

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$349,500
Price / SF:	\$40.63
Building Size:	8,602 SF
Lot Size:	14.38 Acres
Taxes:	\$2,519.16
Units:	38

PROPERTY OVERVIEW

This income property has 38 storage units along with a 3,502 SF single family home all sitting on 14.38 +/- Acres. 38 storage units are a total of 5,100 SF. 32 out of the 38 units are leased. 16 - 10'x20', 16 - 10'x10' and 6 - 5'x10 storage units. Lots of ways to generate income with this property: rent storage units, rent outside parking or rent space on the billboard and rent the back 8 acres tillable land for a farmer. See attached Why Indiana on all the great benefits to move your business to Indiana. 497.8 feet of frontage on U.S. 35. Property is broker owned.

LOCATION OVERVIEW

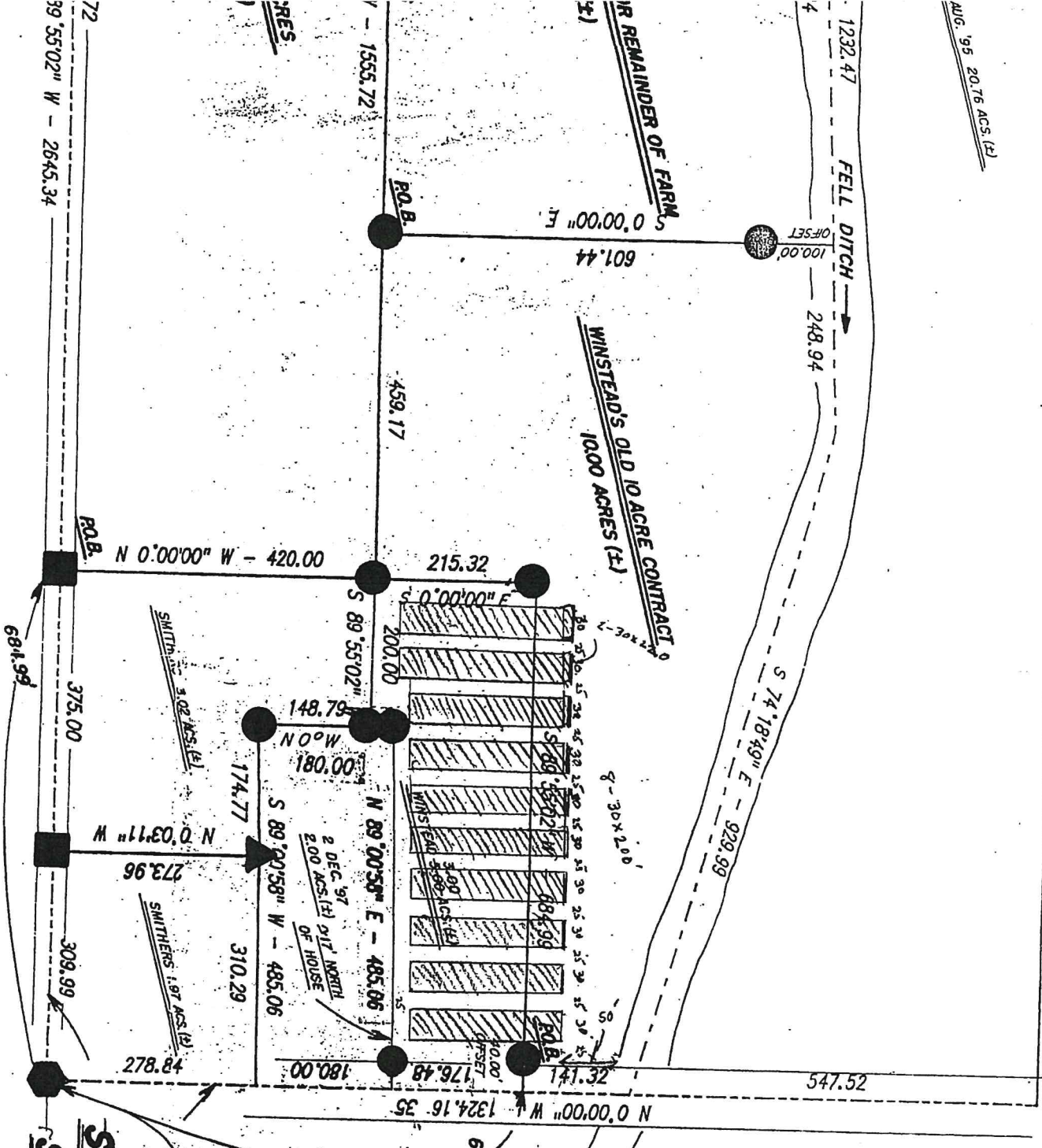
This is located in Monterey, Indiana. Just south of Bass Lake. From I 65 South take Rt 231 to Route 8 to 39 South to 10 East to 35 South to property. From I 65 take Route 30 East to U.S. 35 South to property.

