

1 Fishers, IN 46038



Price	\$2,571,429
Building Size	3,652 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is located within Fishers Marketplace, a 105 acre mixed use development with over 300 residential units and over 60,000 square feet of retail space anchored by Walmart Neighborhood Market. Drive-thru location with over 38,000 vehicles per day on Highway 37.

2 Muncie, IN 47302



Price	\$1,929,961
Building Size	10,772 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS pharmacy in Muncie, Indiana. The asset consists of 10,722 SF of improvements situated on 0.62 Acres of land. The property is located at 425 East Memorial Drive at the signalized corner of South Madison Street and East Memorial Drive. This is an opportunity for an investor to acquire a single tenant, free standing CVS Drug store asset. The tenant recently extended the lease early and there are currently about ten years remaining on the base term of the lease, with four five-year options for renewal. The property benefits from its location in a dense retail area, which includes Family Dollar, AutoZone, Advance Auto Parts, First Merchants Bank, Mutual Bank, Papa Johns, Taco Bell and Walgreen's in the immediate area. Each of these national retailers serve a population of over 83,000 residents located within a five mile radius of the subject property.

3 Merrillville, IN 46410



Price	\$5,820,000
Building Size	10,414 SF
Cap Rate	6.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant retail building located at 8215 Broadway in Merrillville, Indiana. The free-standing building is leased to Golden Corral on a new 20 year lease set to commence on the close of escrow. The building was remodeled and updated in 2014 and sits on 2.12 acres with ample parking for customers adjacent to the building with access from Broadway just south of the intersection at US-Route 30, which sees over 79,000 vehicles per day. The operator of this Golden Corral has over 30 years with the restaurant and acquired this location in 2009. The operator was able to double sales in under 3 years and has received numerous awards for successful operation including: 4 Merrillville Top Sales Awards, 3 Merrillville Circle of Excellence Awards, and 2 Merrillville Overall Sales Increase Awards.

4 Shelbyville (Indianapolis MSA), IN 46176



Price	\$1,912,000
Building Size	8,000 SF
Cap Rate	6.10%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Advance Auto Parts in Shelbyville, Tennessee.

5 Hagerstown (Near Indianapolis), IN 47346



Price	\$1,383,570
Cap Rate	6.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

The subject property is a new 9,100-square foot Dollar General located in Hagerstown, Indiana. Dollar General has signed a fifteen year absolute net lease estimated to commence in March of 2016. The lease provides for ten percent rent increases between each of the five, five-year renewal options. Dollar General, which is publicly traded on the New York Stock Exchange under the ticker symbol DG, has a current BBB- credit rating by Standard & Poor's.

6 Merrillville, IN 46410



Price	\$2,260,000
Building Size	5,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% fee simple interest in a newly constructed property for Sleepy's, located at 1307 East 79th Avenue in Merrillville, Indiana (the Property and/or Sleepy's Merrillville). The Property is located less than 40 miles southeast of Chicago's Downtown Business Loop and positioned as an out-parcel to Costco, capitalizing on premier demographics, strong community base, and positioned in a major retail thoroughfare.

7 Munster (Chicago MSA), IN 46321



Price	\$3,018,980
Building Size	3,938 SF
Cap Rate	5.26%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property is a recently constructed 3,938-square foot freestanding Panera Bread with drive thru located in Munster (Chicago MSA), Indiana. The tenant signed a 15 year triple net lease which commenced in May of 2011. The lease calls for 10% rent increases every 5 years throughout the initial term and three, five year option periods. This store has exceptional sales and is hitting percentage rent at this location netting owner nearly \$16,000 in additional income in 2014. Located along Calumet Avenue, the subject property features excellent visibility and easy access with exposure to nearly 40,000 vehicles per day. The site is conveniently just south of Interstate 80 (I-80), a transcontinental highway that runs from San Francisco, CA to Teaneck, NJ and experiences traffic counts of over 140,000 vehicles at the Calumet Avenue intersection. Adjacent to the property is the Munster Shops, a shopping center with a host of casual dining options including Five Guys, Chipotle and Firehouse Subs.

