

SINGLE TENANT NET LEASE | \$1,253,000



DUNKIN' DONUTS
9913 BROWNSBORO ROAD
LOUISVILLE, KENTUCKY

HOGAN
REAL ESTATE

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01

EXECUTIVE SUMMARY



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EXECUTIVE SUMMARY

The Offering

Qualified Investors are extended the opportunity to acquire a 100% fee simple interest in a single-tenant, NNN lease Dunkin; Donuts in affluent eastern Louisville, Kentucky. The 2,050 square foot building on 0.55 acres prominently located on Brownsboro Road (Highway 22) just east of the Interstate 265 exchange near Interstate 71.

The area has experienced major residential and commercial growth over the past two decades with the development of Louisville's only lifestyle center. The Paddock Shops, Old Brownsboro Crossing (Cabela's, Lowe's, Costco, Norton Hospital, Norton Children's Hospital), Louisville's only "New Urbanism" planned community Norton Commons, and various other shopping centers, Class A multifamily developments, professional office buildings, and single family residence neighborhoods.

Fast growing population, affluent demographics, and interstate access to both I-265 and I-71 have made the Brownsboro Road trade area one of Louisville's premier commercial corridors. The subject's strategic site offers maximum exposure to 28,000 VPD on Brownsboro Road.

Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

Investment Highlights

Ideal 1031 or Private Equity Investment

- A 10 year NNN lease with approximately 8 years of term remaining provides investors with limited landlord responsibilities and excellent underlying real estate

Louisville's Most Affluent Demographics

- Over 49,000 people live within a three mile radius of the subject with median household incomes reaching \$80,000

High Traffic Site with Great Accessibility and Visibility

- Nearly 30,000 vehicles pass the location daily

Premier Trade Area

- The Paddock Shops and Old Brownsboro Crossing are two of the most vibrant retail and medical developments in the region driving significant traffic and creating maximum synergies for quick service restaurants in the area



OFFERING SUMMARY

Property Information

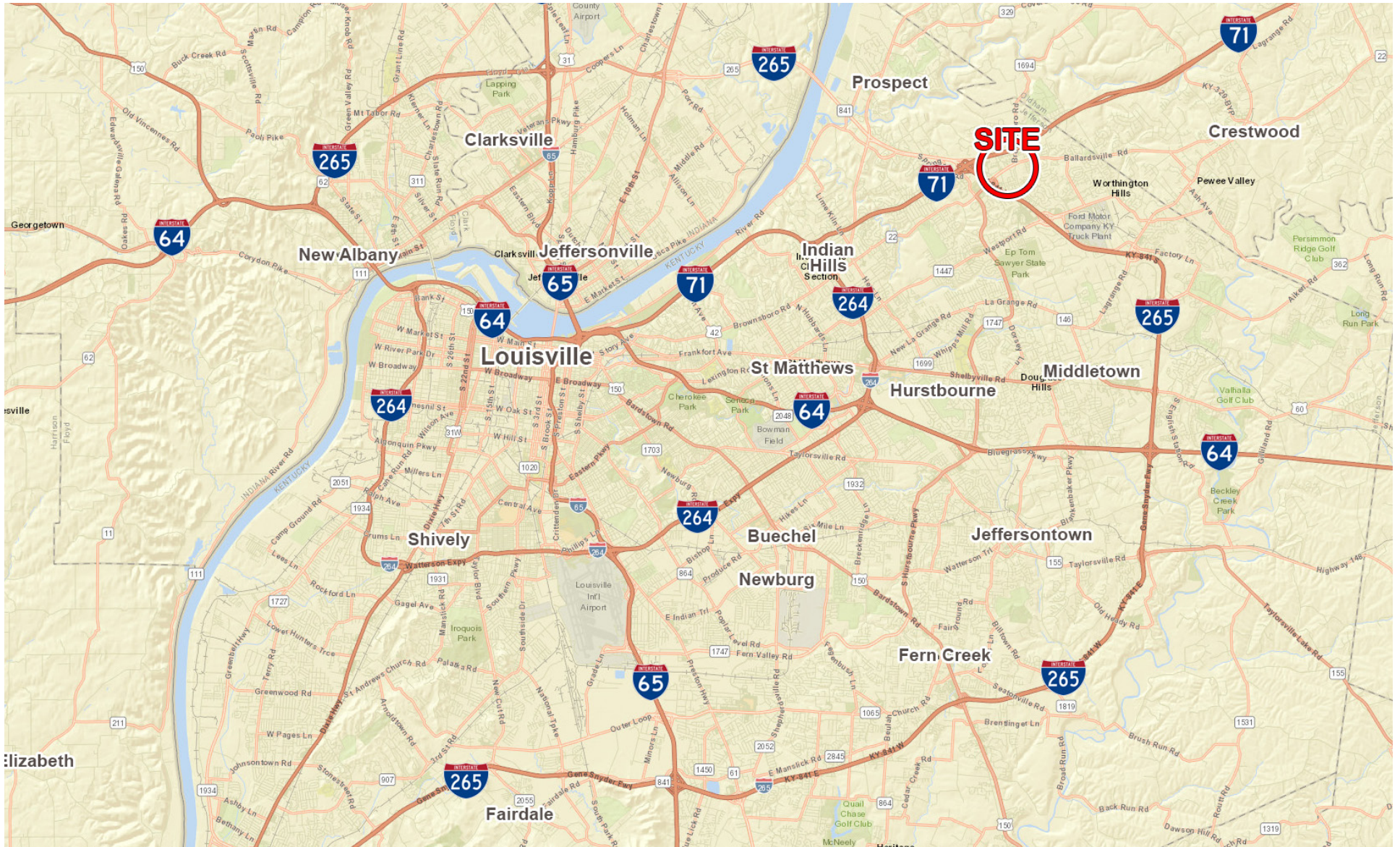
Subject Property	Single Tenant
Property Location	9913 Brownsboro Road Louisville, Kentucky 40219
Year Built	2016
Price	\$1,253,000
Cap Rate	5.65%
Rentable Square Feet	2,050 SF
Parking Spaces	21
Lot Size	0.55 Acres

