

INCREDIBLE REDEVELOPMENT SITE
10TH AND MARR ROAD, COLUMBUS, IN 47201



FOR SALE \$4.4M

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



PRESENTED BY:

RYAN BRAND
Broker
office: (812) 350-2334
cell: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



PROPERTY DESCRIPTION

10TH AND MARR ROAD | COLUMBUS, IN 47201

Breeden
COMMERCIAL



Property Description

Don't miss this rare and transformative development opportunity at one of Columbus, Indiana's most visible and accessible intersections—10th Street and Marr Road. Spanning approximately 6.3 prime acres, this three-parcel assemblage combines immediate income potential with unlimited redevelopment upside. Imagine the possibilities: a cutting-edge medical or wellness campus, senior living or assisted care community, multi-family housing, or a retail and service hub that redefines the eastside corridor. Zoned for flexibility and fully serviced with utilities, this property is ready for action—ideal for developers looking to capitalize on Columbus's growth and seize a footprint that won't come again. Act now—this is a once-in-a-generation site in a market hungry for transformation.

Key Advantages

- **High Visibility & Accessibility:** Situated on the northeast corner of 10th Street and Marr Road, with paved road access, proximity to retail corridors, and strong neighborhood infrastructure.
- **Flexible Zoning Potential:** Current mixed residential and commercial use offers a smooth pathway to rezoning or redevelopment approvals.
- **Utilities & Infrastructure:** All public utilities available (water, sewer, gas, electric). Flat topography across all parcels minimizes site work and supports efficient development.
- **Investment Upside:** Ideal for developers seeking to establish a medical campus, mixed-use commercial park, multi-family project, or institutional facility.

