

US Surveyor Building

4929 River Wind Pointe Drive
Evansville, Indiana 47715

Property Overview

Attractive multi-tenant office building available on Green River Road at the I-69 interchange in Evansville, IN. Built in 1999, this three story building has visibility from the interstate and great curb appeal. Walk in the front doors and you are greeted with a two-story vaulted entryway with marble floors and intricate crown molding. The common area on the first floor includes a kitchenette/breakroom for tenants use. Current owner occupies entire second floor and will leaseback the space for 5 years.

Spaces	Lease Rate	Space Size
Ground Floor Office Space	\$9.75 SF/yr	2,645 SF
Third Floor	\$8.50 SF/yr	2,600 SF

Offering Summary

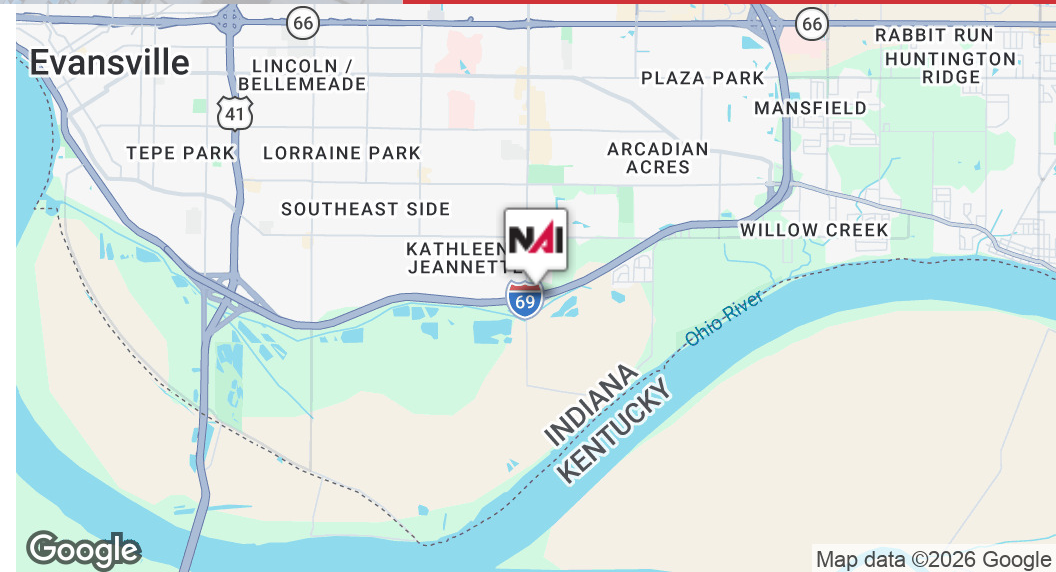
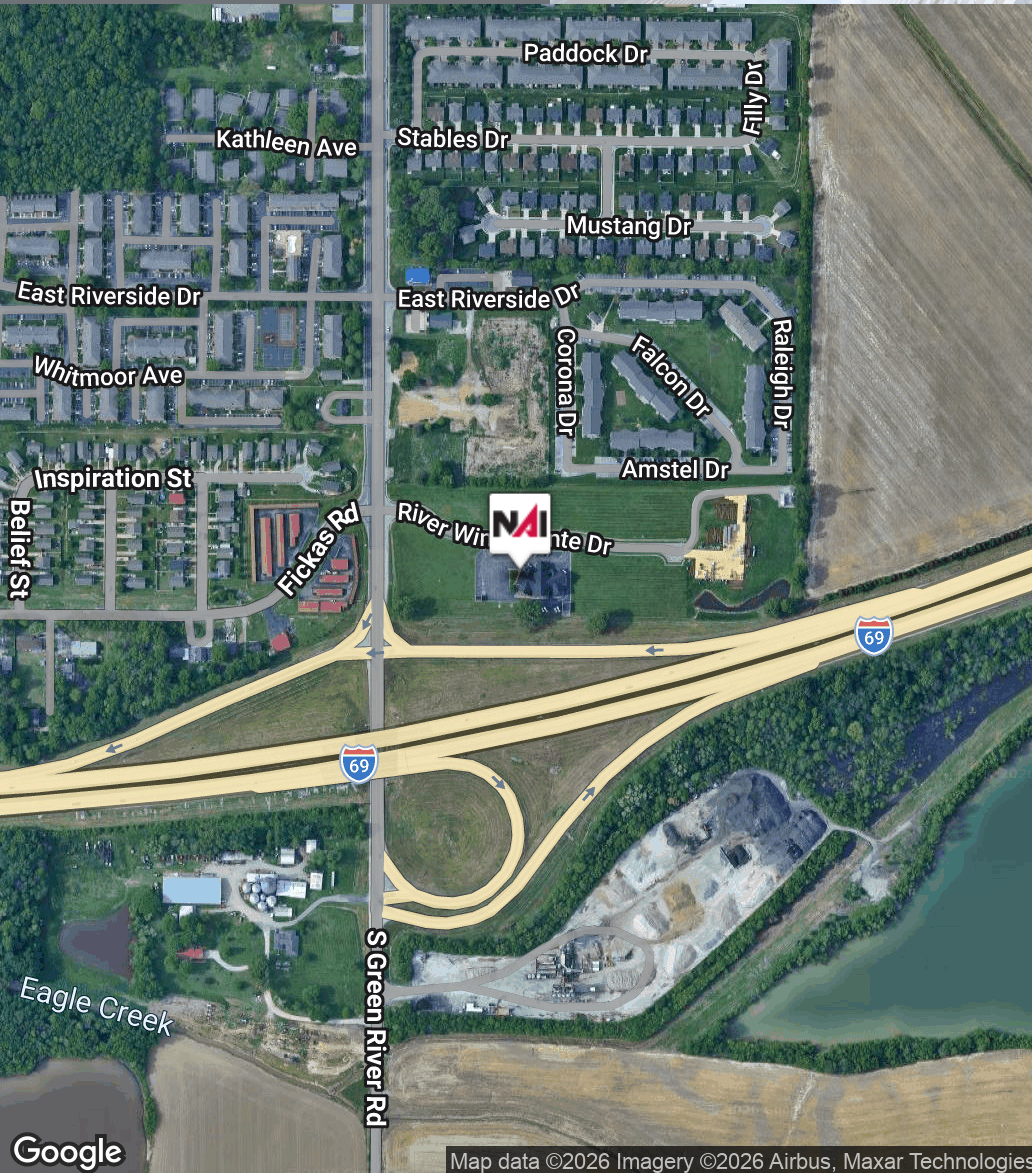
Sale Price:	\$1,750,000
Lease Rate:	\$8.50 - 9.75 SF/yr (NNN)
Building Size:	21,647 SF
NNN Charges:	\$4.04/SF

