



PHILLIP
LANDE
TIME FOR A CHANGE?

In accordance with your request for a Market Analysis of 3359 Ruckle Indianapolis, IN 46205 I have found the following information to be true as of this the 30th day of April, 2013.

First, the current condition of said property is such that it is in need of attention to items of deferred maintenance. Second, today's commercial market is a "Buyer's Market". As such properties are selling below anticipated values based on past history. After location ~ condition is the #1 factor by which Buyers determine maximum value. Third, amenities although sufficient for the size and age of the property are not in compliance with today's standards making this property "less" desirable for today's typical buyer.

As a result the "Market Value" for the property located at 3359 Ruckle Indianapolis, IN 46205 has as of this the 30th day of April, 2013 a value range between Two Hundred Fifteen Thousand (\$215,000) and One Hundred Ninety-eight Thousand (\$198,000) Dollars with a median value of Two Hundred Six Thousand Five Hundred (\$206,500) Dollars.

Sincerely,

Phil Lande, ABR, ASP, CDPE, CRS
Broker/REALTOR®

RE/MAX Legends

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