

THE VERANDA

URBAN MIXED-USE COMPOUND

OWN THE VIBE

725 E. 65TH STREET
INDIANAPOLIS, IN 46220

EXCLUSIVELY OFFERED
BY:

metaCRE

6500 Westfield Blvd.
Indianapolis, IN 46220

OFFERING MEMORANDUM

FOR MORE INFORMATION:

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Market Overview

THE OFFERING

\$ MARKET
CONTACT AGENT



INVESTMENT HIGHLIGHTS

- Immediate acquirer occupancy opportunities.
- Four-story boutique office/retail lifestyle complex.
- Located in Broad Ripple Village, 1 of only 7 recognized cultural districts in Indianapolis.
- Steps from the Monon Trail.
- Established tenants (Bobby Cooper Salon, Barre Ripple Movement, Absolute Endodontics) with below-market rents.
- Two Red Line stops within 2 blocks either direction on College Avenue.

PROPERTY SUMMARY

Address: 725 E. 65th Street
Indianapolis, IN 46220

Total SF: 11,873 SF*:

- 9,506 SF - Veranda, 4-story bldg.
- 1,687 SF - Commercial bungalow
 - 6418 Carrollton Ave.
- 680 SF - Garage/storage bldg.
 - 6421 N. College Ave.

Land Size: .39 AC/17,084 SF

County: Marion

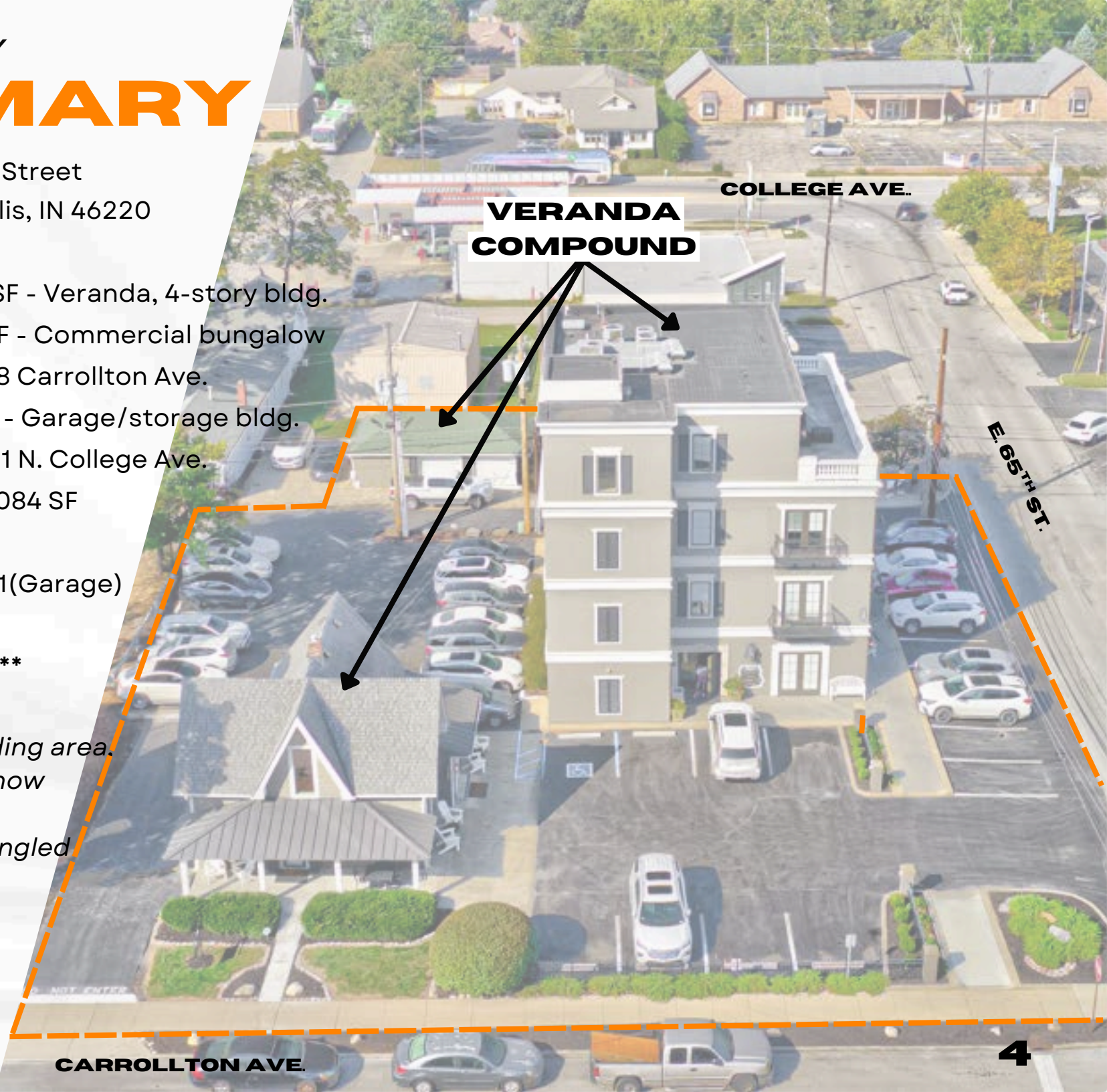
Zoning: MU2 & MU1(Garage)

