

207-209 EAST MAIN STREET, NEW ALBANY, IN 47150



**COLDWELL BANKER
COMMERCIAL**
McMAHAN



INCOME

Commercial Rent	\$64,614
Tax Reimbursements	\$3,680
Apartment Rent	\$84,000
Gross Potential Income	\$152,294
Less Vacancy & Collection Loss	(\$4,569)
Effective Gross Income	\$147,724

OPERATING EXPENSES

Real Estate Taxes	\$8,775
Insurance	\$4,094
Maintenance & Repairs	\$7,293
Utilities / Sanitation	\$16,553
General Administrative	\$2,954
Replacement Reserves	\$2,954
Management Fee	\$5,909
Total Operating Expenses	\$48,534
NET OPERATING INCOME (NOI)	\$99,191

Subject Status

The subject property is 100% tenant occupied with a summary of the existing leases presented in the following chart.

RENT ROLL

Suite	SF	Monthly Rent	Annual Rent	Rent / SF	Expense Terms
1ST FLOOR COMMERCIAL	3,010	\$5,384	\$64,614	\$21.47	MG
APT. UNIT 1	870	\$1,500	\$18,000	\$20.69	MG
APT. UNIT 2	1,162	\$1,500	\$18,000	\$15.49	MG
APT. UNIT 3	956	\$1,500	\$18,000	\$18.83	MG
APT. UNIT 4	1,180	\$2,500	\$30,000	\$25.42	MG
TOTALS	7,178		\$148,614		

For more information, please reach out to The Paul Kiger Group | (502) 314-6748

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