



SINGLE TENANT INVESTMENT OPPORTUNITY



PAPA JOHN'S

905 MARKET STREET
CHARLESTOWN, IN 47111



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Confidentiality Disclaimer



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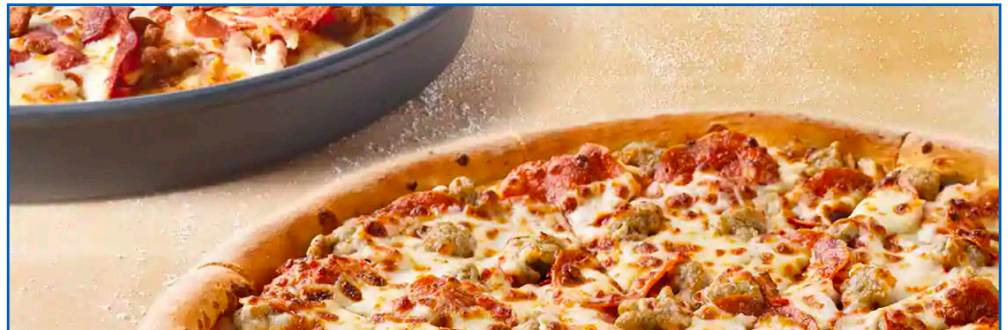
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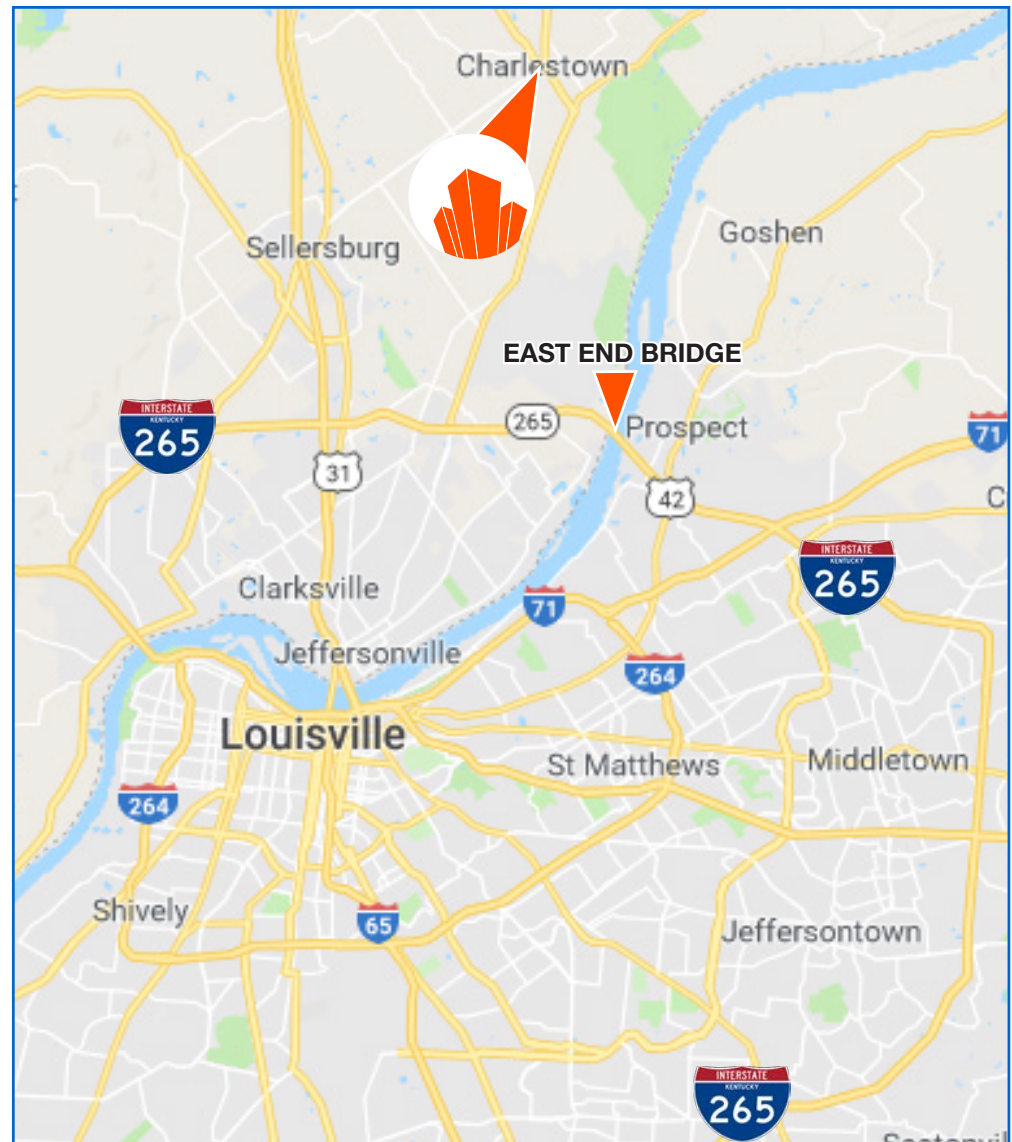


TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over 100 years of combined experience, participating in over \$1 billion dollars in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.



CHARLESTOWN, IN

Charlestown, Indiana is located in eastern Clark county only a few miles from the east end bridge. The east end bridge opened in 2016 connecting metro Louisville, Kentucky to southern Indiana completing a circular interstate around the entire region. It is anticipated that this bridge will further fuel Charlestown's growth. Charlestown encompasses part of a project known as the River Ridge Commerce Center. This 6,000-acre site is a former U.S. Army property redeveloped into a commerce center to create jobs, local tax revenue, and growth in southern Indiana. River Ridge is currently home to more than 50 businesses employing 9,000 workers, with the number steadily growing. In July 2018, Niagara Bottling announced their plans to build a 469,000 square foot bottling facility, bringing \$56 million in investment to the area and 49 full time jobs based out of the new facility. Charlestown is in close proximity to Louisville metro opportunities, the largest city in the Commonwealth of Kentucky, while holding onto to its small-town charm.



PROPERTY OFFERING

Sale Price	\$310,000
Net Operating Income	\$23,152.56
Cap Rate	7.47%
Lease Type	NNN
Landlord Responsibilities	Structural repairs, roof repairs exceeding \$2,000 annually, repairs to utilities outside the walls

PROPERTY OVERVIEW

TRIO Commercial Property Group is pleased to present the sale of this single tenant investment opportunity located in Charlestown, Indiana. The building is located at 905 Market Street near the heart of downtown Charlestown. This stable, single tenant investment property is housed by Papa John's pizza with a lease expiration of 2025. The tenant has been successfully operating from this location since 2012.

PROPERTY SPECIFICATIONS

Property Address	905 Market St, Charlestown, IN
Rentable Area	1,334 SF
Land Area	1.19 Acres
Year Built	1973
Parcel Number	10-18-11-700-277.000-004



