



2333 Washington Avenue

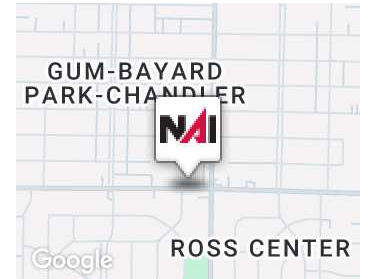
2331 Washington Avenue Evansville, Indiana 47714

Property Highlights

- Solid Investment
- 100% occupied
- Corner location
- High traffic

Property Overview

Mixed use property office/residential. Nestled in a vibrant commercial area surrounding the property with attractions and amenities perfect for a prospective office building investor. With easy access to major roads, including the Lloyd Expressway, and close proximity to the University of Evansville, the location offers convenience and potential for your next office investment.



Offering Summary

Sale Price:	\$279,700
Cap Rate	9.58%
Building Size:	2,078 SF
Cost PSF:	144.37 SF

For More Information

Scott Hyatt, CCIM

Senior Advisor
O: 812 900 7661 | C: 812 430 4989
scotthyatt@naiprime.com | IN #RB14016323



For Sale
2,078 SF | \$279,700
Office Space

Investment Overview	Annual Property Operating Data
Price	\$279,700
Price per SF	\$135
Price per Unit	\$139,850
GRM	8.04
CAP Rate	9.58%
Cash-on-Cash Return (yr 1)	12.12%
Total Return (yr 1)	\$12,423
Debt Coverage Ratio	1.34

Operating Data	Annual Property Operating Data
Gross Scheduled Income	\$34,800
Other Income	\$3,000
Total Scheduled Income	\$34,800
Gross Income	\$34,800
Operating Expenses	\$10,999
Net Operating Income	\$26,801
Pre-Tax Cash Flow	\$6,781

Financing Data	Annual Property Operating Data
Down Payment	\$55,940
Loan Amount	\$223,760
Debt Service	\$20,020
Debt Service Monthly	\$1,668
Principal Reduction (yr 1)	\$5,642



For Sale
2,078 SF | \$279,700
Office Space

Income Summary	Annual Property Operating Data
Office	\$21,600
Residential	\$13,200
Gross Income	\$34,800
Expenses Summary	Annual Property Operating Data
Repair & Maint	\$1,000
Real Estate Tax	\$3,349
Insurnace	\$2,400
Lawncare	\$1,250
Water/Sewer/Trash	\$3,000
Operating Expenses	\$10,999
Net Operating Income	\$26,801