8 Rockville, IN 47872



Price	\$1,550,000
Building Size	3,124 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property was constructed in 1994 on a 1.23 acre lot at the corner of US-36 and US-41. The property is currently leased to Carrols Restaurant Group that acquired the operations from Heartland Food Corp in a 64-unit acquisition in 2014. There are currently 18 years remaining on the absolute NNN lease with increases every five years including four, five-year options to renew. The current lease calls for a monthly rent payment of \$7,750 per month or six percent of gross sales, whichever is greater. The tenant is responsible for all of the expenses on the building and the building is set to be remodeled by year end 2016.

9 Indianapolis, IN 46254



Price	\$1,478,000
Building Size	2,896 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is located on the City's west side at 5480 Georgetown Road, Indianapolis, Indiana. Built in 1987, the building is approximately 2,896 rentable square feet and sits on .99± acres. The building received a complete remodel in July of 2014 to meet the standards of Burger King's new modern look. Burger King's triple net lease commenced in September 1987 and currently has a little over 11 years remaining. The lease provides two increases, the first is January 1, 2018 and the second is January 1, 2023. In addition, Burger King's has four 5-year options to renew with rent increases with each renewal.

10 Valparaiso, IN 46383



Price	\$2,336,000
Building Size	5,615 SF
Cap Rate	5.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is situated on South Washington Street with a daily traffic count exceeding 13,000. The branch benefits from excellent accessibility and visibility. The site has a building that totals 5,615 square feet, three drive-thrus, and parking for 28 cars. The local market that surrounds the Valparaiso branch is home to many shopping centers, restaurants, and major retailers, such as Walgreen's and CVS. This branch is less than one-half mile from downtown Valparaiso.

11 Plainfield, IN 46168



Price	\$1,715,000
Building Size	4,580 SF
Cap Rate	4.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Two McDonald's Ground Leased properties located in Indiana and Illinois. Each site is newly constructed with a corporate guarantee from McDonald's. There are no Landlord responsibilities on this true NNN Ground Lease with 7.5% increases every 5 years. *These properties can be sold as a portfolio or individually.

12 Indianapolis, IN 46254



Price	\$2,082,725
Building Size	10,900 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is a rare Golden Corral fee simple absolute NNN lease in Indianapolis, IN with 10 years remaining on the original 20 year lease. The lease calls for zero landlord obligations and is corporately guaranteed. There are scheduled 5% rental increases in year 11 (December of 2015) and 16 (December of 2020) with four 5 year options to renew. The tenant has the right to terminate the lease in year 2020. The asset is well situated at a high traffic commercial thoroughfare surrounded by major retailers including The Home Depot, Walgreens and CVS.

13 Mentone (Near Fort Wayne), IN 46539



Price	\$1,230,338
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a 9,100 square foot Dollar General currently under construction located in Mentone, Indiana. Dollar General has signed a fifteen-year absolute-net lease estimated to turnover in April 2016. The lease provides ten percent rent increases between each of the five, five-year renewal options. Dollar General is a publicly traded company on the New York Stock Exchange under the ticker symbol DG with a current BBB credit rating by Standard & Poor's.

14 Greensburg, IN 47240



Price	\$15,100,000
Building Size	183,531 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walmart in Greensburg, Indiana. This 183,531 square foot net leased discount store is located on 20.61 acres of land. Walmart has been at this location since the building was constructed in 1999 and is currently leased into 2019 with multiple renewal options. Walmart is a publicly owned corporation that trades on the New York Stock Exchange with the ticker symbol WMT. This company currently possesses an investment-grade credit rating of AA from Standard & Poor's and is ranked #1 on the Fortune 500. Walmart reported gross sales of \$485.651 billion in 2014 and had a net worth of \$81.394 billion.

15 Evansville, IN 47711



Price	\$1,628,571
Building Size	4,359 SF
Cap Rate	3.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This exclusive listing is for a freestanding building leased 100% by McDonald's. There is 17 years left on the NNN ground lease. Rent increases are every 5 years with 15% rent bumps. This property features high visibility along major Highway 41 and approximately 35,000 CPD driving past the location. Other retailers in the area include Subway, Taco Bell, Time Warner Cable, Harbor Freight Tools and many more.

16 Saint John, IN 46373



Price	\$2,857,153
Building Size	14,820 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Ground Lease only - building has not been built Part of five property portfolio.

17 Indianapolis, IN 46237



Price	\$1,715,000
Building Size	4,000 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

- 4,000 SF build to suit restaurant for Stacked Pickle, a rapidly growing American Style restaurant based out of Carmel, IN- In Place Increases every 5 Years- Sales Reported Twice a Year- Landlord Responsible for Roof and Structure.

