

OFFICE OFFERING MEMORANDUM

6201 CORPORATE DRIVE

6201 CORPORATE DRIVE, INDIANAPOLIS, IN 46278



PRICE
REDUCED!



FOR SALE: OWNER-USER OFFICE W/ADDITIONAL INCOME

SHOOK REALTY GROUP

930 E Washington Street, Suite 200
Indianapolis, IN 46202



PRESENTED BY:

CREIGHTON SHOOK

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6201 CORPORATE DRIVE

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6201 CORPORATE DRIVE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Property Details

Sale price:	\$2,395,000
Building SF:	23,048
Available SF:	11,524
Lot Size:	2.04 Acres
Building Class:	B
Occupancy:	Multi
Renovated:	2016
Year Built:	1999
Sub-market:	Park 100
Zoning:	CS
Parking spaces:	80
Parking Ratio:	3.48

NEW PRICE: \$2,395,000 (\$103.91/RSF)

Property Highlights

- 23,048 Square Foot HQ office building perfect for an Owner-User with additional in-place revenue
- 2 tenants leasing suites on the 1st floor - 40% occupied, WALT: 3.35 years remaining for 2 Tenants
- Entire 2nd floor was renovated in 2016 and is ready for a new company (11,524 RSF) - Excellent Owner Suite
- 2nd floor is available fully furnished and move-in ready
- 2 Acres with 80 parking spaces (3.5/1,000 SF) - ample parking for a higher-density user
- Prominent building presence with ample building signage opportunities
- Access control, security cameras, and building security systems in place
- Optional Seller Leaseback of 2,298 RSF, Suite 190, at closing

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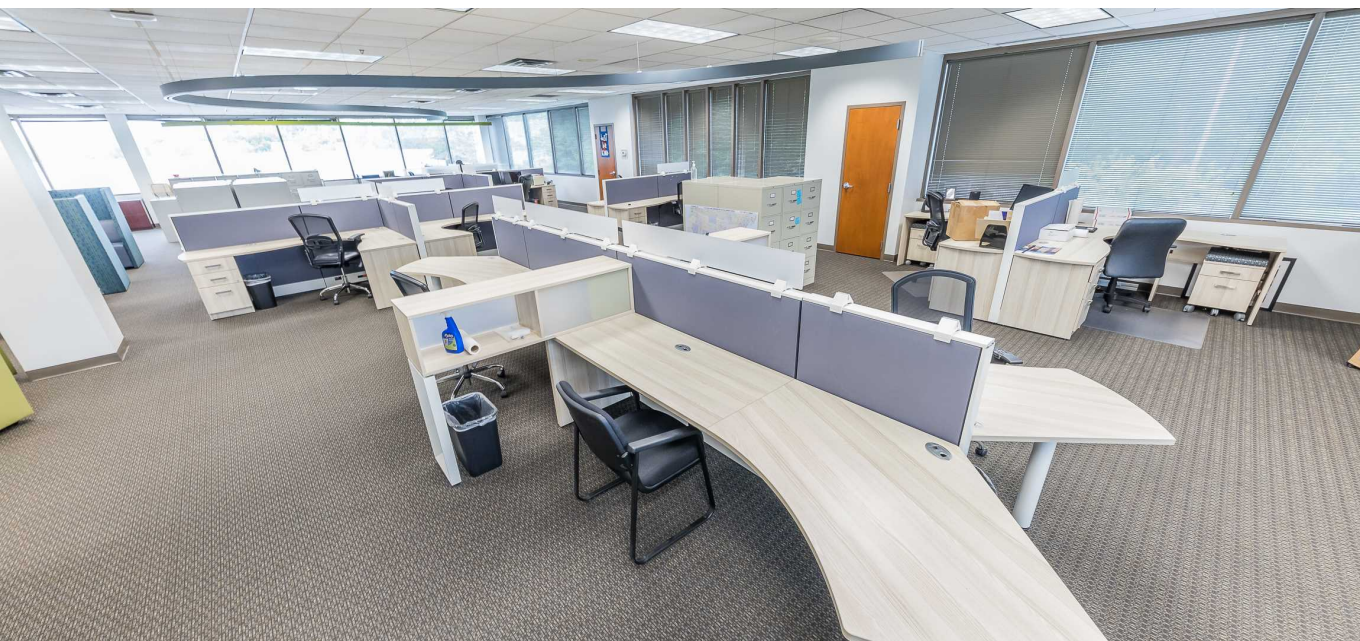
PROPERTY DESCRIPTION

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Property Description

6201 Corporate Drive provides the perfect opportunity for a company to own its HQ office building and receive revenue from 2 additional tenants in the building. The entire 2nd floor is available for an owner/user and is well appointed with a modern, creative layout and a good mix of private offices, conference/huddle rooms, and an open concept layout. The 1999 construction of the building provides a great presence and ample building signage opportunities for the new owner. The property sits on just over 2 acres with 80 parking spaces to service a high-density headcount.



Location Overview

6201 Corporate Drive is conveniently located in Corporate Park just south of Park 100 on the northwest side of Indianapolis. The location provides convenient access to I-465 at the 71st & 56th Street interchanges, as well as access to I-65 at the 71st Street & Lafayette Road interchanges. The location provides easy access to and from the Indianapolis International Airport as well.

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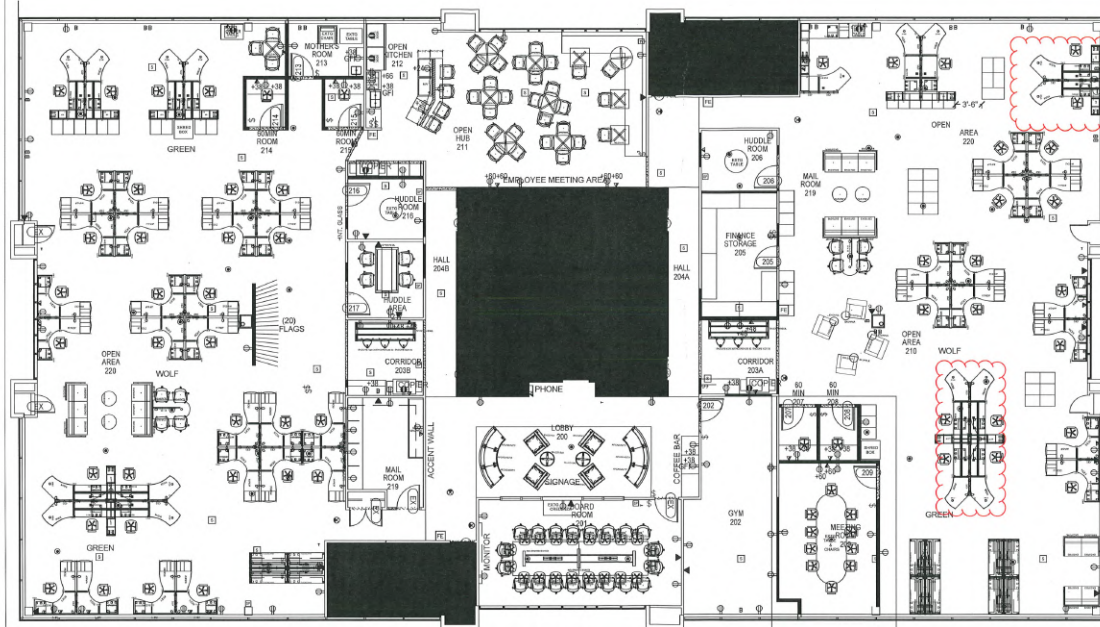


