National Credit Retail Portfolio

Offering Memorandum



Diversified Tenant Mix

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Opening the Door to Commercial Real Estate Excellence

Offering Summary

Financials

Sale Price	**$3,600,000**
CAP Rate	**8.39%**
In-Place Net Operating Income	**$302,111**

Locations

Total Space: ±20,000 SF

1. Jiffy Lube
   8580 N. Michigan Rd.
   Indianapolis, Indiana 46268
2. Verizon
   4805 N. Leavitt Rd.
   Lorain, Ohio 44053

Highlights

- 100% leased
- High-traffic retail locations across the midwestern United States
- National-credit tenants with 10+ years of operating history
- WALT (Weighted Average Lease Term): 5.75 Years



Locations



	PAGE	RETAILER	LOCATION	SQ. FEET	ACRES
1	6	Jiffy Lube	8580 N Michigan Rd, Indianapolis, IN 46268	±2,000	±0.51
2	8	Verizon	4805 N Leavitt Rd, Lorain, OH 44053	±3,000	±0.77
			TOTAL	±5,000	±1.28

Property 2

jiffy lube

8580 N. Michigan Rd.
Indianapolis, IN 46268

Sale Price: $1,900,000

CAP Rate: 7.65%

SF: ±2,000

Land: ±0.51 Acres

Year Built: 1986

Lease End Date: 9/30/2032

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% October 2027

Current Annual Base Rent: $145,200

Base Rent per PSF: $72.60

- Tenant pays property taxes directly





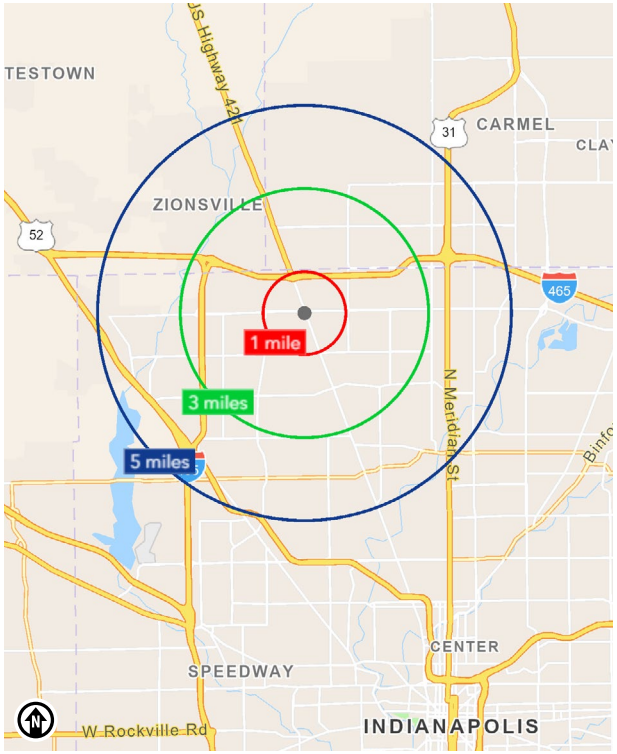
Property 2

jiffy lube

8580 N. Michigan Rd.
Indianapolis, IN 46268

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,758	59,202	148,348
Average HH Income	$85,028	$109,669	$135,467
Daytime Employment	12,157	72,958	125,124

2025 Forecasted by Esri





Property 3

verizon

4805 N. Leavitt Rd.
Lorain, OH 44053



Sale Price: $1,700,000

CAP Rate: 9.25%

SF: ±3,000

Land: ±0.77 Acres

Year Built: 2016

Lease End Date: 1/31/2029

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% February 2029

Current Annual Base Rent: $156,911

Base Rent PSF: $52.30

- Tenant operates 840 stores across 43 states within the U.S.