Rent Roll

Papa John's - 905 Market St
Charlestown, IN

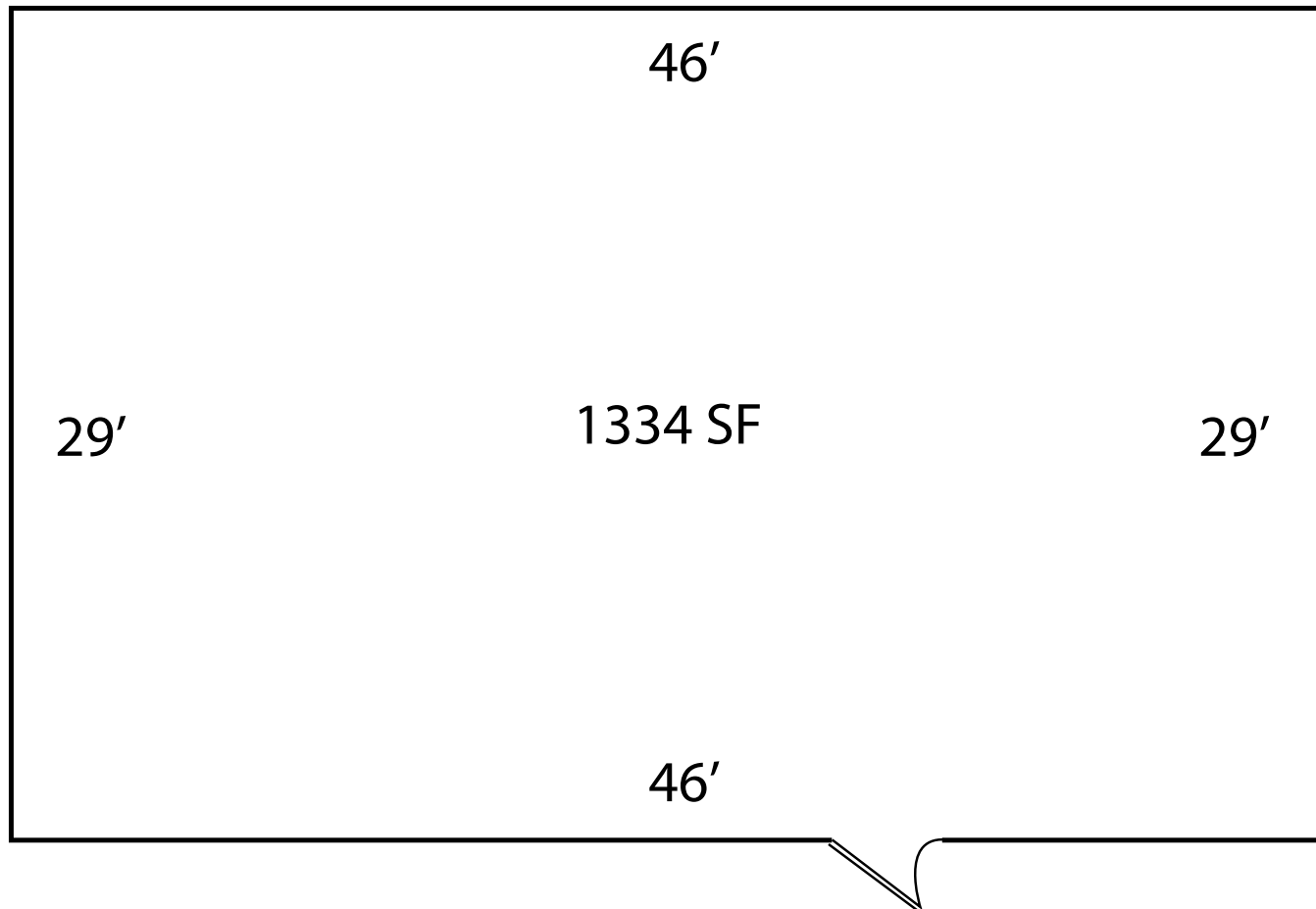
Tenant Name	Square Feet	Lease Start	Lease End Date	Base Rent Per Month	Base Rent Per Year	PSF	Remaining Term (Years)	Lease Type	Options
Bajco 100, LLC (franchisee)	1,334±	11/01/2012	10/31/2025	\$1,929.38 <u>Rent Bump: 6%PSF (11/01/2021)</u> \$2,045.14	\$23,152.56 <u>Rent Bump: 6%PSF (11/01/2021)</u> \$24,541.68	\$17.35 <u>Rent Bump: 6%PSF (11/01/2021)</u> \$18.40	7.1	NNN	One (1) five (5) year option: \$26,014.20 annually

AERIAL MAP





905 MARKET ST
CHARLESTOWN, IN





Papa John's Pizza is an American restaurant franchise company. It runs the third largest take-out and pizza delivery restaurant chain in the United States, with headquarters in Jeffersontown, Kentucky, a suburb of Louisville.