18 Wabash, IN 46992



Price	\$1,132,500
Building Size	2,758 SF
Cap Rate	5.80%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property is an Absolute Triple Net Leased Arby's restaurant with ten (10) years remaining on Corporate Guaranteed Lease. Arby's Restaurant Group (corporate) purchased the operations from a franchisee in December of 2015 and signed a new 10-year lease which is a clear sign that they are committed to this site long-term. The Arby's brand has experienced twenty (20) straight quarters of same-store sales growth including reporting a 9.6% increase in the third quarter of 2015. Arby's is on track to remodel more than 160 locations and build 60 new restaurants in 2015, compared to 15 in 2014 and 15 in 2013. Overall, the Arby's brand is dominating the fast food restaurant industry in terms of sales growth and their two-year same-store sales have increased 20%.

19 Jasper, IN 47546



Price	\$5,448,000
Building Size	14,550 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

For sale to qualified investors is an opportunity to own a fee-simple (land and building) NNN Walgreen's located in Jasper, Indiana. The lease is absolute triple-net with no landlord obligations, and is corporately signed by Walgreen Co. This lease offers a rare and exceptional quality not often seen from Walgreen's; beginning in January 2017, the lease has rental increases every five years during the initial term and options. Unlike the majority of Walgreen's leases throughout the country, this lease will allow the investor to increase their yield throughout the entire lease term. Walgreen's commenced rent in January of 2007, and has approximately 16 years of guaranteed lease term remaining prior to entering option periods. Additionally, according to the unit's sales tax receipts as compiled by Salesgenie, total annual store volume exceeds \$8 Million, making it the top drugstore in Jasper. The property is located on heavily-trafficked Newton Street in the retail center of Jasper, and is surrounded by other national retailers including Walmart, Home Depot, Sears, Staples, Pet Sense, Shoe Show, Save-a-lot, Fifth Third Bank, Verizon, McDonald's, Applebee's.

20 Indianapolis, IN 46256



Price	\$1,357,000
Building Size	2,713 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The building is situated within a commercial node along Fall Creek Road which features excellent visibility and accessibility. With a traffic count of 13,000 vehicles per day, the site benefits from three points of ingress/egress to a 21-space parking lot with three drive-thrus. The property is 2,713 square feet.

21 Muncie, IN 47302



Price	\$4,393,000
Building Size	29,100 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Marsh Supermarket #95, a 29,100-square-foot grocery store located on East Memorial Drive in Muncie, Indiana. Marsh Supermarket has over 11 years remaining on an absolute-net-lease. In November of 2014, the store completed a \$275,000+ renovation that included a new interior layout with equipment, new exterior paint, and new signage. The store's operation has shown a strong performance with positive trending sales and a 13 percent increase since March 2013. Marsh Supermarket #95 is strategically positioned next to Family Dollar on an adjacent property 0.4 miles west of State Route 67 (S.R.-67; 21,500 VPD). The property has great visibility on East Memorial Drive (10,500 VPD) and is surrounded by numerous residential neighborhoods with a population of 31,000 people in a three-mile radius. Marsh Supermarket #95 is the only grocery store in East Muncie, with the next closest supermarket location 2 miles southwest of the property.

22 Indianapolis, IN 46219



Price	\$1,214,287
Building Size	12,500 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a 12,500-square-foot freestanding Family Dollar located at the signalized northwest corner of Washington St and Ritter Ave in Indianapolis, IN. Family Dollar has more than 8 years remaining and pays a low replaceable rent of \$6.80 per square foot. Recent capital improvements include a new roof in 2013 with 8 years of warranty remaining.

23 Brazil, IN 47834



Price	\$3,818,666
Building Size	10,722 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10,722-square foot single-tenant, free standing CVS Pharmacy located in Brazil, Indiana. There are approximately 13 years remaining on an original 15-year double-net "NN" lease with three, five-year options to renew. The lease is guaranteed by CVS Caremark Corporation, a publicly traded (NYSE: CVS) Fortune 500 company.