Year Built: 2006

Parking: 32 spaces**

**shown as gross building area.
leased premises SF show
variances.*

***additional off site angled
parking on 65th St.*



VERANDA COMPOUND

PHOTOS





VERANDA COMPOUND

PHOTOS



TENANT PROFILES

Suite 100	 <p>2,235 SF</p> <p>Exp: 3/31/2029</p> <p>Option: (1), 5 - Year</p> <hr/> <p>Since 2007, Bobby Cooper Salon has been one of Indiana's premier luxury hair studios, offering precision cuts, custom color transformations, and restorative treatments.</p>	Suite 200	 <p>2,114 SF</p> <p>Exp: 11/30/2028</p> <p>Option: None</p> <hr/> <p>A vibrant fitness studio in Broad Ripple offering barre, cycle, and interval classes designed to strengthen, tone, and energize every body.</p>	Suite 400	<p>Absolute Endodontics</p> <p>2,160 SF</p> <p>Exp: 10/31/2027</p> <p>Option: None</p> <hr/> <p>Since 2011, Indianapolis' trusted endodontic care practice, providing root canal therapy, treatments for cracked or infected teeth, dental implants and advanced solutions with compassion and precision.</p>
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*Suite 300 is currently vacant and available, 2,484 SF.

FINANCIAL OVERVIEW



2026 RENT ROLL

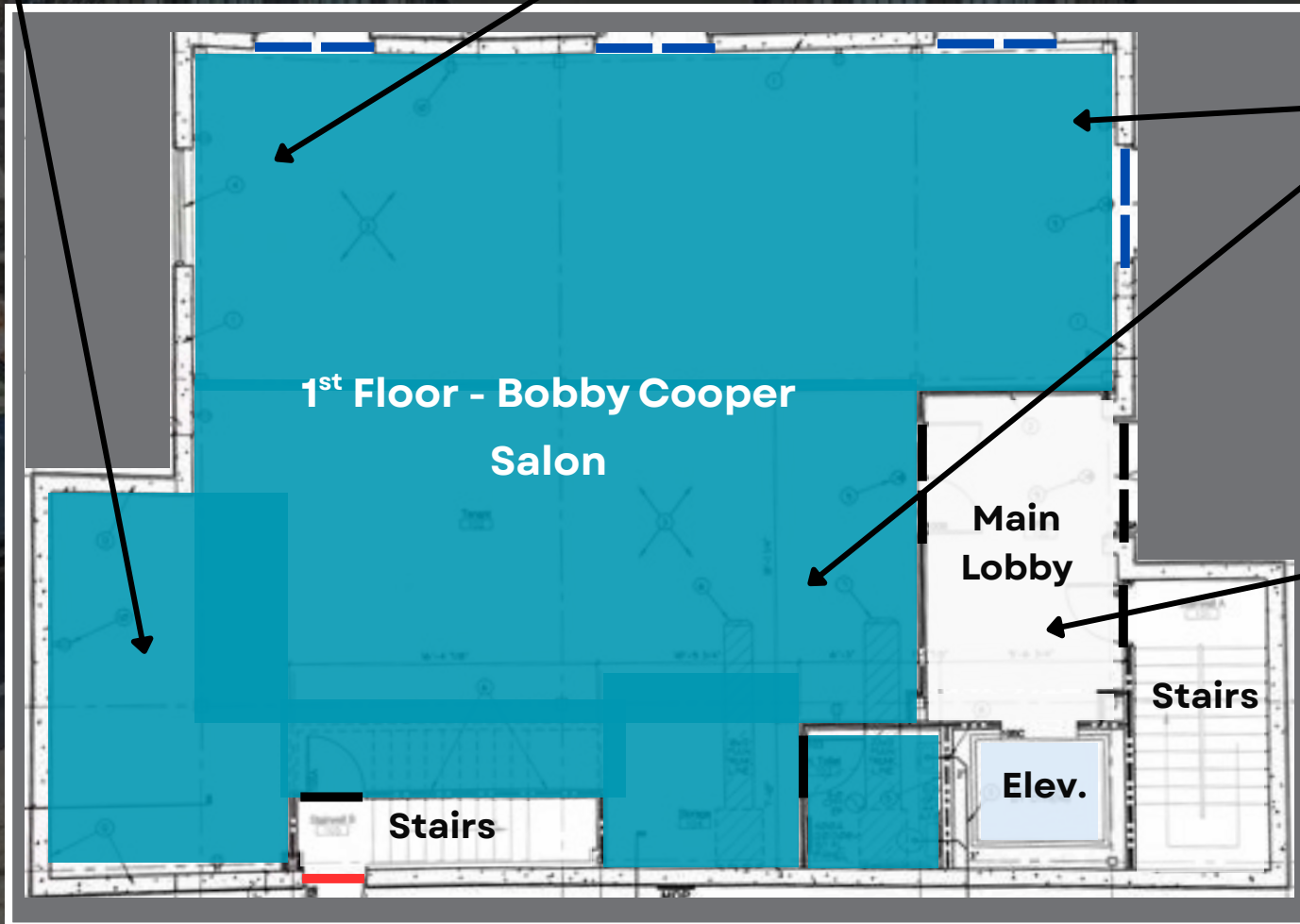
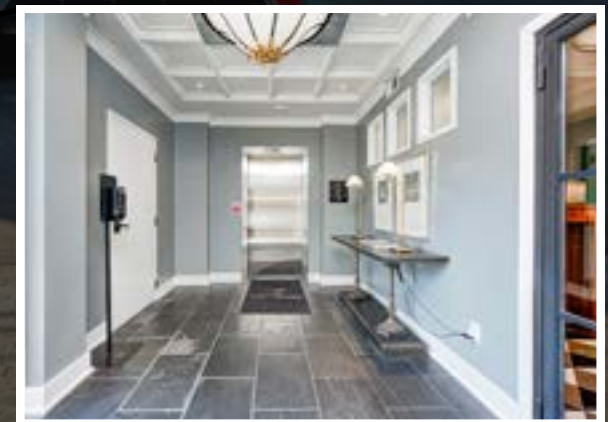
Tenant	Size SF	Lease Expiration	Rent PSF	Rent Annual	CAMIT Annual	Options Remaining
Bobby Cooper Salon - Level 1	2,235	3/31/2029	\$29.15	\$65,150.28	\$9,239.97	1 (5-Year)
Barre Ripple Movement - Level 2	2,114	11/30/2028	\$23.81	\$50,341.75	\$14,326.58	None
Vacant - Level 3 (Proforma Gross)	2,484		\$38.00	\$94,392.00	\$0.00	
Absolute Endodontics - Level 4	2,160	10/31/2027	\$28.33	\$61,201.99	\$12,765.60	None
Bungalow - 6418 N. Carrollton Ave. (Gross)	1,687	MTM	\$35.56	\$60,000.00	\$0.00	
Garage/Storage - 6421 N. College Ave.	680		\$18.00	\$12,240.00	\$0.00	None
Total Rental Income	11,360			\$343,326.02	\$36,332.15	
CAMIT Recoveries				\$36,332.15		
Gross Proforma Income				\$379,658.17		