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY PHOTOS

10TH AND MARR ROAD | COLUMBUS, IN 47201

Breeden
COMMERCIAL



BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

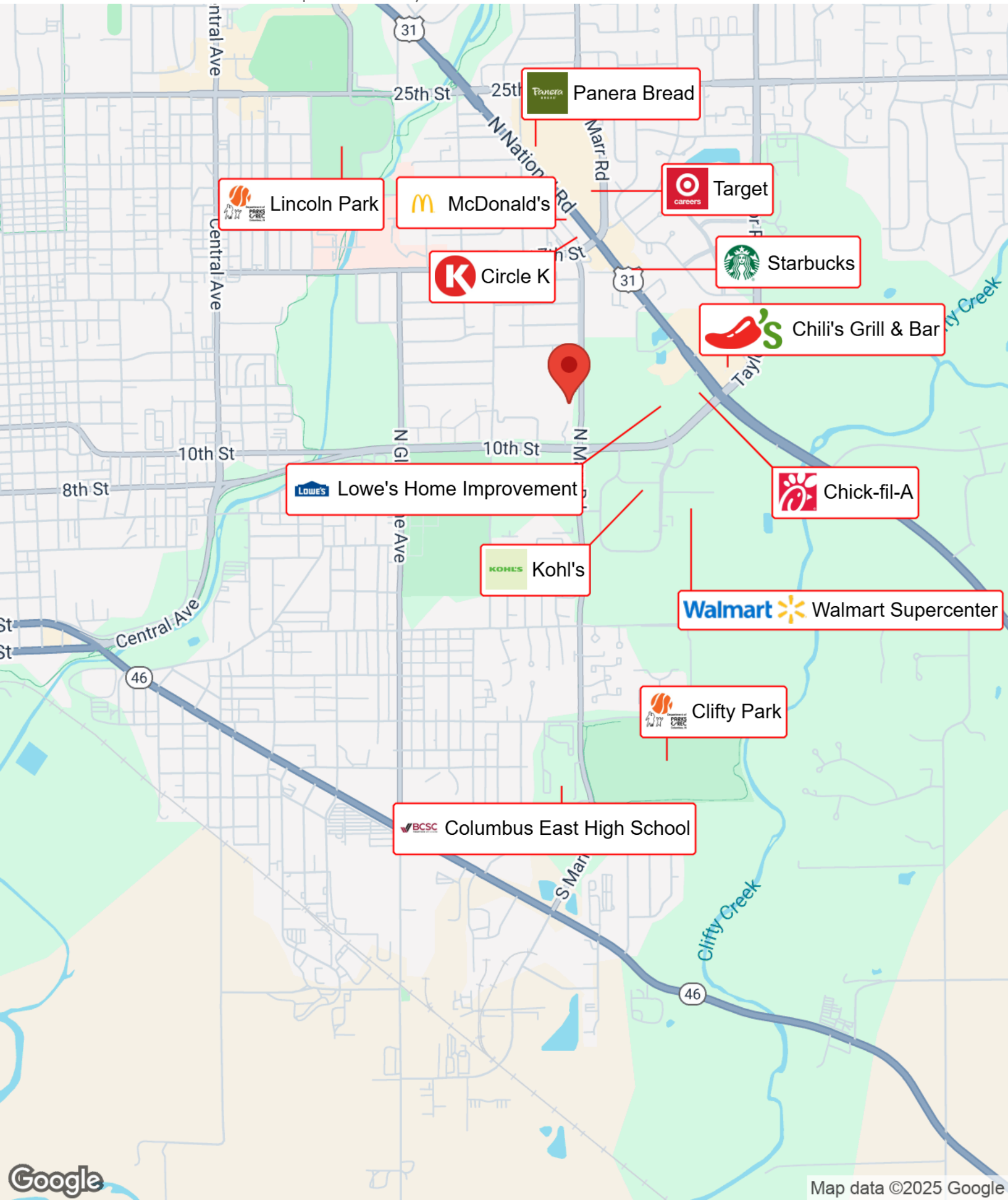


RYAN BRAND
Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

BUSINESS MAP

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

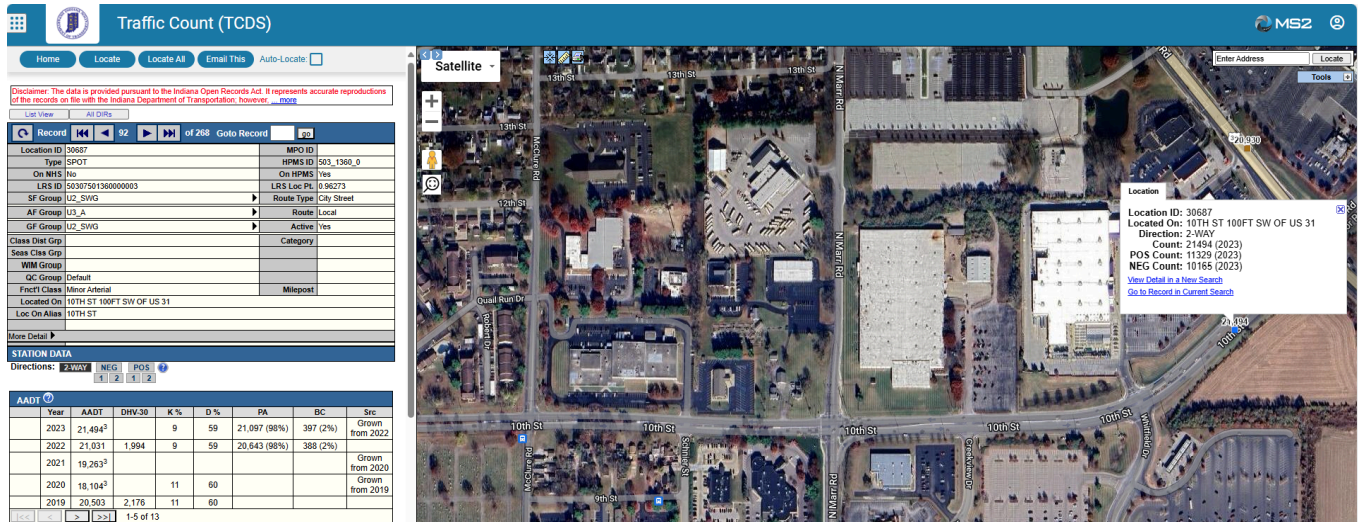
Breeden
COMMERCIAL



TRAFFIC COUNT

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

Breeden
COMMERCIAL



BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



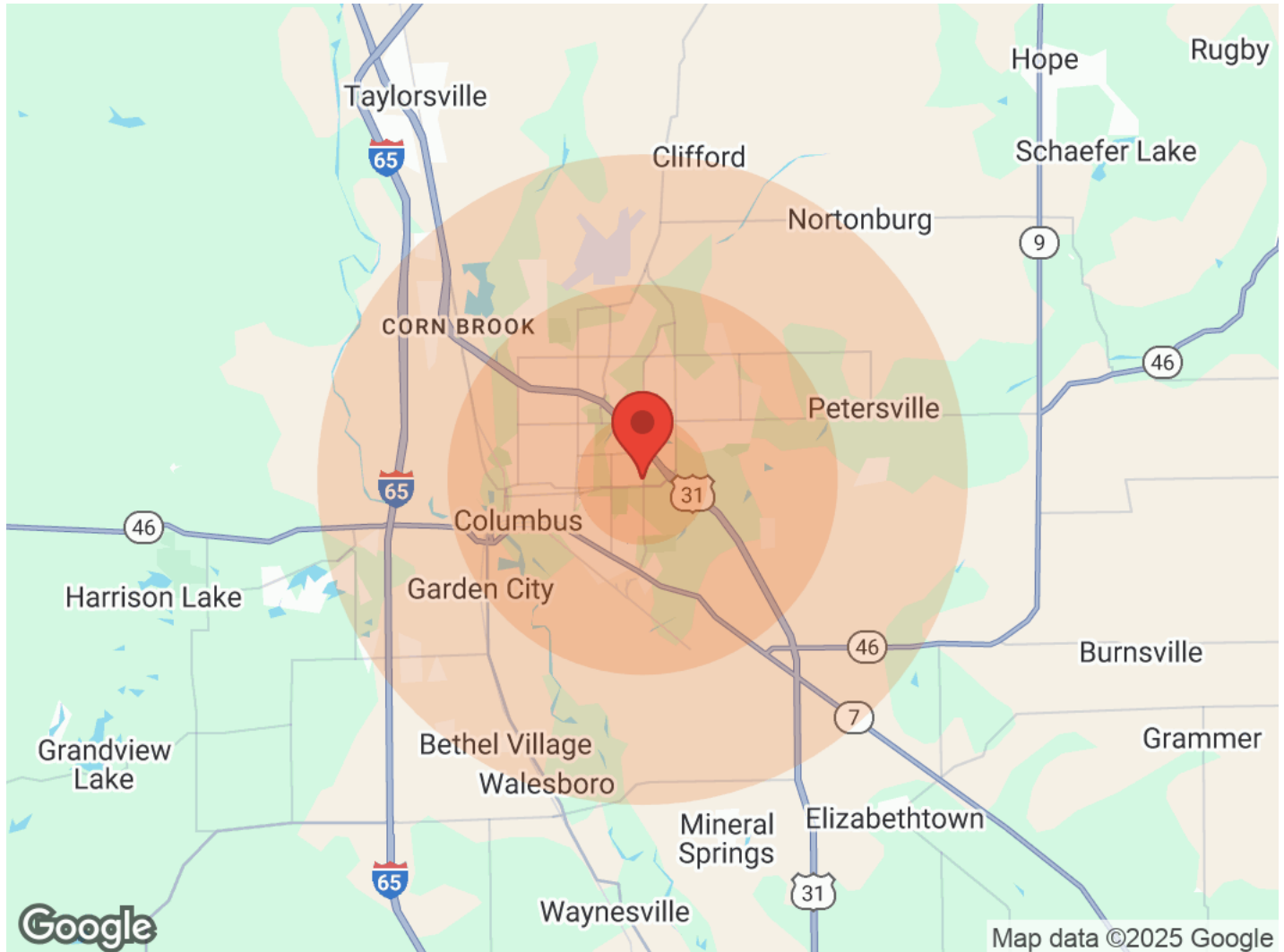
RYAN BRAND

Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

DEMOGRAPHICS

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

Breeden
COMMERCIAL



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,147	15,248	22,841	Median	\$33,733	\$38,880	\$45,215
Female	3,620	16,564	24,653	< \$15,000	692	1,914	2,338
Total Population	6,767	31,812	47,494	\$15,000-\$24,999	412	1,660	2,304
				\$25,000-\$34,999	441	1,670	2,266
				\$35,000-\$49,999	661	2,025	2,972
				\$50,000-\$74,999	509	2,434	3,670
				\$75,000-\$99,999	195	1,674	2,304
				\$100,000-\$149,999	127	1,300	2,113
				\$150,000-\$199,999	23	365	546
				> \$200,000	35	234	377
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,282	6,733	10,439	Total Units	3,902	16,619	22,739
Ages 15-24	754	4,306	6,684	Occupied	3,448	15,036	20,443
Ages 25-54	2,563	12,164	17,690	Owner Occupied	1,600	8,803	13,218
Ages 55-64	782	3,762	5,649	Renter Occupied	1,848	6,233	7,225
Ages 65+	1,386	4,847	7,032	Vacant	454	1,583	2,296
Race	1 Mile	3 Miles	5 Miles				
White	5,921	28,599	42,671				
Black	98	410	515				
Am In/AK Nat	5	6	17				
Hawaiian	N/A	2	19				
Hispanic	389	1,470	3,056				
Multi-Racial	592	2,246	4,502				

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND
Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY CARD 1

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.200-005

General Information

Parcel Number
03-96-20-240-000.200-005

Local Parcel Number
19962024200

Tax ID:

Routing Number
096.0000005.0000

Property Class 499
Other Commercial Structures

Year: 2024

Location Information

County
Bartholomew

Township
COLUMBUS TOWNSHIP

District 005 (Local 005)
COLUMBUS CITY-COLUMBUS TO

School Corp 0365
BARTHOLOMEW CONSOLIDATED

Neighborhood 44020-005
Com Fringe GD 005

Section/Plat

Location Address (1)
1120 MARR RD
COLUMBUS, IN 47203

Zoning

Subdivision

Lot
2B

Market Model
Mkt .95

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage

Static

Printed Wednesday, April 10, 2024

Review Group 2025

MILLER CARL LEE & KAREN FA

Ownership
MILLER CARL LEE & KAREN FAYE
4381 E WEMBLEY LANE
COLUMBUS, IN 47201

Legal

Lot 2B - Bible Church Of Columbus Administrative
Subdv (R/204D)



1120 MARR RD

499, Other Commercial Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/06/2020	MILLER CARL LEE &	2020-1233	QC	/		
09/10/1991	MILLER CARL L	0	WD	/		
12/30/1988	MILLER, CARL L	0	WD	/		
10/30/1978	MILLER, OPAL L	0	WD	/		
01/01/1900	MILLER, ARTHUR C &		WD	/		

Com Fringe GD 005/44020-

1/6

Notes

8/9/2019 CY19: 20/21 BLDG#1: PAVING(COND TO FAIR) BLDG#4: REMOVED FENCE BLDG#5: REMOVED CONCP. ADDED DK FNTN, SHED & FENCE
7/11/2019 INFH: 19p20: Gave influence for access.
12/14/2016 PTAB: PTABOA (12/13/2016) : Denied due to pending 131's at the state with same issues as pending state appeals. 16p17

1/13/2016 SPLT: SPLIT/COMBINE 5.40 ACRES (SPLIT OUT TO CITY) FOR 16/17

12/3/2015 CY15: FIELDCHECK BY PG LAND ADJUSTED, BLDGS ADJUSTED FOR 16/17

9/1/2015 PTAB: 15p16 DENIED DUE TO PREVIOUS YEARS AT IBTR PER AGREEMENT BETWEEN TAX REP AND ASSESSORS OFFICE

7/31/2015 MISC: 15 p 16 value adjusted to 2014 appeal value.