24 Indianapolis, IN 46254



Price	\$1,505,000
Building Size	2,896 SF
Cap Rate	5.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is located on the City's west side at 5480 Georgetown Road, Indianapolis, Indiana. Built in 1987, the building is approximately 2,896 rentable square feet and sits on .99± acres. The building received a complete remodel in July of 2014 to meet the standards of Burger Kings new modern look. Burger King's triple net lease commenced in September 1987 and currently has a little over 12 years remaining. The lease provides two increases, the first is January 1, 2018 and the second is January 1, 2023. In addition, Burger Kings has four 5-year options to renew with rent increases with each renewal.

25 Noblesville, IN 46062



Price	\$2,308,308
Building Size	8,200 SF
Cap Rate	6.50%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Single-tenant, absolute-net leased KinderCare Learning Center located in Noblesville, Indiana. The subject property is 8,200 square feet, was built in 2003 (renovated in 2007) and is located about two miles northwest of Noblesville Square Shopping Center. The surrounding area is highly conducive to childcare centers and includes elementary schools, parks, dance/karate centers and abundant residential housing. There is extensive national retail in close proximity including Lowe's, Best Buy, Kohls, Kroger, CVS, Walgreens, Dollar General, and several prominent QSR brands.

26 Union City, IN 47390



Price	\$2,146,000
Building Size	11,868 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rite Aid Drug Store with Drive-Thru. Strong national / credit tenant: Public Co (NYSE:RAD), \$26 Billion in 2015 Revenue, 4500 stores, S&P Credit: "B". 35 years of term including the option periods. Rent Increase in each option period. 15 years of historical occupancy at this location. Strong sales & high profit location. NNN Lease.

27 East Chicago, IN 46312



Price	\$1,637,830
Building Size	6,831 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant new construction Advance Auto Parts property located in the Chicago MSA. The property is strategically positioned in a densely populated area along a primary east-west thoroughfare. The new fifteen year Advance Auto Parts lease expires on March 31, 2030 and features 7.5% rental escalations in each of the four 5-year renewal options periods. Advance Auto Parts is the largest retailer of automotive replacement parts and accessories in the United States.

28 Schererville, IN 46375



Price	\$3,785,000
Building Size	6,000 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant net-leased Panera with a drive-thru in Schererville, Indiana. This location has been so successful that they expanded their space in 2012 by 1,500-square feet at their own expense showing their commitment to the location. Their rent-to-sales ratio in 2014 was under seven percent. Panera is currently operating under their first 10-year option. This is a rare corporately guaranteed fee simple lease with strong sales and rental increases every five years.

29 Indianapolis, IN 46214



Price	\$1,154,000
Building Size	3,463 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand New 13 Year NNN Lease Church's Chicken is subject to a thirteen year, NNN lease, with 10% increases in each period. Newly Renovated Building The extensive renovations to the site demonstrates the tenant's confidence in the market place. High Volume Traffic with Great Visibility There are over 55,000 combined vehicles per day at the intersection of West 10th Street and North Girls School Road. Easily Accessible The site is accessible from West 10th street as well as from a rear access road which connects to both North Girls School Road and Topp Creek Drive.

30 Anderson, IN 46016



Price	\$2,950,000
Building Size	10,125 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS / strong national / credit tenant (BBB+). Strong sales (over \$7.5M year 2015, up \$500,000 from 2014)/ high volume & profit location. 17 years of historical occupancy at this site. 23 years of term remains which includes the option periods. Has Drive-Thru Pharmacy.

31 Indianapolis, IN 46254



Price	\$3,060,000
Building Size	7,548 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 5090 W 38th Street in Indianapolis, Indiana. The property is roughly 7,548 square feet and is situated on approximately 0.36 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 19 years remaining on the lease. Current annual rent is \$175,950. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

32 Chesterton, IN 46304



Price	\$1,413,462
Building Size	6,125 SF
Cap Rate	5.20%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Corporate guaranteed absolute NNN ground lease. 13 years remaining on initial term. No Landlord responsibility. 5% rental increases every 5 years during primary term.

33 Valparaiso, IN 46383



Price	\$1,833,000
Building Size	2,662 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Single-Tenant Absolute NNN Arby's: -Newly cast 15 year lease -1% annual rental increases -Four 5-year options to extend with increases -24-hour drive-thru location Strong Lease Guarantee: 30+ unit operator with multiple concepts and a personal guarantee from high net worth individual (call broker for more information).