2026 PROFORMA



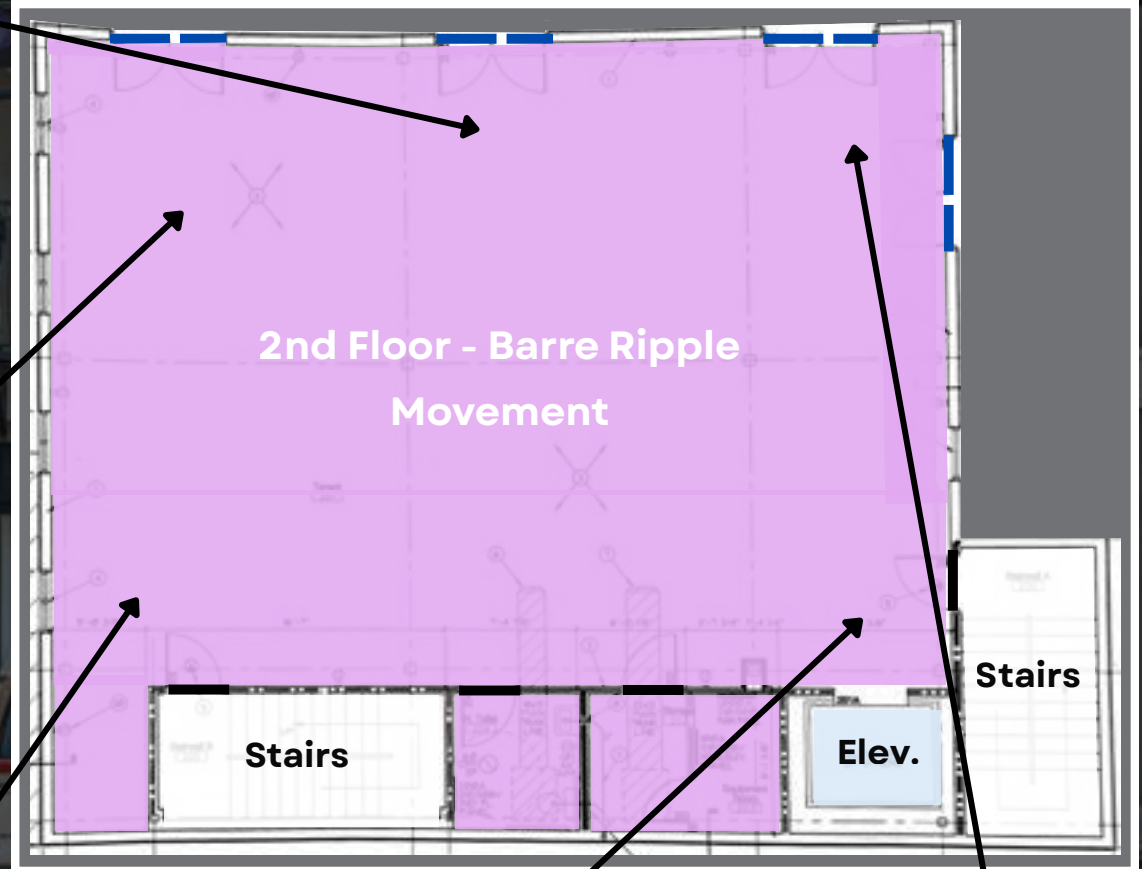
Gross Proforma Income	\$379,658.17		
Expenses			
Bank Fees	\$240.00		
Cleaning Service	\$8,320.00		
Elevator	\$2,219.57		
Landscaping and Groundskeeping	\$4,972.43		
Office Supplies	\$72.94		
Painting	\$254.51		
Snow Removal	\$1,000.00		
Trash Removal	\$2,833.02		
Repairs and Maintenance	\$13,723.18		
Security	\$4,056.15		
	\$37,691.80	Veranda	Bungalow
Property Taxes	\$36,103.76	\$29,007.22*	\$7,096.54
Insurance Expense	\$12,074.77	\$8,726.77	\$3,348.00
Utilities	\$17,329.91	\$12,013.52	\$5,316.39
	\$65,508.44		
Total Expenses	\$103,200.24		
Net Operating Income	\$276,457.93		
**Veranda Property Tax Includes the garage/storage unit			