Lease Summary

Tenant	Anju Donuts of Louisville, LLC d/b/a Dunkin Donuts
Lease Commencement Date	August 2016
Lease Type	NNN
Initial Term	10 Years
Initial Term Rental Income	Years 1 - 5 \$70,800 - \$34.54 PSF Years 6 - 10 \$77,880 - \$37.99 PSF
Extension Terms	Years 11 - 15 \$41.79 PSF Years 16 - 20 \$45.96 PSF



DUNKIN DONUTS® | LOUISVILLE, KY
OFFERING MEMORANDUM



REGIONAL MAP





Longhorn
STEAKHOUSE
chili's
TireDiscounters
PNC
Olive
Garden



Lowe's

NORTON
HEALTHCARE
NORTON
HEALTHCARE

NORTON
HEALTHCARE

COSTCO
WHOLESALE



World of Beer
WHICH WICH

Red Robin

Cabela's

NORTON
HEALTHCARE

Chamberlain Lane

FAMILY
Allergy & Asthma



FIRST
FINANCIAL
BANK

Future
Development

Northeast
Christian Church

Springhurst
Animal Hospital

DUNKIN'
DONUTS

Brownsboro Road

Domino's

Edward Jones

limon
y Sal





Norton Commons

Future
Development

Brownsboro Road

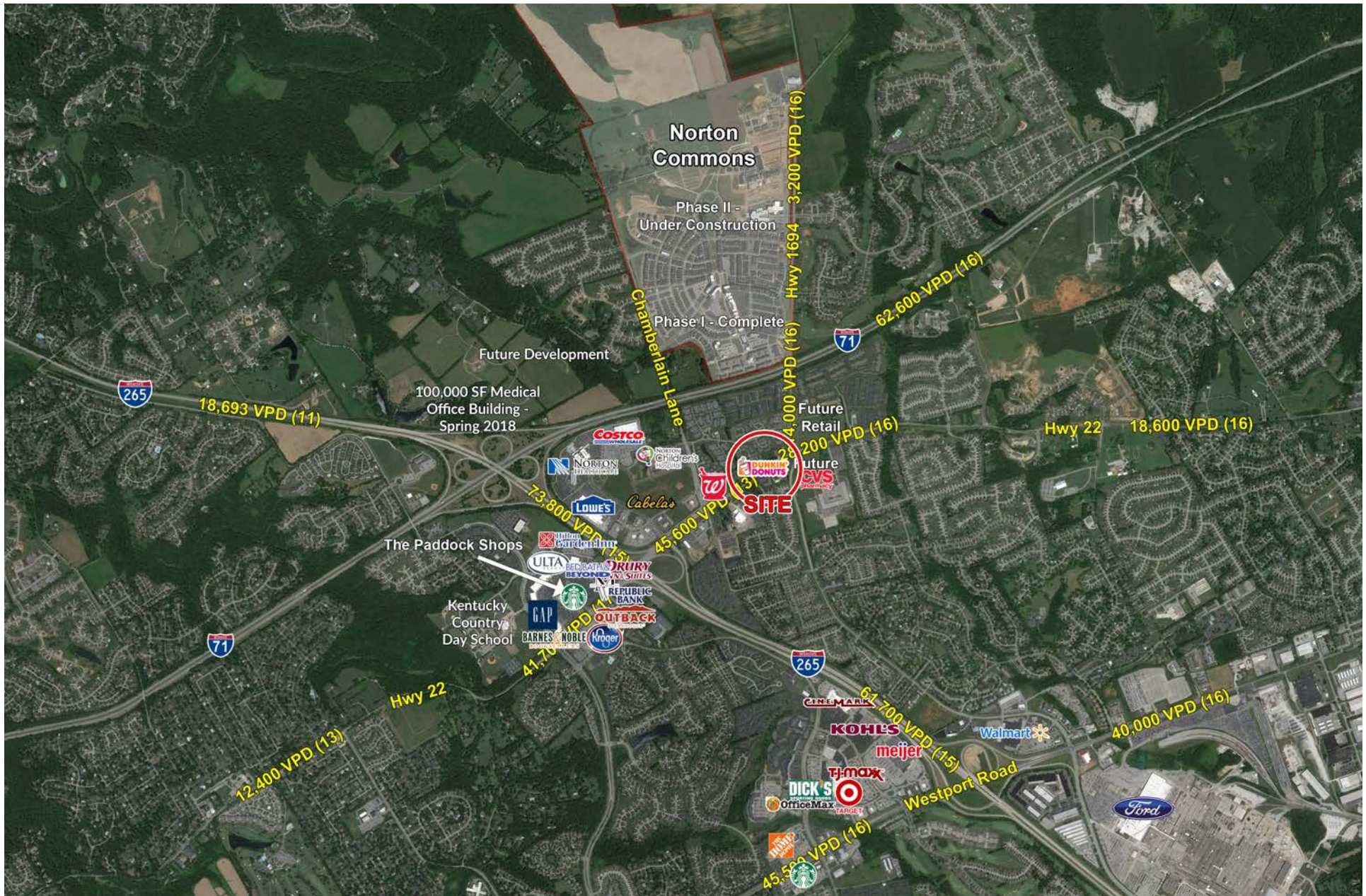
Springhurst
Animal Hospital

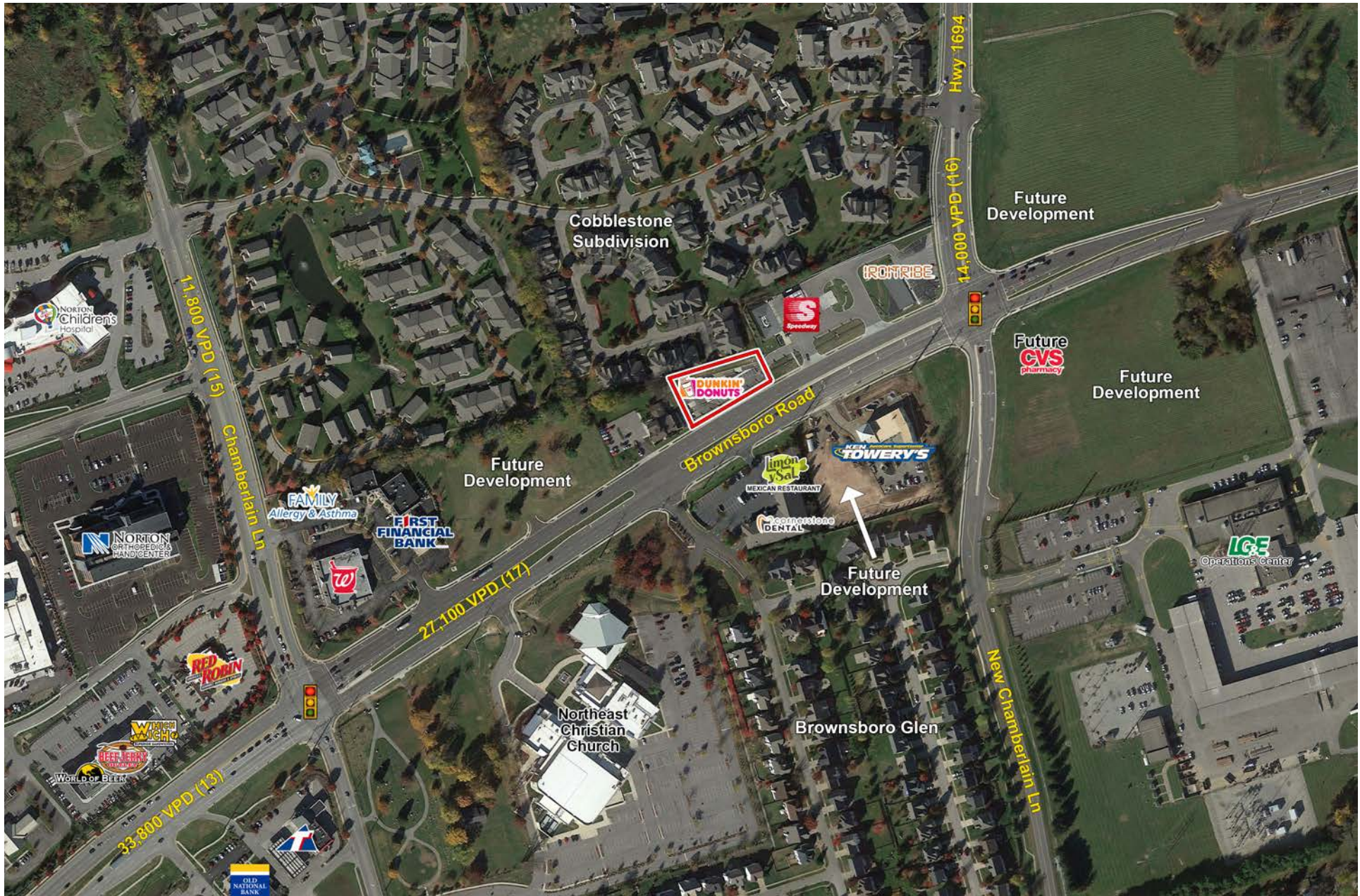
DUNKIN'
DONUTS

Speedway

KEN Tire & AutoCare
TOWERY'S







02

EXHIBITS



Tenant Profile
Demographics Map
Demographics Report
Louisville MSA Statistics
Louisville Market Overview

TENANT PROFILE

Dunkin' Brands Group Inc.

