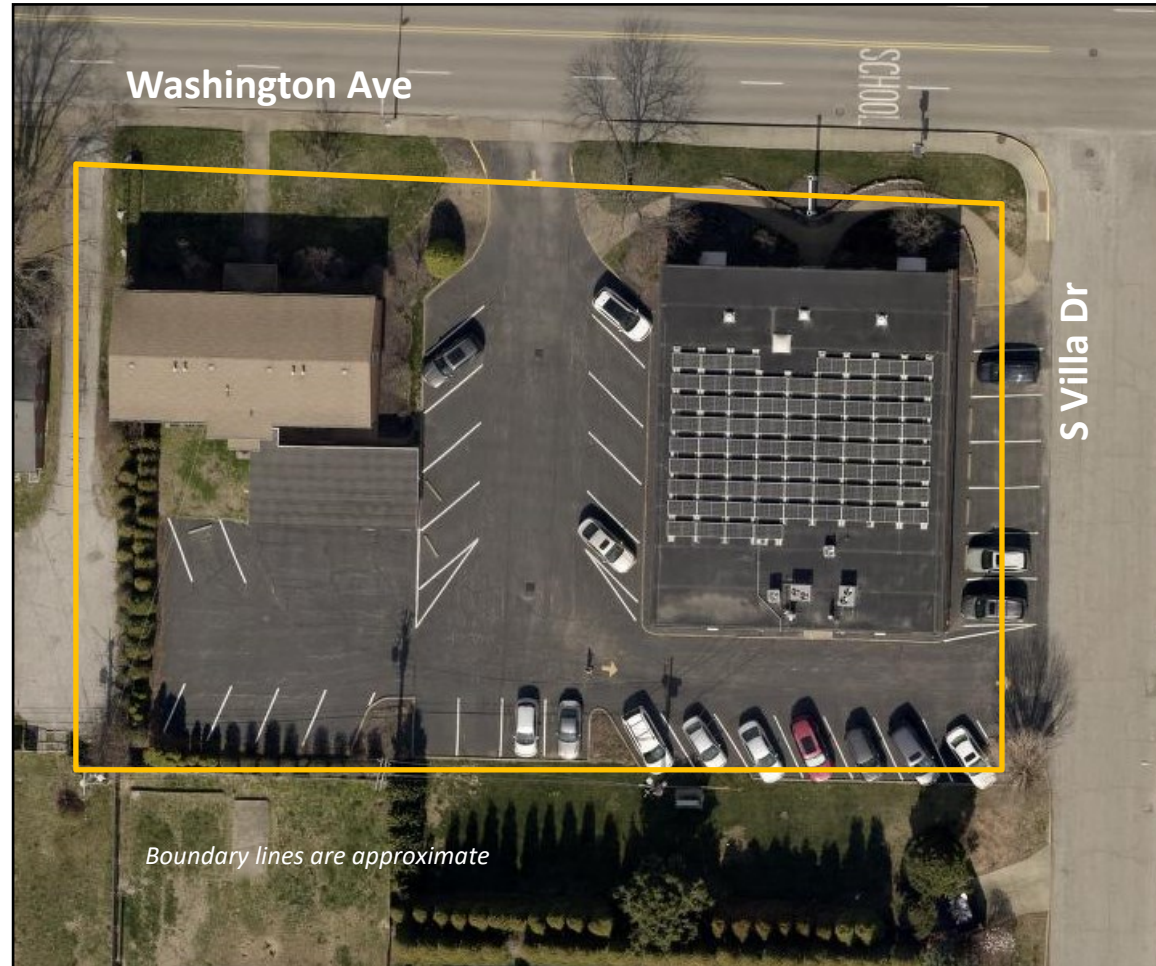


# 100 % LEASED INVESTMENT 4-PLEX AND REED OFFICE BUILDING FOR SALE

2701 & 2709 Washington Avenue, Evansville, IN 47714

OFFERING MEMORANDUM

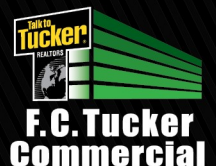


Kristin Dannheiser, Broker  
Direct: 812.455.0001  
kristind@fctuckercommercial.com