N 89°48'18" E - 2640.34

AUG. '95 20.76 ACS. (L)

EAST LINE:
SE 1/4 S.35-

300

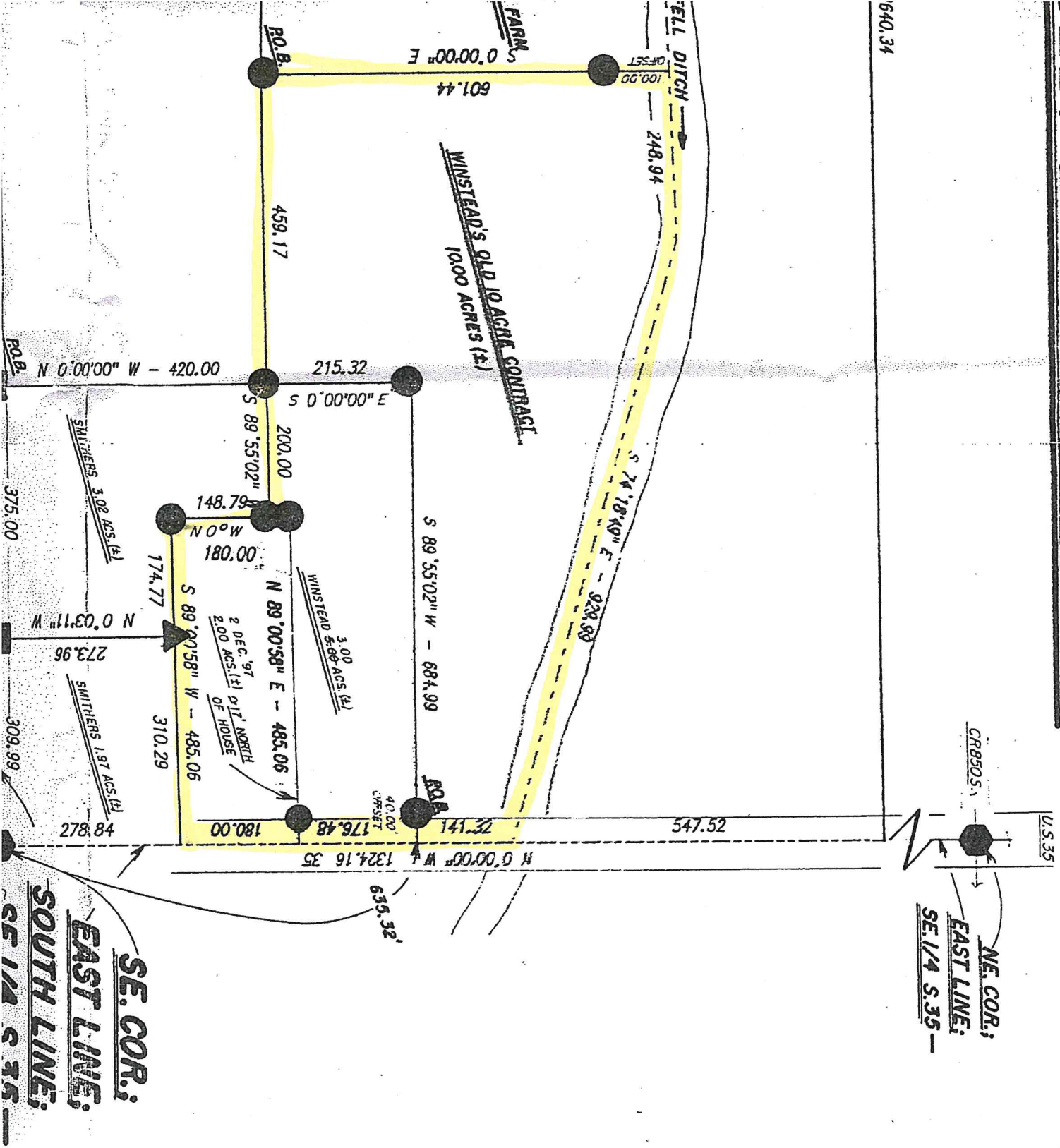


SE. COR.;
EAST LINE;
SOUTH LINE;
SE 1/4 S.35-

THIS
 DESCR
 DAY 01

32N-R2W 2nd. P.M.

