

Campania Mall

815 W BROADWAY STREET, LOOGOOTEE, IN



CORNER STRIP CENTER FOR SALE

KELLER WILLIAMS CAPITAL REALTY
4424 Vogel Rd,
Ste. 300
Evansville, IN 47715



PRESENTED BY:

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	1.24 Acres
BUILDING SIZE:	12,800 SF
ZONING:	C 01
PRICE / SF:	\$58.59

PROPERTY OVERVIEW

For Sale, 815 W. Broadway St. in Loogootee, Indiana. This 12,800 SF retail strip was built in 2003. The building is divided into 4 leasable spaces (3) 1,600 SF and (1) 8,000 SF. The majority of space (8,000sf) was leased by Dollar General until 2018 when they built a new stand-alone building nearby. Current tenant leases 1,600 SF and pays \$1,100/month on a month to month lease. This presents the new owner with the unique opportunity to acquire a retail strip with immediate cash flow and 11,200 SF of well located leasable retail space.

The retail center sits on IN-50 along with many national retail tenants including Subway, Wendy's, and McDonald's. The property is less than half a mile away from Loogootee Healthcare and Rehabilitation Center and 65 miles away from Evansville Regional Airport.

PROPERTY HIGHLIGHTS

Property Details

LOCATION INFORMATION

Building Name	Campania Mall
Street Address	815 W. Broadway St.
City, State, Zip	Loogootee, IN 47553
County/Township	Martin

BUILDING INFORMATION

Building Size	12,800 SF
Price / SF	\$58.59
Year Built	2003
Acerage	1.24
Tenancy	Multiple
Number Of Floors	1
Gross Leasable Area	12,800 SF
Free Standing	Yes
Parking Spaces	31

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C 01
Lot Size	1.24 Acres
Corner Property	Yes
Waterfront	Yes

LEASABLE SPACE

Unit A	Vacant	8,000 SF
Unit B	Vacant	1,600 SF
Unit C	Vacant	1,600 SF
Unit D	Tammy Nails	\$8.25/SF 1,600 SF

