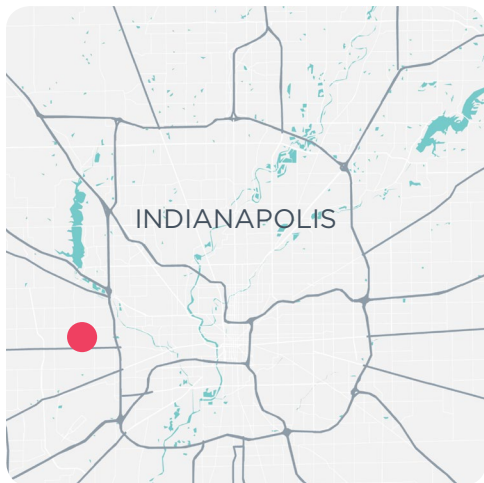




► **FREESTANDING BUILDING MINUTES FROM I-465**


AVAILABLE SPACE

10,086 SF

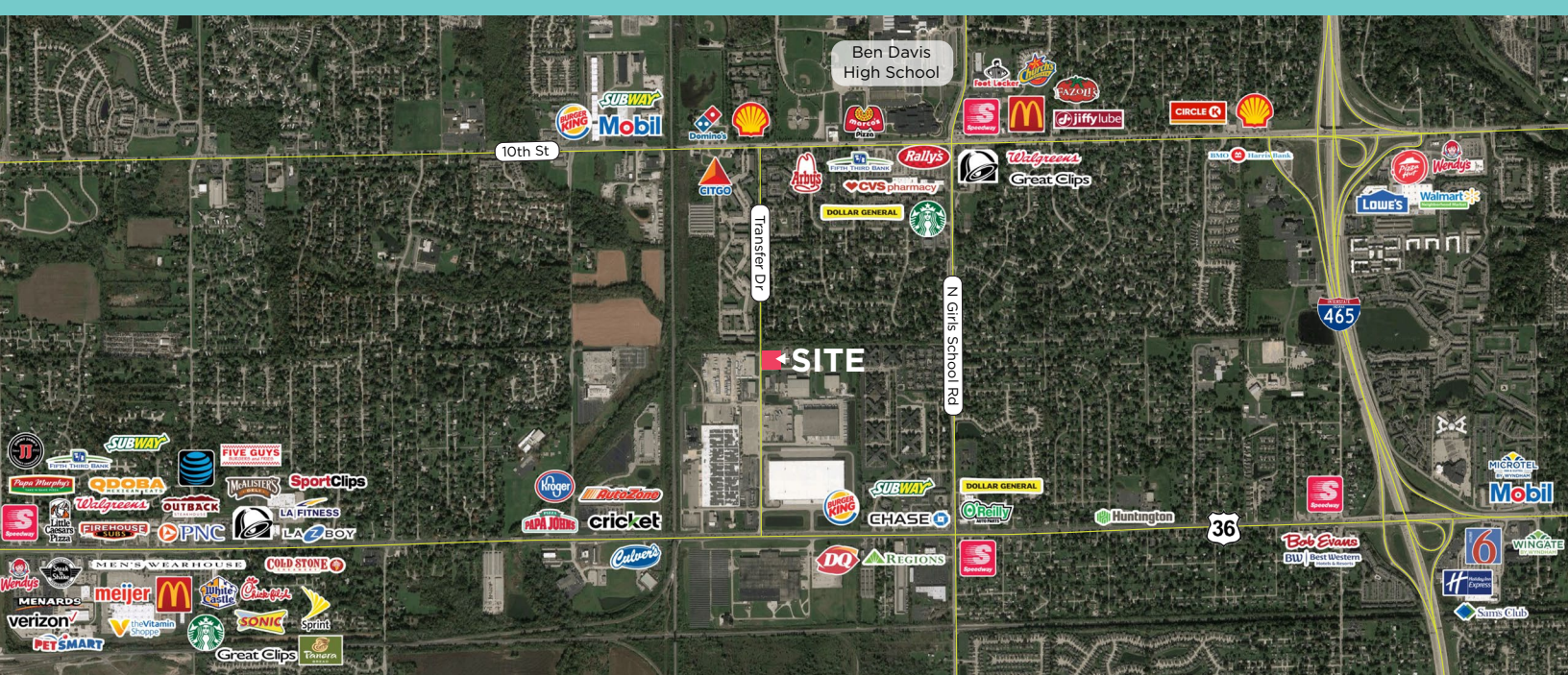
SALE PRICE

Motivated Seller

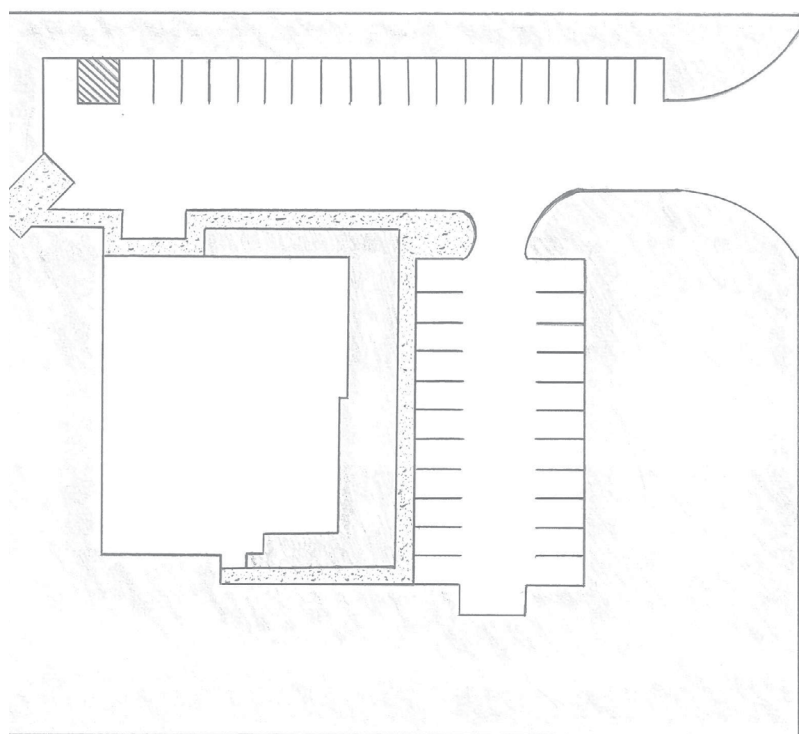
~~\$399,000~~ **\$349,000**

Located immediately west of I-465, between Rockville Road and West 10th Street, this 10,086 SF building is ideally positioned to serve the needs of Indianapolis' west side tenants. With more than 5,000 SF on each level, including a LULA elevator, permitted uses include medical/dental practices, financial services or insurance offices, as well as child or adult day care.

- + Built in 1994
- + 41 dedicated parking spaces
- + Excellent mix of private offices, conference rooms, and open space



