

THE VERANDA

URBAN MIXED-USE COMPOUND

725 E. 65TH STREET
INDIANAPOLIS, IN 46220

EXCLUSIVELY OFFERED
BY:

metaCRE

6500 Westfield Blvd.
Indianapolis, IN 46220

OFFERING MEMORANDUM

FOR MORE INFORMATION:

THOMAS ENGLISH

317.590.7477
tenglish@thomasenglish.com

TABLE OF **CONTENTS**



1

The Offering

2

Property Summary

3

Veranda Photos

4

Tenant Profiles

5

Financial Overview

6

2026 Proforma

7

Floor Plans

8

Sale Comparables

9

Market Overview

THE **OFFERING**

NOW OFFERED AT
\$ 3,995,000



INVESTMENT **HIGHLIGHTS**

- Immediate acquirer occupancy opportunities.
- Four-story boutique office/retail lifestyle complex.
- Located in Broad Ripple Village, 1 of only 7 recognized cultural districts in Indianapolis.
- Steps from the Monon Trail.
- Established tenants (Bobby Cooper Salon, Barre Ripple Movement, Absolute Endodontics) with below-market rents.
- Two Red Line stops within 2 blocks either direction on College Avenue.

PROPERTY SUMMARY

Address: 725 E. 65th Street
Indianapolis, IN 46220

Total SF: 11,855 SF*:

- 9,506 SF - Veranda, 4-story bldg.
- 1,687 SF - Commercial bungalow
 - 6418 Carrollton Ave.
- 662 SF - Garage/storage bldg.
 - 6421 N. College Ave.

Land Size: .39 AC/17,084 SF

County: Marion

Zoning: MU2 & MU1(Garage)

Year Built: 2006

Parking: 32 spaces**

**shown as gross building area, leased premises
SF show variances.*

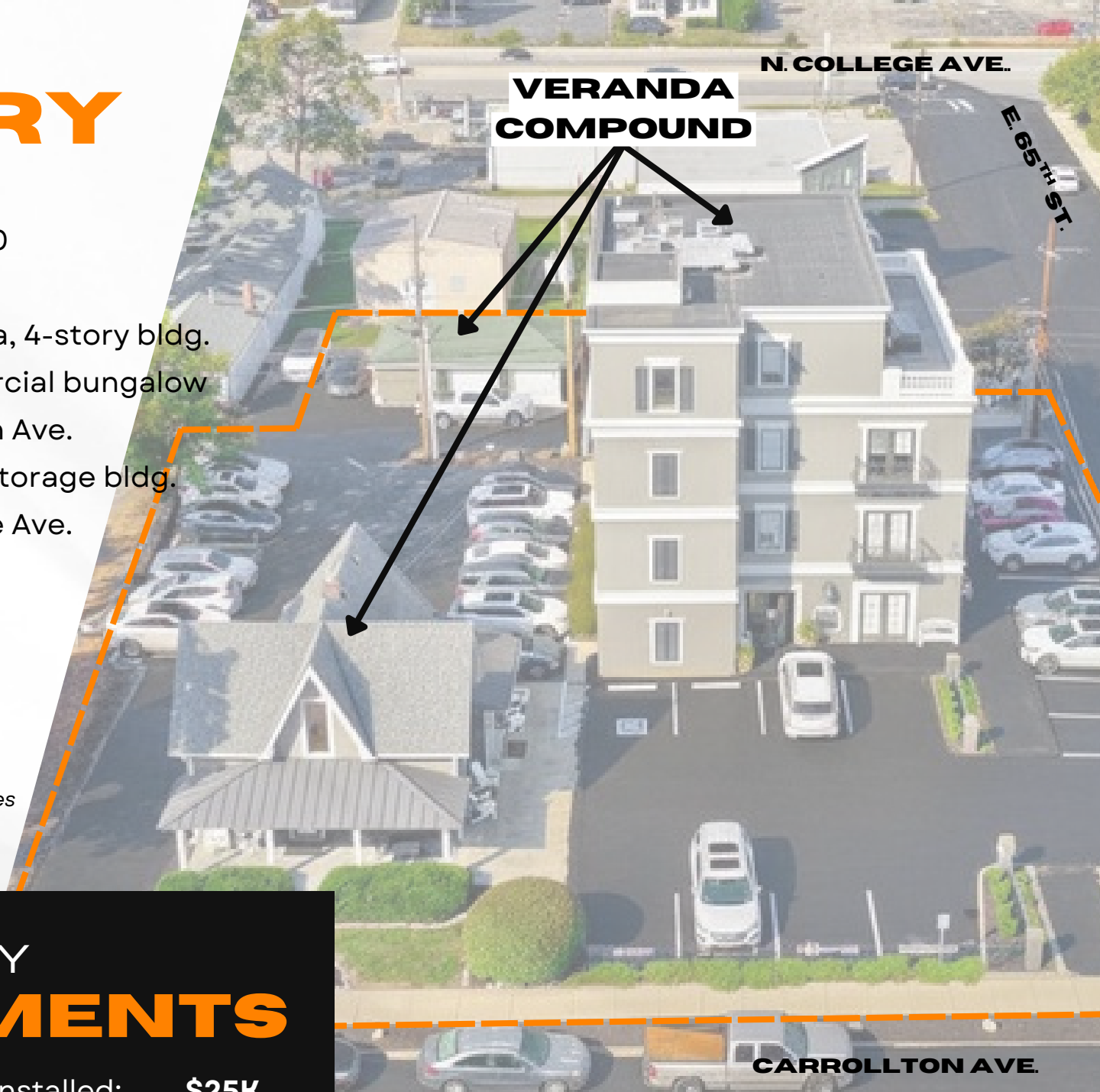
***additional off site angled parking on 65th St.*

