

12 COMMERCIAL UNITS · 11 LEASED

4 RESIDENTIAL UNITS

12,430 SF

Mayden Professional Center

South Building · 250 N. Main Street · Crown Point, IN 46307 · Lake County

OFFERING PRICE
\$2,599,900

6.23%

IN-PLACE CAP

7.11%

STABILIZED CAP

\$162,024

IN-PLACE NOI

\$209

PRICE / SF

12,430

RENTABLE SF

1969

YEAR BUILT

THE OFFERING

A rarely-available, dual-income mixed-use asset on a high-visibility corridor just 2.5 blocks from the Historic Crown Point Square. Structured as twelve commercial suites over four 1,000 SF two-bedroom apartments with in-unit laundry, plus a shared lower-level conference/break room. Strong cash flow, high build quality, and an established tenant base position 250 N. Main for the long-term investor or owner-occupant as Crown Point continues to anchor the growth of Northwest Indiana.

INVESTMENT HIGHLIGHTS

- ◆ **Diversified mixed-use income** — professional/medical-service commercial tenancies blended with fully-leased residential cash flow under one roof.
- ◆ **Built-in lease-up upside** — 11 of 12 commercial units leased; the lone vacancy is newly refreshed and projected at ~\$21,000/yr, lifting NOI from \$162,024 (6.23% cap) to a stabilized \$184,824 (7.11% cap).
- ◆ **Residential 100% leased** — four 1,000 SF / 2-bed units at or near market rent; only ~2.6% loss-to-lease.
- ◆ **Recently recapitalized envelope** — new mansard & flat roofs, windows, gutters, soffit/fascia, rebuilt entranceways, mailboxes & furnace pump.
- ◆ **Premier downtown location** — steps from the dining & nightlife hub of the Lake County seat, NW Indiana's fastest-growing destination.
- ◆ **Efficient & turnkey** — low ~24% expense ratio, durable masonry construction; offered **free & clear of debt** for a clean, flexible close.

PROPERTY FACTS

Building Type	Mixed-Use (Commercial + Residential)
Rentable / Gross SF	12,430 / 12,606 SF
Stories / Buildings	3 / 1
Lot Size	0.13 ac (5,663 SF)
Parking	20 spaces (1.61 / 1,000 SF)
Zoning	B-2 · Downtown Crown Point
Construction	Masonry
Roof / HVAC	Asphalt shingle (~2 yrs) / Boiler

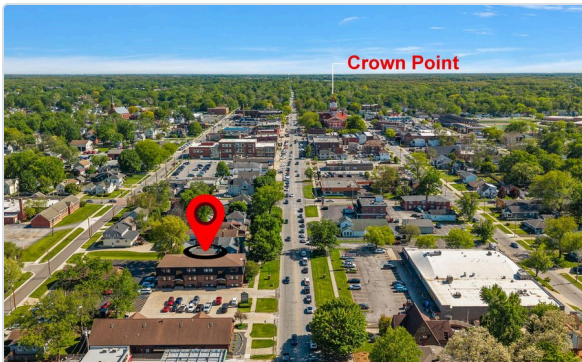
FINANCIAL SUMMARY

ANNUALIZED	IN-PLACE	STABILIZED
Commercial Base Rent	\$146,400	\$167,400
Residential Rent	\$67,800	\$69,600
Effective Gross Income	\$214,200	\$237,000
Real Estate Taxes	(\$26,016)	(\$26,016)
Utilities	(\$18,360)	(\$18,360)
Insurance	(\$3,300)	(\$3,300)
Janitorial / Landscape	(\$4,500)	(\$4,500)
Total Operating Expenses	(\$52,176)	(\$52,176)
NET OPERATING INCOME	\$162,024	\$184,824

Operating expense ratio = 24% of EGI · In-place NOI \$13.04/SF · Stabilized NOI \$14.87/SF. Figures per owner; buyer to verify in due diligence.

COMMERCIAL TENANCY

SUITE	TENANT	RENT/YR	EXPIRES
6&7	New You Aesthetics	\$38,400	Jul '28
5	The Dollhouse NWI	\$21,000	Nov '27
8	Plump & Glo Aesthetics	\$21,000	Feb '27
12	Olive Tree Holistic Healing	\$21,000	Dec '29
10-I	Baker Richards Financial	\$9,000	Nov '28
11-K	Leased	\$7,800	Mar '27
11-E	The Healing Exchange	\$7,200	Jun '27
11-G	Dr. Jeffery Smith, MD	\$7,200	Dec '26
11-H	The Jaeger Group	\$7,200	Mar '27
11-F	Leased	\$6,600	Jul '26
In-Place — 11 of 12 Units Leased		\$146,400	
Vac.	Vacant — newly refreshed (available)	\$21,000	<i>market</i>



LOCATION & MARKET

Crown Point — the Lake County seat — is among the fastest-growing communities in Northwest Indiana, anchored by its historic downtown Square. The blocks surrounding the Square have become the region's destination for restaurants, nightlife and boutique business. Sitting just 2.5 blocks from the Square's center on the N. Main corridor, the subject enjoys strong drive-by visibility and durable demand from both small-business tenants and residents — a location positioned to remain highly sought-after for years to come.