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

CAMPANIA MALL

LOCATION INFORMATION

LOCATION MAPS

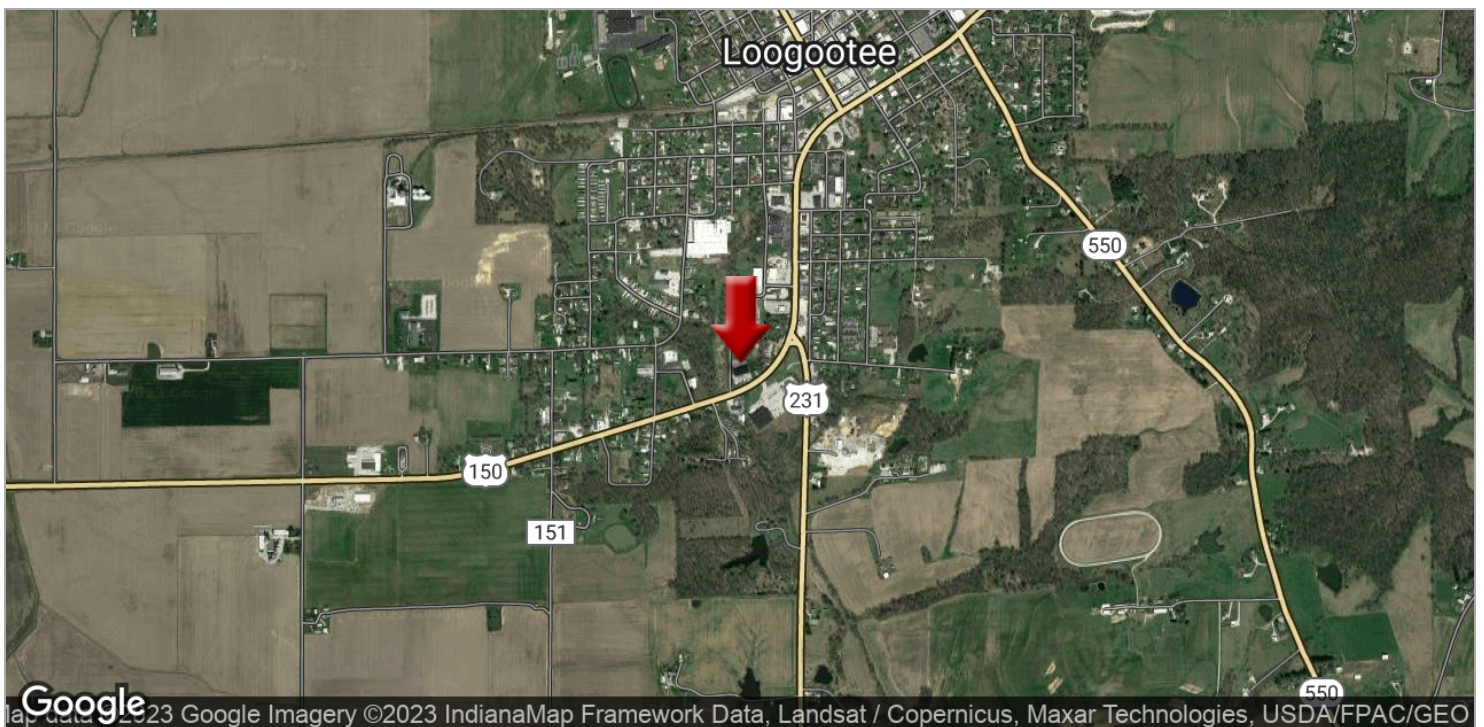
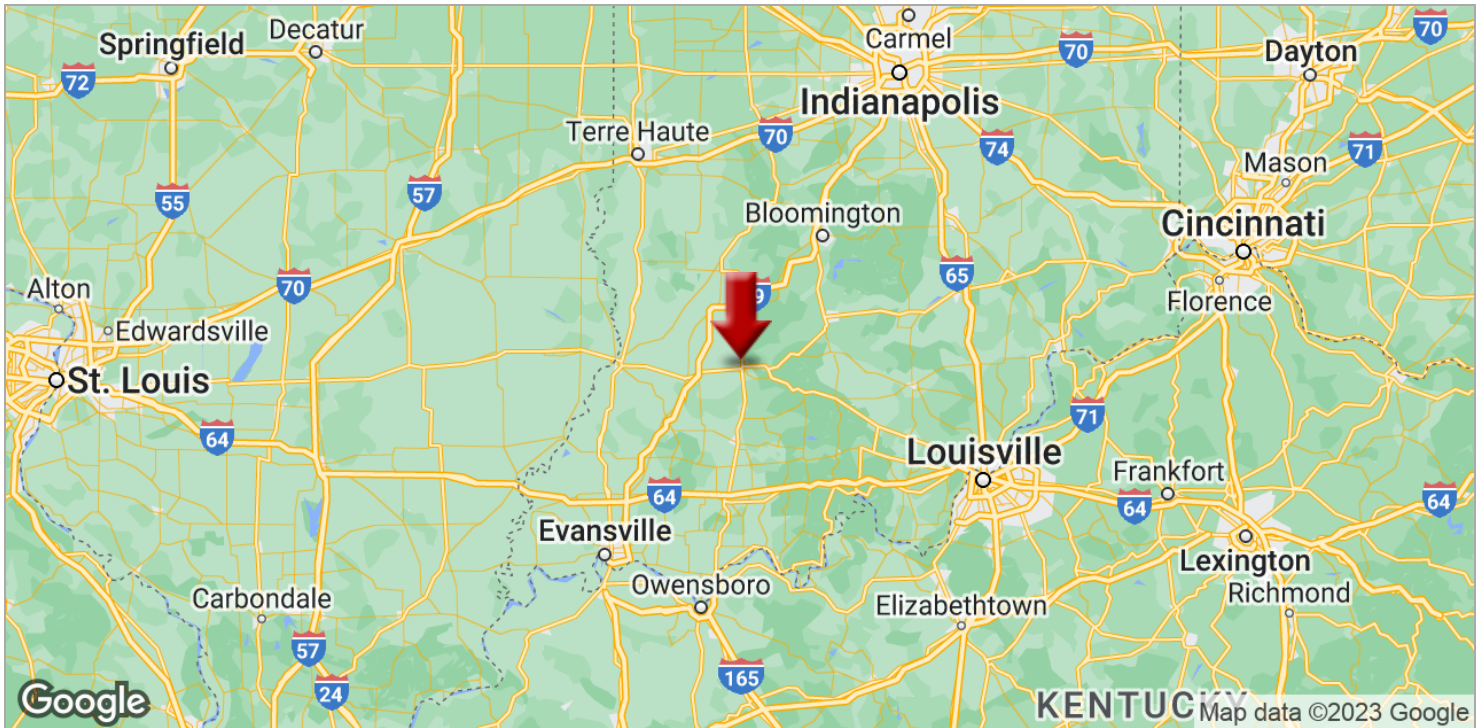
RETAILER MAP

AERIAL MAP

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Location Maps



Retailer Map



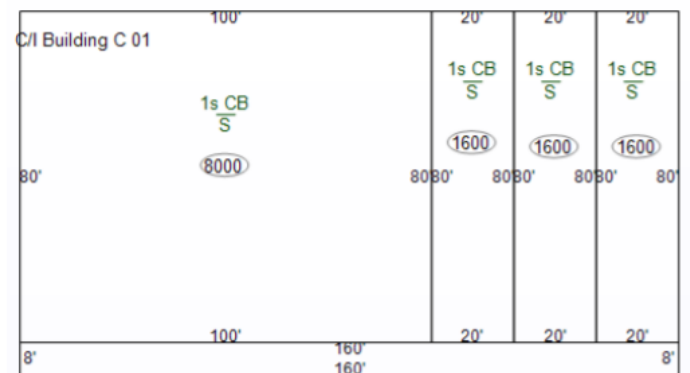
Aerial View



Exterior Photos



Interior Photos



DOLLAR GENERAL
 CAMPANIA MALL
 DOMINO'S PIZZA (VACANT 7/15)
 TAMMY NAILS
 Paving C 01

CAMPANIA MALL

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

RENT ROLL

2019 Financial Summary

INVESTMENT OVERVIEW

2019 PROFORMA

Price	\$750,000
Price per SF	\$58.59
CAP Rate	10.3%
Cash-on-Cash Return (yr 1)	10.94 %
Total Return (yr 1)	\$49,055
Debt Coverage Ratio	1.36

