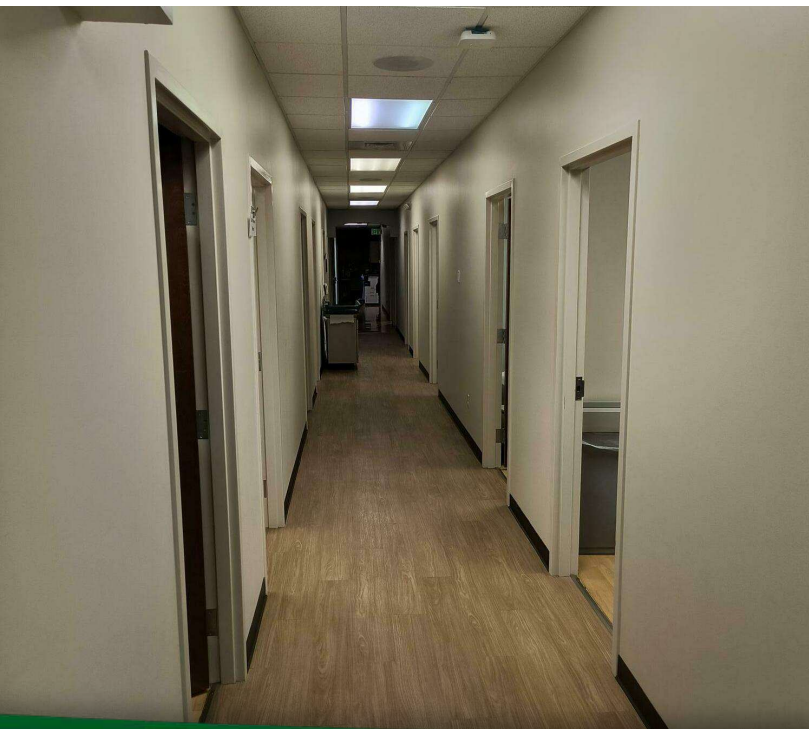


5529 HOHMAN AVE, HAMMOND, IN 46320



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SALE OF HAMMOND NNN MEDICAL INVESTMENT

5529 Hohman Ave, Hammond, IN 46320



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------|
| Sale Price: | \$425,000 |
| Price / SF: | \$109.20 |
| Cap Rate: | 16.31% |
| NOI: | \$69,312 |
| Lot Size: | 0.26 Acres |
| Year Built: | 1929 |
| Building Size: | 3892 SF |
| Zoning: | C1 |

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment for sale
- Tenant Franciscan Health has been in place 12 years with the current lease expiring September of 2027
- Located in Downtown Hammond on Hohman Avenue
- Turnkey modern medical office space
- Current NOI is approximately \$70,000 annually
- Very aggressive Cap Rate



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SALE OF HAMMOND NNN MEDICAL INVESTMENT

5529 Hohman Ave, Hammond, IN 46320



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Introducing a premier investment opportunity in the heart of Hammond, IN. This NNN single tenant property offers a prime location on Hohman Avenue, diligently serving as the modern medical office space for tenant Franciscan Health for the past 12 years. Boasting a turnkey operation, this 3,892 SF building holds significant value with a current NOI of approximately \$70,000 annually. With a lease in place until September 2027, investors can capitalize on a stable and lucrative income stream. Zoned C1 and built in 1929, this property presents an enticing proposition for Office / Medical investors seeking a secure, long-term investment in a prominent downtown location.

LOCATION DESCRIPTION

This property is located on the southeast corner of Hohman Avenue and Condit Street in Downtown Hammond. Hammond is a city in Lake County, Indiana. Located along Lake Michigan, it is part of the Chicago metropolitan area and the only city in Indiana to border Chicago. As of the 2020 census, it is the eighth-most populous city in Indiana, with 77,879 residents. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road. Notable local landmarks include the parkland around Wolf Lake and the Horseshoe Hammond riverboat casino. Part of the Rust Belt, Hammond has been industrial almost from its inception but is also home to a campus of Purdue University and numerous historic districts. Downtown Hammond has the South Shore Rail extension coming and is undergoing a large scale revitalization.



