

# 8700 BROADWAY, MERRILLVILLE, IN 46410



For more information, please contact:

**AARON MCDERMOTT, CCIM**

Co-Founder/President

219.864.0200

aaron@latitudeco.com



**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

LATITUDECO.COM



# LAW FIRM INVESTMENT PROPERTY

8700 Broadway, Merrillville, IN 46410



## EXECUTIVE SUMMARY

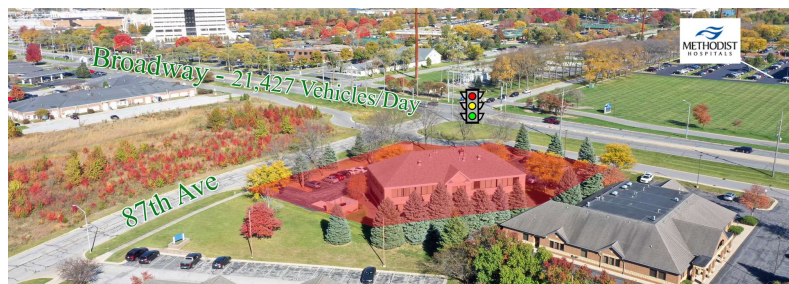


### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,899,000
<b>Price / SF:</b>	\$160.17
<b>Cap Rate:</b>	9.0%
<b>NOI:</b>	\$171,000
<b>Lot Size:</b>	1.0 Acres
<b>Year Built:</b>	1994
<b>Building Size:</b>	11856 SF
<b>Zoning:</b>	C-5 Office and Research
<b>Traffic Count:</b>	21,427

### PROPERTY HIGHLIGHTS

- 6-Year Lease offers long-term stability
- Strong Stable Long-Term Tenant
- Zoned C-5 Office and Research for versatile use
- Prime location in Merrillville
- 100% occupancy for immediate income
- Well-maintained
- Ample parking for employees and visitors
- High visibility on major thoroughfare



### AARON MCDERMOTT, CCIM

Co-Founder/President  
219.864.0200  
aaron@latitudeco.com



# LAW FIRM INVESTMENT PROPERTY

8700 Broadway, Merrillville, IN 46410



## RETAILER MAP



**AARON MCDERMOTT, CCIM**  
Co-Founder/President  
219.864.0200  
aaron@latitudeco.com

# LAW FIRM INVESTMENT PROPERTY

8700 Broadway, Merrillville, IN 46410



## FINANCIAL SUMMARY

### INVESTMENT OVERVIEW

Price	\$1,899,000
Price per SF	\$160
GRM	11.11
CAP Rate	9%
Cash-on-Cash Return (yr 1)	10.15%
Total Return (yr 1)	\$88,017
Debt Coverage Ratio	1.42

### OPERATING DATA

Gross Scheduled Income	\$171,000
Other Income	\$97,871
Total Scheduled Income	\$268,871
Gross Income	\$268,871
Operating Expenses	\$97,871
Net Operating Income	\$171,000
Pre-Tax Cash Flow	\$50,640

### FINANCING DATA

Down Payment	\$499,000
Loan Amount	\$1,400,000
Debt Service	\$120,360
Debt Service Monthly	\$10,030
Principal Reduction (yr 1)	\$37,377

### AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com

• 4 •

LATITUDECO.COM

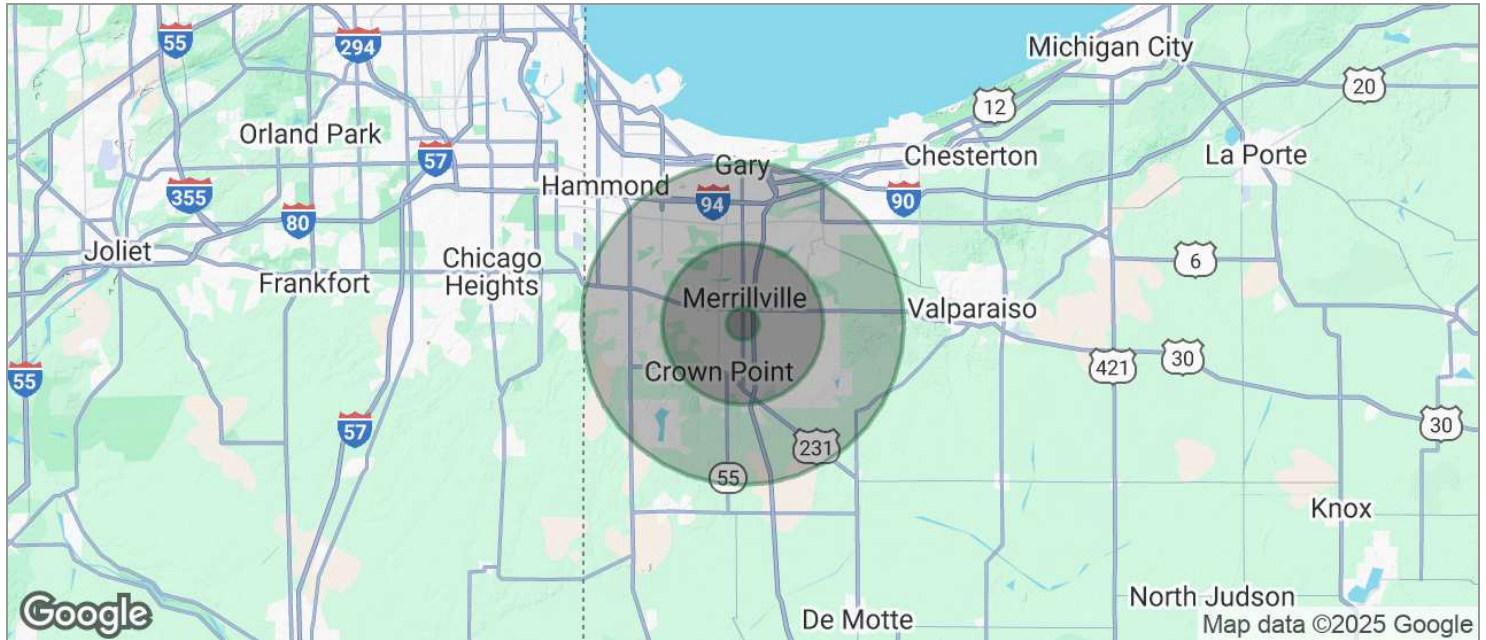


# LAW FIRM INVESTMENT PROPERTY

8700 Broadway, Merrillville, IN 46410



## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,344	91,834	343,147
MEDIAN AGE	37.1	37.1	37.7
MEDIAN AGE (MALE)	32.4	34.7	35.9
MEDIAN AGE (FEMALE)	44.3	39.8	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,365	34,558	127,253
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$61,624	\$65,710	\$61,698
AVERAGE HOUSE VALUE	\$181,725	\$190,442	\$174,603

\* Demographic data derived from 2020 ACS - US Census

## AARON MCDERMOTT, CCIM

Co-Founder/President  
219.864.0200  
aaron@latitudeco.com