

Scatterfield Shoppes

4215 Scatterfield Road Anderson, Indiana

RE/MAX
Real Estate Associates

Offering Memorandum



Dave Cash
davecash@remax.net
RE/MAX Real Estate Associates

1000 South 3rd Street
Terre Haute, Indiana 47802
www.experiencemeanscash.com

Cell: (812) 243-0930
Office: (812) 235-4433
Fax: (812) 235-2143

PRICING

Scatterfield Shoppes

Anderson, Indiana

Price	\$ 3,443,314
Gross Leasable Area	9,000
Price/S.F.	382.59
CAP Rate	7.0%
Lot Size	1.6 Acres
Year Built/ Reno	2004
Gross Rent	\$ 241,032

Expenses

Real Estate Taxes	\$ 39,547
Insurance	\$ 2,594
CAM	\$ 21,120
Total Expenses	\$ 63,261

All Expenses Reimbursed by Tenants

Net Operating Income	\$ 241,032
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RENT ROLL

Scatterfield Shoppes

Anderson, Indiana

Tenant Name	Term Rem	Base Rent	Sq. Ft.	Monthly Rent	Options
Game Stop	July 31, 2022	23.00	1500	\$2,875.00	1-3yr.
Penn Station	June 30, 2021	24.00	1800	\$3,600.00	none
Sprint *	June 30, 2021	24.00	1500	\$3,000.00	1-3yr.
Athletics	December 31, 2022	21.00	2400	\$4,200.00	1-5yr.
Starbucks	February 28,2025	42.74	1800	\$6,411.00	3-5yr.
All Leases NNN					
Administrative Fee \$5,488				\$20,086.00	

*DUE TO STORE MERGER SPRINT HAS VACATED THIS SPACE. If necessary, seller will provide, at closing, a 6-month master lease. (\$18,000.00)

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OFFERING SUMMARY

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Anderson, Indiana

Price	\$3,443,314	Year Built/ Reno Lot	2004
CAP Rate	7.0%	Size	1.6 Acres
Building Square Footage	9,000		

LEASE ABSTRACT

Common Area Maintenance:	Tenant Responsible
Real Estate Taxes:	Tenant Responsible; Landlord pays and Tenant fully reimburses in monthly installments
Insurance:	Tenant Responsible and fully reimburses Landlord for Property Insurance
Roof and Structure:	Landlord Responsible for Repairs and Replacement

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TENANT LIST

Scatterfield Shoppes
Anderson, Indiana

Penn Station



Starbucks



Sprint



Game Stop



Athletico



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AERIAL IMAGE

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