34 Cloverdale, IN 46120



Price	\$1,338,462
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New NNN Dollar General Investment Opening 2016For Sale: \$1,338,462.00; 6.5% cap rate1st Yr NOI: \$87,000.00Size: 9,100 SF DG Prototype, Approx 2.90 acres Lease: NNN 15 Yr Term, Four 5 Year Options to Renew10% Rent Increases Upon Each Renewal Option New Lease Commences February 2016Dollar General: Corp Guaranteed Lease; S&P rating of BBB-.

35 Princeton, IN 47670



Price	\$1,296,923
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand New NNN Dollar General Investment For Sale: \$1,296,923.00; 6.5% cap rate1st Yr NOI: \$84,300.00Size: 9,100 SF DG Prototype, Approx 0.98 acres Lease: NNN 15 Yr Term, Four 5 Yr Options to Renew10% Rent Increases Upon Each Renewal Option New Lease Commences February 2016Dollar General: Corp Guaranteed Lease; S&P rating of BBB-.

36 Petersburg, IN 47567



Price	\$1,365,838
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

For Sale: \$1,365,838.00; 6.5% cap rate First Yr NOI: \$88,779.48Size: 9,100 SF DG Prototype, Approx 4.38 acres Lease: NNN 15 Yr Term, Four 5 Year Options to Renew10% Rent Increases Upon Each Renewal Option New Lease Commenced October 2015.

37 South Bend, IN 46619



Price	\$6,822,430
Building Size	13,580 SF
Cap Rate	5.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN Walgreen's in South Bend, Indiana. The original 25 yr. lease rent commenced on June 6, 2009 and the current lease has just under 20 yr. remaining, with initial term expiring July 31, 2034. Walgreen's has 10 five yr. options to extend it's presence beyond the primary term at an annual rent of \$365,000. Ideal for 1031 Exchange or investors looking for passive investment.

38 Huntington, IN 46750



Price	\$5,461,500
Building Size	14,660 SF
Cap Rate	5.85%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Walgreen's, the nation's largest drugstore chain, constitutes the Retail Pharmacy USA Division of Walgreen's Boots Alliance, Inc. (Nasdaq: WBA), the first global pharmacy-led, health and well-being enterprise. More than 8 million customers interact with Walgreen's each day in communities across America, using the most convenient, multi-channel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice. Walgreen's operates more than 8,000 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. Walgreen's digital business includes Walgreens.com, Drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com Walgreens also manages more than 400 healthcare clinics and provider practice locations around the country.

39 Fort Wayne, IN 46804



Price	\$2,080,000
Building Size	3,900 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The building was re-constructed in 2007 and is a 3,900 square foot freestanding structure situated on a 35,720 square foot corner pad containing 46 parking spaces for customers and employees.

40 Bicknell, IN 47512

Price	\$4,060,000
Building Size	20,707 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General Market of 20,707 square feet located in the town of Bicknell in Knox County, Indiana. Dollar General Market has 11.5 years remaining on a 15 year absolute triple-net lease with a three percent rent increase in Year 10 and 10 percent rent increases in each of the four, five-year renewal options. The lease is guaranteed by Dollar General Corporation, which is publicly traded on the New York Stock Exchange under the ticker "DG" and has a current "BBB-" credit rating by Standard and Poor's.

41 Plainfield, IN 46168

Price	\$1,715,000
Building Size	4,580 SF
Cap Rate	4.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Corporate McDonald's Ground Lease with 17 years remaining on a 20 year Lease term. The building was newly constructed in 2010. The Lease boost 7.5% increases every 5 years and eight (5) year options.

42 Indianapolis, IN 46219

Price	\$2,350,000
Building Size	6,471 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Well-built, 24 hour a day Denny's Restaurant with a drive-thru is operated by one of the largest franchisee in the Midwest, the operators of 27 Denny's Restaurants. Tenant spent \$250,000 in interior remodeling improvements in 2015. The lease has over 12 years remaining with rental increases every 5 years and four 5 year options to extend. Next rent increase is July 2018. Part of large retail complex including several national tenants such as Lowes, Wendy's, Cracker Barrel, etc.

43 Greenwood, IN 46142

Price	\$1,784,000
Building Size	7,422 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

- A 7,422 SF building on 0.26 AC leased to Buca Restaurants, Inc.- 19.5 years remain on a 20 YR / NNN Lease.- Rent Increases 8% Every 5 Years.