RECENT PROPERTY IMPROVEMENTS

New Custom Steel French Doors Installed: **\$25K**

Elevator System Fully Updated: **\$25K**

Significant HVAC System Upgrades: **\$80K**



VERANDA COMPOUND

PHOTOS

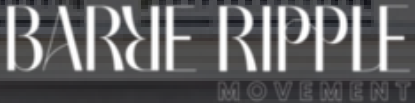


VERANDA COMPOUND

PHOTOS



TENANT PROFILES

Suite 100	 2,235 SF Exp: 3/31/2029 Option: (1), 5 - Year Since 2007, Bobby Cooper Salon has been one of Indiana's premier luxury hair studios, offering precision cuts, custom color transformations, and restorative treatments.	Suite 200	 2,114 SF Exp: 11/30/2028 Option: None A vibrant fitness studio in Broad Ripple offering barre, cycle, and interval classes designed to strengthen, tone, and energize every body.	Suite 400	Absolute Endodontics 2,160 SF Exp: 10/31/2027 Option: None Since 2011, Indianapolis' trusted endodontic care practice, providing root canal therapy, treatments for cracked or infected teeth, dental implants and advanced solutions with compassion and precision.
-----------	---	-----------	---	-----------	---

*Suite 300 is currently vacant and available, 2,484 SF.

FINANCIAL OVERVIEW



2026 RENT ROLL

Tenant	Size SF	Lease Expiration	Rent PSF	Rent Annual	CAMIT Annual	Options Remaining
Bobby Cooper Salon - Level 1	2,235	3/31/2029	\$29.15	\$65,150.25	\$9,239.97	1 (5-Year)
Barre Ripple Movement - Level 2	2,114	11/30/2028	\$23.35	\$49,361.90	\$14,598.36	None
Vacant - Level 3 (Proforma)	2,484		\$25.00	\$62,100.00	\$19,872.00	
Absolute Endodontics - Level 4	2,160	10/31/2027	\$28.05	\$60,588.00	\$13,046.40	None
Bungalow - 6418 N. Carrollton Ave. Line One & G. Thrapp Jewelers	1,687	Currently MTM	\$25.00	\$42,175.00	\$19,872.00	None
Garage/Storage - 6421 N. College Ave.	662		\$18.00	\$11,916.00	\$0.00	None
Total Rental Income	11,342			\$291,291.15	\$76,628.73	
CAMIT Recoveries				\$76,628.73		
Gross Income - Proforma				\$367,919.88		