SITE PLAN



Transfer Drive

New York Street



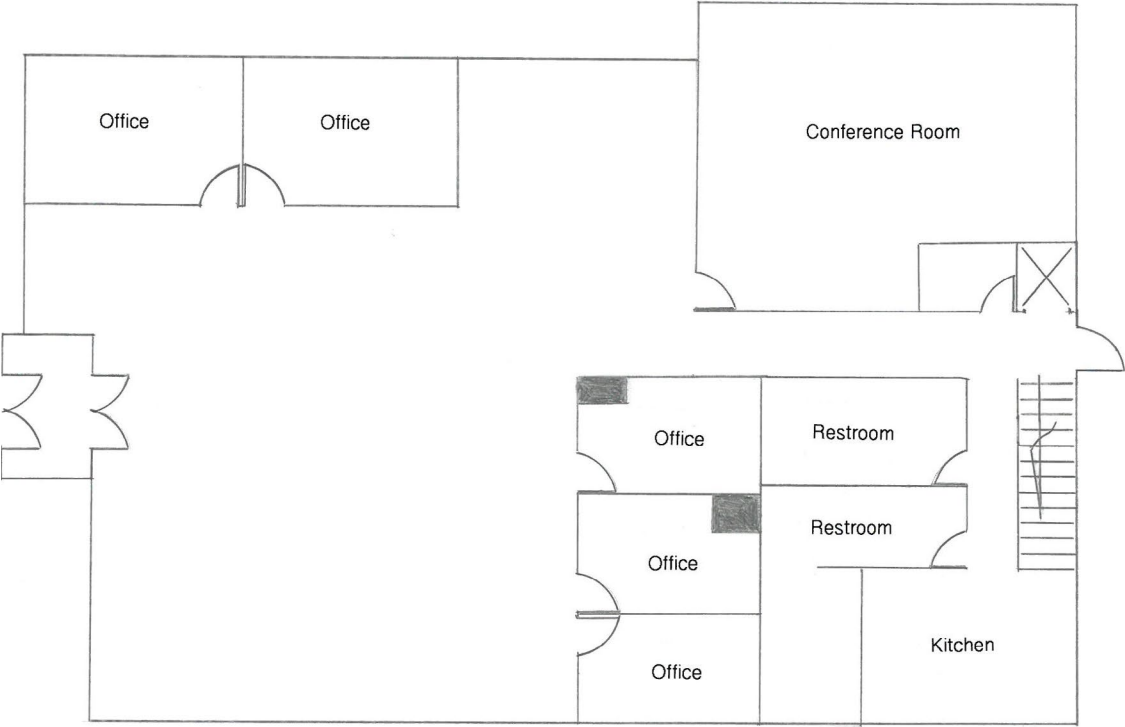
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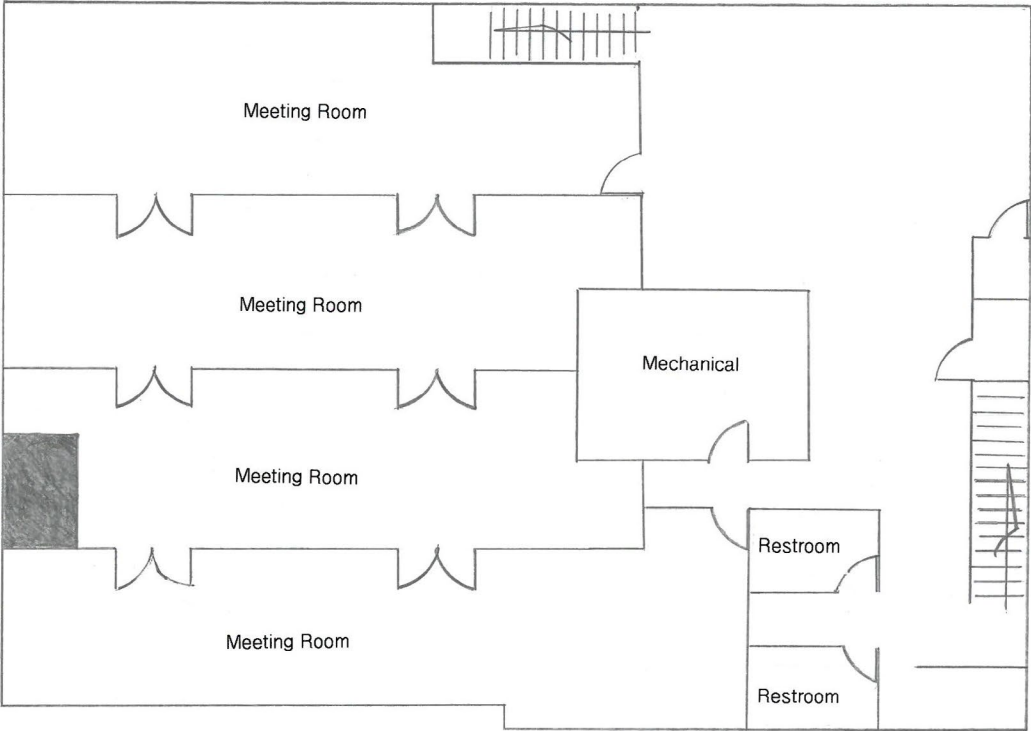
RESOURCE
rcrc.com