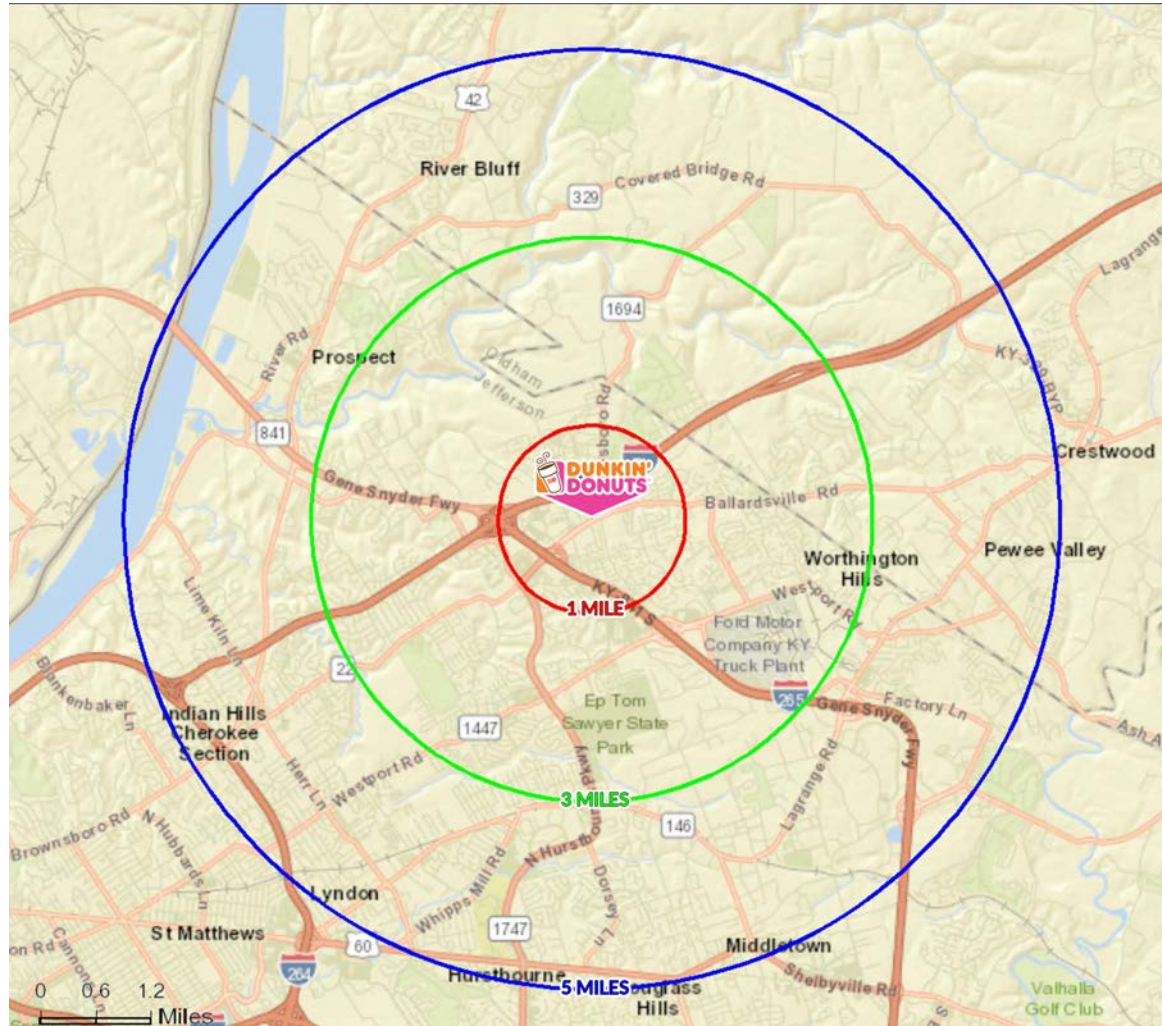
NASDAQ: DNKN. Dunkin' Donuts is an American global donut company and coffeehouse based in Canton, Massachusetts, in Greater Boston. It was founded in 1950 by William Rosenberg in Quincy, Massachusetts. Since its founding, Dunkin' Donuts has become the world's leading baked goods and coffee chain, serving more than 3 million customers each day. True to the name, they offer 50+ varieties of donuts, but you can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods.

They have more than 11,300 Dunkin' Donuts restaurants worldwide. There are over 8,500 restaurants in 41 states across the U.S.A. and over 3,200 international restaurants across 36 countries. With over 130 years of franchising experience, Dunkin' Brands is home to two of the world's most recognized, beloved franchises: Dunkin' Donuts and Baskin-Robbins. Dunkin' Donuts is a market leader in sales of hot, decaffeinated and flavored coffee, iced coffee, bagels, donuts and muffins.

Anju Donuts of Louisville, LLC is owned and operated by Hiren Patel, who acquired the ownership and operating rights to multiple Louisville area Dunkin' Donuts locations in Fall 2017. Patel operates over 30 quick service restaurants located in Kentucky, New Jersey, New York, and Texas.



