



MIXED-USE INVESTMENT

12 COMMERCIAL + 4 RESIDENTIAL

Mayden Professional Center

South Building · 250 N. Main Street · Crown Point, Indiana 46307

OFFERING PRICE

\$2,599,900

6.23%
IN-PLACE CAP

7.11%
STABILIZED

IMPORTANT NOTICE

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EXCLUSIVELY LISTED BY

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SECTION 01

Executive Summary

Mayden Professional Center (South Building) is a rarely-available, dual-income mixed-use asset positioned on the high-visibility N. Main Street corridor, an easy 2.5-block walk from the burgeoning Historic Crown Point Square. The three-story masonry building is configured as twelve commercial units over four 1,000 SF two-bedroom residential apartments, with a shared lower-level conference and break room. With strong in-place cash flow, recent capital reinvestment, and an established tenant base, the Property is exceptionally well-positioned for the long-term investor or owner-occupant seeking diversified income as Crown Point continues to anchor the growth of Northwest Indiana.

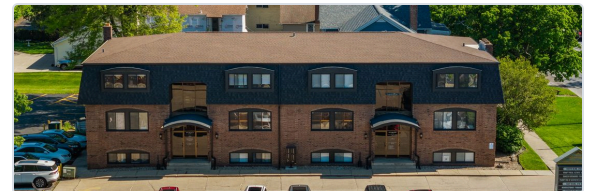
\$2,599,900 OFFERING PRICE	6.23% IN-PLACE CAP	7.11% STABILIZED CAP	\$162,024 IN-PLACE NOI	\$209 PRICE / SF	12,430 RENTABLE SF
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INVESTMENT HIGHLIGHTS

- ◆ **Diversified mixed-use income** — twelve commercial units (professional, medical-spa, and wellness tenancies) layered over four residential apartments — two distinct demand drivers under one roof.
- ◆ **Built-in lease-up upside** — 11 of 12 commercial units leased; the lone vacancy is newly refreshed and projected at ~\$21,000/yr, lifting NOI from \$162,024 (6.23% cap) to a stabilized \$184,824 (7.11% cap).
- ◆ **Residential 100% leased** — four 1,000 SF / 2-bedroom units with in-unit laundry, at or near market rents — only ~2.6% loss-to-lease.
- ◆ **Recently recapitalized envelope** — new mansard & flat roofs, windows, gutters, soffit & fascia, rebuilt entranceways, mailboxes, and furnace pump — limited near-term capital exposure.
- ◆ **Premier downtown position** — 2.5 blocks from the Historic Crown Point Square — the dining & nightlife hub of the Lake County seat and one of NW Indiana’s fastest-growing markets.
- ◆ **Turnkey & debt-free** — low ~24% operating-expense ratio, durable masonry construction; offered free & clear of debt for a clean, flexible close.

OFFERING SUMMARY

Price	\$2,599,900
Price / SF	\$209.16
In-Place NOI	\$162,024
In-Place Cap	6.23%
Stabilized NOI	\$184,824
Stabilized Cap	7.11%
Building Type	Mixed-Use
Rentable Area	12,430 SF
Year Built	1969
Commercial Units	12 (11 leased)
Residential Units	4 (100% leased)
Parking	20 spaces
Existing Financing	Free & Clear



SECTION 02

Property Overview

Originally designed as twelve units and currently operated as sixteen income units, 250 N. Main Street pairs four 1,000 SF two-bedroom residential apartments — each with in-unit laundry — with twelve commercial suites and a shared lower-level conference/break room serving the lower-level tenants. The building presents exceptionally well, having undergone a comprehensive exterior recapitalization in recent years, and benefits from durable masonry construction, boiler heat, and a highly walkable downtown location.

SITE & BUILDING

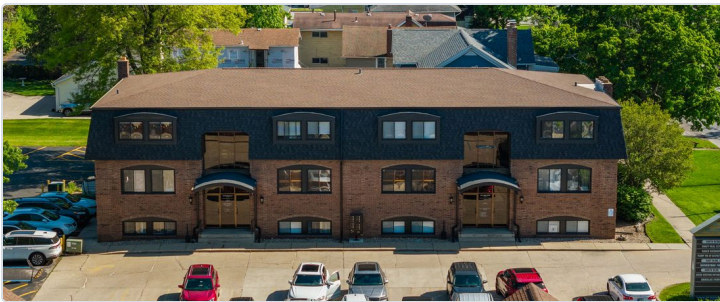
Address	250 N. Main St, Crown Point, IN 46307
County / Submarket	Lake / Downtown Crown Point
Year Built	1969
Rentable / Gross SF	12,430 / 12,606 SF
Stories / Buildings	3 / 1
Lot Size	0.13 ac (5,663 SF)
Parking	20 spaces (1.61 / 1,000 SF)
Zoning	B-2 (Business)