2026 PROFORMA

Gross Income - Proforma **\$367,919.88**

Property-Wide Operating Expenses

Landscaping and Groundskeeping (including snow removal)	\$12,000.00
Repairs and Maintenance	\$10,017.00
Cleaning Service	\$8,000.00
Elevator	\$5,500.00
Trash Removal	\$3,200.00
Security	\$540.00

Property-Wide Operating Subtotal **\$39,257.00**

Building-Specific Expenses

	Veranda*	Bungalow
Property Taxes	\$33,286.66	\$8,826.86
Insurance Expense	\$4,886.00	\$1,272.00
Utilities	\$7,500.00	\$3,000.00

Building-Specific Subtotal **\$58,771.52**

Total Expenses **\$98,028.52**

Net Operating Income **\$269,891.36**

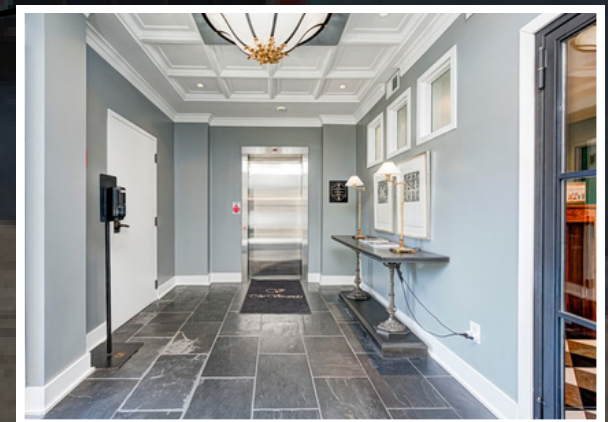
PURCHASE SUMMARY

PURCHASE PRICE	\$3,995,000
NET OPERATING INCOME	\$269,891
CAP RATE (PROFORMA)	6.8%
PRICE PER SF	\$337/SF



*Veranda property tax & utilities includes the garage/storage unit

VERANDA 1ST FLOOR



1st Floor - Bobby Cooper
Salon

Main
Lobby

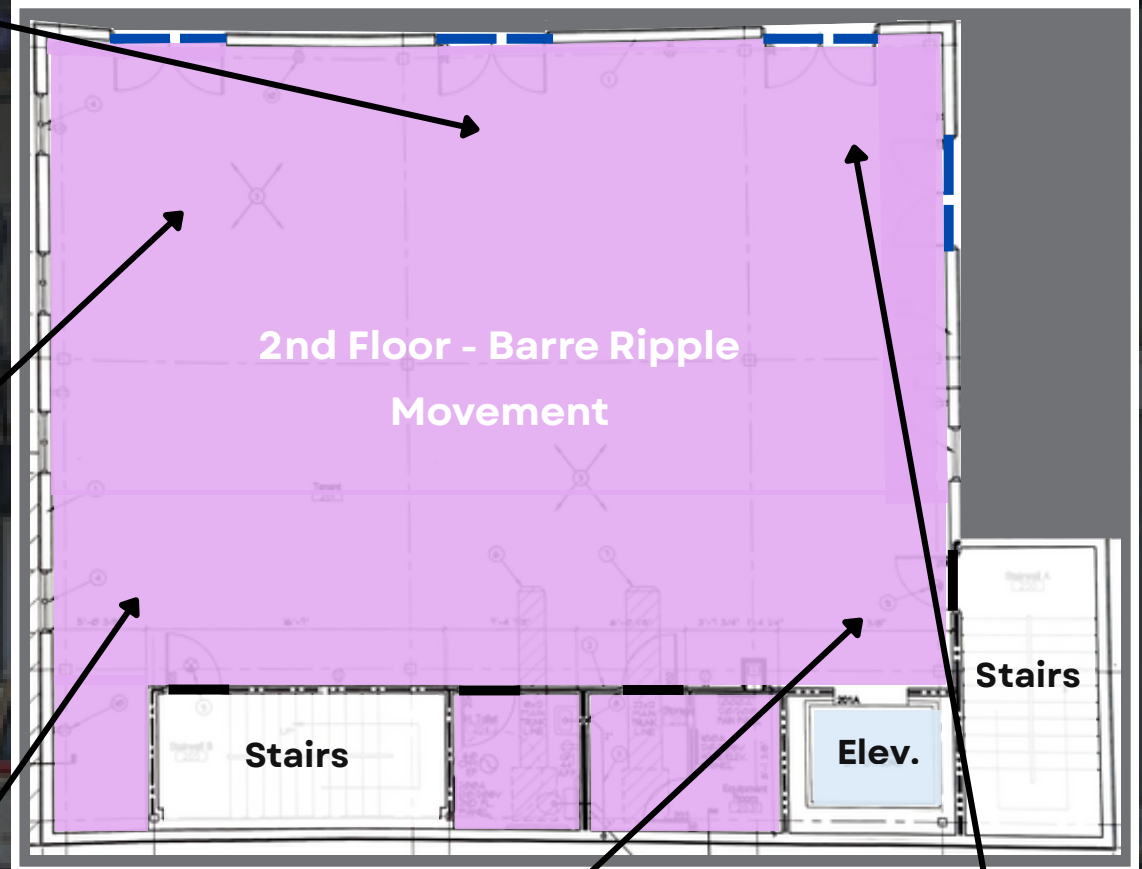
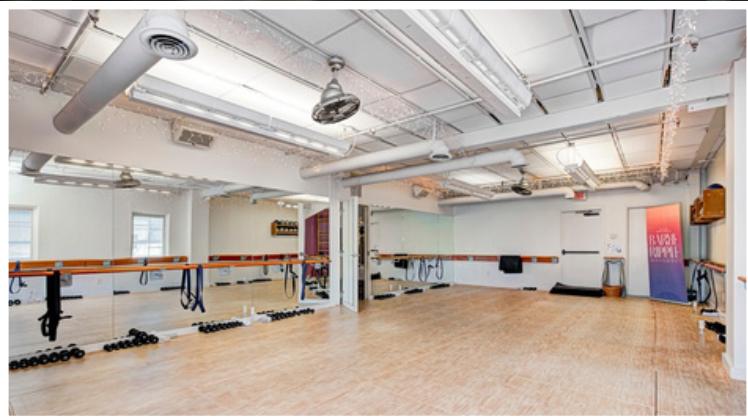
Stairs

Elev.

