,796,765	\$12,858,688	-\$3,061,923	-13.5	14
Health & Personal Care Stores	446,4461	\$46,801,441	\$66,055,693	-\$19,254,252	-17.1	31
Gasoline Stations	447,4471	\$84,188,503	\$96,647,613	-\$12,459,110	-6.9	30
Clothing & Clothing Accessories Stores	448	\$27,467,239	\$20,112,590	\$7,354,649	15.5	19
Clothing Stores	4481	\$16,691,898	\$7,641,815	\$9,050,083	37.2	9
Shoe Stores	4482	\$5,468,657	\$3,932,820	\$1,535,837	16.3	3
Jewelry, Luggage & Leather Goods Stores	4483	\$5,306,685	\$8,537,955	-\$3,231,270	-23.3	7
Sporting Goods, Hobby, Book & Music Stores	451	\$15,394,424	\$13,303,667	\$2,090,757	7.3	25
Sporting Goods/Hobby/Musical Instr Stores	4511	\$12,590,708	\$10,352,467	\$2,238,241	9.8	20
Book, Periodical & Music Stores	4512	\$2,803,716	\$2,951,200	-\$147,484	-2.6	5
General Merchandise Stores	452	\$120,246,867	\$155,230,534	-\$34,983,667	-12.7	27
Department Stores Excluding Leased Depts.	4521	\$89,886,554	\$139,431,449	-\$49,544,895	-21.6	12
Other General Merchandise Stores	4529	\$30,360,313	\$15,799,085	\$14,561,228	31.5	15
Miscellaneous Store Retailers	453	\$32,758,437	\$32,000,961	\$757,476	1.2	49
Florists	4531	\$1,504,169	\$1,659,555	-\$155,386	-4.9	7
Office Supplies, Stationery & Gift Stores	4532	\$5,751,598	\$2,522,592	\$3,229,006	39.0	5
Used Merchandise Stores	4533	\$4,251,167	\$5,674,859	-\$1,423,692	-14.3	13
Other Miscellaneous Store Retailers	4539	\$21,251,503	\$22,143,955	-\$892,452	-2.1	24
Nonstore Retailers	454	\$15,334,338	\$8,616,821	\$6,717,517	28.0	4
Electronic Shopping & Mail-Order Houses	4541	\$11,652,273	\$7,131,638	\$4,520,635	24.1	1
Vending Machine Operators	4542	\$807,178	\$632,102	\$175,076	12.2	2
Direct Selling Establishments	4543	\$2,874,887	\$853,081	\$2,021,806	54.2	1
Food Services & Drinking Places	722	\$73,163,379	\$109,738,301	-\$36,574,922	-20.0	149
Special Food Services	7223	\$1,880,440	\$415,368	\$1,465,072	63.8	4
Drinking Places - Alcoholic Beverages	7224	\$2,562,154	\$2,089,702	\$472,452	10.2	13
Restaurants/Other Eating Places	7225	\$68,720,785	\$107,233,231	-\$38,512,446	-21.9	132

\* Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>  
Source: Esri and Infogroup. Esri 2020 Updated Demographics. Esri 2017 Retail MarketPlace. ©2020 Esri. ©2017 Infogroup, Inc. All rights reserved