VERANDA 1ST FLOOR

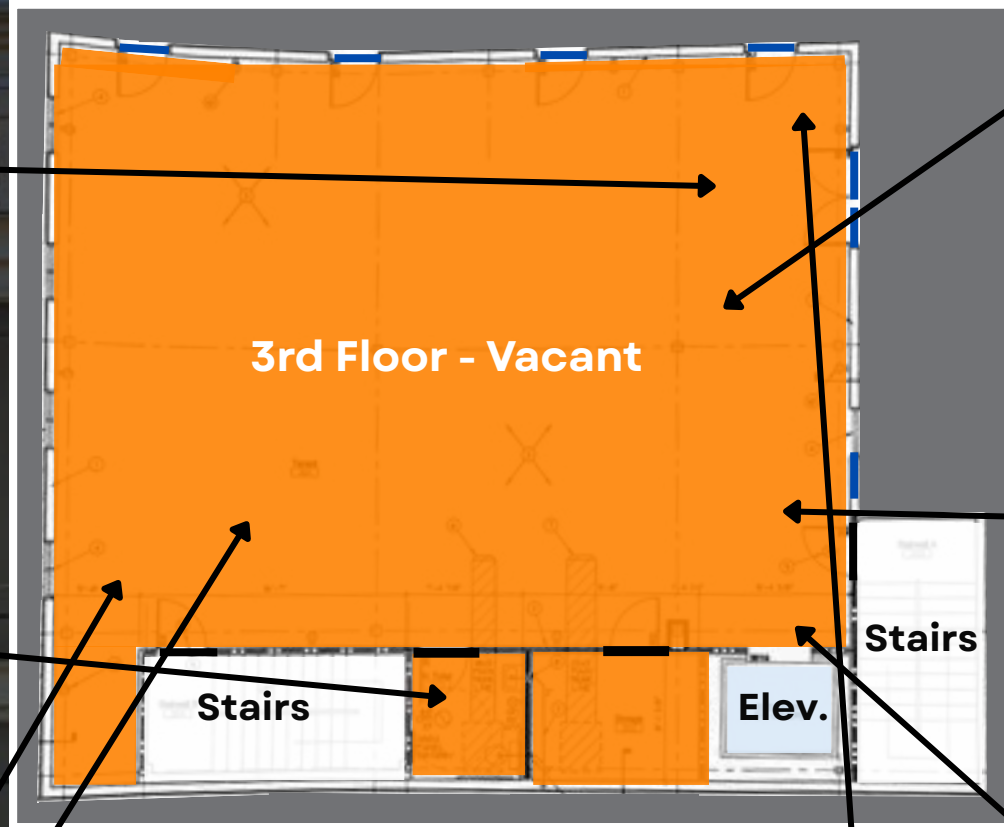


VERANDA

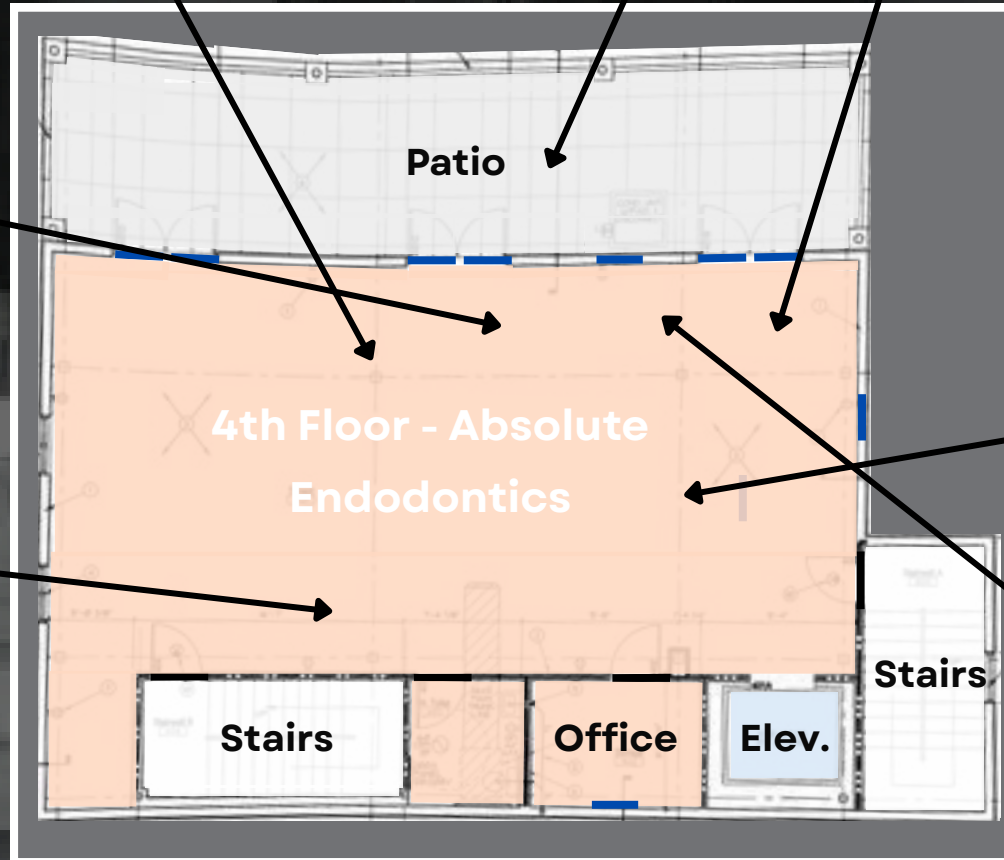