Internationally, there are over 4,600 Papa John's establishments, including over 3,200 in the U.S. and the remainder spread among 34 other countries. Papa John's primarily takes carryout and delivery orders, although some stores have tables and chairs for dining in.

Franchise stores owners pay a royalty fee , commissioning 5% of net sales to Papa John's International, and up to 7% of net sales on advertising efforts. Corporate operations looks over franchisees to ensure brand consistency.



BAJCO Group started its first business venture in the United States opening two Papa John's pizza stores in Ohio in 2002. In March 2003, the group signed an agreement with Papa John's International to develop 10 Papa John's stores in Pittsburgh, Pennsylvania. The group is currently comprised of fourteen associate companies which independently own and operate 129 Papa John's Pizza Units in the states of Pennsylvania, Ohio, Indiana, Illinois, Michigan, Florida and New York in the United States and providence of Ontario, Canada.

The group is currently engaged in businesses in the sector of food, telecommunications, healthcare & medicine. As part of its strategy to establish a global foot print, Bajco Group recently signed a development agreement with International Dairy Queen to develop and operate various DQ stores all across the United Arab Emirates.



905 Market St Charlestown, IN 47111		5 mi radius	10 mi radius	15 mi radius
POPULATION	2018 Estimated Population	16,682	101,860	408,260
	2023 Projected Population	17,414	105,501	419,875
	2010 Census Population	15,236	94,315	387,337
	2000 Census Population	12,547	74,393	349,513
	Projected Annual Growth 2018 to 2023	0.9%	0.7%	0.6%
	Historical Annual Growth 2000 to 2018	1.8%	2.1%	0.9%
	2018 Median Age	37.3	39.6	39.1
HOUSEHOLDS	2018 Estimated Households	6,291	39,347	170,766
	2023 Projected Households	6,653	41,283	178,528
	2010 Census Households	5,640	35,772	158,530
	2000 Census Households	4,658	27,980	141,835
	Projected Annual Growth 2018 to 2023	1.2%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	1.9%	2.3%	1.1%
RACE AND ETHNICITY	2018 Estimated White	91.3%	88.5%	81.1%
	2018 Estimated Black or African American	2.5%	5.2%	11.8%
	2018 Estimated Asian or Pacific Islander	0.8%	2.2%	2.7%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2018 Estimated Other Races	5.2%	3.9%	4.1%
INCOME	2018 Estimated Average Household Income	\$76,113	\$102,265	\$90,603
	2018 Estimated Median Household Income	\$67,029	\$83,597	\$71,764
	2018 Estimated Per Capita Income	\$28,706	\$39,567	\$38,278
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.4%	2.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	9.0%	6.0%	6.3%
	2018 Estimated High School Graduate	31.8%	27.4%	24.2%
	2018 Estimated Some College	22.5%	21.7%	21.5%
	2018 Estimated Associates Degree Only	10.8%	9.3%	8.0%
	2018 Estimated Bachelors Degree Only	15.8%	20.9%	22.3%
	2018 Estimated Graduate Degree	7.1%	12.3%	15.0%
BUSINESS	2018 Estimated Total Businesses	302	2,633	21,708
	2018 Estimated Total Employees	2,835	32,670	294,775
	2018 Estimated Employee Population per Business	9.4	12.4	13.6
	2018 Estimated Residential Population per Business	55.2	38.7	18.8



Confidential Disclaimer

This Confidential Offering Memorandum has been prepared by TRIO Commercial Property Group ("TRIO") and is being furnished to you solely for the purpose of your review of the commercial property located at 905 Market St (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of TRIO Commercial Property Group ("Broker").

By accepting the Confidential Offering Memorandum, you acknowledge and agree that: (a) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the "Materials"), is confidential; (b) you will not reproduce the Confidential Offering Memorandum in whole or in part; (c) if you do not wish to pursue this matter, you will return this Confidential Memorandum to TRIO as soon as practicable together with all other materials relating to the Property which you may have received from TRIO; and (d) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of TRIO.

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