1/2/2015 PTAB: 14p15 PTABOA DENIED: PTABOA agreed to Assessor's Findings, evidence not sufficient to lower assessment.

Land Computations

Calculated Acreage	5.40
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.40
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.40
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$1,128,500
Total Value	\$1,128,500

Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/04/2024	04/05/2023	04/06/2022	04/20/2021	04/06/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$1,128,500	\$1,128,500	\$1,128,500	\$1,128,500	\$1,128,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$1,128,500	\$1,128,500	\$1,128,500	\$1,128,500	\$1,128,500
Improvement	\$462,600	\$445,500	\$373,500	\$335,600	\$338,000
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$462,600	\$445,500	\$373,500	\$335,600	\$338,000
Total	\$1,591,100	\$1,574,000	\$1,502,000	\$1,464,100	\$1,466,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,591,100	\$1,574,000	\$1,502,000	\$1,464,100	\$1,466,500

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	S	CNC	0	168724	1.00	\$7	\$7	\$1,181,068	-20%	1.0000	0.00	0.00	100.00	\$944,850
12	S		0	32100	1.00	\$4.9	\$4.9	\$157,290	-20%	1.0000	0.00	0.00	100.00	\$125,830
13	S		0	34400	1.00	\$2.1	\$2.1	\$72,240	-20%	1.0000	0.00	0.00	100.00	\$57,790

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

PROPERTY CARD 1

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.200-005 MILLER CARL LEE & KAREN FA 1120 MARR RD

499, Other Commercial Structures

Com Fringe GD 005/44020-

2/6

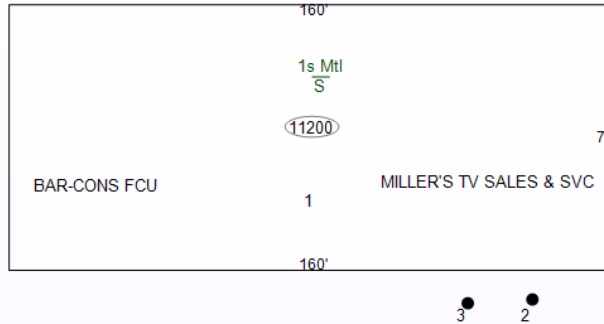
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building C 01	Pre. Framing	Rigid Steel Frame
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(460')			
Heating			
8240 sqft			
A/C			
8240 sqft			
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input checked="" type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	9	<input checked="" type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	9	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 1600sqft	\$44,900	1 x Drink Fount	\$800



Building Computations			
Sub-Total (all floors)	\$482,796	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$542,896
Plumbing	\$14,400	Quality (Grade)	\$1
Other Plumbing	\$800	Location Multiplier	0.94
Special Features	\$44,900	Repl. Cost New	\$510,322
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK	GCK	GCK
Use	GCK	GCK	GCK
Use Area	3340 sqft	4900 sqft	2960 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	29.8%	43.8%	26.4%
Eff Perimeter	460'	460'	460'
PAR	4	4	4
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz/dpth			
Floor	1	1	1
Wall Height	14'	14'	14'
Base Rate	\$15.31	\$15.31	\$15.31
Frame Adj	(\$0.21)	(\$0.21)	(\$0.21)
Wall Height Adj	\$2.51	\$1.70	\$0.75
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$15.10	\$15.10	\$15.10
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$15.10	\$15.10	\$15.10
Interior Finish	\$44.17	\$24.14	\$4.45
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.60)
A/C	\$2.63	\$2.63	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	(\$0.51)	(\$0.11)	\$0.37
S.F. Price	\$63.89	\$43.46	\$19.06
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$213,402	\$212,965	\$56,429

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Metal	C	1977	1984	40	A		0.94		11,200 sqft	\$510,322	80%	\$102,060	0%	100%	1.000	0.950	0.00	0.00	100.00	\$97,000
2: Fencing	1	Plank	C	1977	1977	47	F	\$16.70	0.94	\$15.70	50' x 6'	\$785	80%	\$160	0%	100%	1.000	0.950	0.00	0.00	100.00	\$200
3: Paving C 01	1	Asphalt	C	1977	1977	47	F	\$2.57	0.94	\$2.42	47,200 sqft	\$114,026	80%	\$22,810	0%	100%	1.000	0.950	0.00	0.00	100.00	\$21,700