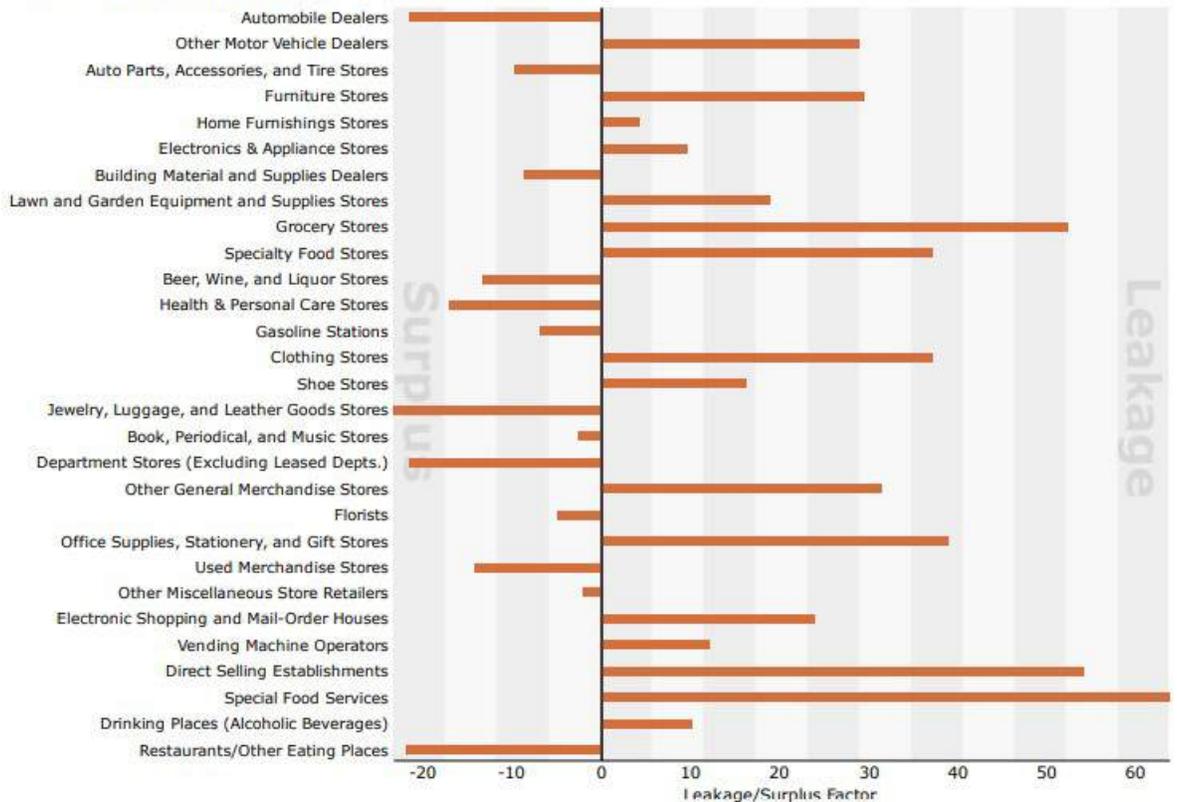


## 5-Mile Radius Retail Leakage/Surplus (2017)\*

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



\*Source: Esri and Infogroup. Esri 2020 Updated Demographics. Esri 2017 Retail MarketPlace. ©2020 Esri. ©2017 Infogroup, Inc. All rights reserved

A photograph of a two-story professional building with light blue horizontal siding and white trim around the windows. The building is set against a clear blue sky with some green trees in the background. The title 'Anderson Professional Building' is overlaid in large white font at the top.

# Anderson Professional Building

616, 618, 620 & 622 East 8th Street, Anderson, IN 46012

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## Investment Strengths

### Diversified Revenue Stream

Stable tenants from diverse industries with seasoned professionals make this an attractive stable investment for the long-term savvy investor. With 3% - 5% annual rent escalations, and above market rents, this asset provides tremendous value against rising inflation.

### Strategic Location

Centrally located in the heart of Anderson, this project boasts convenient access by car to downtown Indianapolis (~45 Minute Drive), Fort Wayne IN (~1.5 Hour Drive), Dayton Ohio (~2 Hour Drive) South Bend IN(~2.5 Hour Drive), Cincinnati Ohio (~2.5 Hour Drive) and downtown Chicago IL (~3.5 Hour Drive). Anderson Regional Airport (AID) , a general aviation airport, is available for those looking to fly in with their own aircraft (runway length of 5,400' @ Runway 12/30). The City of Anderson Bus Terminal is 2 blocks away, providing access by bus to and around Anderson and to/from Indianapolis.



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## **Ample Parking and High Traffic Road Frontage**

With over 20 parking spaces available on site, and high vehicle traffic on 8th Street, this property is well suited for larger tenants that need sufficient parking needs, while taking advantage of the high vehicular traffic with building signage to attract and advertise to new prospective clients.

## **Growing Microeconomic Conditions**

Of the ~24,000 residents employed in Anderson, a vast portion have seen their median wages grow year-over-year (2021 - 2022), greater than the national average. Additionally, a diverse microeconomic market, provides a robust environment for investment and business development.

## **Growing Occupancy with Essential Businesses**

Catering to those in-person businesses that bring high foot traffic, enables one-stop-shop for the demanding consumer, while benefiting the varied businesses to create a self-sustaining ecosystem.

A photograph of a modern, two-story building with light blue horizontal siding and white trim around the windows. The building is set against a clear blue sky with some green trees in the background. The title 'Anderson Professional Building' is overlaid in large white text at the top of the image.

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## Potential Growth Opportunities

### State and Local Incentives

The project being strategically located in an TIF district, opens the door for potential incentives offered through the state and locally, such as Economic Development for a Growing Economy (EDGE), Headquarters Relocation Tax Credit (HRTC), Hoosier Business Investment (HBI) Tax Credit, Skills Enhancement Fund (SEF), New Market Tax Credit (NMTC), Anderson Municipal Riverfront District and Tax Increment Financing (TIF).

### Additional Parking / Land

When the opportunity and the need arises, there is an adjacent vacant parking lot that can be purchased to add an additional 20+/- parking spaces and/or additional land to build an additional structure as the demand rises.

