



2301 E. 38th Street

INDIANAPOLIS, INDIANA



ASKING PRICE

\$ 485,000

CAP RATE

8.71%

NET INCOME

\$ 42,265

PSF

\$ 63

- Positioned on the corner of a heavily trafficked intersection.
- 3-mile population of 110,057 people.
- 7,524 SF building & 35 parking spaces - adaptable for various commercial uses.
- Value-add potential through lease renegotiations & tenant stabilization.

VERITAS
REALTY

FINANCIAL INFORMATION

PROPERTY INFO

ADDRESS	2301 E. 38th Street
CITY, STATE	Indianapolis, IN
COUNTY	Marion County
ACREAGE	0.43 Acres
ZONING	C4
SQUARE FOOTAGE	7,524 SF
YEAR BUILT	1950
UNITS	2
OCCUPANCY	100%
PARKING SPACES	35

INCOME STATEMENT

BASE RENT	\$66,000
NNN REIMBURSEMENTS	-
TOTAL REVENUE	\$66,000
CAM	\$5,000
REAL ESTATE TAXES	\$11,095
INSURANCE	\$5,000
MANAGEMENT	\$2,640
TOTAL EXPENSES	\$23,735
NET OPERATING INCOME	\$42,265

RENT ROLL

TENANT	SF	START	END	PSF	MONTH	ANNUAL	TYPE
Boost Mobile	1,700	9/1/2023	8/31/2027	\$ 14.12	\$ 2,000	\$24,000	Gross
American Eagle New and Used Tires	5,824	1/1/2024	12/31/2030	\$ 7.21	\$ 3,500	\$42,000	Gross
	7,524			\$ 8.77	\$ 5,500	\$ 66,000	

CORRIDOR MAP



PROPERTY PICTURES



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2029 PROJECTION	10,110	110,999	273,714
2024 ESTIMATE	10,311	110,057	270,940
2020 CENSUS	9,154	101,048	257,139

HOUSEHOLDS

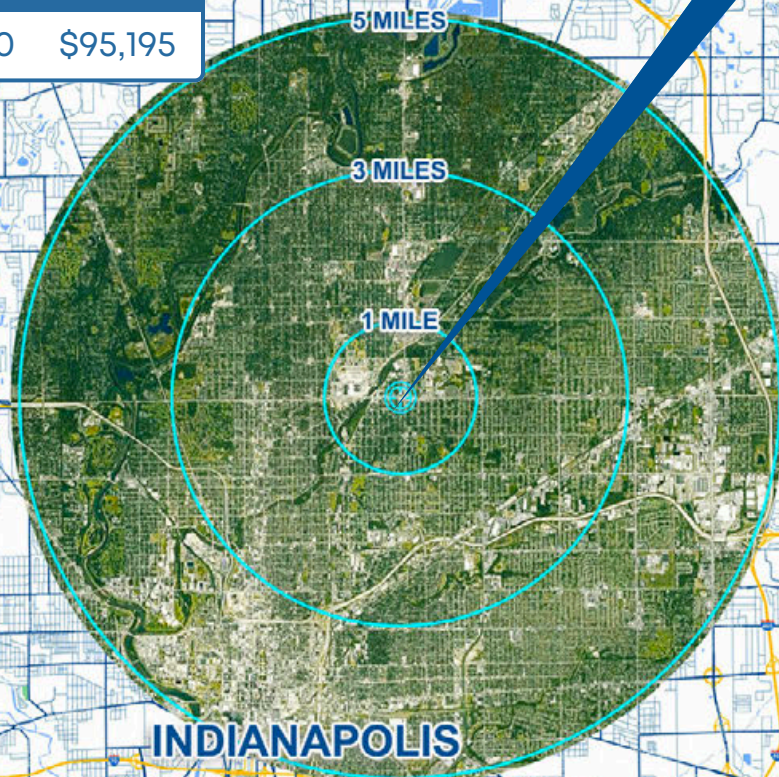
	1 MILE	3 MILES	5 MILES
2029 PROJECTION	4,266	47,683	121,595
2024 ESTIMATE	4,398	47,694	120,945
2020 CENSUS	3,976	43,228	111,811

AVG INCOME

	1 MILE	3 MILES	5 MILES
2024 ESTIMATE	\$50,036	\$94,660	\$95,195



SUBJECT PROPERTY



ABOUT VERITAS REALTY

With a team of 17 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

INVESTMENT TEAM

The Veritas Realty Investment Sales is led by Jon Bannister who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. Our team provides a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.

RECENT DEALS

Johnson Fields	Indianapolis, IN	Chipotle	Multiple Locations
Windridge Shops	Indianapolis, IN	Verizon Wireless	Multiple Locations
Fishers Shoppes	Fishers, IN	WellNow	Multiple Locations
Starbucks Center	Chesterton, IN	Starbucks	Multiple Locations
Athletico Center	Martinsville, IN	Domino's	Multiple Locations
T-Mobile Center	Columbus, IN	Big Red Liquors	Multiple Locations
Jasper Crossing	Jasper, IN	Enterprise	Kokomo, IN
Fremont Outlets	Fremont, IN	Valvoline	Ft Wayne, IN
Medical Center	Plainfield, IN	Goodyear	Indianapolis, IN
Fremont Outlet	Fremont, IN	Steak N Shake	Multiple Locations
Domino's Center	Edinburg, IN	Dollar General	Multiple Locations



CHAINLINKS SUMMARY

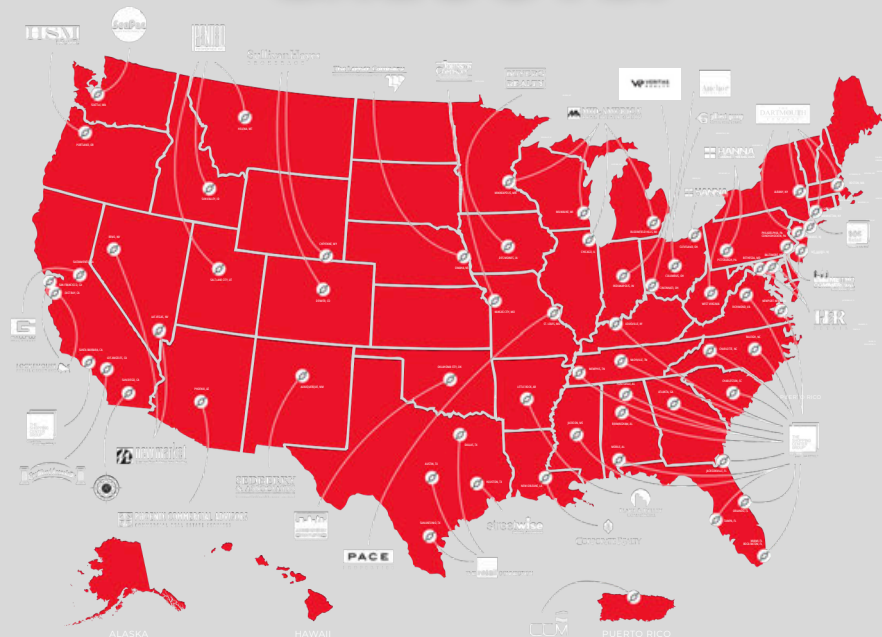
Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.



LOCAL. NATIONAL. EXECUTE.



BY THE NUMBERS...

REAL ESTATE TRANSACTIONS

6,000+

OFFICES IN THE USA

56

CONSIDERATION EARNED

\$8.5+B

LANDLORDS REPRESENTED

3,000+

RETAILERS REPRESENTED

1,500+

RETAIL BROKERS

750+



VERITAS REALTY

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