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AVAILABLE SPACES

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



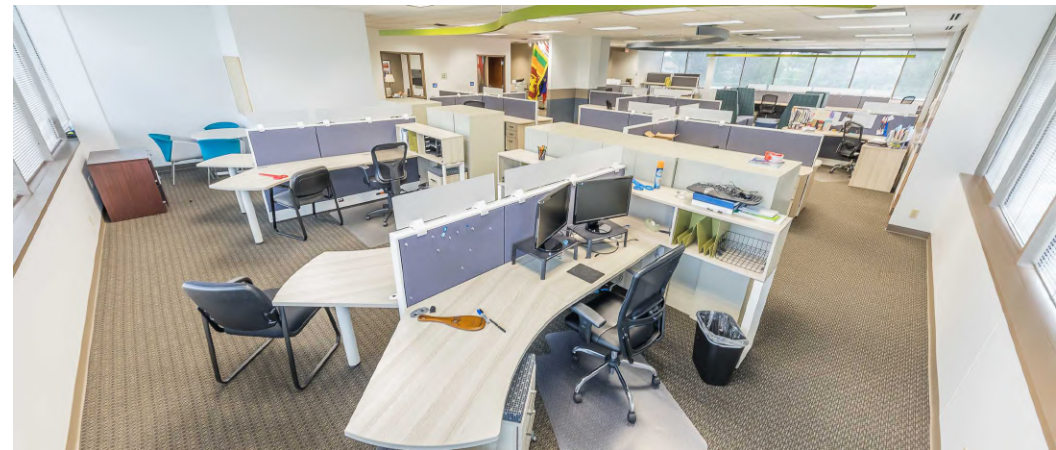
Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
200	11,524		\$15.00 /sf/yr			

Owner Suite Description

LEASE RATE SHOWN IS FOR OWNER/USER PROFORMA PURPOSES ONLY

Suite 200 is available as a fully furnished, move-in ready 11,524 RSF suite for a new owner/occupant. The current layout is a collaborative, open office environment. The layout includes 50 dedicated workstations, 12 sit/stand hotelling desks, 3 private huddle rooms, 6 open huddle areas, 4 private phone rooms, 1 20-seat board room, 1 10-seat conference room, a large modern break area with kitchen, and multiple work and storage areas.



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PROPERTY PHOTOS

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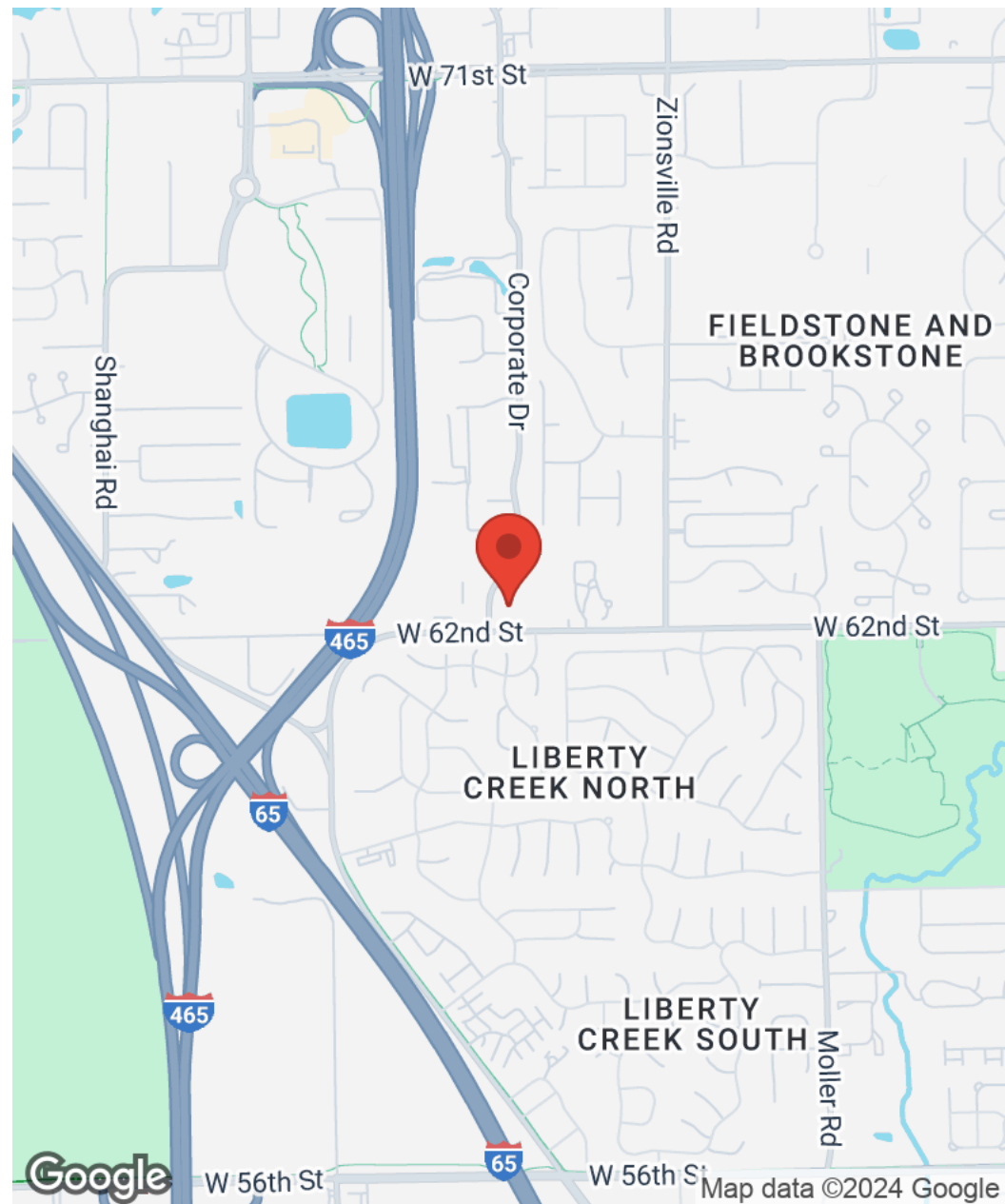
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LOCATION MAPS