For More Information

Scott Edmond

Managing Director
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Location Overview

Quick access to I-69 at the Green River Road junction, this site is on the south end of one of the busiest sections of Evansville with a variety of dining options, shopping centers, and recreational facilities, providing a well-rounded experience for employees and visitors alike.





Investment Overview

Proforma Income

Price	\$1,750,000
Price per SF	\$81
GRM	11.29
CAP Rate	7.88%
Cash-on-Cash Return (yr 1)	7.21%
Total Return (yr 1)	\$53,198
Debt Coverage Ratio	1.3

Operating Data

Proforma Income

Gross Scheduled Income	\$155,073
Other Income	\$55,016
Total Scheduled Income	\$210,089
Gross Income	\$210,089
Operating Expenses	\$72,217
Net Operating Income	\$137,872
Pre-Tax Cash Flow	\$31,527

Financing Data

Proforma Income

Down Payment	\$437,500
Loan Amount	\$1,312,500
Debt Service	\$106,345
Debt Service Monthly	\$8,862
Principal Reduction (yr 1)	\$21,671



Professional Office Building



Legend

Available

Unavailable

1st Floor

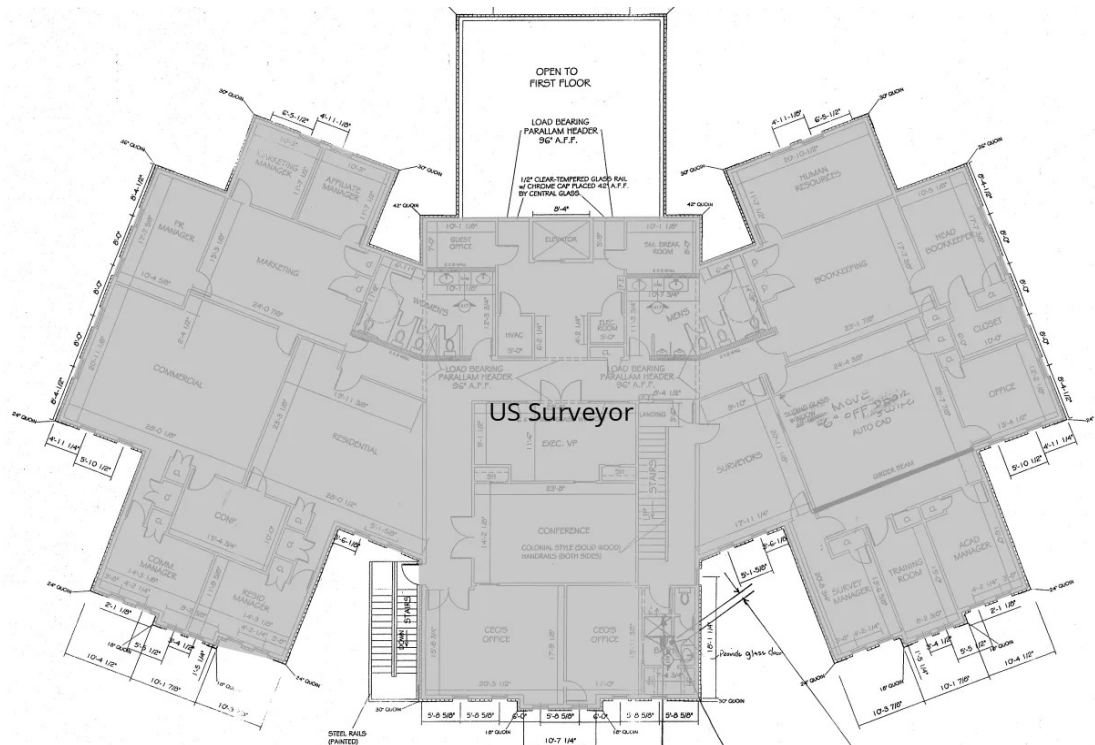
Suite	Size	Type	Rate	Description
Ground Floor Office Space	2,645 SF	NNN	\$9.75 SF/yr	Total NNN charges amount to \$4.04/SF.