CONSTRUCTION & SYSTEMS

Construction	Masonry
Roof	Asphalt shingle (mansard) · ~2 yrs
Heating	Boiler
Environmental	No known issues

RECENT CAPITAL IMPROVEMENTS

- ◆ New mansard roof & flat roof
- ◆ New windows throughout
- ◆ New gutters, soffit & fascia
- ◆ Two entranceways rebuilt — new aluminum wrap & individual roofs
- ◆ New mailboxes
- ◆ New furnace pump
- ◆ Suite refurbishment (vacant unit refreshed & lease-ready)



SECTION 03

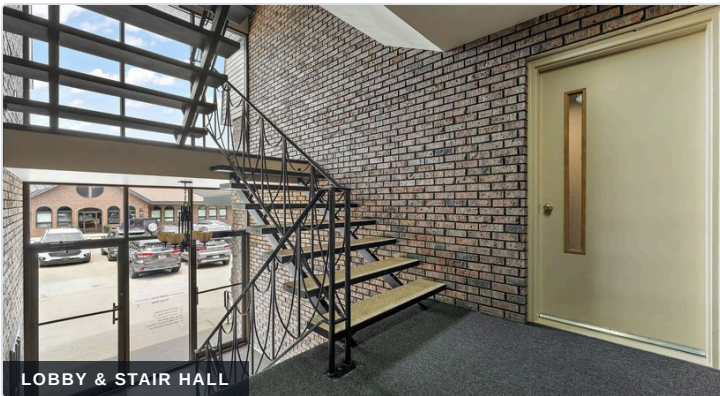
Property Gallery



STREET FRONTAGE · N. MAIN



CORNER ELEVATION



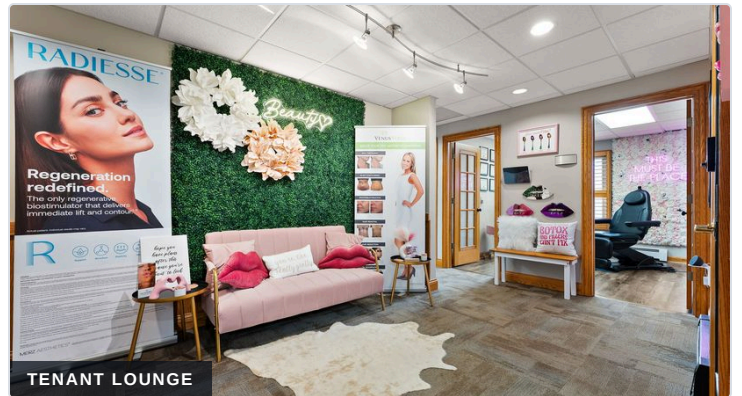
LOBBY & STAIR HALL



PROFESSIONAL SUITE



MED-SPA RECEPTION



TENANT LOUNGE

SECTION 04

Tenancy & Rent Roll

The commercial component is anchored by a stable mix of medical-spa, wellness, professional, and financial-services tenancies on modified-gross leases. Eleven of twelve commercial units are leased, generating \$146,400 in annual base rent; the single vacant unit has been newly refreshed and is projected to lease at approximately \$21,000 per year. All four residential apartments are occupied.

COMMERCIAL RENT ROLL

SUITE	TENANT	USE	LEASE TYPE	START	EXPIRES	BASE RENT / YR
6 & 7	New You Aesthetics	Med-Spa / Service	Mod. Gross	Aug 2025	Jul 2028	\$38,400
5	The Dollhouse NWI	Nail Salon	Mod. Gross	Dec 2025	Nov 2027	\$21,000
8	Plump & Glo Aesthetics	Med-Spa / Service	Mod. Gross	Mar 2026	Feb 2027	\$21,000
12	Olive Tree Holistic Healing	Wellness	Mod. Gross	Jan 2025	Dec 2029	\$21,000
10-I	Baker Richards Financial	Office / Financial	Mod. Gross	Dec 2025	Nov 2028	\$9,000
11-K	Leased	Office / Service	Mod. Gross	Apr 2026	Mar 2027	\$7,800
11-E	The Healing Exchange	Wellness	Mod. Gross	Jul 2025	Jun 2027	\$7,200
11-G	Dr. Jeffery Smith, MD	Medical Office	Mod. Gross	Jan 2026	Dec 2026	\$7,200
11-H	The Jaeger Group	Office / Service	Mod. Gross	Apr 2026	Mar 2027	\$7,200
11-F	Leased	Office / Service	Mod. Gross	Aug 2025	Jul 2026	\$6,600
In-Place — 11 of 12 Units Leased						\$146,400
Vac.	Vacant — newly refreshed, lease-ready (projected market rent)					\$21,000