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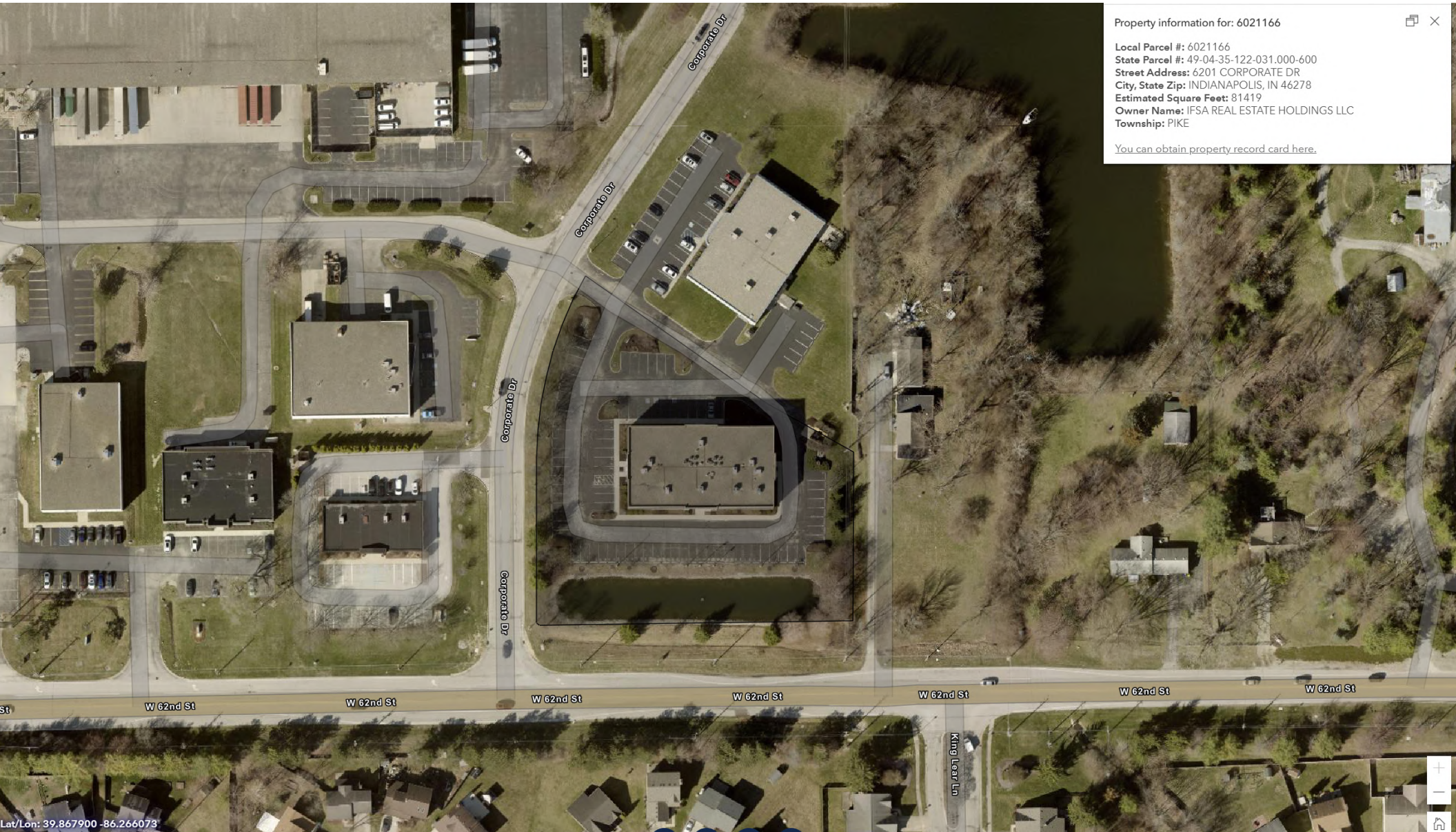


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AERIAL MAP

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Property information for: 6021166

Local Parcel #: 6021166
State Parcel #: 49-04-35-122-031.000-600
Street Address: 6201 CORPORATE DR
City, State Zip: INDIANAPOLIS, IN 46278
Estimated Square Feet: 81419
Owner Name: IFSA REAL ESTATE HOLDINGS LLC
Township: PIKE

[You can obtain property record card here.](#)