Stairs

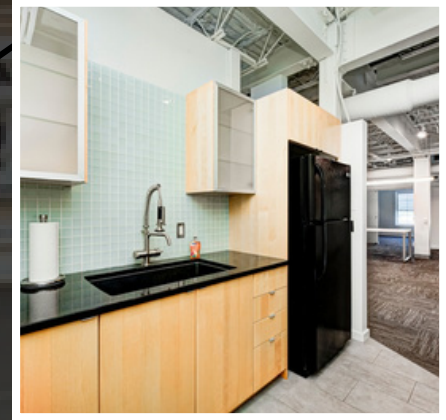
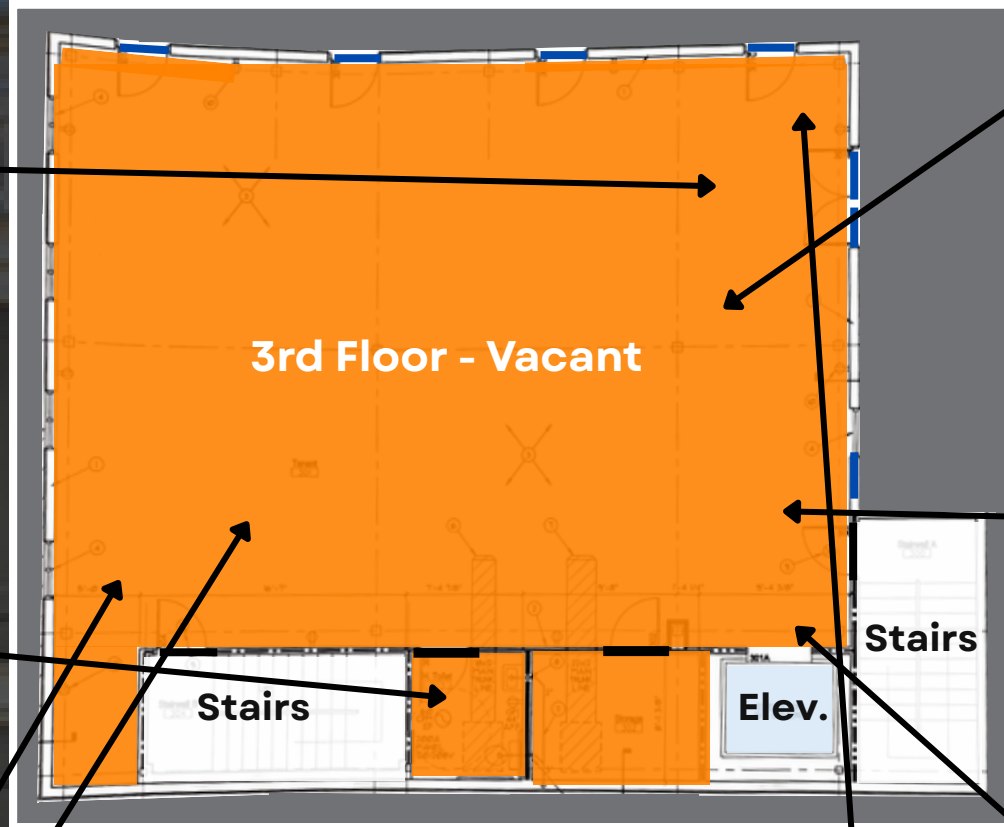
VERANDA