Total all pages \$462,600

Total this page \$118,900

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

PROPERTY CARD 1

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.200-005 MILLER CARL LEE & KAREN FA 1120 MARR RD

499, Other Commercial Structures

Com Fringe GD 005/44020-

3/6

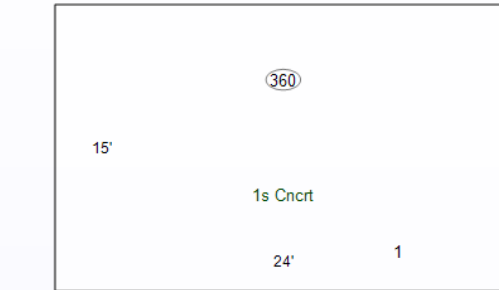
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 02	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type		1: 1(78')	
Heating			
A/C			
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 150sqft	\$4,210		



Building Computations			
Sub-Total (all floors)	\$65,196	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$69,406
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.94
Special Features	\$4,210	Repl. Cost New	\$52,193
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCM		
Use	GENRET		
Use Area	360 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	78'		
PAR	22		
# of Units / AC	0		
Avg Unit sz/dpth	-1		
Floor	1		
Wall Height	8'		
Base Rate	\$221.14		
Frame Adj	(\$10.86)		
Wall Height Adj	(\$18.12)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$192.16		
BPA Factor	1.00		
Sub Total (rate)	\$192.16		
Interior Finish	\$0.00		
Partitions	\$0.00		
Heating	(\$6.06)		
A/C	(\$5.00)		
Sprinkler	\$0.00		
Lighting	\$0.00		
Unit Finish/SR	\$0.00		
GCK Adj.	\$0.00		
S.F. Price	\$181.10		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$65,196		

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 02	1	Concrete	D	1987	1987	37 A		0.94		360 sqft	\$52,193	77%	\$12,000	0%	100%	1.000	0.950	0.00	0.00	100.00	\$11,400
2: Golf Course, Miniature C	1		B	1987	1987	37 A	\$13,40	0.94	\$15,11	36 Holes	\$544,147	80%	\$108,830	0%	100%	1.000	0.950	0.00	0.00	100.00	\$103,400

Total all pages \$462,600

Total this page \$114,800

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

PROPERTY CARD 1

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.200-005

MILLER CARL LEE & KAREN FA 1120 MARR RD

499, Other Commercial Structures

Com Fringe GD 005/44020-

4/6

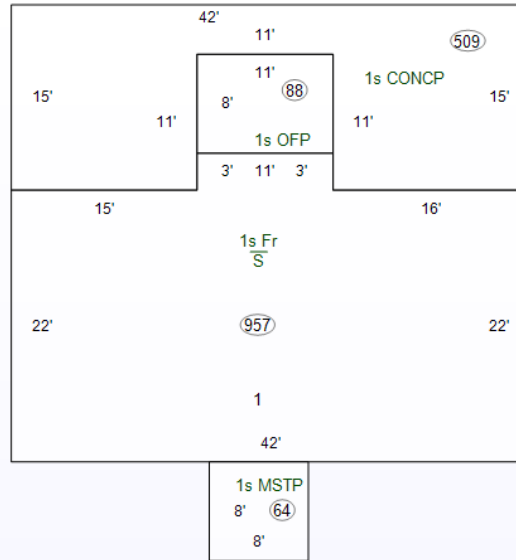
General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 04	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			1: 1(134')
Heating			957 sqft
A/C			957 sqft
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0				
Water Heaters	0		0				
Add Fixtures	0	0	3	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	3	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Stoop, Masonry	64	\$2,100
Porch, Open Frame	88	\$4,900
Patio, Concrete	509	\$2,600

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
------------------------	--

Pricing Key	GCM
Use	UTLSTOR
Use Area	957 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	134'
PAR	14
# of Units / AC	0
Avg Unit sz/dpth	-1
Floor	1
Wall Height	8'
Base Rate	\$103.59
Frame Adj	(\$14.26)
Wall Height Adj	(\$13.38)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$75.95
BPA Factor	1.00
Sub Total (rate)	\$75.95
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$4.23
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$80.18
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$76,732

Building Computations			
Sub-Total (all floors)	\$76,732	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$91,132
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.94
Special Features	\$0	Repl. Cost New	\$68,531
Exterior Features	\$9,600		

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: C/I Building C 04	1	Wood Fr	D	1996	1987	37 A		0.94		957 sqft	\$68,531	80%	\$13,710	0%	100%	1.000	0.950	0.00	0.00	100.00	\$13,000

Total all pages \$462,600

Total this page \$13,000

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

PROPERTY CARD 1

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.200-005 MILLER CARL LEE & KAREN FA 1120 MARR RD