Lat/Lon: 39.867900 -86.266073

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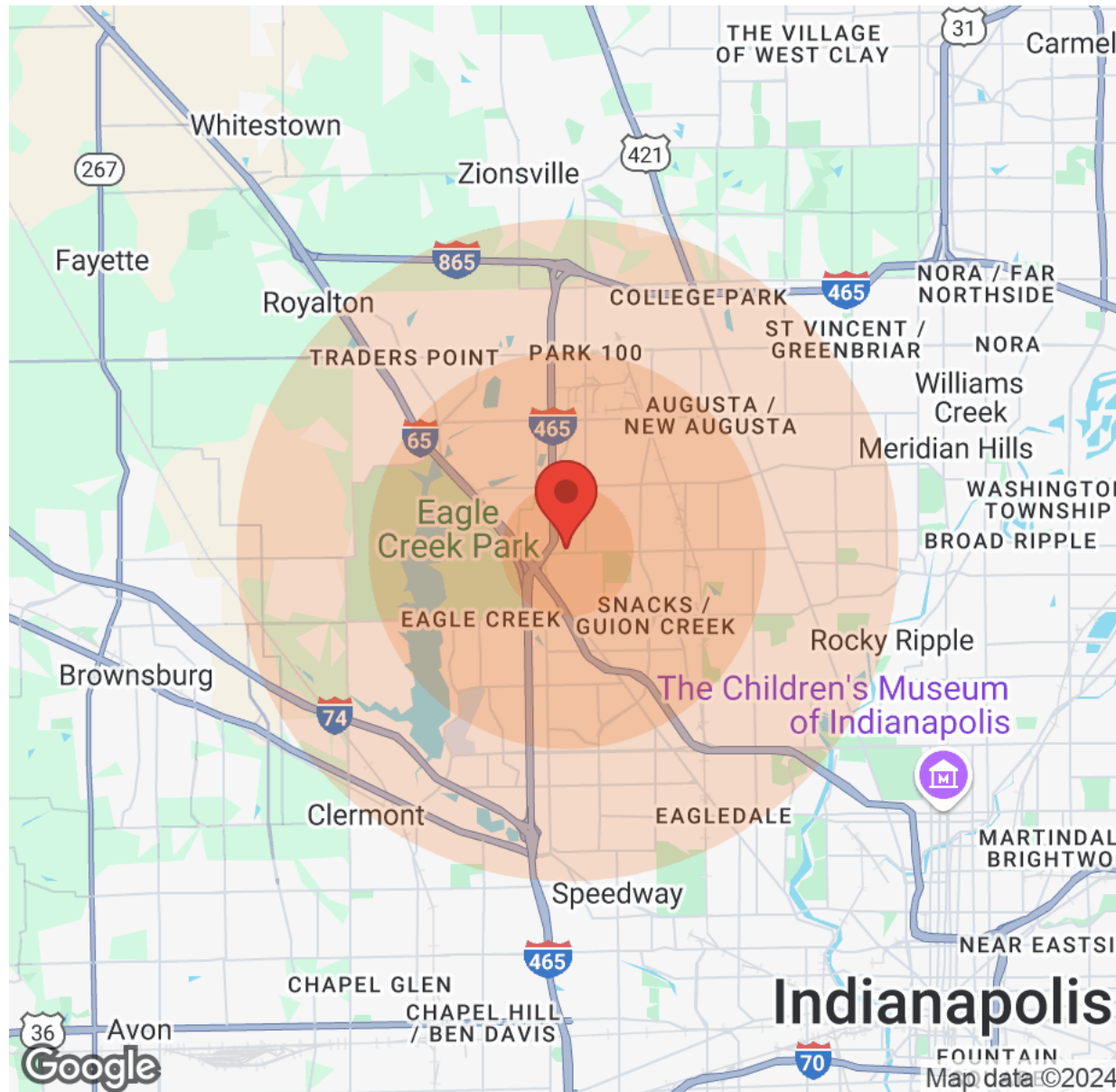


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DEMOGRAPHICS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Population	1 Mile	3 Miles	5 Miles
Male	4,394	30,952	82,609
Female	4,782	34,365	90,056
Total Population	9,176	65,317	172,665

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,285	16,795	42,412
Ages 15-24	1,310	9,216	23,444
Ages 25-54	3,775	27,200	70,552
Ages 55-64	961	6,882	18,290
Ages 65+	845	5,224	17,967

Race	1 Mile	3 Miles	5 Miles
White	3,822	22,782	77,495
Black	3,939	31,714	69,119
Am In/AK Nat	11	60	256
Hawaiian	N/A	N/A	8
Hispanic	1,355	12,124	31,350
Multi-Racial	2,022	18,654	45,854

Income	1 Mile	3 Miles	5 Miles
Median	\$48,783	\$48,783	\$46,783
< \$15,000	240	3,090	8,541
\$15,000-\$24,999	174	3,028	9,097
\$25,000-\$34,999	490	3,521	9,534
\$35,000-\$49,999	831	4,591	11,491
\$50,000-\$74,999	844	4,944	12,442
\$75,000-\$99,999	542	3,454	8,371
\$100,000-\$149,999	369	2,159	6,947
\$150,000-\$199,999	156	949	2,235
> \$200,000	N/A	705	1,795

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,131	28,290	76,434
Occupied	3,747	25,947	69,324
Owner Occupied	2,743	14,509	36,473
Renter Occupied	1,004	11,438	32,851
Vacant	384	2,343	7,110

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LEASE RENT ROLL

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Make-a-Wish Foundation	100	5,006	12/01/17	12/31/27	\$16.07	\$80,447
Don R. Scheidt & Company Inc.	150	4,220	09/01/18	10/31/28	\$15.60	\$65,832
The Institute For Study Abroad (IFSA)	190	2,298	01/01/25	12/31/26	\$16.50	\$37,917
OWNER SUITE Pro Forma	200	11,524	01/01/25	12/31/34	\$15.00	\$172,860

BASE RENT REPORT

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
100 Make-a-Wish Foundation	\$80,447	\$82,860	\$85,346	\$90,318	\$93,027
150 Don R. Scheidt & Company Inc.	\$65,832	\$66,184	\$67,239	\$68,282	\$70,330
190 The Institute For Study Abroad (IFSA)	\$37,917	\$39,055	\$39,055	\$39,055	\$39,055
200 **OWNER SUITE** Pro Forma	\$172,860	\$178,046	\$183,387	\$188,889	\$194,555
Total Income	\$357,056	\$366,144	\$375,026	\$386,543	\$396,967

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TENANT CASH FLOW ANALYSIS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Tenant: Make-a-Wish Foundation
 Suite: 100, 5,006 sf
 Expiration Date: 12/31/2027

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Potential Tenant Revenue					
Base Rental Income	\$80,447	\$82,860	\$85,346	\$90,318	\$93,027
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Total Potential Revenue	\$80,447	\$82,860	\$85,346	\$90,318	\$93,027
Per rsf	\$16.07	\$16.55	\$17.05	\$18.04	\$18.58
Potential Tenant Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
Total Potential Costs	\$0	\$0	\$0	\$0	\$0
Tenant Net Cash Flow	\$80,447	\$82,860	\$85,346	\$90,318	\$93,027
Per rsf	\$16.07	\$16.55	\$17.05	\$18.04	\$18.58

TENANT CASH FLOW ANALYSIS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Tenant: Don R. Scheidt & Company Inc.
 Suite: 150, 4,220 sf
 Expiration Date: 10/31/2028

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Potential Tenant Revenue					
Base Rental Income	\$65,832	\$66,184	\$67,239	\$68,282	\$70,330
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Total Potential Revenue	\$65,832	\$66,184	\$67,239	\$68,282	\$70,330
Per rsf	\$15.60	\$15.68	\$15.93	\$16.18	\$16.67
Potential Tenant Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
Total Potential Costs	\$0	\$0	\$0	\$0	\$0
Tenant Net Cash Flow	\$65,832	\$66,184	\$67,239	\$68,282	\$70,330
Per rsf	\$15.60	\$15.68	\$15.93	\$16.18	\$16.67