2ND FLOOR

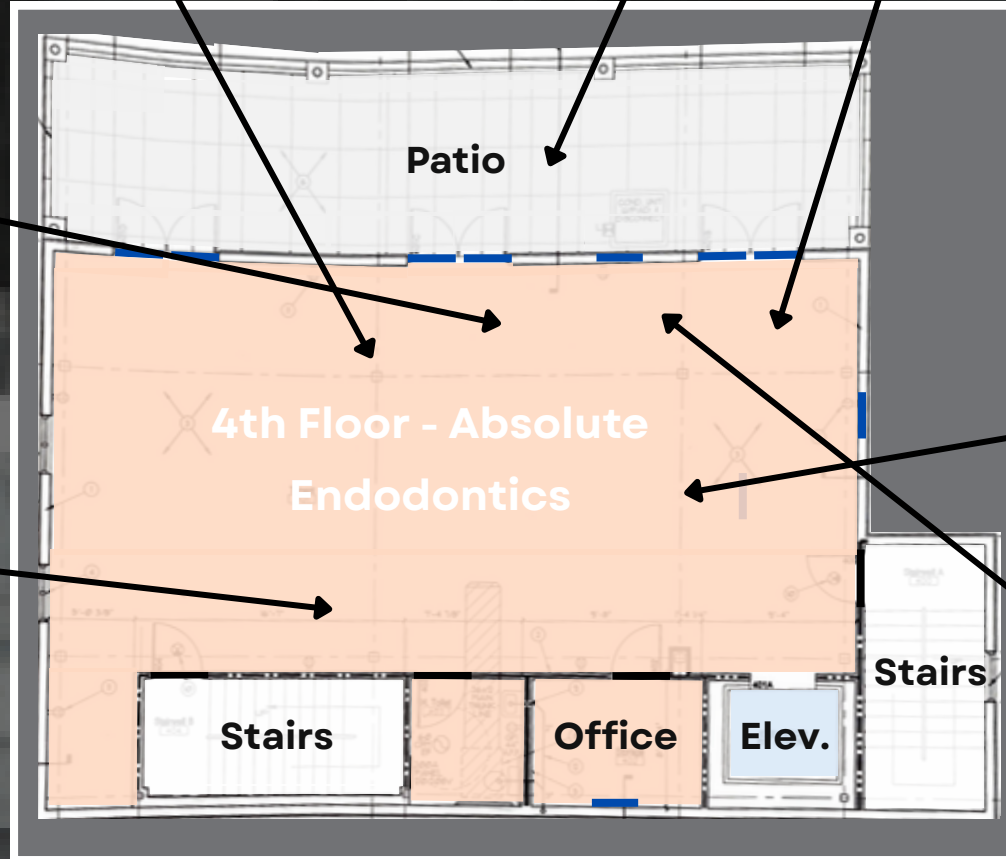
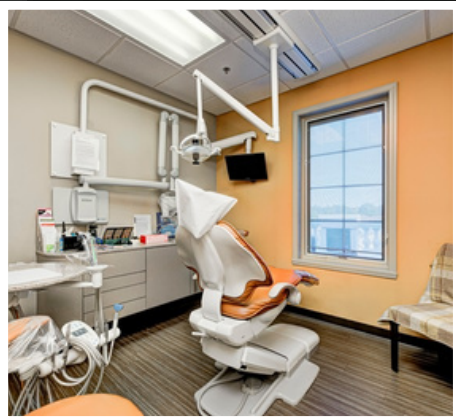