2ND FLOOR



VERANDA 3RD FLOOR

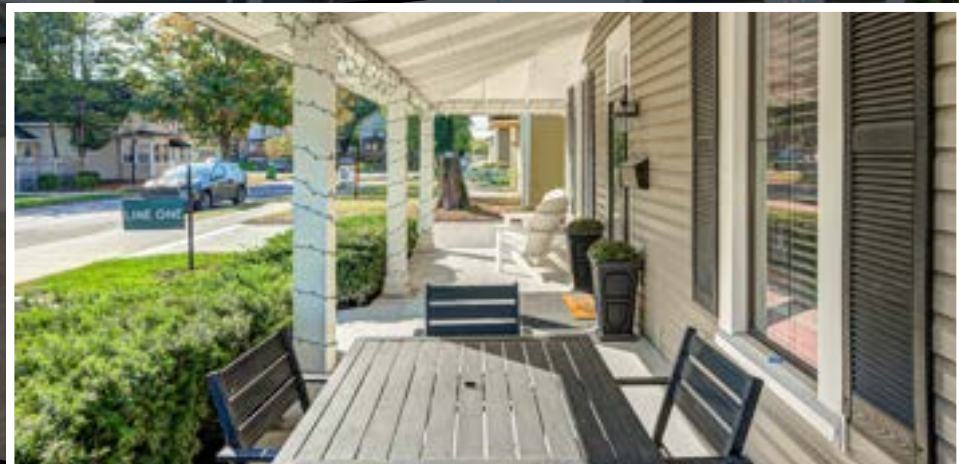
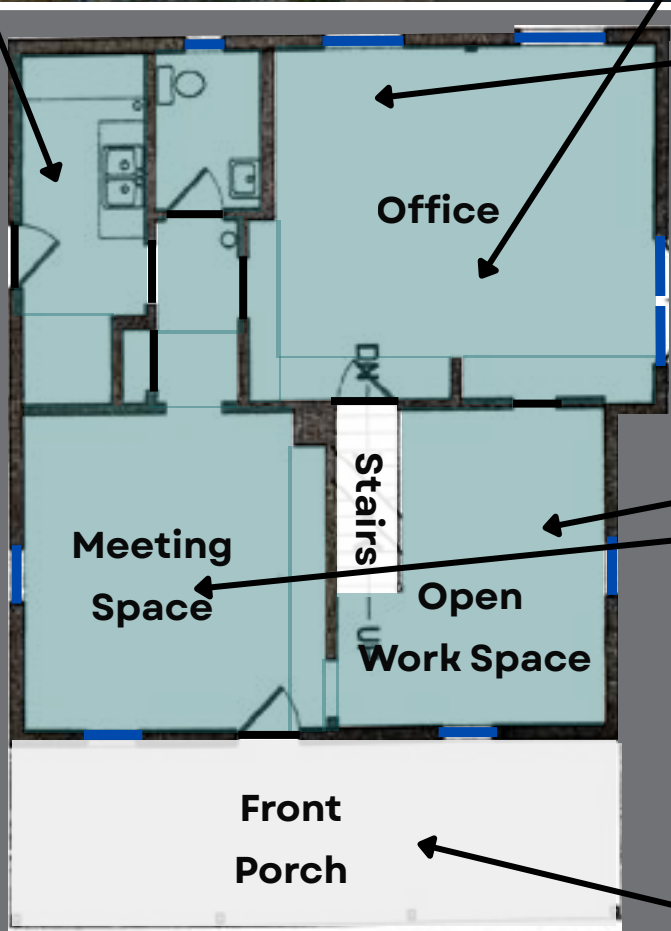