TENANT CASH FLOW ANALYSIS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Tenant: The Institute For Study Abroad (IFSA)
 Suite: 190, 2,298 sf
 Expiration Date: 12/31/2026

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Potential Tenant Revenue					
Base Rental Income	\$37,917	\$39,055	\$39,055	\$39,055	\$39,055
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Total Potential Revenue	\$37,917	\$39,055	\$39,055	\$39,055	\$39,055
Per rsf	\$16.50	\$17.00	\$17.00	\$17.00	\$17.00
Potential Tenant Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
Total Potential Costs	\$0	\$0	\$0	\$0	\$0
Tenant Net Cash Flow	\$37,917	\$39,055	\$39,055	\$39,055	\$39,055
Per rsf	\$16.50	\$17.00	\$17.00	\$17.00	\$17.00

TENANT CASH FLOW ANALYSIS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Tenant: ****OWNER SUITE**** Pro Forma
 Suite: 200, 11,524 sf
 Expiration Date: 12/31/2034

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Potential Tenant Revenue					
Base Rental Income	\$172,860	\$178,046	\$183,387	\$188,889	\$194,555
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Total Potential Revenue	\$172,860	\$178,046	\$183,387	\$188,889	\$194,555
Per rsf	\$15.00	\$15.45	\$15.91	\$16.39	\$16.88
Potential Tenant Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
Total Potential Costs	\$0	\$0	\$0	\$0	\$0
Tenant Net Cash Flow	\$172,860	\$178,046	\$183,387	\$188,889	\$194,555
Per rsf	\$15.00	\$15.45	\$15.91	\$16.39	\$16.88

6201 CORPORATE DRIVE

FINANCIAL REPORTS

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INVESTMENT DETAILS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Analysis

Analysis Date January 2025

Property

Property Type Office
 Property Address 6201 Corporate Drive
 Address 6201 Corporate Drive
 City, State Indianapolis, IN 46278
 Year Built 1999

Income & Expense

Gross Operating Income \$376,256
 Monthly GOI \$31,355
 Total Annual Expenses (\$177,413)
 Monthly Expenses (\$14,784)

Purchase Information

Purchase Price \$2,395,000
 Tenants 4
 Total Rentable SF 23,048
 Lot Size 2.040 acres
 Resale Valuation 8.50% (Capitalization of NOI)
 Resale Expenses 4.00%

Financial Information

Initial Equity \$718,500

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$1,676,500	20 years	20 years	6.75%	\$12,748	\$16,765

ANNUAL PROPERTY OPERATING DATA

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Income					
Rental Income	\$357,056	\$366,144	\$375,026	\$386,543	\$396,967
Estimated Base Year Passthroughs	\$9,600	\$9,888	\$10,185	\$10,490	\$10,805
Estimated RETax Passthrough from Scheidt	\$9,600	\$9,888	\$10,185	\$10,490	\$10,805
Gross Scheduled Income	\$376,256	\$385,920	\$395,396	\$407,523	\$418,577
Gross Operating Income	\$376,256	\$385,920	\$395,396	\$407,523	\$418,577
Expenses					
Property Management Fee	(\$18,813)	(\$19,296)	(\$19,770)	(\$20,376)	(\$20,929)
Building Insurance	(\$12,000)	(\$12,240)	(\$12,485)	(\$12,734)	(\$12,989)
Grounds Maintenance	(\$16,500)	(\$16,830)	(\$17,167)	(\$17,510)	(\$17,860)
Janitorial	(\$20,100)	(\$20,502)	(\$20,912)	(\$21,330)	(\$21,757)
Repairs & Maintenance	(\$21,000)	(\$21,420)	(\$21,848)	(\$22,285)	(\$22,731)
Taxes - Real Estate **EST*	(\$41,000)	(\$41,820)	(\$42,656)	(\$43,510)	(\$44,380)
Utilities	(\$48,000)	(\$48,960)	(\$49,939)	(\$50,938)	(\$51,957)
Total Operating Expenses	(\$177,413)	(\$181,068)	(\$184,777)	(\$188,684)	(\$192,603)
Operating Expense Ratio	47.15%	46.92%	46.73%	46.30%	46.01%
Net Operating Income	\$198,843	\$204,852	\$210,618	\$218,839	\$225,975

CASH IN CASH OUT

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Gross Operating Income	\$376,256	\$385,920	\$395,396	\$407,523	\$418,577
Expenses					
Property Management Fee	(\$18,813)	(\$19,296)	(\$19,770)	(\$20,376)	(\$20,929)
Building Insurance	(\$12,000)	(\$12,240)	(\$12,485)	(\$12,734)	(\$12,989)
Grounds Maintenance	(\$16,500)	(\$16,830)	(\$17,167)	(\$17,510)	(\$17,860)
Janitorial	(\$20,100)	(\$20,502)	(\$20,912)	(\$21,330)	(\$21,757)
Repairs & Maintenance	(\$21,000)	(\$21,420)	(\$21,848)	(\$22,285)	(\$22,731)
Taxes - Real Estate **EST*	(\$41,000)	(\$41,820)	(\$42,656)	(\$43,510)	(\$44,380)
Utilities	(\$48,000)	(\$48,960)	(\$49,939)	(\$50,938)	(\$51,957)
Total Operating Expenses	(\$177,413)	(\$181,068)	(\$184,777)	(\$188,684)	(\$192,603)
Operating Expense Ratio	47.15%	46.92%	46.73%	46.30%	46.01%
Net Operating Income	\$198,843	\$204,852	\$210,618	\$218,839	\$225,975
Debt Service					
Loan Interest	(\$111,909)	(\$109,050)	(\$105,992)	(\$102,721)	(\$99,222)
Principal Payments	(\$41,061)	(\$43,920)	(\$46,978)	(\$50,249)	(\$53,748)
Before-Tax Cash Flow	\$45,873	\$51,882	\$57,648	\$65,869	\$73,005
Projected Property Value	\$2,598,575	\$2,819,454	\$3,059,107	\$3,319,132	\$3,601,258
Resale Expenses	(\$103,943)	(\$112,778)	(\$122,364)	(\$132,765)	(\$144,050)
Proceeds Before Debt Payoff	\$2,494,632	\$2,706,676	\$2,936,743	\$3,186,366	\$3,457,207
Loan Principal Balance	(\$1,635,439)	(\$1,591,519)	(\$1,544,540)	(\$1,494,291)	(\$1,440,543)
Net Proceeds From Sale	\$859,193	\$1,115,157	\$1,392,203	\$1,692,075	\$2,016,664
Before Tax IRR	23.09%	29.14%	29.42%	28.68%	27.71%