VERANDA

3RD FLOOR

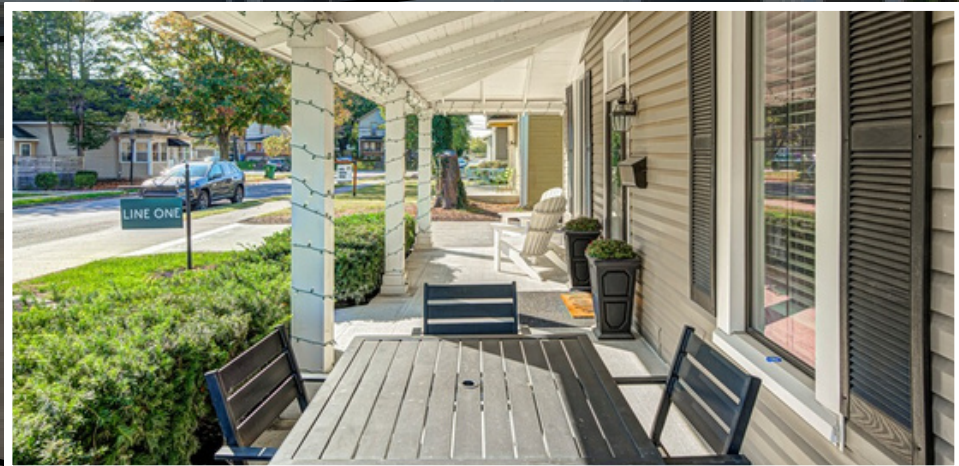
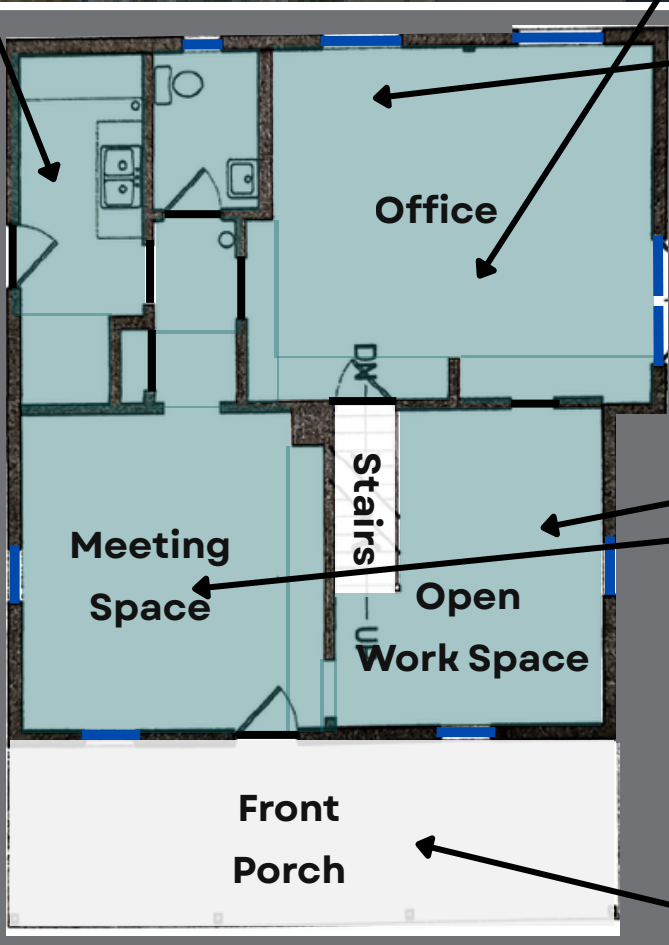