VERANDA 4TH FLOOR



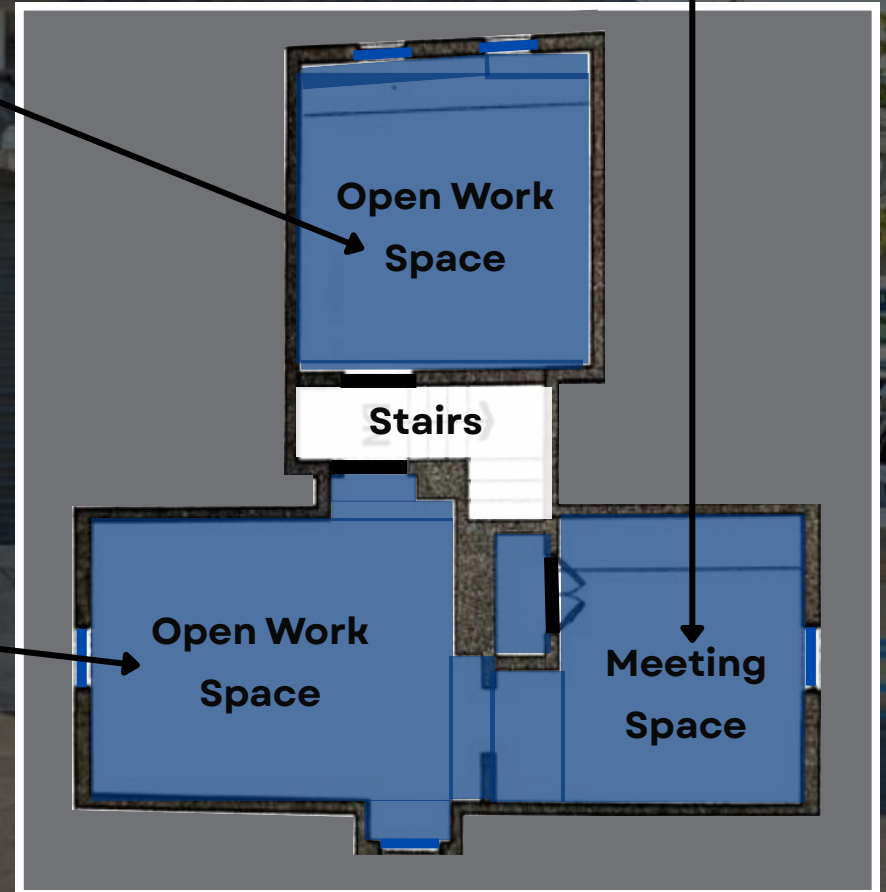
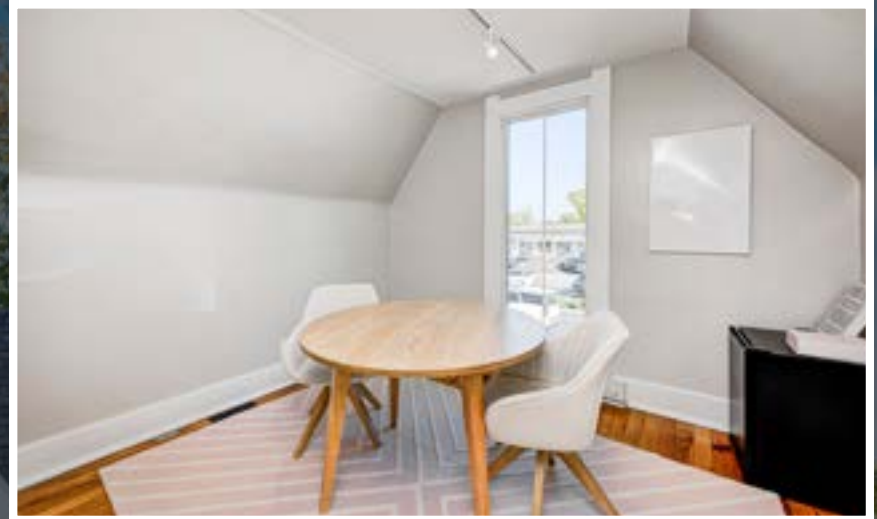
BUNGALOW

1ST FLOOR



BUNGALOW

2ND FLOOR



MARKET OVERVIEW

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	11,746	77,259	221,230
Daytime Pop	7,572	51,508	193,377
Est. Avg. HH Income	\$153,764	\$144,356	\$107,831
Est. Households	6,212	35,086	99,278



SALE COMPARABLES

01.



**6434 N. College Ave.
Indianapolis, IN 46220**

Date Sold: 7/7/2025
Sale Price: \$1,525,000
RBA: 7,461 SF (87% Leased)
Land Area: .72 AC/31,363 SF
Year Built: 1971

02.



**6417 Carrollton Ave.
Indianapolis, IN 46220**

Date Sold: 8/12/2025
Sale Price: \$550,000
RBA: 2,516 SF (100% Leased)
Land Area: .17 AC/7,405 SF
Year Built: 1902

03.



**6366 Guilford Ave.
Indianapolis, IN 46220**

Date Sold: 3/28/2025
Sale Price: \$2,850,000
RBA: 8,616 SF (100% Leased)
Land Area: .34 AC/14,810 SF
Year Built: 1964

04.



**815 E. 65th St.
Indianapolis, IN 46220**

Date Sold: 8/19/2022
Sale Price: \$2,200,000
RBA: 5,548 SF (100% Leased)
Land Area: .16 AC/7,063 SF
Year Built: 2009

05.



**841 E 64th St.
Indianapolis, IN 46220**

Date Sold: 3/8/2023
Sale Price: \$9,250,000
RBA: 23,978 SF (100% Leased)
Land Area: .38 AC/16,663 SF
Year Built: 2021

SALES	PRICE/SF	PRICE/AC
01.	\$204.40	\$2,118,069
02.	\$218.60	\$3,235,381
03.	\$330.78	\$8,382,579
04.	\$396.54	\$13,568,172
05.	\$385.77	\$24,181,120
AVG	\$307.22	\$10,297,064

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