499, Other Commercial Structures

Com Fringe GD 005/44020-

5/6

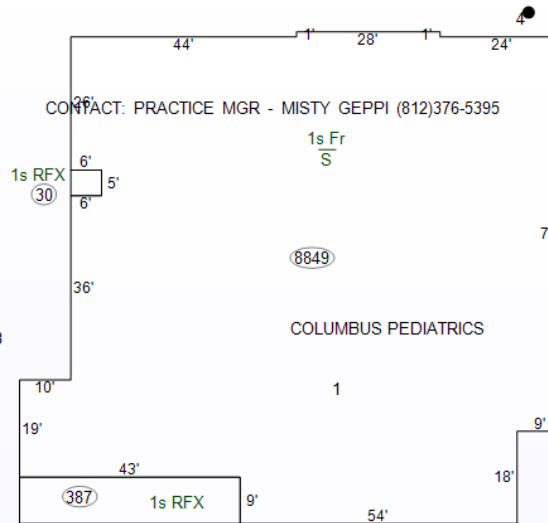
General Information			
Occupancy	C/I Building	Pre. Use	Medical Office
Description	C/I Building C 05	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1: 1(100'),2(316')		
Heating	8849 sqft		
A/C	8849 sqft		
Sprinkler	8849 sqft		

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	1	3	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	2	4	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0			
Add Fixtures	0	0	13	13	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Total	0	0	16	20	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
					<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 30sqft	\$840	1 x Drink Fount	\$800
Can, CT 387sqft	\$10,860		



Floor/Use Computations	
Pricing Key	GCR
Use	MEDOFF
Use Area	8849 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	416'
PAR	5
# of Units / AC	0 / N
Avg Unit sz/dpth	
Floor	1
Wall Height	12'
Base Rate	\$89.46
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$89.46
BPA Factor	1.00
Sub Total (rate)	\$89.46
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$5.29
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$94.75
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$838,414

Building Computations	
Sub-Total (all floors)	\$838,414
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$32,000
Other Plumbing	\$800
Special Features	\$11,700
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$882,914
Quality (Grade)	\$1
Location Multiplier	0.94
Repl. Cost New	\$829,939

Summary of Improvements																			
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1
1: C/I Building C 05	1	Wood Fr	C	2002	1991	33	A		0.94		8,849 sqft	\$829,939	74%	\$215,780	0%	100%	1.000	0.950	0.00
2: Fencing 02	1	Plank	C	2002	2002	22	A	\$16.70	0.94	\$15.70	48' x 6'	\$754	80%	\$150	0%	100%	1.000	0.950	0.00
3: Paving C 05	1	Asphalt	C	2002	2002	22	A	\$2.17	0.94	\$2.04	26,971 sqft	\$55,015	80%	\$11,000	0%	100%	1.000	0.950	0.00
4: Utility Shed	1	SV	C	2015	2015	9	A		0.94		10'x10'		30%		0%	100%	1.000	0.950	0.00
																			100.00
																			\$205,000
																			\$100
																			\$10,500
																			\$300

Total all pages \$462,600

Total this page \$215,900

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

PROPERTY CARD 1

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

Breeden
COMMERCIAL

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

PROPERTY CARD 2

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.201-005

General Information
Parcel Number
03-96-20-240-000.201-005

Local Parcel Number
19962024201

Tax ID:

Routing Number
5

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2024

Location Information
County
Bartholomew

Township
COLUMBUS TOWNSHIP

District 005 (Local 005)
COLUMBUS CITY-COLUMBUS TO

School Corp 0365
BARTHOLOMEW CONSOLIDATED

Neighborhood 3035051-005
Bixler

Section/Plat

Location Address (1)
3110 10TH ST
COLUMBUS, IN 47201

Zoning

Subdivision

Lot
1

Market Model
N/A

Characteristics
Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other
Printed Wednesday, April 10, 2024

Review Group 2023

MILLER CARL LEE & KAREN FA

Ownership
MILLER CARL LEE & KAREN FAYE
4381 E WEMBLEY LANE
COLUMBUS, IN 47201

Legal
Lot 1 - Arthur Miller's Subdivision at 10th Street &
Marr Road (I/57)



Valuation Records (Work in Progress values are not certified values and are subject to change)

2024	2023	2022	2021
WIP	AA	AA	AA
01/23/2024	04/04/2024	11/16/2022	04/20/2021
Income Approach	Income Approach	Income Approach	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000
Assessment Year	Reason For Change	As Of Date	Valuation Method
Equalization Factor	Notice Required	Land	Improvement
Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)
Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total
Total Res (1)	Total Non Res (2)	Total Non Res (3)	

Land Data (Standard Depth: Res 150', CI 120' Base Lot: Res 63' X 144', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		96	96x260	1.14	\$490	\$559	\$53,664	-20%	1.0000	100.00	0.00	0.00	\$42,930

3110 10TH ST

510, 1 Family Dwell - Platted Lot

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/06/2020	MILLER CARL LEE &	2020-1233	QC	/		I
03/27/1992	Miller, Carl L	0	WD	/		I
01/01/1900	MILLER, CARL L		WD	/		I

Res

Bixler/3035051-005

1/2

Notes
11/23/2022 MISC: 22p23: 115 Sent - board agreed to value.

11/16/2022 INFH: 22 p 23 Adj value per GRM

4/27/2021 MISC: 21 p 22 Value adjusted per neighborhood analysis.

2/1/2021 MISC: 20p21; Valued using Income Approach.

