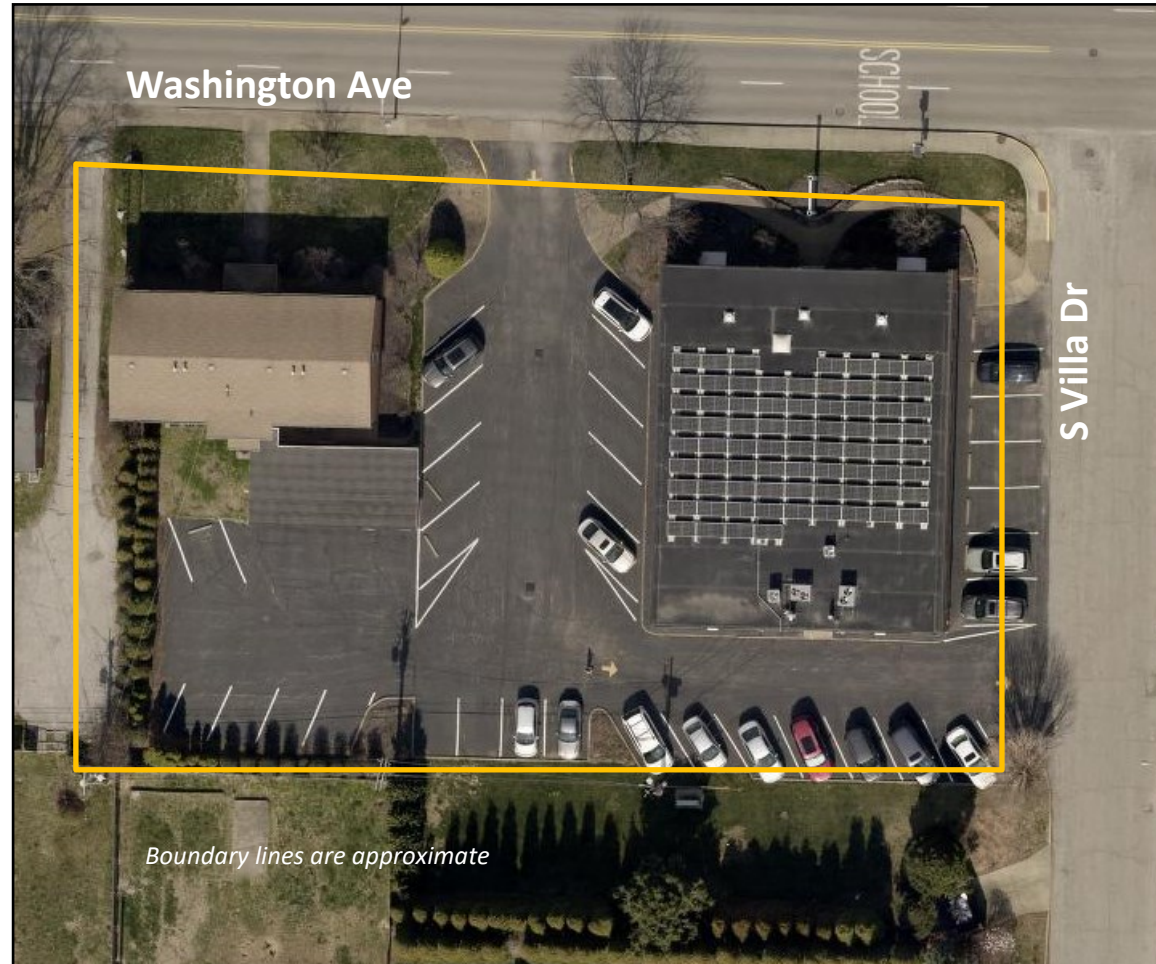


100 % LEASED INVESTMENT 4-PLEX AND REED OFFICE BUILDING FOR SALE

2701 & 2709 Washington Avenue, Evansville, IN 47714

OFFERING MEMORANDUM

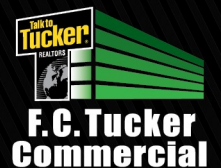


Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



PROPERTY DETAILS

Sale Price	\$960,000	
Available SF-	Reed Office Building	4 Plex
Main Level	6,090 SF	3,638 SF 2 Story
Lower Level	5,690 SF	
Lot Size	18,725 SF	10,890 SF
Year Built	1959	1962
Zoning	CO-2	R-4
# of Units:	9	4

MISC IMPROVEMENT DETAILS

- **LG SOLAR PANELS** with Inverter and 25 year Warranty, Installed July 2021.
- **NEW FLOORING** Common Area, Reed Office Building
- **NEST SECURITY SYSTEM** Reed Office Building

All Showings by Appointment ONLY.

Financials available upon request with signed NDA.

4 Plex showings ONLY after accepted offer.

- **Reed Office Building**

Endodontist office anchor tenant. Additional mix of professional tenants including accountants, attorneys, financial advisors, estheticians, robotic engineer, and massage therapist.

- **4 Plex**

All 4 units 1Bedroom/ 1Bath. Includes an onsite washer and dryer and covered carport parking. 2 units remodeled in past 2 years. Tenants pay water. Tenants reimbursed for internet \$100 / Month.

- **Financials Include Both Buildings**

Additional financials with NDA. Leases provided with accepted offer.

9.7% CAP

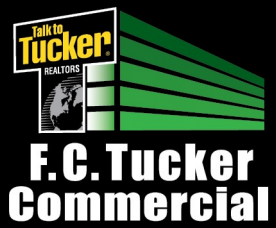
	Actual 2024	100% Occupied
Gross Income		\$137,976.00
Insurance		\$3,922.00
Contracted Handyman		\$10,400.00
Electric		\$9,575.00
Water		\$6,600.00
Internet		\$720.00
Taxes		\$11,443.00
Trash & mowing		\$2,448.00
TOTAL EXPENSES		\$45,108.00
NET INCOME		\$92,868.00

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