

POTENTIAL INCOME PRODUCING REAL ESTATE INVESTMENT

106 State Street, Newburgh, IN 47630

OFFERING MEMORANDUM



Welcome to Historic Newburgh, the Best Little Town on a Dam Site. Known as Newburgh since 1841, today the town boasts a vibrant economic district of restaurants, shopping, offices and historic homes.

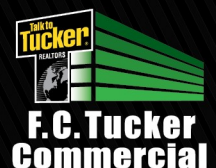
Public spaces like the Allen Family Amphitheater and Rivertown Trail encourage community engagement and make the most of the scenic location. Live, work and play in downtown Newburgh.

Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



PROPERTY DETAILS

Sale Price	\$2,800,000
Building SF	9,075 SF
1st Floor Retail	3,136 SF
2nd Floor Office	3,347 SF - Including 400 SF Common Area
3rd Floor Residence	2,592 SF Plus Rooftop Patio
	Beautiful, high end, new construction residence for owners. 3 Bedrooms; 3.5 Bathrooms 4th Room as Bunk Room or Office, etc 5th Bedroom Downstairs Open Floor plan with 2 Butler Pantries Rooftop Patio with River Views and Electric
Improvements 2021 - 2024	All New HVAC - 5 Units total <u>1st Floor Retail</u> New HVAC, and Electrical Service <u>2nd Floor Office</u> New HVAC, and Electrical Service Updated Walls, Ceilings and Floors <u>3rd Floor Residence</u> Complete gutted - start new Remodel. New HVAC, and Electrical Service, high end cabinetry, appliances, fixtures, custom flooring, etc. <u>Exterior Total Building</u> New Roof, Siding (30 yr life), Porches, Gutters

PRO FORMA

Lease	100% Occupied
1st Floor Retail	2 Tenants
2nd Floor Office	4 Tenants
3rd Floor Residence	Currently - Owner occupied
Actual Income	
1st Floor Retail	\$51,744.00
2nd Floor Office	\$58,648.00
Total	\$110,392.00
Potential Income	
3rd Floor Residence	Options for Air BnB-type short term rental or Owner residence
Expenses	
Entire Building	\$20,598.71
Taxes	\$13,192.88 (2023 Pay 2024)
Gas & Electric	\$5,535.57
Water, Sewer & Trash	\$1,870.26

All Showings by Appointment Only

Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



WATCH THE VIDEO



Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



106 State Street, Newburgh

OFFERING MEMORANDUM



Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com

