



Lamasco Bar & Grill

1331 W Franklin St
Evansville, Indiana 47710

Property Highlights

- Renovated historic building with modern amenities
- Under new management with celebrated chef
- Long-term lease in place for stable income
- Zoned C-4 for flexible commercial use
- 100% occupancy
- Prime location on W Franklin St
- Room for future expansion if desired
- Charming architecture and curb appeal
- Established destination for the local community
- 2nd floor Airbnb/Apartment

Offering Summary

Sale Price:	\$550,000
Cap Rate:	8.73%
Building Size:	6,228 SF
Price PSF:	\$88.31

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,675	24,917	47,856
Total Population	6,233	56,963	111,321
Average HH Income	\$49,657	\$56,890	\$66,804

For More Information

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Senior Advisor
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For Sale
6,228 SF | \$550,000
Retail Space

Investment Overview	Financial Summary
Price	\$550,000
Price per SF	\$88
Price per Unit	\$550,000
GRM	11.46
CAP Rate	8.73%
Cash-on-Cash Return (yr 1)	7.85%
Total Return (yr 1)	\$19,727
Debt Coverage Ratio	1.22

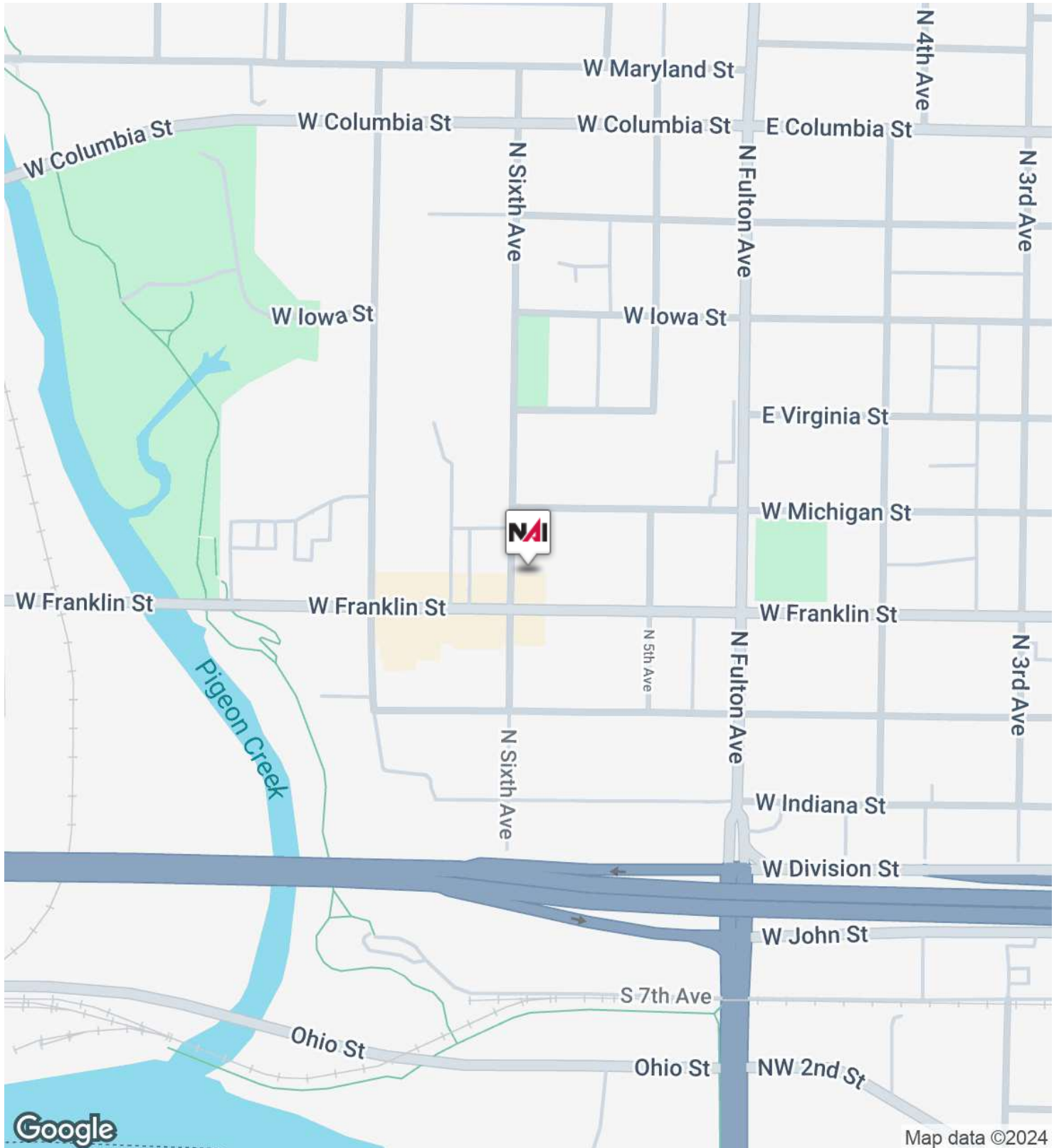
Operating Data	Financial Summary
Gross Scheduled Income	\$48,000
Other Income	\$16,289
Total Scheduled Income	\$64,289
Gross Income	\$64,289
Operating Expenses	\$16,289
Net Operating Income	\$48,000
Pre-Tax Cash Flow	\$8,634

Financing Data	Financial Summary
Down Payment	\$110,000
Loan Amount	\$440,000
Debt Service	\$39,366
Debt Service Monthly	\$3,280
Principal Reduction (yr 1)	\$11,093