OPERATING DATA

2019 PROFORMA

Gross Scheduled Income	\$102,400
Total Scheduled Income	\$102,400
Vacancy Cost	\$0
Gross Income	\$102,400
Operating Expenses (Management)	\$25,196
Net Operating Income	\$77,204
Pre-Tax Cash Flow	\$20,516

FINANCING DATA

2019 PROFORMA

Down Payment	\$187,500
Loan Amount	\$562,500
Debt Service Annual	\$56,688
Debt Service Monthly	\$4,724
Principal Reduction (yr 1)	\$13,214

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Tammy Nails	D	1,600	1/1/2017	Month to Month	\$8	\$13,200	12.5	\$8.25
Vacant	B	1,600			\$8	\$12,800	12.5	\$8.00
Vacant	C	1,600			\$8	\$12,800	12.5	\$8.00
Vacant	A	8,000			\$8	\$64,000	62.5	\$8.00
Totals/Averages		12,800			\$32	\$102,800		\$8.03

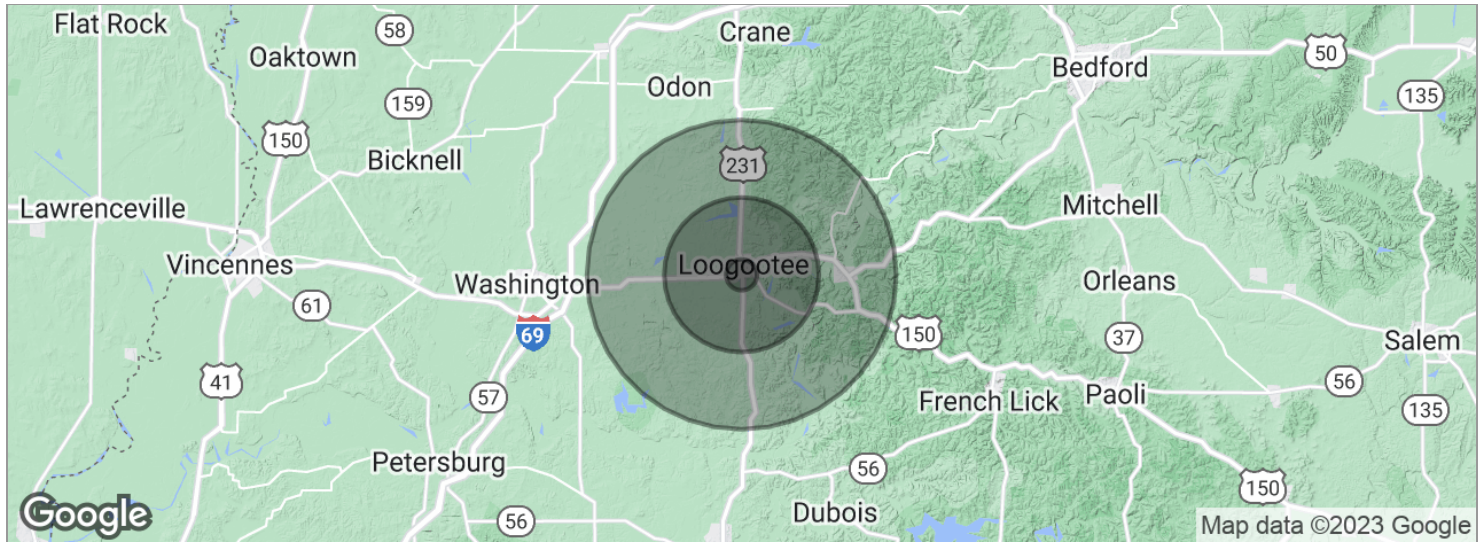
CAMPANIA MALL

DEMOGRAPHICS

DEMOGRAPHICS MAP

MEET THE TEAM

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	825	7,246	15,036
Median age	38.2	35.9	33.4
Median age (male)	36.6	34.8	32.7
Median age (Female)	38.6	36.2	33.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	315	2,609	4,988
# of persons per HH	2.6	2.8	3.0
Average HH income	\$55,524	\$55,217	\$55,255
Average house value	\$183,195	\$143,418	\$139,343

* Demographic data derived from 2020 ACS - US Census

Meet The Team



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