### Additional Revenue from Advertising

As the opportunity arises, taking advantage of the high vehicular traffic on 8th Street, paves way to potentially construct a billboard and/or use the building as a way to lease out for businesses looking to advertise, thus bringing an additional revenue stream to the property.



## Sales Comps

	Parcle #:	ADDRESS	PROPERTY SIZE (SQUAREFEET)	SALES PRICE	PRICE PER SQFT
1	 48-11-13-102-124.000-003	<u>1326 JACKSON STREET</u>	<u>2,030</u>	<u>\$375,000</u>	<u>\$184.73</u>
2	 48-12-07-303-176.000-003	<u>702 EAST 8TH STREET</u>	<u>3,658</u>	<u>\$300,000</u>	<u>\$82.01</u>
3	 48-11-13-103-207.000-003	<u>1410 JACKSON STREET</u>	<u>10,028</u>	<u>\$925,000</u>	<u>\$92.24</u>
4	 48-11-12-403-063.000-003	<u>130 W 8TH STREET</u>	<u>2,040</u>	<u>\$165,000</u>	<u>\$80.88</u>
5	 48-12-07-302-019.000-003 & 48-12-07-302-166.000-003	<u>411 CENTRAL AVENUE</u>	<u>5,652</u>	<u>\$507,000</u>	<u>\$89.70</u>

Anderson Professional Building (618 East 8th Street, Anderson, Indiana 46012)			AVG. PRICE PER SQUAREFOOT	LOWEST PRICE PER SQUARE FOOT	HIGHEST PRICE PER SQUARE FOOT	
	48-12-07-303-206.000-003	<u>618 EAST 8TH STREET</u>	<u>6,647 Square Feet</u>	<u>\$105.91</u>	<u>\$80.88</u>	<u>\$184.73</u>
			<b>Price</b>			
			<u>\$704,003.94</u>	<u>\$537,625.00</u>	<u>\$1,227,894.09</u>	

A photograph of a two-story building with light blue horizontal siding and white trim around the windows. The building has a gabled roof and a brick chimney. The text 'Anderson Professional Building' is overlaid in large white font at the top.

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## Collateral Overview

**Address:** 616, 618, 620 & 622 East 8th Street, Anderson, IN 46012

**Parcel #'s:** 48-12-07-303-206.000-003

**Legal Description:** J M RUDELLES 2ND LOT 1 & 2 (NOT COMPLETE LEGAL DESC.)

**Land Size:** 0.353 +/- Acres

**Zoning:** B-1 (Business District

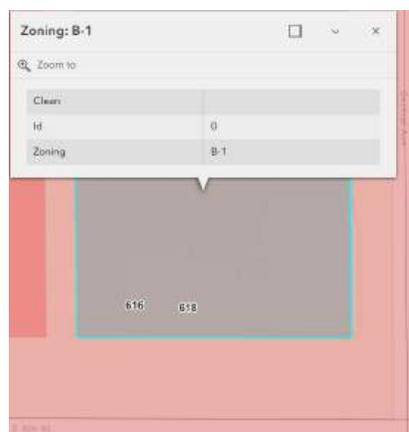
**Additional Info.:** There are approximately 22 +/- parking spaces. In total, there are 7 units, for a potential to be up to 9 units, if you split the one vacant large retail space into two and convert the large expansive attic into a third apartment. 3 commercial units are leased out, with the anchor tenant being Interim Healthcare, providing staffing for homecare, hospice care and healthcare in over 300 locations in 42 states. Other tenants include Attuned Mind Counseling, with 3 locations in Indiana, they provide accessible and empathetic mental health counseling services; and New Era Barber Shop, owned and operated by a well seasoned entrepreneur. Current leases are on 3 year terms, with 3% to 5% annual rent increases and 4 renewal options, with above market rents. This property is well maintained and managed, for ease of owning for many years to come.

**Year Built:** 1970



## Collateral Overview

- # of Units:** 7, with a potential for 2 additional units if converting attic into third residential apartment and splitting large vacant retail space into two.
- # of Units Leased** 3 commercial units leased. All modified gross leases.
- Lease Income:** \$37,800 (Gross Annually) | \$3,150.00 (Gross Monthly)
- Real Estate Taxes:** \$3,660.52 (May & November Installment: \$1,830.26)
- Incentives:** Tax Increment Financing (TIF) District, New Market Tax Credit, Low-Income Housing Tax Credits (LIHTC), Headquarter-Relocation Tax Credits, and Anderson Riverfront Development District.
- Distance:** 10-minute drive from I-69 exit, 6-minute drive from Anderson Municipal Airport (AID), 2-minute drive from Madison County Circuit Courthouse, 2-minute drive from Anderson Municipality, 1-hour drive to Indianapolis International Airport, 45-minute drive to downtown Indianapolis, & 1 hour and 30 minutes to downtown Fort Wayne, Indiana.





*This opportunity is available by contacting:*

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