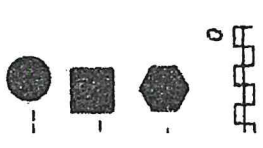
640.34



U.S. 35
 CR9505
 NE COR.
 EAST LINE
 SE 1/4 S. 35

SE. COR.
 EAST LINE
 SOUTH LINE
 SE 1/4 S 35

*SURVEY



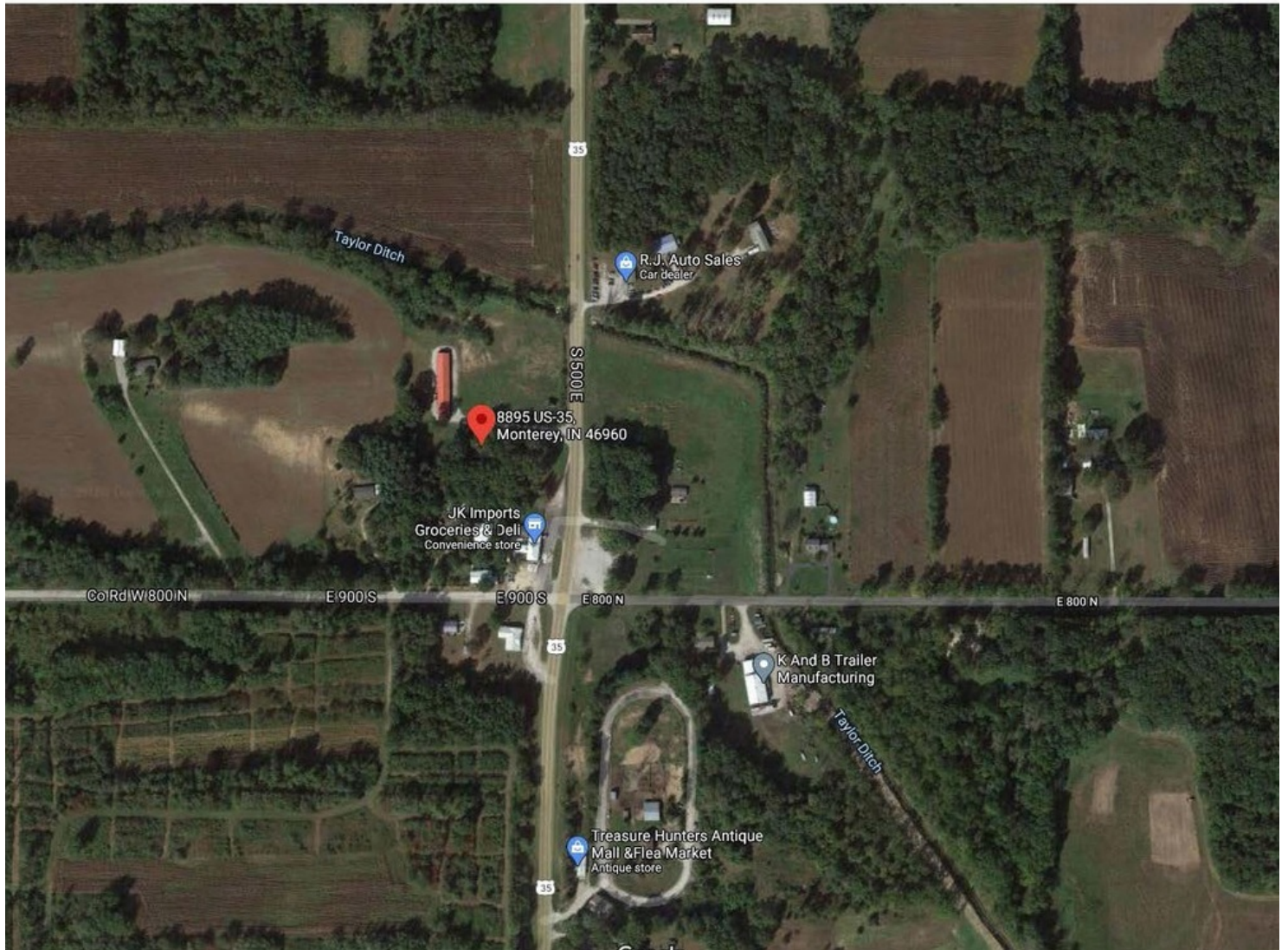
ADDITIONAL PHOTOS



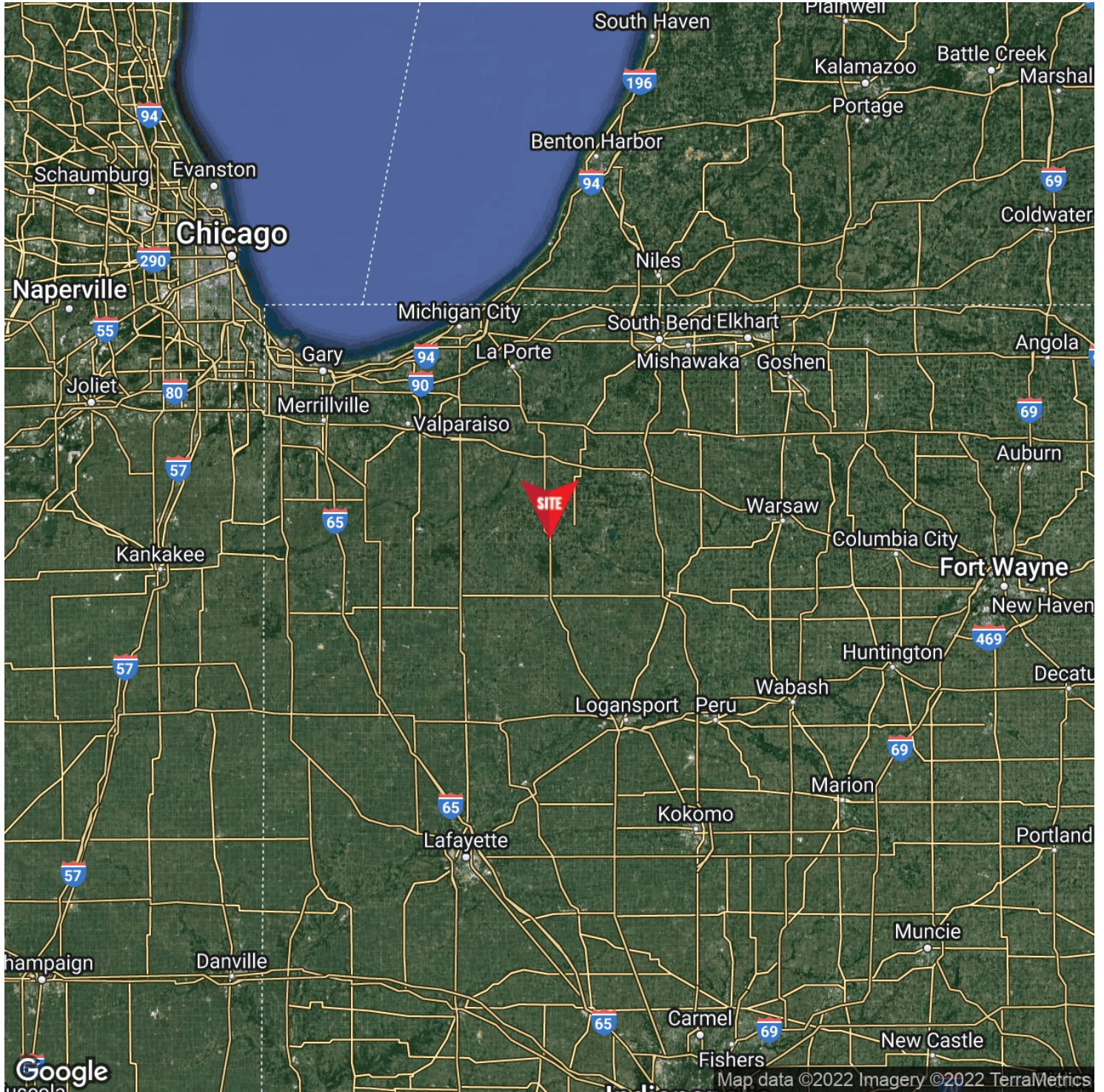
PROPERTY OUTLINE



AERIAL



LOCATION MAP



For Information Contact:

