

FOR SALE | OFFICE BUILDING

431 E. DIAMOND AVENUE
EVANSVILLE, IN 47711

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$560,000
Cap Rate:	9.72%
NOI:	\$54,405
Lot Size:	0.64 Acres
Year Built:	2001
Building Size:	8,652 SF
# Of Units:	4
Zoning:	M-1
Price / SF:	\$64.72

PRESENTED BY:

SCOTT HYATT, CCIM
812.430.4989
shyatt@summitrealestate.us

PROPERTY OVERVIEW

Summit Real Estate Services is proud to present this prime investment opportunity located on Diamond Ave. (Hwy. 66), just west of Hwy. 41, in Evansville, IN. This multi-tenant retail/office building is situated in a high-traffic area across from Town Center.

PROPERTY HIGHLIGHTS

- 100% Occupied
- Long-term successful tenants, including Banterra Bank, Junior Achievement, Edward Jones and Allstate Insurance
- Centrally located and minutes from Downtown Evansville, Highway 41 and First Avenue



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$560,000
Price per SF	\$64.72
CAP Rate	9.7%
Cash-on-Cash Return (yr 1)	15.52 %
Total Return (yr 1)	\$18,179
Debt Coverage Ratio	1.5

OPERATING DATA

Gross Scheduled Income	\$65,345
Other Income	\$14,759
Total Scheduled Income	\$80,104
Vacancy Cost	\$0
Gross Income	\$80,104
Operating Expenses	\$25,699
Net Operating Income	\$54,405
Pre-Tax Cash Flow	\$18,179

FINANCING DATA

Down Payment	\$117,120
Loan Amount	\$448,000
Debt Service	\$36,226
Debt Service Monthly	\$3,018

PRESENTED BY:

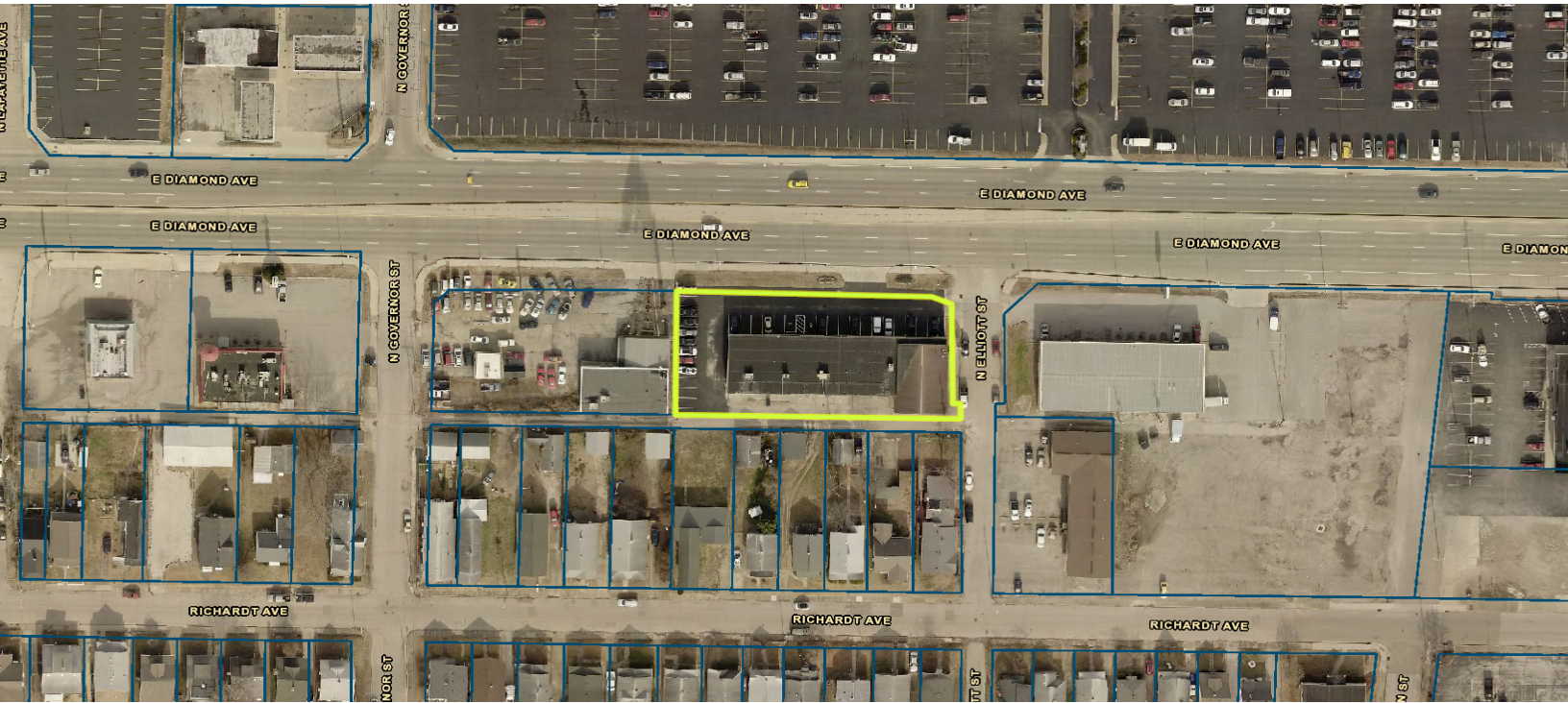
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LOCATION MAPS



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