



Anderson Medical Office Investment Opportunity



4925 Scatterfield Rd. Anderson, IN 46013

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11495 N Pennsylvania St. Suite 225 Carmel, IN 46032
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4925 Scatterfield Rd.
Anderson, IN 46013



Property Details:

Total Building Size: 3,402 SF
Total Land Size: 0.87 Acres
County: Madison

Parcel 1 #: 48-12-30-404-010.000-003
Parcel 1 Building Size: 3,402 SF
Parcel 1 Land Size: 0.43 Acres
Parcel 1 Year Built: 1995
Parcel 1 Property Type: Medical Clinic/Office
Parcel 1 No. of Units: 1

Parcel 2 #: 48-12-30-404-011.000-003
Parcel 2 Land Size: 0.44 Acres
Parcel 2 Property Type: Medical Clinic/Office



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Financial Information

Asking Price: \$ 895,000.00

Year	Date	Monthly Base Rent	Annual Base Rent
1	10/14/2016 - 10/13/2017	\$5,875.00	\$70,500.00
2	10/14/2017 - 10/13/2018	\$6,021.88	\$72,262.50
3	10/14/2018 - 10/13/2019	\$6,172.42	\$74,069.06
4	10/14/2019 - 10/13/2020	\$6,326.73	\$75,920.79
5	10/14/2020 - 10/13/2021	\$4,406.25	\$52,875.00
6	10/14/2021 - 10/13/2022	\$4,516.41	\$54,196.88
7	10/14/2022 - 11/30/2023	\$4,629.32	\$55,551.80
			\$455,376.03

Tenant pays 100% of the annual Operating Expenses and Tax Expenses (including: all building utilities, building and grounds maintenance, insurance premiums, 3% management fee, and all federal, state, county and local taxes and fees).

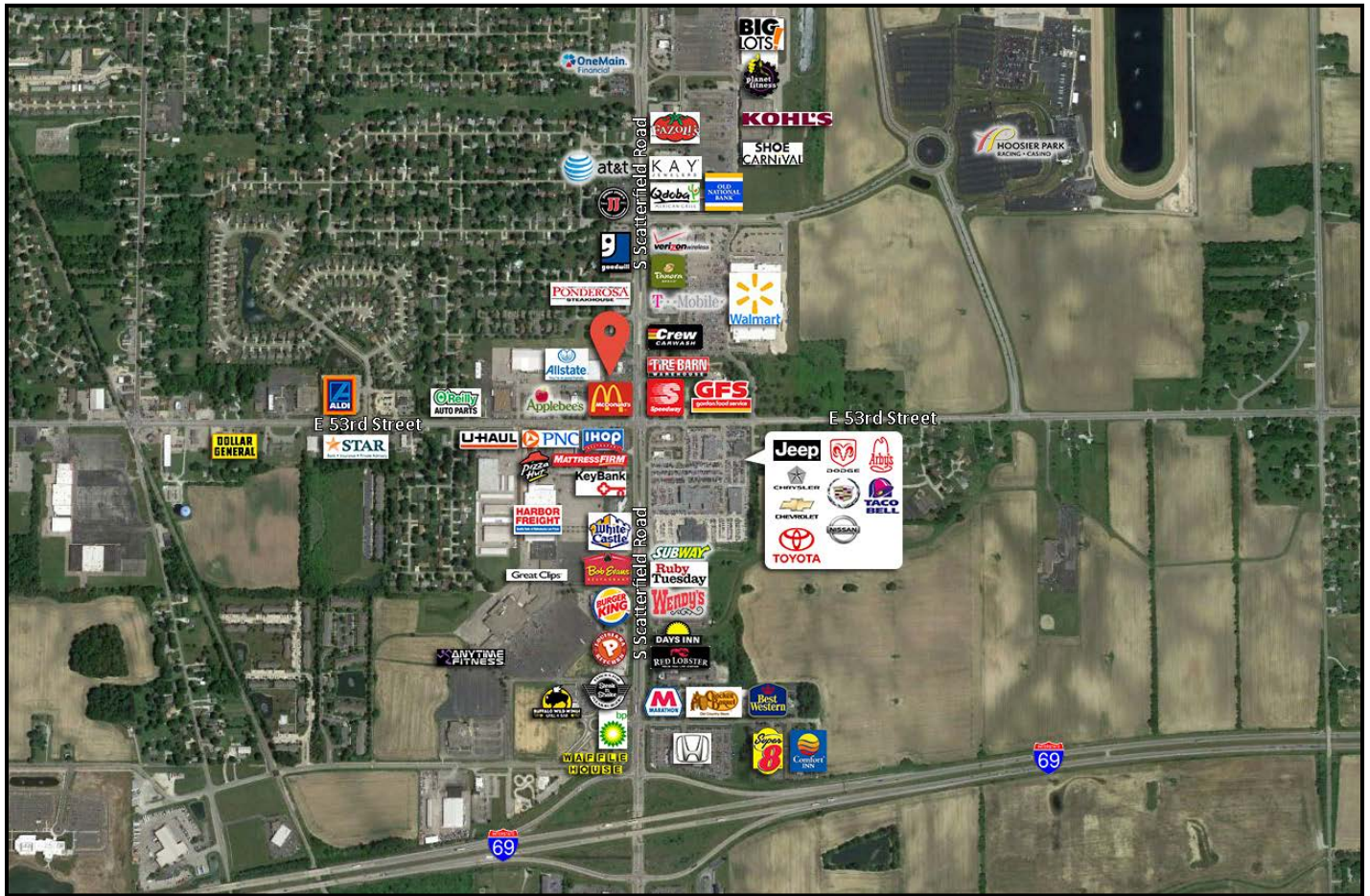


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Market Description



Measure	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2016	2,585	4,096	11,238
Households 2016	990	1,548	4,237
Ave. Household Size 2016	2.52	2.57	2.60
Ave. Household Income 2016	\$59,199	\$61,618	\$59,190