VERANDA 4TH FLOOR



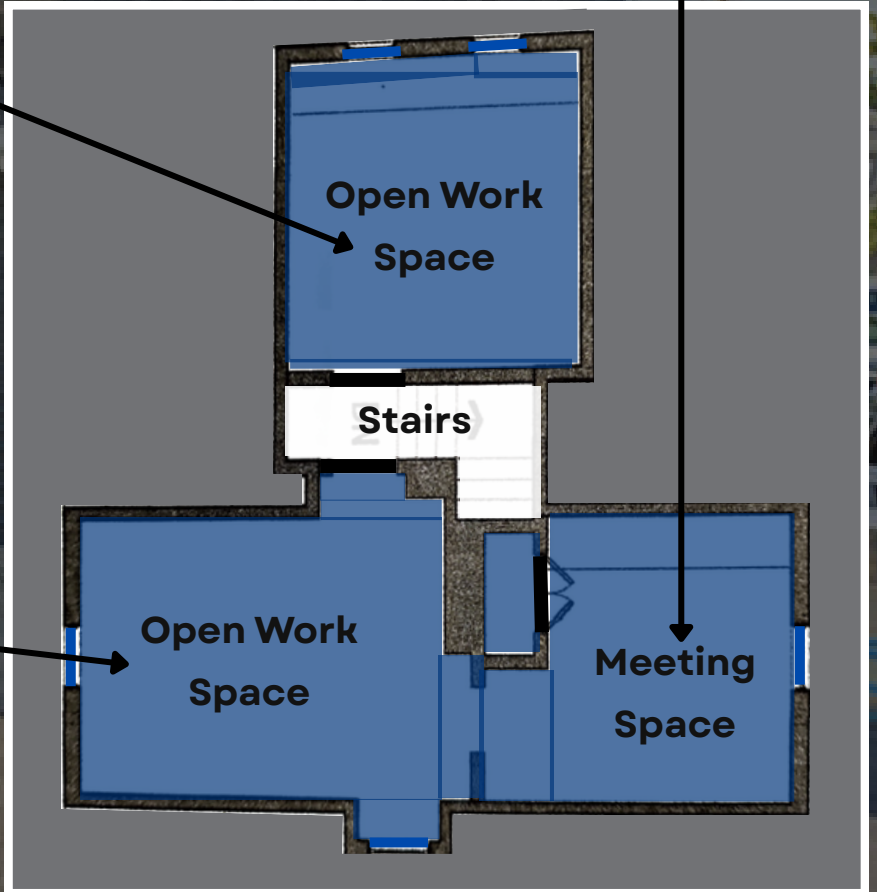
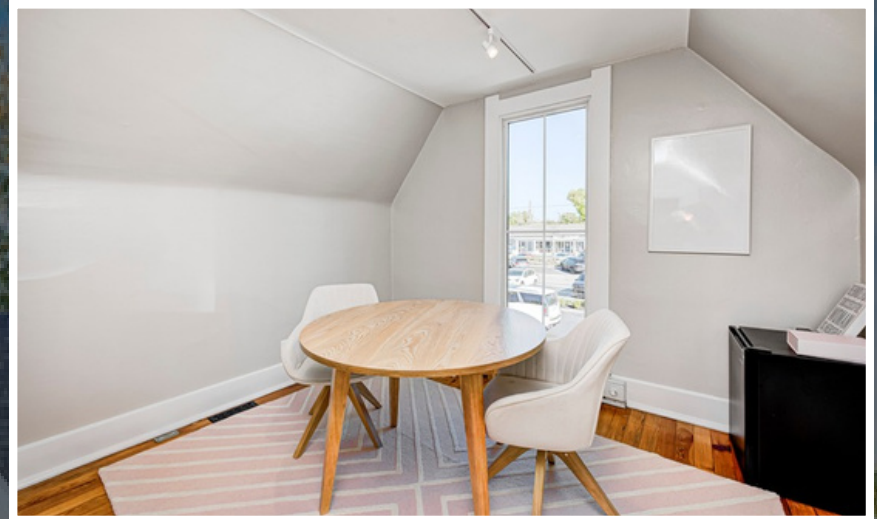
BUNGALOW