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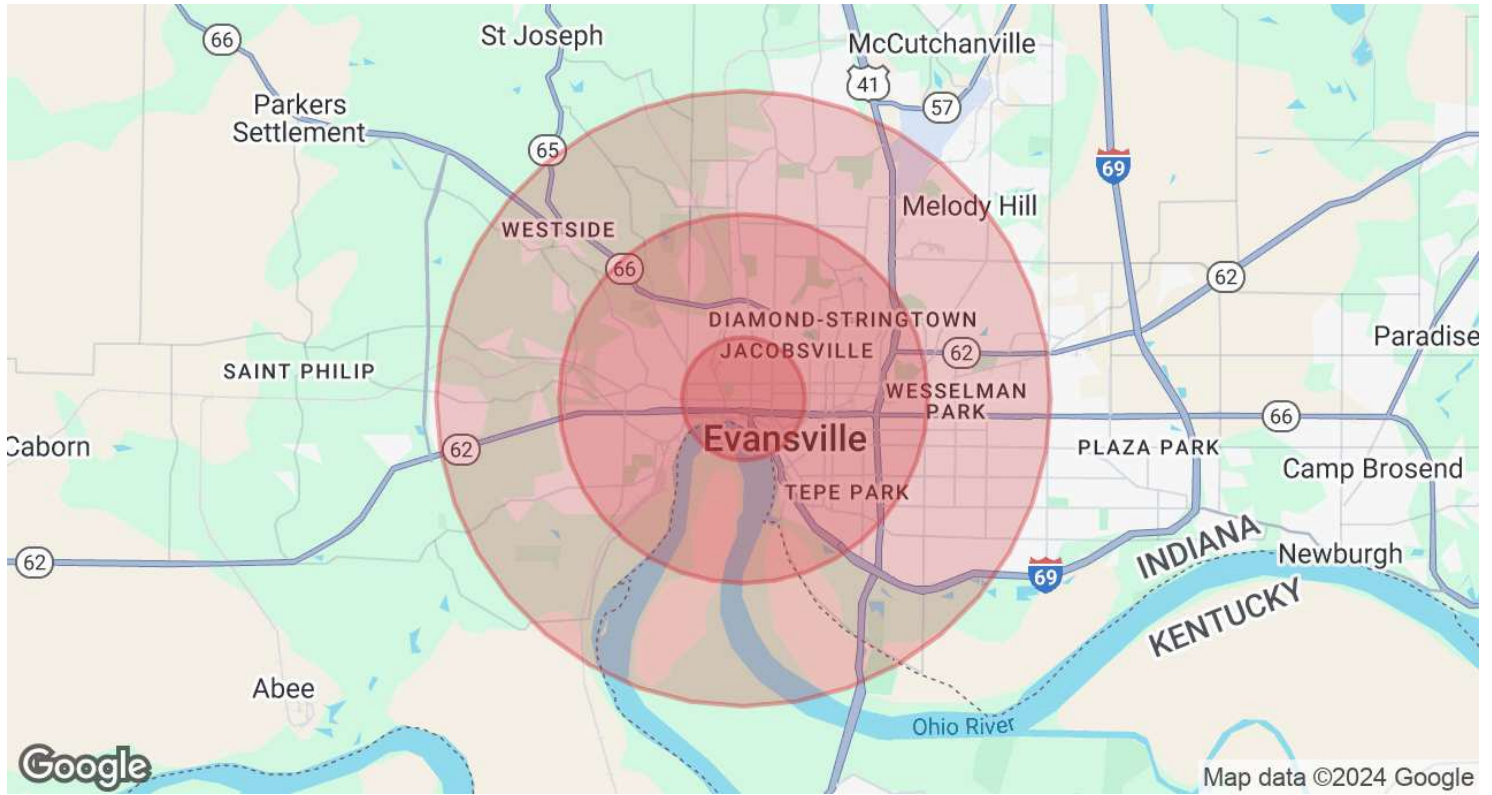
Retail Space



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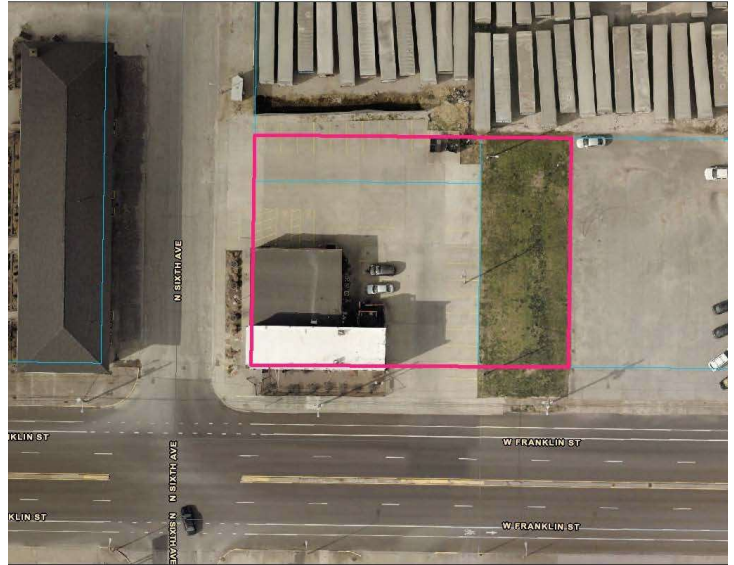


Population	1 Mile	3 Miles	5 Miles
Total Population	6,233	56,963	111,321
Average Age	39	40	40
Average Age (Male)	39	38	39
Average Age (Female)	40	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,675	24,917	47,856
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$49,657	\$56,890	\$66,804
Average House Value	\$112,976	\$145,123	\$167,660

Demographics data derived from AlphaMap

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The information provided in the map was produced using the Tax Parcel Viewer, prov