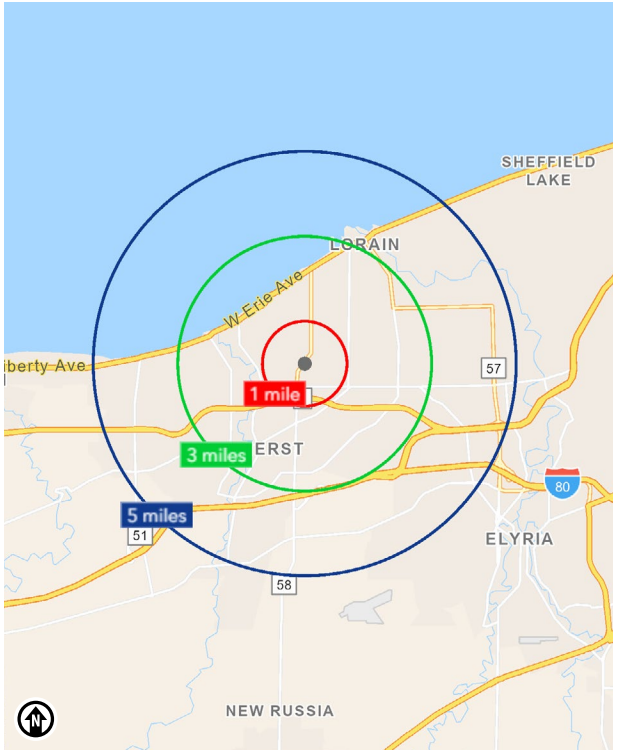
Property 3

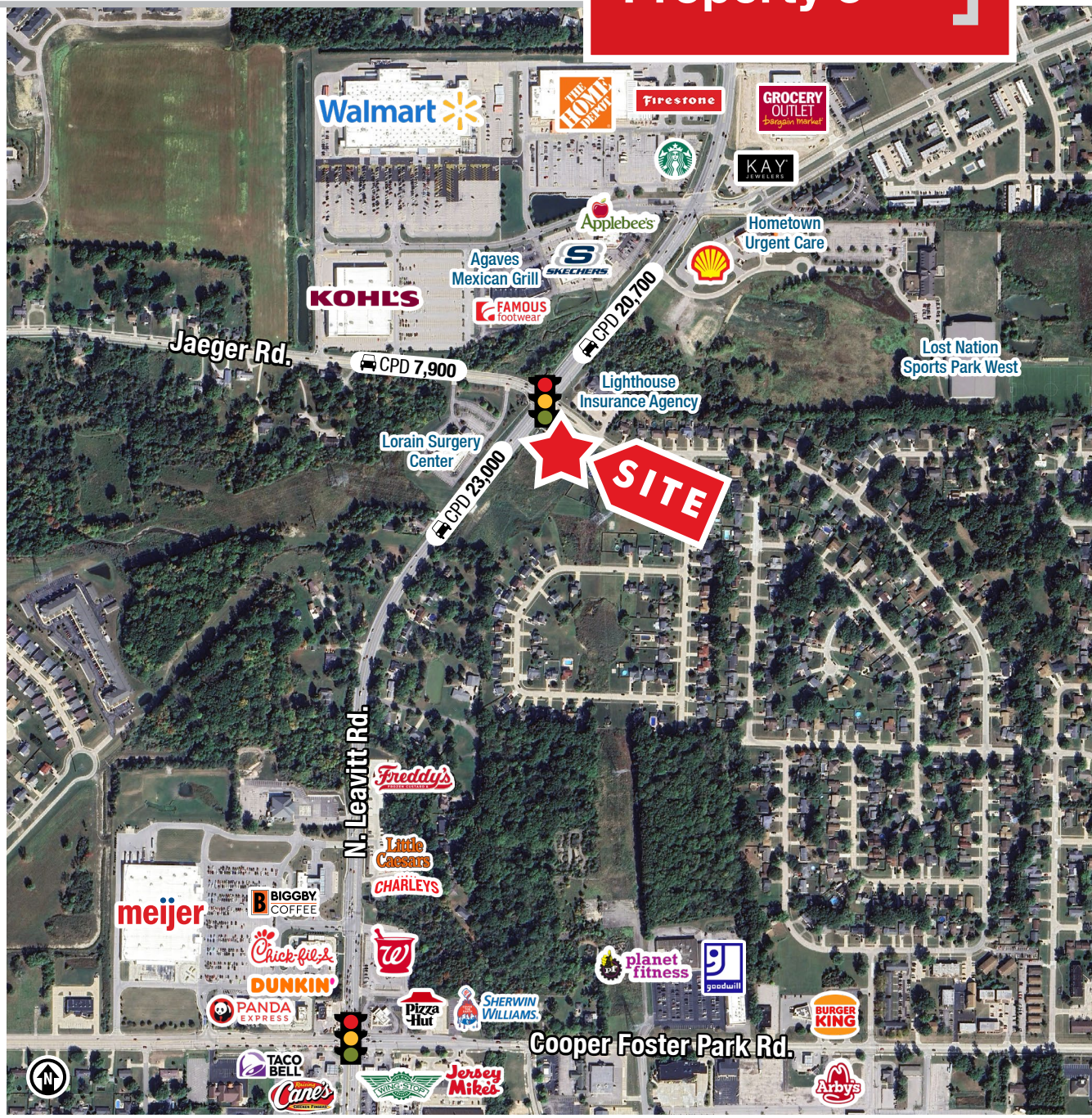
verizon

4805 N. Leavitt Rd.
Lorain, OH 44053

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,043	60,181	95,497
Average HH Income	$85,897	$85,417	$82,668
Daytime Employment	3,457	16,622	27,963

2025 Forecasted by Esri







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