1/13/2016 SPLT: SPLIT/COMBINE 0.60 ACRES RENTAL HOUSE FOR 16/17

11/19/2015 INFH: 15 p 16 Agreement per GRM plus half of value of 36 x 40 garage

12/5/2013 MISC: APPLIED 35% ECON OBS PER SALES AND INCOME ANALYSIS. PER gna 13/14

1/11/2008 MEMO: INFORMAL HEARING; 5%OBSOL ACCESS 3-24-2003

1/1/1900 MEMO: PTABOA DECISION TO CHANGE EFFECTIVE YEAR AND OBSOL AND LAND INFLUENCE

Land Computations

Calculated Acreage	0.57
Actual Frontage	96
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.60
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.60
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$42,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$42,900

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

PROPERTY CARD 2

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.201-005

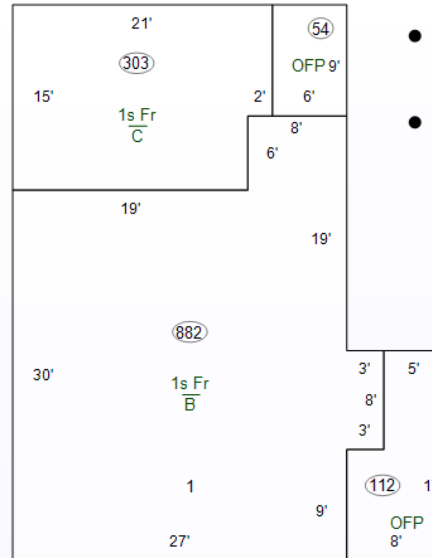
MILLER CARL LEE & KAREN FA 3110 10TH ST

510, 1 Family Dwell - Platted Lot

Bixler/3035051-005

2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	01 Cottage	Kitchen Sinks	1 1
Finished Area	1185 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	3 5
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Accommodations	
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish		Bedrooms	2
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Living Rooms	0
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Dining Rooms	1
<input type="checkbox"/> Fiberboard		Family Rooms	1
Roofing		Total Rooms	6
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	Heat Type	
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt		
	<input type="checkbox"/> Slate		
	<input type="checkbox"/> Tile		
	<input type="checkbox"/> Other		
Exterior Features		Central Warm Air	
Description	Area		
Porch, Open Frame	54		
Porch, Open Frame	112		



Specialty Plumbing		
Description	Count	Value

Cost Ladder					Totals
Floor	Constr	Base	Finish	Value	
1	1Fr	1185	1185	\$88,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		882	0	\$24,600	
Crawl		303	0	\$3,500	
Slab					
Total Base					\$116,700
Adjustments				1 Row Type Adj. x 1.00	\$116,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1185	\$3,200
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$119,900
Sub-Total, 1 Units					
Exterior Features (+)				\$8,300	\$128,200
Garages (+) 0 sqft				\$0	\$128,200
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.94
Replacement Cost					\$114,483

Summary of Improvements														
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value
1: Single-Family R 01	1	Wood Fr	C-1	1940	2010	14	A		0.94		2,067 sqft	\$114,483	13%	\$99,600
2: Detached Garage R 01	1	Wood Fr	D	1967	1967	57	A	\$26.79	0.94	\$20.15	24'x36'	\$17,406	45%	\$9,570
3: Detached Garage R 01	1	Wood Fr	D	1967	1967	57	A	\$23.37	0.94	\$17.57	36'x40'	\$25,307	45%	\$13,920

PROPERTY CARD 3

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.202-005

MILLER CARL LEE & KAREN FA

3114 10TH ST

510, 1 Family Dwell - Platted Lot

Bixler/3035051-005

1/2

General Information

Parcel Number
03-96-20-240-000.202-005
Local Parcel Number
19962024202
Tax ID:

Routing Number

6

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Bartholomew
Township
COLUMBUS TOWNSHIP
District 005 (Local 005)
COLUMBUS CITY-COLUMBUS TO
School Corp 0365
BARTHOLOMEW CONSOLIDATED
Neighborhood 3035051-005
Bixler
Section/Plat

Location Address (1)
3114 10TH ST
COLUMBUS, IN 47201

Zoning

Subdivision

Lot
2

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐
Public Utilities ERA
All ☐
Streets or Roads TIF
Paved ☐
Neighborhood Life Cycle Stage
Other
Printed Wednesday, April 10, 2024

Review Group 2023

Ownership

MILLER CARL LEE & KAREN FAYE
4381 E WEMBLEY LANE
COLUMBUS, IN 47201

Legal

Lot 2 - Arthur Miller's Subdivision at 10th Street & Marr Road (U57)



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/06/2020	MILLER CARL LEE &	2020-1233	QC	/		I
03/27/1992	Miller, Carl L	0	WD	/		I
01/01/1900	MILLER, CARL L		WD	/		I

Res

Valuation Records (Work in Progress values are not certified values and are subject to change)