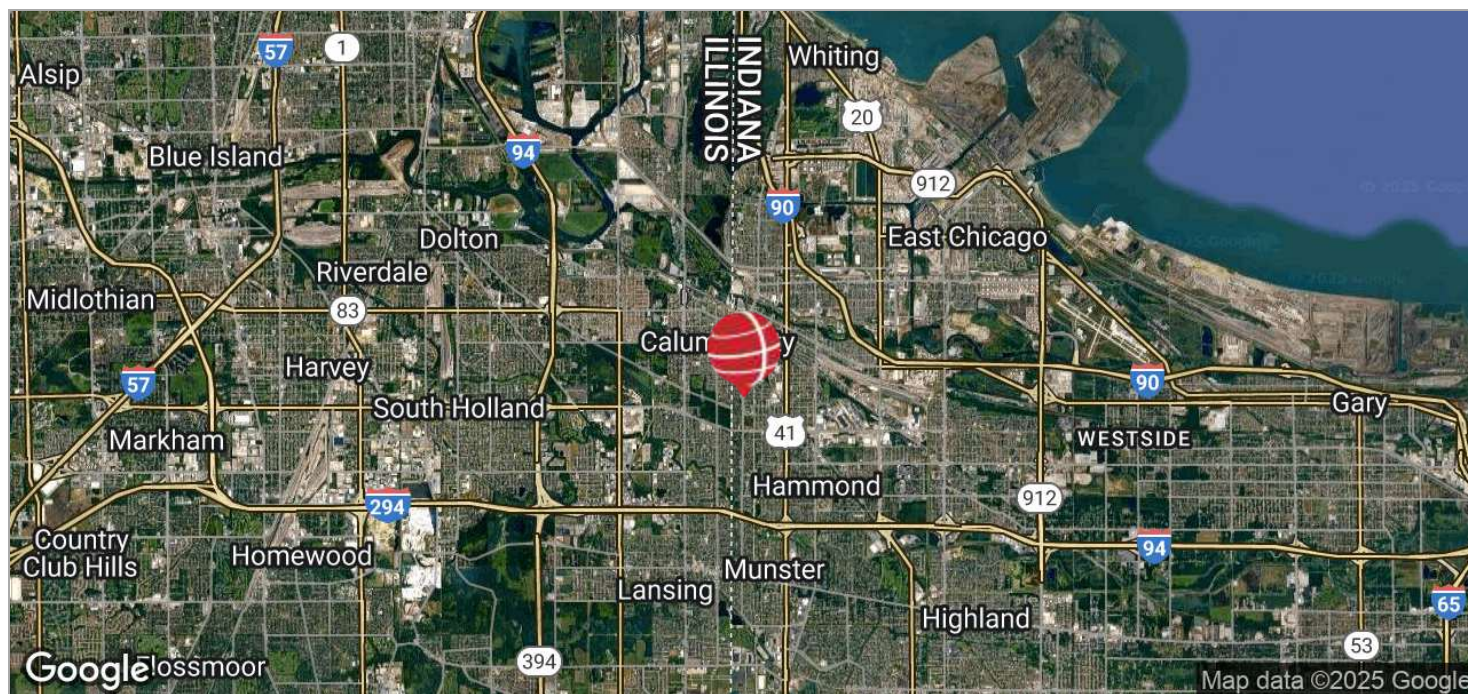
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LOCATION MAPS