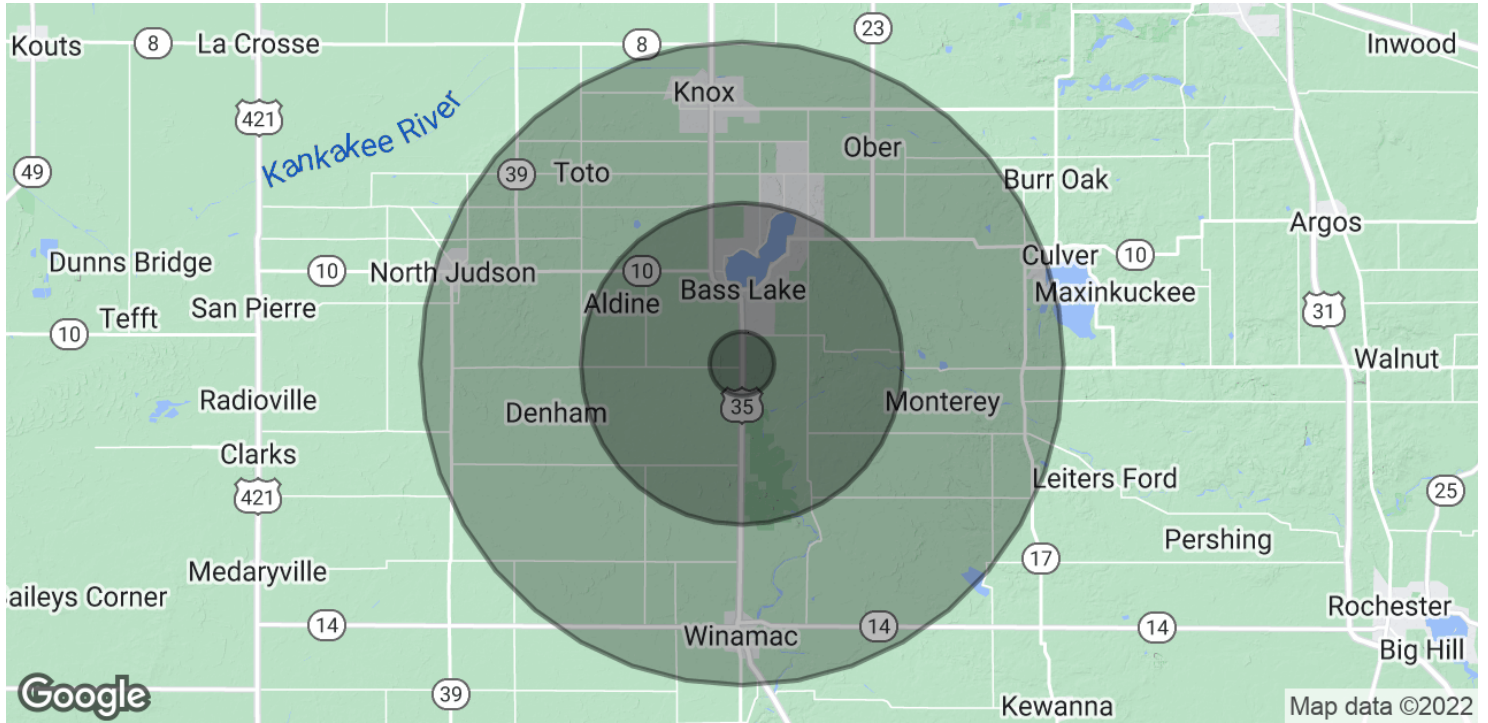
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	146	3,512	22,143
Average age	44.2	42.1	40.7
Average age (Male)	46.8	43.6	39.1
Average age (Female)	43.3	42.3	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	54	1,325	8,640
# of persons per HH	2.7	2.7	2.6
Average HH income	\$52,366	\$50,449	\$45,875
Average house value			\$118,911

* Demographic data derived from 2010 US Census