2024	2023	2022	2021	2020
WIP	AA	AA	AA	Det/115
01/23/2024	04/04/2024	04/05/2023	04/06/2022	04/20/2021
Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$18,400	\$18,100	\$19,900	\$13,200
Land Res (1)	\$18,400	\$18,100	\$19,900	\$13,200
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$59,100	\$51,100	\$49,300	\$56,000
Imp Res (1)	\$59,100	\$51,100	\$49,300	\$56,000
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$77,500	\$69,200	\$69,200	\$69,200
Total Res (1)	\$77,500	\$69,200	\$69,200	\$69,200
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 120' Base Lot: Res 63' X 144', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		71	71x200	1.11	\$490	\$544	\$38,624	0%	1.0000	100.00	0.00	0.00	\$38,620

Notes

4/27/2021 MISC: 21 p 22 Value adjusted per neighborhood analysis.
1/13/2016 SPLT: SPLIT/COMBINE 0.33 ACRES RENTAL HOUSE FOR 16/17
12/5/2013 MISC: APPLIED 13% ECON OBS DUE TO CHANGE IN SCHEDULES.
12/5/2013 INFH: APPLIED 18% ECON OBS TO REACH SALES AND INCOME APPROACH. PER gna 13/14
4/2/2003 MEMO: INFORMAL HEARING; 5% OBSOL ACCESS 3-24-2003

Land Computations

Calculated Acreage	0.33
Actual Frontage	71
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.33
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.33
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$38,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$38,600

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY CARD 3

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

03-96-20-240-000.202-005

MILLER CARL LEE & KAREN FA 3114 10TH ST

510, 1 Family Dwell - Platted Lot

Bixler/3035051-005

2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 01 Cottage
Finished Area 1220 sqft
Make

Floor Finish

☐ Earth ☒ Tile
☒ Slab ☒ Carpet
☒ Sub & Joist ☒ Unfinished
☐ Wood ☐ Other
☐ Parquet

Wall Finish

☒ Plaster/Drywall ☒ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	120	\$2,700
Patio, Concrete	96	\$600
Canopy, Shed Type	96	\$700

Plumbing

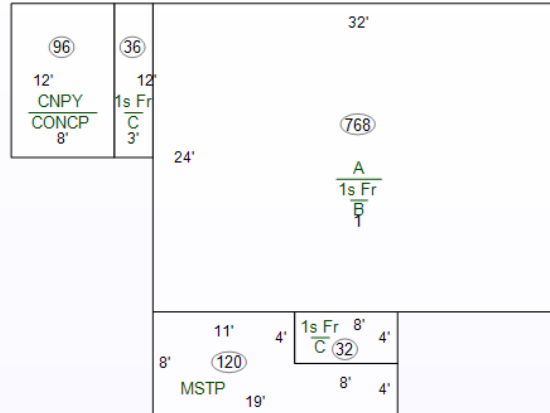
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	836	836	\$69,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		768	384	\$10,400	
Bsmt		768	0	\$23,100	
Crawl		68	0	\$2,600	
Slab					

Total Base \$105,800

Adjustments 1 Row Type Adj. x 1.00 \$105,800

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:836 A:384 \$4,200

No Elec (-) \$0

Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$110,000

Sub-Total, 1 Units

Exterior Features (+) \$4,000 \$114,000

Garages (+) 0 sqft \$0 \$114,000

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.94

Replacement Cost \$101,802

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C-1	1937	2010	14	A		0.94		2,372 sqft	\$101,802	13%	\$88,570	13%	100%	1.540	1.000	100.00	0.00	0.00	\$118,700
2: Detached Garage R 01	1	Concrete	D	1950	1950	74	A	\$38.85	0.94	\$29.22	18'x20'	\$10,517	50%	\$5,260	0%	100%	1.000	1.000	100.00	0.00	0.00	\$5,300

Total all pages \$124,000

Total this page \$124,000

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201



RYAN BRAND

Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROFESSIONAL BIO

1142 NORTH MARR ROAD | COLUMBUS, IN 47201

Breeden
COMMERCIAL

RYAN BRAND

Broker



Breeden Commercial
700 Washington Street
Columbus, IN 47201
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

Ryan is a native to Columbus Indiana and its wonderful culture and architecture. After the sale of their family owned building material business, Ryan spent the next 5 years developing new markets both regionally and nationally for one of the largest contingent staffing agencies in the country. Looking for a fresh start and a return to serve clients in his home of Columbus, Ryan completed his real estate course work, licensing and joined the Breeden Commercial team.

Ryan has a long history of commitment to his community and giving back. Ryan served on the Columbus City Council from 2012 through 2015. During this time Ryan held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. Ryan understands the importance of clear communication, transparency and negotiating. He applies these principles to every transaction.

Believing that every client and property is unique, Ryan spends time building relationships and learning the details of each piece of real estate. Ryan utilizes a wide variety of marketing and research tools for his clients to build a strategy for success. His understanding of the Columbus market and strong network of community leaders and business owners positions him to make great connections for his clients.

DISCLAIMER

1142 NORTH MARR ROAD

All materials and information received or derived from Breeden Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Breeden Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Breeden Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Breeden Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Breeden Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Breeden Commercial in compliance with all applicable fair housing and equal opportunity laws.

BREEDEN COMMERCIAL

700 Washington Street
Columbus, IN 47201



PRESENTED BY:

RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

RB20001474, Indiana

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.