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

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### PROPERTY DETAILS

<b>Sale Price</b>	\$960,000	
<b>Available SF-</b>	<b>Reed Office Building</b>	<b>4 Plex</b>
<b>Main Level</b>	6,090 SF	3,638 SF 2 Story
<b>Lower Level</b>	5,690 SF	
<b>Lot Size</b>	18,725 SF	10,890 SF
<b>Year Built</b>	1959	1962
<b>Zoning</b>	CO-2	R-4
<b># of Units:</b>	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, massage therapist, VET Hearing center, and Exotic Plants. Some tenants pay for Internet that is provided by landlord.

- **4 Plex**

All 4 units 1Bedroom/ 1Bath. Includes an onsite washer and dryer and covered carport parking. 2 units remodeled in the past 2 years. Tenants pay for water & electricity. Landlord pays common area electric.

- **Financials Include Both Buildings**

Additional financials with NDA. Leases provided with accepted offer.

**9.7% CAP**

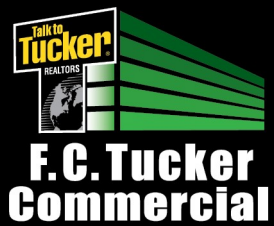
<b>Actual 2024</b>	<b>100% Occupied</b>
<b>Gross Income</b>	\$137,976.00
<b>Insurance</b>	\$3,922.00
<b>Contracted Handyman</b>	\$10,400.00
<b>Electric</b>	\$9,575.00
<b>Water</b>	\$6,600.00
<b>Internet</b>	\$720.00
<b>Taxes</b>	\$11,443.00
<b>Trash &amp; mowing</b>	\$2,448.00
<b>TOTAL EXPENSES</b>	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

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4-Plex

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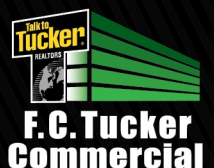


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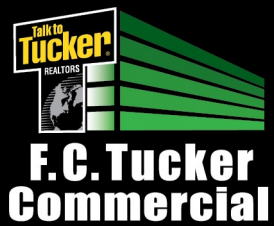


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## Reed Office Building

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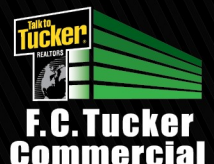


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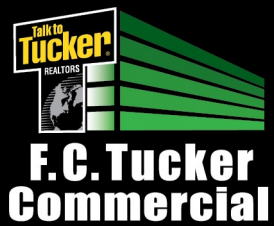


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Reed Office Building

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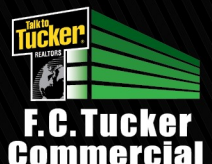


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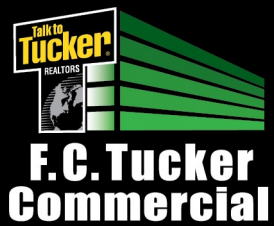


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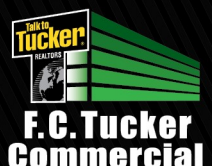


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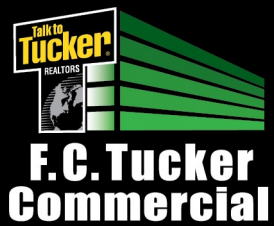


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## Reed Office Building

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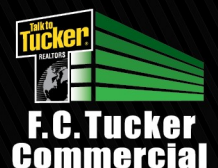


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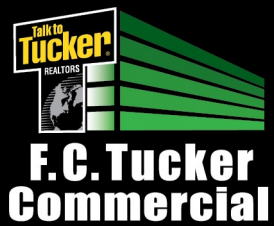


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