RESIDENTIAL RENT ROLL

UNIT	TYPE	SF	IN-PLACE RENT/MO	MARKET RENT/MO	LEASE EXP.	STATUS
1	2 BR / 1 BA	1,000	\$1,400	\$1,450	Apr 2026	Occupied
2	2 BR / 1 BA	1,000	\$1,350	\$1,450	Apr 2026	Occupied
3	2 BR / 1 BA	1,000	\$1,450	\$1,450	Nov 2026	Occupied
4	2 BR / 1 BA	1,000	\$1,450	\$1,450	Oct 2025	Occupied
Total — 4 Units (100% Leased)		4,000	\$5,650	\$5,800		

COMMERCIAL IN-PLACE

\$146,400/yr

RESIDENTIAL IN-PLACE

\$67,800/yr

RESIDENTIAL LOSS-TO-LEASE

\$1,800/yr

Rent roll provided by ownership. Modified-gross leases; suite square footages not allocated by ownership. Residential lease dates per ownership-provided rent roll; units past initial term operate on a rolling basis. Buyer to verify all lease terms in due diligence.

SECTION 05

Financial Analysis

The statement below presents current in-place operations alongside a Year-1 stabilized pro forma. Stabilization reflects lease-up of the single refreshed commercial vacancy at ~\$21,000/yr and residential rents brought to market. Operating expenses are held flat between scenarios. The Property is offered free and clear of debt; returns shown are unlevered.

INCOME & EXPENSE STATEMENT

ANNUALIZED	IN-PLACE	STABILIZED
Commercial Base Rent	\$146,400	\$167,400
Residential Rent	\$67,800	\$69,600
Gross Potential Income	\$214,200	\$237,000
Vacancy / Credit Loss	\$0	\$0
Effective Gross Income	\$214,200	\$237,000
Real Estate Taxes	(\$26,016)	(\$26,016)
Utilities (common)	(\$18,360)	(\$18,360)
Insurance	(\$3,300)	(\$3,300)
Janitorial	(\$2,400)	(\$2,400)
Landscaping / Snow	(\$2,100)	(\$2,100)
Total Operating Expenses	(\$52,176)	(\$52,176)
NET OPERATING INCOME	\$162,024	\$184,824

Figures provided by ownership and reflect annualized current operations / projected stabilized performance. Not a guarantee of future results. Buyer to verify in due diligence.

RETURN METRICS

METRIC	IN-PLACE	STAB.
Cap Rate	6.23%	7.11%
NOI / SF	\$13.04	\$14.87
GRM	12.1x	11.0x
OpEx Ratio	24.36%	22.02%
NOI Margin	75.64%	77.98%
Unlevered Yield	6.23%	7.11%

PRICING

Offering Price	\$2,599,900
Price / SF	\$209.16
Price / Income Unit	\$162,494
Financing	Free & Clear

VALUE-ADD LEVER

Leasing the refreshed vacant unit at ~\$21,000/yr and marking residential rents to market adds **\$22,800** of annual NOI — an **88-bp** cap-rate improvement at the offering price.

SECTION 06

Location & Market



CROWN POINT, INDIANA

Crown Point — the seat of Lake County — is among the fastest-growing communities in Northwest Indiana, anchored by its historic downtown Square and its position within the greater Chicago metropolitan region. The blocks surrounding the Square have become the area's premier destination for restaurants, nightlife, and boutique business, drawing steady foot traffic and sustained residential demand.

Sitting just 2.5 blocks from the center of the Square on the N. Main Street corridor, the Property enjoys strong drive-by visibility and durable demand from both small-business tenants and residents. With convenient access to the regional highway network and a deep, diversified local economy, downtown Crown Point is positioned to remain a highly sought-after location for years to come.

POSITION & ACCESS

- ◆ **2.5 blocks** to the Historic Crown Point Square
- ◆ **Lake County seat** — courthouse, civic & professional anchor
- ◆ **N. Main corridor** — high-visibility downtown frontage
- ◆ **Chicago metro region** — NW Indiana growth market
- ◆ **Walkable** to dining, nightlife & retail amenities
- ◆ **20 on-site parking spaces** for tenants & visitors



FOR ADDITIONAL INFORMATION OR TO ARRANGE A TOUR

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PROPERTY

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OFFERING PRICE

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