*Cash Flow IRR based upon net cash flow and principal payments

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CASH FLOW ANALYSIS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Before-Tax Cash Flow Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Before-Tax Cash Flow					
Gross Scheduled Income	\$376,256	\$385,920	\$395,396	\$407,523	\$418,577
Total Operating Expenses	(\$177,413)	(\$181,068)	(\$184,777)	(\$188,684)	(\$192,603)
Net Operating Income	\$198,843	\$204,852	\$210,618	\$218,839	\$225,975
Loan Payment	(\$152,970)	(\$152,970)	(\$152,970)	(\$152,970)	(\$152,970)
Before-Tax Cash Flow	\$45,873	\$51,882	\$57,648	\$65,869	\$73,005
Cash-On-Cash Return	6.24%	7.06%	7.84%	8.96%	9.93%

FINANCIAL INDICATORS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278

Description Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027	Year 4 12/2028	Year 5 12/2029
Key Ratios and Multipliers					
Capitalization Rate	8.30%	8.55%	8.79%	9.14%	9.44%
Gross Rent Multiplier	6.91	7.31	7.74	8.14	8.60
Net Income Multiplier	13.07	13.76	14.52	15.17	15.94
Operating Expense Ratio	47.15%	46.92%	46.73%	46.30%	46.01%
Amounts per SF					
Gross Income	\$16.32	\$16.74	\$17.16	\$17.68	\$18.16
Expenses	(\$7.70)	(\$7.86)	(\$8.02)	(\$8.19)	(\$8.36)
Loan Metrics					
Loan To Value Ratio	62.94%	56.45%	50.49%	45.02%	40.00%
Debt Coverage Ratio	1.30	1.34	1.38	1.43	1.48
Cash-On-Cash Measures					
Before-Tax	6.24%	7.06%	7.84%	8.96%	9.93%
After-Tax	6.24%	7.06%	7.84%	8.96%	9.93%

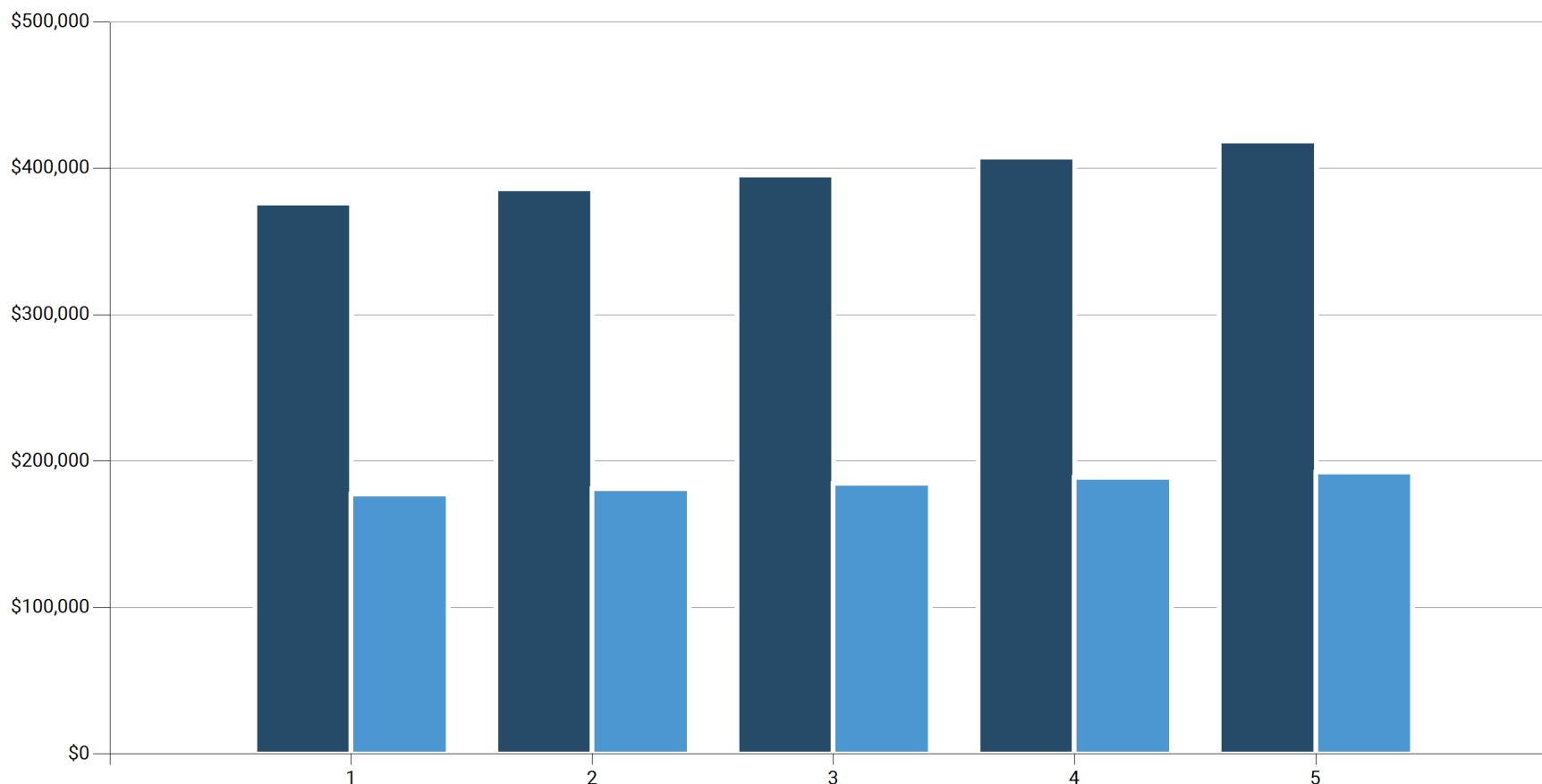
GRAPHS

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GROSS INCOME VS. OPERATING EXPENSES

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Year	Gross Scheduled Income	Total Operating Expenses
1	\$376,256	(\$177,413)
2	\$385,920	(\$181,068)
3	\$395,396	(\$184,777)
4	\$407,523	(\$188,684)
5	\$418,577	(\$192,603)