FLOOR PLANS

UPPER LEVEL



LOWER LEVEL



SBA 7A VS. SBA 504 COMPARISON VS. CONVENTIONAL FIXED

SBA 7(a) loan scenario		SBA 504 loan scenario		Conventional fixed rate loan scenario	
Project Amount:	\$384,000	Project Amount:	\$384,000	Project Amount:	\$384,000
Loan amount:	\$364,115	Wells Fargo 1st Mortgage:	\$199,629	Loan amount:	\$292,125
Due In:	25 yrs	CDC 2nd Mortgage:	\$164,127	Amortized over:	20 yrs
SBA 7(a) interest rate:*	4.75%	Amortized (WF 1st Mtg):	20 yrs	Due In:	5 yrs
*25 year fixed rate		Amortized (CDC 2nd Mtg):	20 yrs	5 year fixed interest rate:	4.15%
Monthly payment:	\$2,076	Interest Rate (WF 1st Mtg):**	4.65%	Monthly payment:	\$1,793
		Interest Rate (CDC 2nd Mtg):	4.60%		
		Blended interest rate:	4.63%		
		Monthly payment:	\$2,326		
Out of Pocket Portion of Total Cost		Out of Pocket Portion of Total Cost		Out of Pocket Portion of Total Cost	
Property Down Payment: (10%)	\$38,400	Property Down Payment: (10%)	\$38,400	Property Down Payment: (25%)	\$96,000
SBA 7(a) Related Fees:		Wells Fargo & SBA Related Fees:		Wells Fargo Related Fees:	
Guaranty Fee	\$907	CDC Fees (2nd mtg)	\$567	Wells Fargo Loan Fee	\$0
Packaging Fee	\$0	Wells Fargo Fee (1st mtg)	\$100	Third Party Related Fees:	\$7,375
Third Party Related Fees:	\$1,150	Third Party Related Fees:	\$1,350	Total Cash Out of Pocket	\$103,375
Total Cash Out of Pocket	\$40,457	Total Cash Out of Pocket	\$40,417		

** Reprices every 10 years

SBA 7(a) Loan Specifics:

As little as 10% equity needed
 25 Year amortization/term
 No balloon payment
 Very limited prepayment penalty
 Most loans close in 35-45 days
 Working Capital, Equipment, & Fees can be financed
 MUCH simpler process - 1 lender vs. 2
 Temporary Collateral May be Required
 Fixed and Floating Rate Options
 No Covenants, No Monitoring
 Also available: 3 yr rate lock at 3.70%,
 7 yr rate lock at 4.20%
 10 yr rate lock at 4.45%

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend.
 All credit decisions are subject to credit qualification

SBA 504 Loan Specifics:

As little as 10% equity needed
 Fixed and Floating Rate Options
 Temporary Collateral May be Required
 Prepayment penalties apply
 Most loans close in 60-90 days
 Fees can be financed if covered by Appraisal
 Two Loan Closings
 Rate not fixed till after closing
 Also available on 1st Loan:
 30 yr amort, 10 year term at 4.50%
 20 yr amort, 5 year rate lock at 3.75%

Conventional Loan Specifics:

At least 25% Equity Needed
 Fixed and Floating Rate Options
 Balloon payment options available
 Prepayment Penalties Apply
 Most loans close in 40-50 days
 One loan closing
 Covenants/Monitoring Apply

Also available:

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