

RESOURCE

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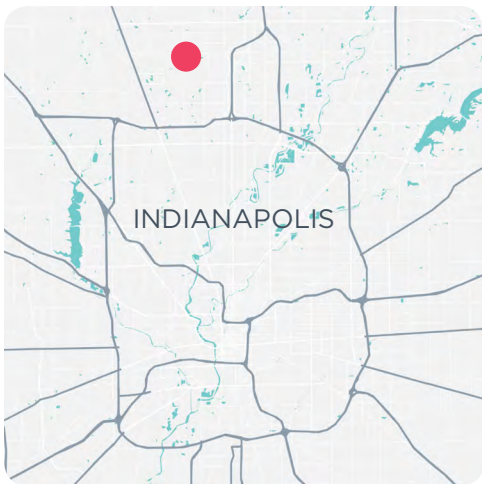
12750 HORSEFERRY ROAD CARMEL, IN 46032

SALE

OFFICE



► EXCELLENT OWNER/USER INVESTMENT OPPORTUNITY



BUILDING SIZE

3,288 SF total

1,726 SF for owner user

SALE PRICE

\$525,000

12750 Horseferry Road is a 3,288 SF, 2-story, class A office building in the beautiful Village of WestClay. This property has the unique flexibility of in-place income as well as available space for an owner/user. The building is 47.5% leased through 12/31/20.

CO-LISTED WITH:



9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

MICHAEL SLOAN
Meridian Group Realty
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12750 HORSEFERRY ROAD // PICTURES

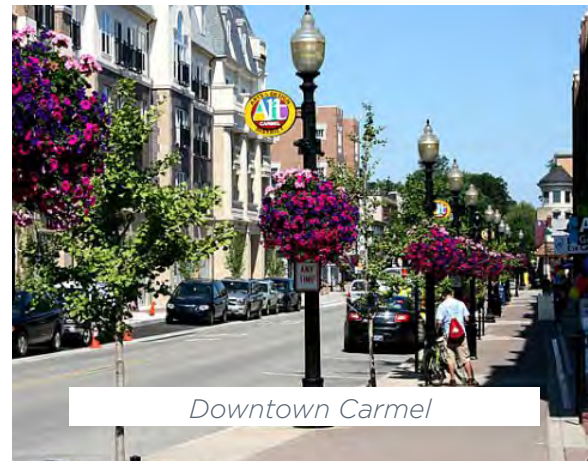


ABOUT CARMEL

Consistently recognized nationally for its programs and services, Carmel is a dynamic edge city featuring award-winning schools, thriving businesses and family-oriented neighborhoods.

RECENT AWARDS & RECOGNITIONS

- 2017 - Best Cities for Families (Apartment List)
- 2016 - Bicentennial Green Legacy Community Award
- 2016 - Best Small Cities for Families in America (Nerdwallet)
- 2016 - #1 Safest City to Raise a Child (SafeWise)
- 2016 - Becomes an "Indiana Bird Town" (Indiana Audubon Society)
- 2015 - Community of the Year (Indiana Chamber of Commerce)
- 2015 - #8 Safest Small Cities for Retirement (Badcredit.org)
- 2015 - Best Town to Raise a Family (NICHE)
- 2015 - Best Place to Raise a Family (MarketWatch)
- 2015 - Best School District in Indiana (Niche Rankings)
- 2015 - Best Place to get a Job in Indiana (Zippia)



Downtown Carmel

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in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

John Randall

Phone Number: 317-977-1159

Cell Number: 317-775-0344

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:	\$525,000	Project Amount:	\$525,000	Project Amount:	\$525,000
Loan amount:	\$488,163	Wells Fargo 1st Mortgage:	\$266,957	Loan amount:	\$397,500
Due In:	25 yrs	CDC 2nd Mortgage:	\$219,614	Amortized over:	20 yrs
SBA 7(a) interest rate:*	4.75%	Amortized (WF 1st Mtg):	20 yrs	Due In:	10 yrs
*25 year fixed rate		Amortized (CDC 2nd Mtg):	20 yrs	5 year fixed interest rate:	4.90%
Monthly payment:	\$2,783	Interest Rate (WF 1st Mtg):**	4.65%	Monthly payment:	\$2,601
		Interest Rate (CDC 2nd Mtg):	4.54%		
		Blended interest rate:	4.60%		
		Monthly payment:	\$3,105		
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%)	\$52,500	Property Down Payment: (10%)	\$52,500	Property Down Payment: (25%)	\$131,250
SBA 7(a) Related Fees:		Wells Fargo & SBA Related Fees:		Wells Fargo Related Fees:	
Guaranty Fee	\$1,240	CDC Fees (2nd mtg)	\$730	Wells Fargo Loan Fee	\$0
Packaging Fee	\$0	Wells Fargo Fee (1st mtg)	\$134		
Third Party Related Fees:	\$500	Third Party Related Fees:	\$700	Third Party Related Fees:	\$1,250
Total Cash Out of Pocket	\$54,240	Total Cash Out of Pocket	\$54,063	Total Cash Out of Pocket	\$132,500

** 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:

20 yr amort, 5 year rate lock at 4.30%

Prepared for: Tom Osborne-Kimberly Hartman
October 16, 2017