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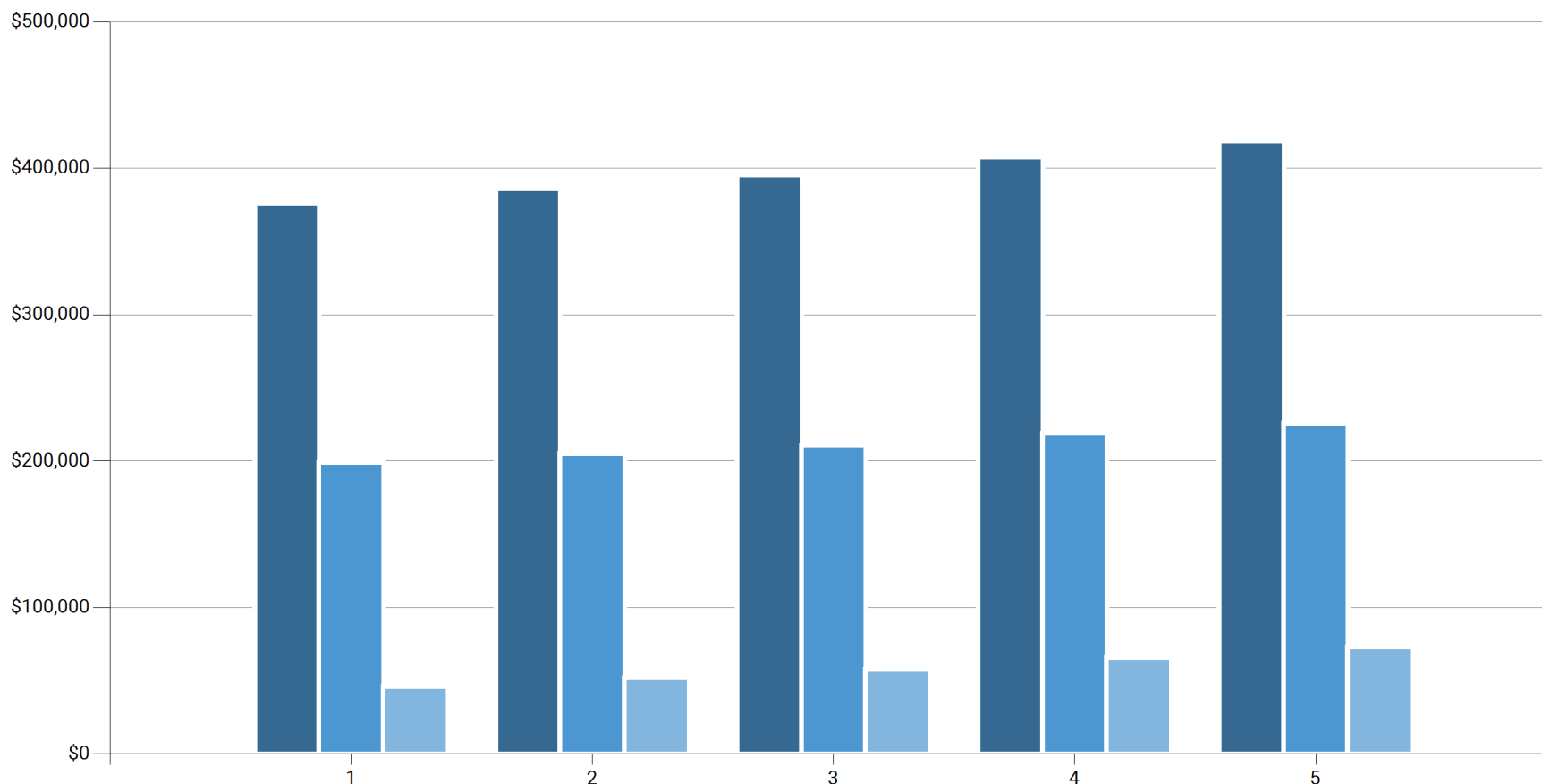


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OPERATING INCOME ANALYSIS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Year	Gross Operating Income	Net Operating Income	Net Cash Flow (b/t)
1	\$376,256	\$198,843	\$45,873
2	\$385,920	\$204,852	\$51,882
3	\$395,396	\$210,618	\$57,648
4	\$407,523	\$218,839	\$65,869
5	\$418,577	\$225,975	\$73,005

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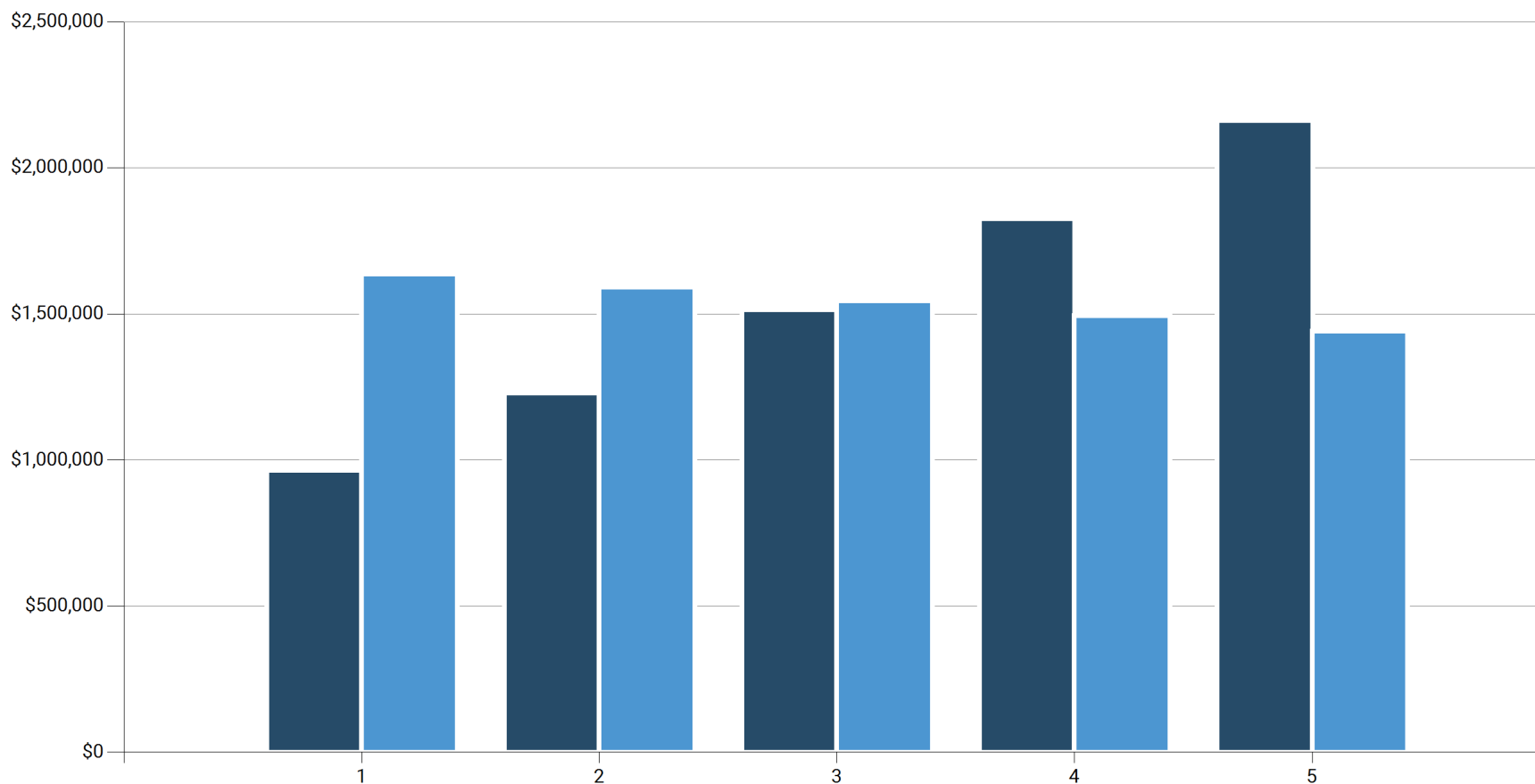


