



Commercial Office

Media: 2

BLC#: 21106142 Status: Active Trans Type: Sale Area: 4912 LP: \$75,000
 County: Marion Tax ID: 490732114001000101 Multiple Tax ID:
 2620 E 10TH ST Zip: 46201 Min \$/SF:
 Town: INDIANAPOLIS Twp: Center NE St: IN Lse \$/SF: \$4.00
 Park/Bld: Yr Built: Renov:
 Lt: 39.781 Ln: -86.117 Map: N-10 E-26

Description

Bldg Size: 2,669 Min Contig: # Stories: Multi-Ten: N
 Space Avl: 2,669 Max Contig: Ceiling Ht: New Construct: Brick
 Zoning: C 3 Acreage: 0.16 Add-On %: Floor Size:
 Present Use: Office Parking: 6 Pk Surface: Dirt
 Proposed Use: Church, CommMulTen, CommSglTen, Office
 Docs on File:
 Sprinkler: NONE
 Road Access: Road Surface:
 Rd Front: Interstate:

Financial Information

	Total	\$/SF	Tax Yr Due: 2010	Yr Payable: 2010	Investment:
Semi Annual Prop Tax:	\$715	\$0.54		Gross Poten:	Imp Allow/SF:
Expense Insurance:	\$500	\$0.19		Vac & Collections:	%:
Expense CAM:				Act Expen:	Econ Occup:
Expense Misc:				NOI:	Phy Occup:
Expense Stop:				Cap on Act:	GRM:
Possession:	At closing			Cap Rate:	

Lease Information

Exist Lease: Type: Remaining Term:
 Prop Lse: Propose Term:

Office Information

WALL02 : Wall and Associates	OP: 317-291-7000	OF: 317-297-6944	Fdbk Email: lejo@wallandassociates.com
LAg: 5611 : Lejo Harmeson	Pref: 317-507-6093	PF:	Show: 317-291-7000 Fdbk: 317-507-6093
Team Name:	Hm: 317-858-1785	Ofc Ext: 0	Cell: VM: 317-290-4584
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	Dir: Toll:
Con1:		Poss: At closing	Var: N Pager:
Con2:			LD: 02/11/2011 BAC: 3.0
Auct Co:	Auct Co #:		XD: 08/11/2011 Chg Date: 02/11/2011
Auct Mgr:	Auct Mgr #:		WD: Entry Date: 02/11/2011
Auct Date:	Auct Time:	Auct Type:	Direct Soliciting: N

Property Description

Brick building used in publishing busines for the last 35 years. New furnace, water heater and A/C. Has 3 separate electric meters and could be divided into 3 spaces, each with sep. entrances. Heat and water is not sep. Alley access behind with room to park 6 cars. Street parking in front. Interior is dated but well maintained. Great opportunity to own a solid commercial building and create a monthly cash flow from tenants. Will also lease building for \$900/mos. Tenant to pay utilities.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information



Commercial Office

Media: 2

BLC#:21106146 Status: Active Trans Type: Lease Area: 4912 LP: \$900
 County: Marion Tax ID: MAR1060251 Multiple Tax ID:
 2620 E 10th ST Zip: 46201 Min \$/SF:
 Town: Indianapolis Twp: Center NE St: IN Lse \$/SF:
 Park/Bld: Yr Built: Renov:
 Lt: 39.781 Ln: -86.117 Map: N-10 E-26

Description

Bldg Size: 2,669 Min Contig: # Stories: Multi-Ten:
 Space Avl: 2,669 Max Contig: Ceiling Ht: New Construct:
 Zoning: C 3 Acreage: Add-On %: Floor Size:
 Present Use: Office Parking: Pk Surface:
 Proposed Use: Church, CommMulTen, CommSglTen, Office
 Docs on File:
 Sprinkler:
 Road Access: Road Surface:
 Rd Front: Interstate:

Financial Information

	Total	\$/SF	Tax Yr Due: 2010	Yr Payable: 2010	Investment:
Semi Annual Prop Tax:	\$715			Gross Poten:	Imp Allow/SF:
Expense Insurance:				Vac & Collections:	%:
Expense CAM:				Act Expen:	Econ Occup:
Expense Misc:				NOI:	Phy Occup:
Expense Stop:				Cap on Act:	GRM:
Possession:	At closing			Cap Rate:	

Lease Information

Exist Lease: Type: Remaining Term:
 Prop Lse: Propose Term:

Office Information

WALL02 : Wall and Associates	OP: 317-291-7000	OF: 317-297-6944	Fdbk Email: lejo@wallandassociates.com	
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Auct Mgr:	Auct Mgr #:		WD:	Entry Date: 02/11/2011
Auct Date:	Auct Time:	Auct Type:	Direct Soliciting: N	

Property Description

Brick building with new furnace, A/C and W/H. Has 3 sep. elec. meters and could be divided into 3 areas each with their own bath and front entrance. Heat and water are only one meter for the building. Street parking in front and alley access with 6 spaces (dirt surface) in rear. This property is also for sale for \$75000 (see BLC 2116142). Lanlord will pay taxes and ins. Tenant to pay utilities.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Commission is 3% of total value of lease. No leases less than 1 year. Tenants will be required to consent to credit check and provide references.