

National Credit Retail Portfolio

Offering
Memorandum]



Diversified Three-Tenant Mix

PRESENTED BY

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NAI SunVista] **Got Space**™

Opening the Door to Commercial Real Estate Excellence

Financials

Sale Price	\$10,800,000
CAP Rate	6.5%
In-Place Net Operating Income	\$701,111

Locations

Total Space: ±20,000 SF

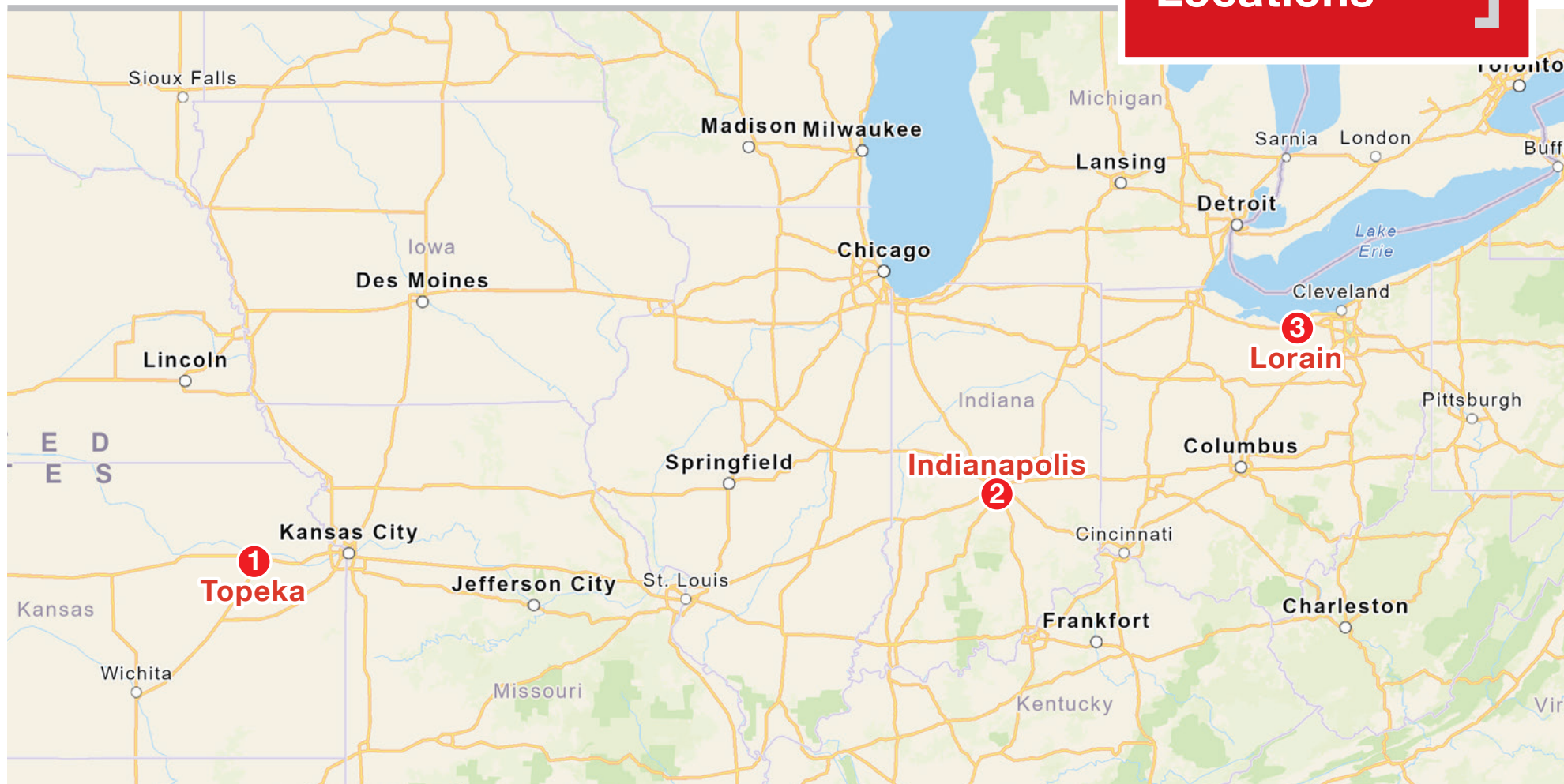
- 1 Natural Grocers
5836 SW 21st St.
Topeka, Kansas 66604
- 2 Jiffy Lube
8580 N. Michigan Rd.
Indianapolis, Indiana 46268
- 3 Verizon
4805 N. Leavitt Rd.
Lorain, Ohio 44053

Highlights

- 100% leased
- Three high-traffic retail locations across the midwestern United States
- National-credit tenants with 10+ years of operating history
- WALT (Weighted Average Lease Term): 3.55 Years



Locations]



	PAGE	RETAILER	LOCATION	SQ. FEET	ACRES
1	4	Natural Grocers	5836 SW 21st St, Topeka, KS 66604	±15,000	±1.53
2	6	Jiffy Lube	8580 N Michigan Rd, Indianapolis, IN 46268	±2,000	±0.51
3	8	Verizon	4805 N Leavitt Rd, Lorain, OH 44053	±3,000	±0.77
			TOTAL	±20,000	±2.81



