

EXECUTIVE SUMMARY

MULTIFAMILY PROPERTY FOR SALE

**OFFERING SUMMARY**

Sale Price:	\$550,000
Number Of Units:	9
Cap Rate:	5.56%
NOI:	\$30,596
Lot Size:	0.07 Acres
Year Built:	1909
Building Size:	8,121
Price / SF:	\$67.73

PROPERTY OVERVIEW

Great opportunity to own a 9-unit mixed-use apartment building near Downtown Whiting. Great upside with Below-Market Rents. Main floor retail space is vacant and could be ideal for Owner/User. Landlord pays Water, Garbage, Insurance. Heat supplied by Boiler for 6-apartments (Landlord pays). All unit are metered separately for electric (Tenants pay). Full basement.

LOCATION OVERVIEW

Located 1-block west of Indianapolis Blvd and along famous 119th Street in Whiting. Lined along other mixed use buildings, Peoples Bank, local candy store, a laundromat and St. John the Baptist Church.

PROPERTY HIGHLIGHTS

- Below Market Rents!
- Vacant Retail Unit - Owner/User Opportunity!
- Close to Downtown Whiting!

DENNIS LARSON

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ADDITIONAL PHOTOS

MULTIFAMILY PROPERTY FOR SALE



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RETAILER MAP

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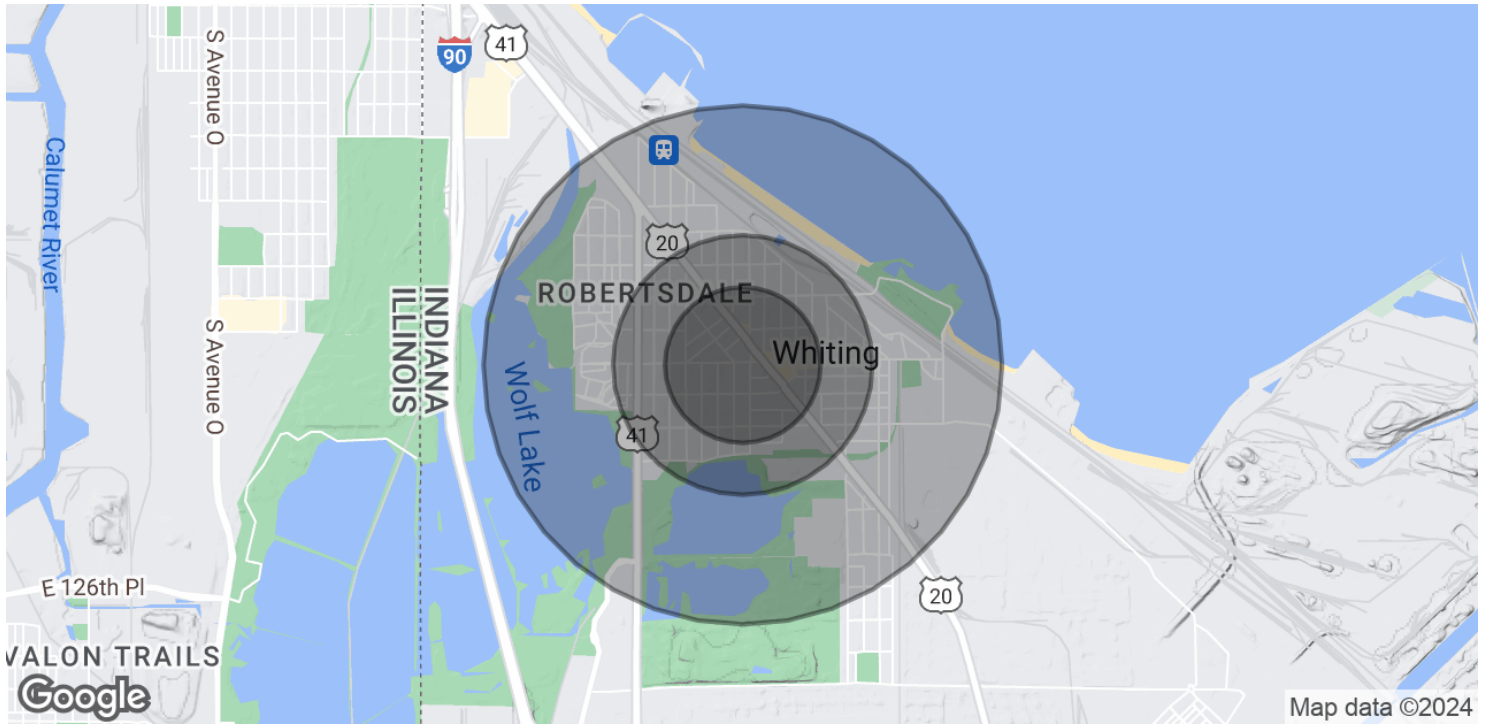
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DEMOGRAPHICS MAP & REPORT

MULTIFAMILY PROPERTY FOR SALE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,221	6,982	11,111
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,330	2,927	4,683
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,514	\$80,948	\$76,145
Average House Value	\$210,498	\$211,916	\$203,724

Demographics data derived from AlphaMap

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