

Office/Multi-Family Investment Property

130 W Jefferson Street Tipton, IN 46072

Office/Multi-Family

2,788 SF



Keith Dedrick CCIM, SIOR
keith@ccgbrokers.com
317-502-3622

Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032



Property Details

130 W Jefferson Street Tipton, IN 46072

Asking Price:	\$185,000.00
Cap Rate:	9.22%
Total Acreage:	0.12 Acres
Total Buildings SF:	2,788 SF
Zoned:	B-1
Year Built:	1900
Parcel ID :	80-11-11-511-031.002-002
Building Type:	Office/Multi-Family
County:	Tipton



Rent Roll and Cash Flow

Suite	Tenant Name	SF	Rent/Mo.	Rent/Yr.	Rent/SF	Notes
Downstairs	The Wyman Group	1,394 SF	\$900.00	\$10,800.00	\$7.75/SF	Tenant pays all utilities
Upstairs	Residential Tenant	1,394 SF	\$800.00	\$9,600.00	\$6.89/SF	Tenant pays all utilities
		2,788 SF	\$1,700.00	\$20,400.00		

	2020
Income	
Rental Income	\$20,400.00
Total Income	\$20,400.00
Expenses	
Property Taxes	\$2,542.92
Insurance	\$800.00
Total Expense	\$3,342.92
Net Operating Income	\$17,057.08

Photos - Exterior



Photos - Interior First Floor



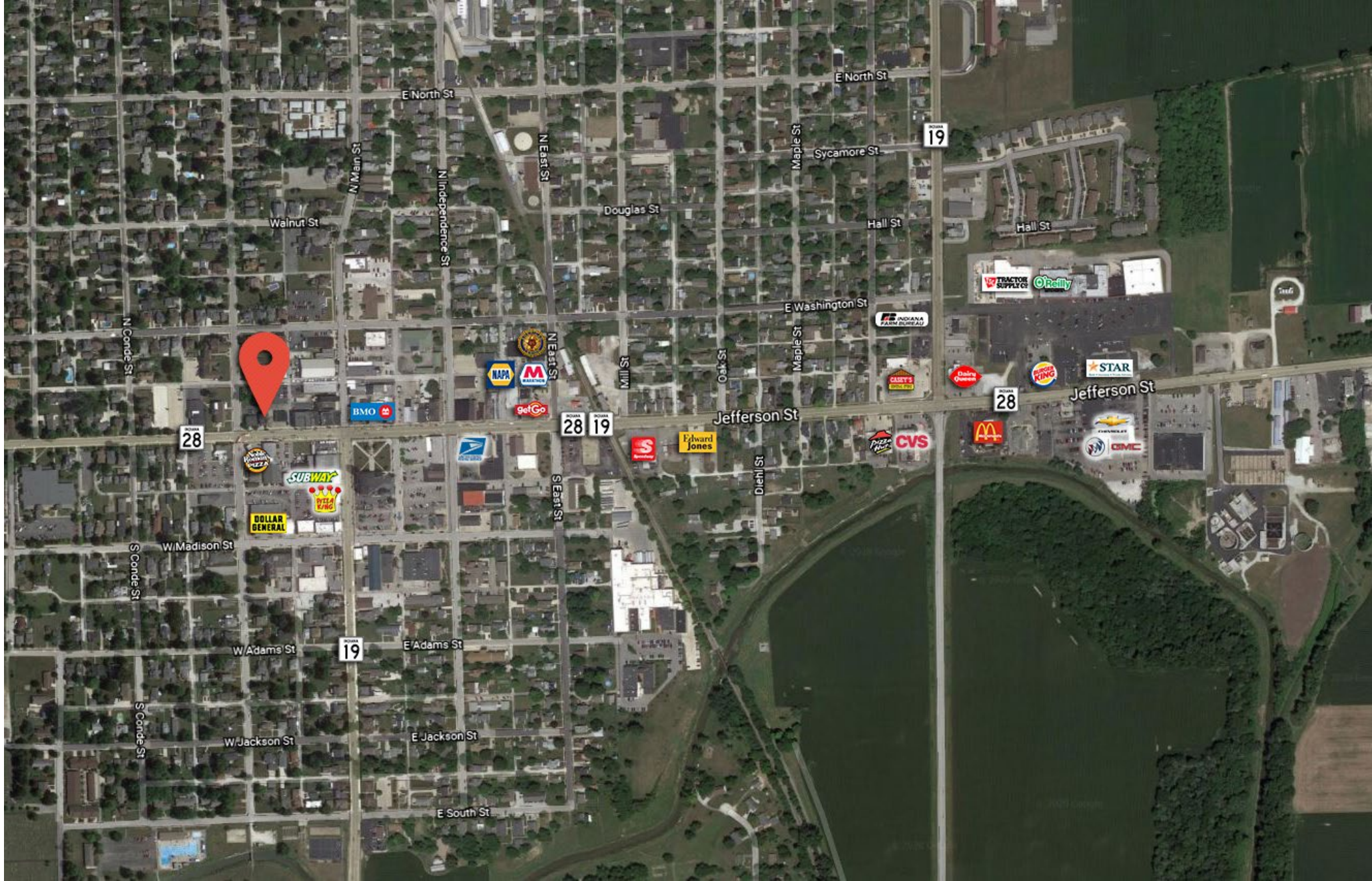
Photos - Interior Second Floor



Site Plan



Location Overview



Location Overview