1ST FLOOR



BUNGALOW

2ND FLOOR



MARKET OVERVIEW

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	11,746	77,259	221,230
Daytime Pop	7,572	51,508	193,377
Est. Avg. HH Income	\$153,764	\$144,356	\$107,831
Est. Households	6,212	35,086	99,278



SALE COMPARABLES

01.



**6434 N. College Ave.
Indianapolis, IN 46220**

Date Sold: 7/7/2025
Sale Price: \$1,525,000
RBA: 7,461 SF (87% Leased)
Land Area: .72 AC/31,363 SF
Year Built: 1971

02.



**6417 Carrollton Ave.
Indianapolis, IN 46220**

Date Sold: 8/12/2025
Sale Price: \$550,000
RBA: 2,516 SF (100% Leased)
Land Area: .17 AC/7,405 SF
Year Built: 1902

03.



**6366 Guilford Ave.
Indianapolis, IN 46220**

Date Sold: 3/28/2025
Sale Price: \$2,850,000
RBA: 8,616 SF (100% Leased)
Land Area: .34 AC/14,810 SF
Year Built: 1964

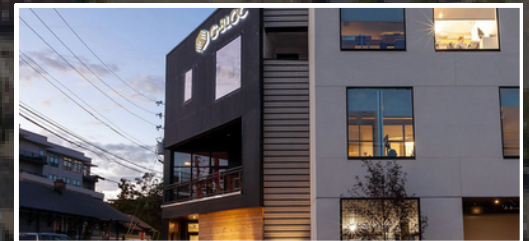
04.



**815 E. 65th St.
Indianapolis, IN 46220**

Date Sold: 8/19/2022
Sale Price: \$2,200,000
RBA: 5,548 SF (100% Leased)
Land Area: .16 AC/7,063 SF
Year Built: 2009

05.



**841 E 64th St.
Indianapolis, IN 46220**

Date Sold: 3/8/2023
Sale Price: \$9,250,000
RBA: 23,978 SF (100% Leased)
Land Area: .38 AC/16,663 SF
Year Built: 2021

SALES	PRICE/SF	PRICE/AC
01.	\$204.40	\$2,118,069
02.	\$218.60	\$3,235,381
03.	\$330.78	\$8,382,579
04.	\$396.54	\$13,568,172
05.	\$385.77	\$24,181,120
AVG	\$307.22	\$10,297,064

DISCLAIMER | CONFIDENTIALITY

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker or Firm and should not be made available to any other person or entity without written consent of Broker or Firm. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Broker and/or Firm has not made any investigation, and makes no warranty or representation, with the respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however, the Broker and/or Firm has not verified, and will not verify, any of the information contained herein, nor has the Broker and/or Firm conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may be been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.

EXCLUSIVELY OFFERED

BY:

metaCRE

6500 Westfield Blvd.
Indianapolis, IN 46220

WWW.THECREPROS.COM

FOR MORE INFORMATION:

THOMAS ENGLISH

317.590.7477

tenglish@thomasenglish.com