**5836 SW 21st St.
Topeka, KS 66604**

Sale Price: \$6,384,000

CAP Rate: 6.25%

SF: ±15,000

Land: ±1.53 Acres

Year Built: 2013

Lease End Date: 1/31/2029

Options: 4 x 5 Years

Increases: 4% Every 5 Years

Next Increase: 4% February 2029

Current Annual Base Rent: \$399,000

Base Rent PSF: \$26.60

- Tenant pays property taxes and insurance directly
- Corporate-signed lease



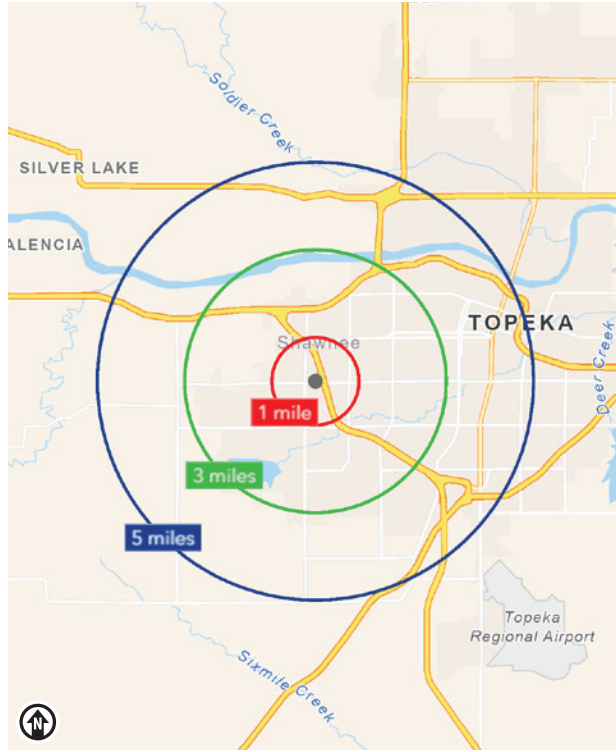
Property 1



5836 SW 21st St.
Topeka, KS 66604

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,629	59,284	98,849
Average HH Income	\$90,530	\$93,671	\$86,590
Daytime Employment	8,213	30,359	81,598

2025 Forecasted by Esri





8580 N. Michigan Rd.
Indianapolis, IN 46268

Sale Price: \$2,323,200

CAP Rate: 6.25%

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

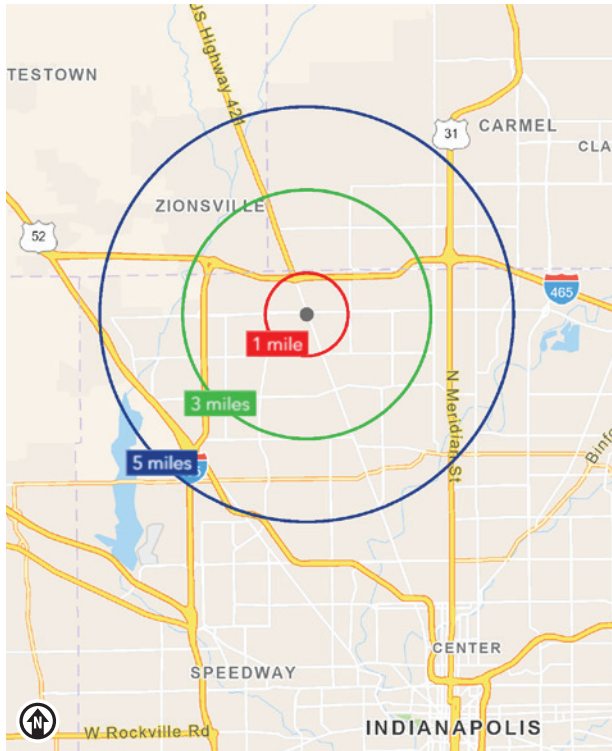




8580 N. Michigan Rd.
Indianapolis, IN 46268

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





**4805 N. Leavitt Rd.
Lorain, OH 44053**

Sale Price: \$2,092,147

CAP Rate: 7.5%

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.

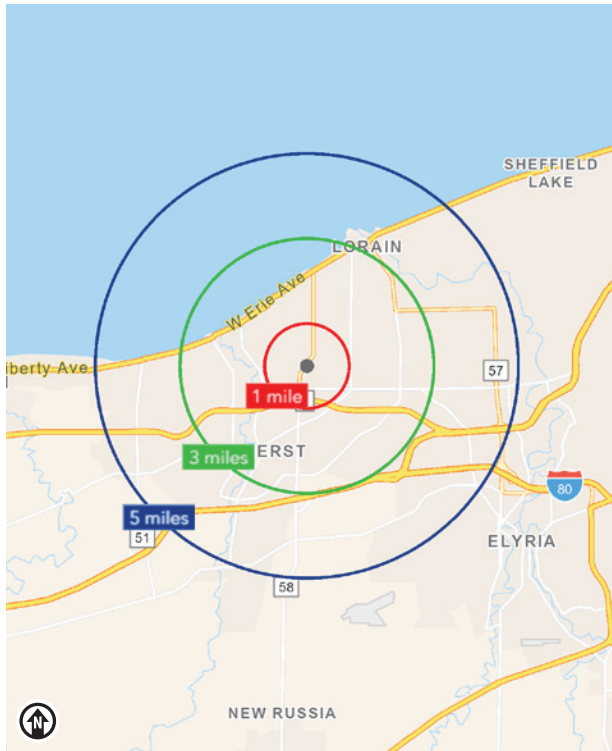




4805 N. Leavitt Rd.
Lorain, OH 44053

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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