BROCHURE

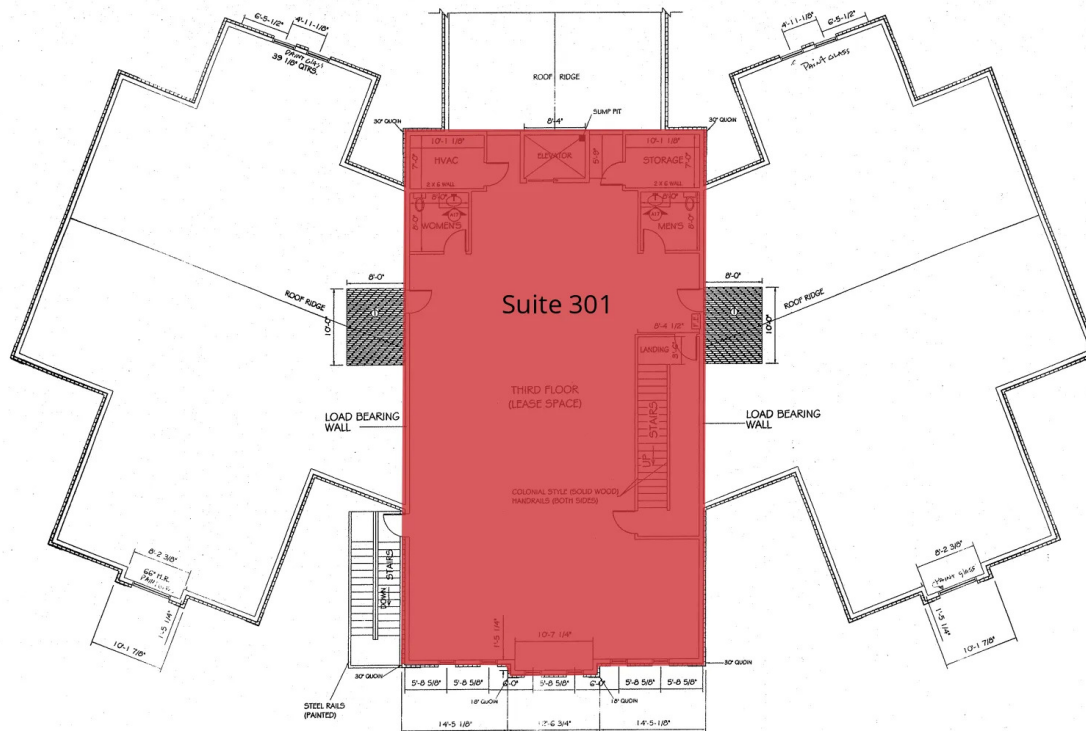
4929 River Wind Pointe Drive, Evansville, IN 47715

Legend

Unavailable



2nd Floor



Legend

Available

Third Floor

Suite	Size	Type	Rate	Description
Third Floor	2,600 SF	NNN	\$8.50 SF/yr	Total NNN charges amount to \$4.04. Current white box finish. Buildout allowance available.

For Sale & Lease

2,600 - 2,645 SF |
\$1,750,000
Office Space



Scott Edmond

Managing Director

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IN #RB15000270 // KY #291439

Professional Background

Scott Edmond is a dedicated commercial real estate advisor specializing in property sales and leasing within the Indiana and Kentucky markets. Recognized for his outstanding achievements Scott received the Indiana Commercial Board of Realtors Transaction of the Year and Rookie of the Year awards in 2018 as well as being named Multifamily Top Performer in 2021. He achieved the prestigious President's Club honor in 2018 and received the Achiever Award in 2019 during his tenure with another national commercial brokerage. Before entering commercial brokerage Scott served as a Vice President for a national bank in the commercial real estate group and originated over \$250M in financing for projects nationwide.

Education

BS ('97) and an MBA ('00) from the University of Southern Indiana.

Memberships

CCIM Institute - Indiana BOD National Association of REALTORS Indiana Commercial Board of REALTORS Commercial Real Estate Alliance - BOD

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