

RESOURCE

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**12750 HORSEFERRY ROAD
CARMEL, IN 46032**

SALE

OFFICE



▶ EXCELLENT OWNER/USER INVESTMENT OPPORTUNITY



BUILDING SIZE

3,288 SF total
1,726 SF for owner user

SALE PRICE

\$525,000

12750 Horseferry Road is a 3,288 SF, 2-story, class A office building in the beautiful Village of WestClay. This property has the unique flexibility of in-place income as well as available space for an owner/user. The building is 47.5% leased through 12/31/20.

CO-LISTED WITH:



9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

MICHAEL SLOAN
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12750 HORSEFERRY ROAD // PICTURES



ABOUT CARMEL

Consistently recognized nationally for its programs and services, Carmel is a dynamic edge city featuring award-winning schools, thriving businesses and family-oriented neighborhoods.

RECENT AWARDS & RECOGNITIONS

- 2017 - Best Cities for Families (Apartment List)
- 2016 - Bicentennial Green Legacy Community Award
- 2016 - Best Small Cities for Families in America (Nerdwallet)
- 2016 - #1 Safest City to Raise a Child (SafeWise)
- 2016 - Becomes an "Indiana Bird Town" (Indiana Audubon Society)
- 2015 - Community of the Year (Indiana Chamber of Commerce)
- 2015 - #8 Safest Small Cities for Retirement (Badcredit.org)
- 2015 - Best Town to Raise a Family (NICHE)
- 2015 - Best Place to Raise a Family (MarketWatch)
- 2015 - Best School District in Indiana (Niche Rankings)
- 2015 - Best Place to get a Job in Indiana (Zippia)



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in     #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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John Randall

Phone Number: 317-977-1159

Cell Number: 317-775-0344

SBA 7A vs. SBA 504 Comparison vs. Conventional Fixed

SBA 7(a) loan scenario	
Project Amount:	\$525,000
Loan amount:	\$488,163
Due In:	25 yrs
SBA 7(a) interest rate:*	4.75%
*25 year fixed rate	
Monthly payment:	\$2,783
Out of Pocket Portion of Total Cost	
Property Down Payment: (10%)	\$52,500
SBA 7(a) Related Fees:	
Guaranty Fee	\$1,240
Packaging Fee	\$0
Third Party Related Fees:	\$500
Total Cash Out of Pocket	\$54,240

SBA 504 loan scenario	
Project Amount:	\$525,000
Wells Fargo 1st Mortgage:	\$266,957
CDC 2nd Mortgage:	\$219,614
Amortized (WF 1st Mtg):	20 yrs
Amortized (CDC 2nd Mtg):	20 yrs
Interest Rate (WF 1st Mtg):**	4.65%
Interest Rate (CDC 2nd Mtg):	4.54%
Blended interest rate:	4.60%
Monthly payment:	\$3,105
Out of Pocket Portion of Total Cost	
Property Down Payment: (10%)	\$52,500
Wells Fargo & SBA Related Fees:	
CDC Fees (2nd mtg)	\$730
Wells Fargo Fee (1st mtg)	\$134
Third Party Related Fees:	\$700
Total Cash Out of Pocket	\$54,063

Conventional fixed rate loan scenario	
Project Amount:	\$525,000
Loan amount:	\$397,500
Amortized over:	20 yrs
Due In:	10 yrs
5 year fixed interest rate:	4.90%
Monthly payment:	\$2,601
Out of Pocket Portion of Total Cost	
Property Down Payment: (25%)	\$131,250
Wells Fargo Related Fees:	
Wells Fargo Loan Fee	\$0
Third Party Related Fees:	\$1,250
Total Cash Out of Pocket	\$132,500

** Reprices every 10 years

SBA 7(a) Loan Specifics:

- As little as 10% equity needed
- 25 Year amortization/term
- No balloon payment
- Very limited prepayment penalty
- Most loans close in 35-45 days
- Working Capital, Equipment, & Fees can be financed
- MUCH simpler process - 1 lender vs. 2
- Temporary Collateral May be Required
- Fixed and Floating Rate Options
- No Covenants, No Monitoring
- Also available: 3 yr rate lock at 3.70%,
- 7 yr rate lock at 4.20%
- 10 yr rate lock at 4.45%

SBA 504 Loan Specifics:

- As little as 10% equity needed
- Fixed and Floating Rate Options
- Temporary Collateral May be Required
- Prepayment penalties apply
- Most loans close in 60-90 days
- Fees can be financed if covered by Appraisal
- Two Loan Closings
- Rate not fixed till after closing
- Also available on 1st Loan:
- 30 yr amort, 10 year term at 4.50%
- 20 yr amort, 5 year rate lock at 3.75%

Conventional Loan Specifics:

- At least 25% Equity Needed
- Fixed and Floating Rate Options
- Balloon payment options available
- Prepayment Penalties Apply
- Most loans close in 40-50 days
- One loan closing
- Covenants/Monitoring Apply
- Also available:
- 20 yr amort, 5 year rate lock at 4.30%

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification

Prepared for: Tom Osborne-Kimberly Hartman
October 16, 2017