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EQUITY VS. DEBT

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Year	Equity	Loan Principal Balance
1	\$963,136	(\$1,635,439)
2	\$1,227,935	(\$1,591,519)
3	\$1,514,567	(\$1,544,540)
4	\$1,824,840	(\$1,494,291)
5	\$2,160,715	(\$1,440,543)

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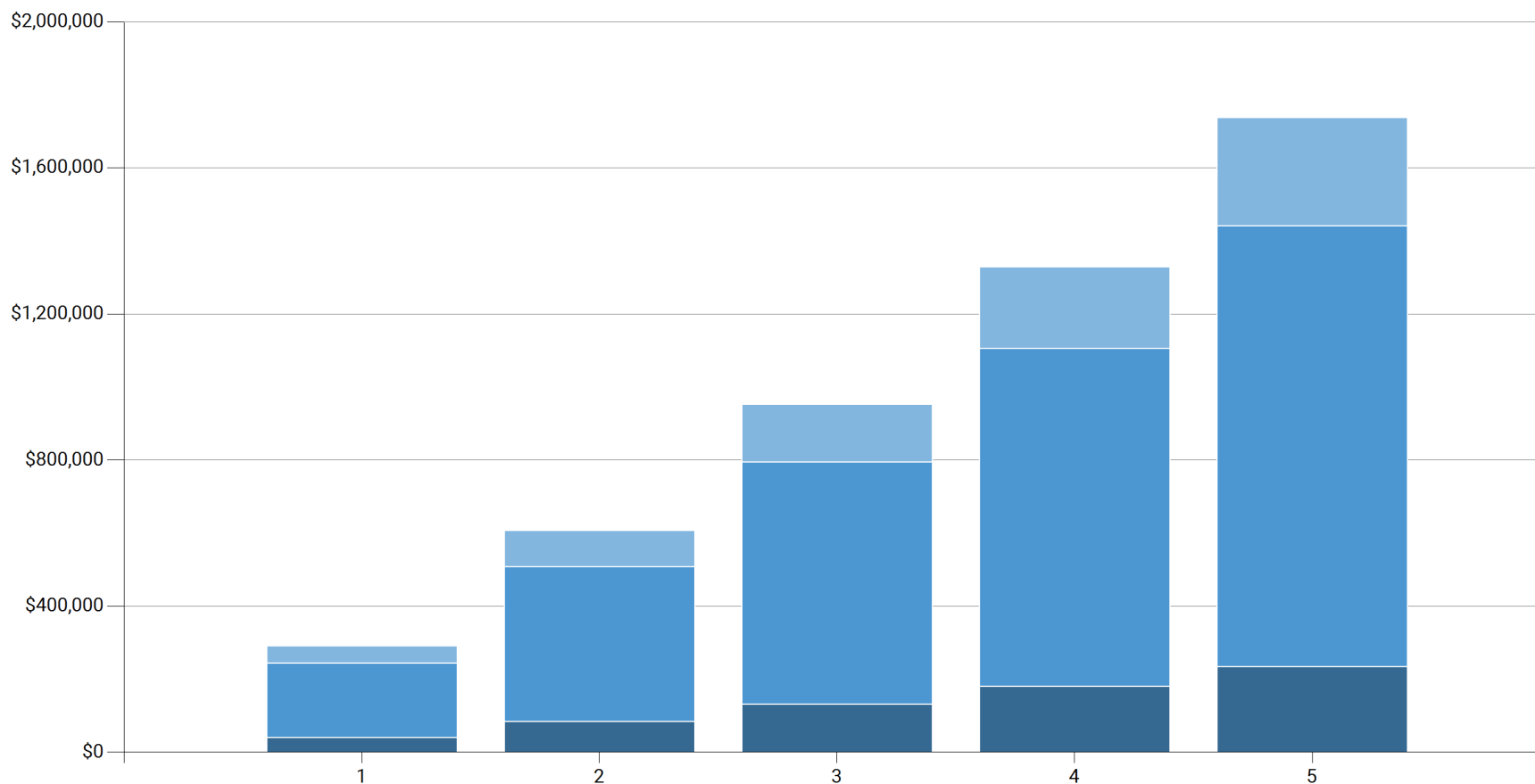


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CUMULATIVE WEALTH ANALYSIS

6201 CORPORATE DRIVE | INDIANAPOLIS, IN 46278



Year	Equity (loan reduction)	Equity (appreciation)	Cash Flow (a/t)
1	\$41,061	\$203,575	\$45,873
2	\$84,981	\$424,454	\$97,755
3	\$131,960	\$664,107	\$155,403
4	\$182,209	\$924,132	\$221,273
5	\$235,957	\$1,206,258	\$294,277

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