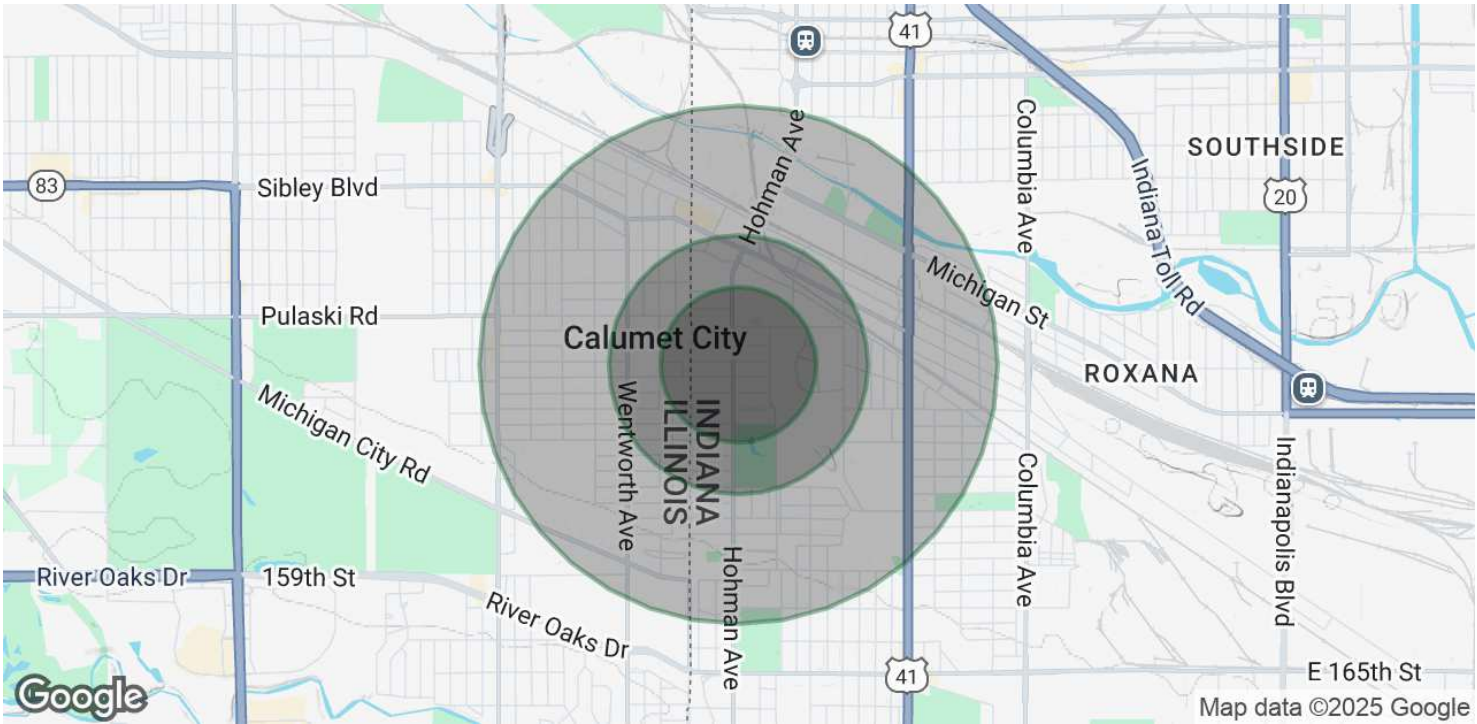
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SALE OF HAMMOND NNN MEDICAL INVESTMENT

5529 Hohman Ave, Hammond, IN 46320



DEMOGRAPHICS MAP & REPORT



POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 970 | 4,399 | 18,236 |
| Average Age | 36 | 36 | 36 |
| Average Age (Male) | 36 | 36 | 36 |
| Average Age (Female) | 36 | 37 | 37 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 434 | 1,770 | 6,886 |
| # of Persons per HH | 2.2 | 2.5 | 2.6 |
| Average HH Income | \$52,465 | \$54,869 | \$56,188 |
| Average House Value | \$163,867 | \$152,709 | \$181,491 |

Demographics data derived from AlphaMap

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