1-3-5 MILE DEMOGRAPHICS MAP



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	4,956	38,277	94,496
2010 Population	7,545	49,043	112,491
2017 Population	8,968	52,421	119,032
2022 Population	9,573	54,702	123,649
2000-2010 Annual Rate	4.29%	2.51%	1.76%
2010-2017 Annual Rate	2.41%	0.92%	0.78%
2017-2022 Annual Rate	1.31%	0.86%	0.76%
2017 Male Population	48.3%	48.4%	48.2%
2017 Female Population	51.7%	51.6%	51.8%
2017 Median Age	38.7	40.4	41.6
Median Age			
The median age in this area is 38.7, compared to U.S. median age of 38.2.			
Race and Ethnicity			
2017 White Alone	72.0%	77.0%	80.9%
2017 Black Alone	13.1%	11.1%	9.2%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	9.4%	7.4%	5.6%
2017 Pacific Islander Alone	0.1%	0.0%	0.0%
2017 Other Race	2.5%	1.6%	1.6%
2017 Two or More Races	2.9%	2.7%	2.4%
2017 Hispanic Origin (Any Race)	5.7%	4.5%	4.4%
Households			
2000 Households	1,997	14,652	37,492
2010 Households	3,250	19,514	46,031
2017 Total Households	3,830	20,740	48,478
2022 Total Households	4,082	21,577	50,232
2000-2010 Annual Rate	4.99%	2.91%	2.07%
2010-2017 Annual Rate	2.29%	0.84%	0.72%
2017-2022 Annual Rate	1.28%	0.79%	0.71%
2017 Average Household Size	2.34	2.51	2.42
Median Household Income			
2017 Median Household Income	\$82,358	\$82,933	\$80,989
2022 Median Household Income	\$89,980	\$89,733	\$88,377
2017-2022 Annual Rate	1.79%	1.59%	1.76%
Average Household Income			
2017 Average Household Income	\$112,447	\$114,622	\$116,941
2022 Average Household Income	\$127,473	\$127,456	\$129,654
2017-2022 Annual Rate	2.54%	2.15%	2.09%

LOUISVILLE MSA STATISTICS

MSA Population:	1,307,647
Total Households:	520,191
Jefferson County Population:	750,828
Overall Growth Rate MSA: (2000-2010)	0.99%
Projected Growth Rate: (2013-2018)	0.51%

Population for Metro Counties: (2010 Census)	
Clark County, IN	110,232
Floyd County, IN	74,478
Harrison County, IN	39,364
Scott County, IN	24,181
Washington County, IN	28,262
Bullitt County, KY	74,319
Henry County, KY	15,416
Jefferson County, KY	741,096
Meade County, KY	28,602
Nelson County, KY	43,437
Oldham County, KY	60,316
Shelby County, KY	42,074
Spencer County, KY	17,061

Largest Colleges & Universities in Louisville Area:	
University of Louisville	21,239
Indiana Wesleyan University	15,580
Jefferson Community and Technical College	14,346
Sullivan University	5,478
Bellarmine University	3,602
Spalding University	1,429

Demographics for Louisville MSA:	
Louisville encompasses 13 counties in 2 states: Clark, Floyd, Harrison, Scott, and Washington counties in Indiana and Bullitt, Henry, Jefferson, Meade, Nelson, Oldham, Shelby, and Spencer in Kentucky	
Average Household Income:	\$64,854
Median Household Income:	\$46,456
% Bachelor's Degree:	15.2%
% Some College:	22.2%
Total Businesses:	75,915
Total Employment:	548, 699

Largest Employers in Louisville MSA: (Excluding government agencies)	
United Parcel Service	20,117
Humana, Inc	11,000
Norton Healthcare Inc.	9,658
Ford Motor Co.	8,696
KentuckyOne Health Inc.	5,898
GE Appliances & Lighting	5,000
Baptist Healthcare Systems Inc.	4,219
Catholic Archdiocese of Louisville	2,352
University of Louisville Healthcare	2,331
Kindred Healthcare Inc.	2,252
LG&E and KU Energy LLC	2,066
Floyd Memorial Hospital & Health Services	1,612
Securitas Security Services USA Inc.	1,598
Yum! Brands, Inc.	1,558
Publishers Printing Co. LLC	1,450
Horseshoe Southern Indiana	1,437
BF Cos./ERJ Dining	1,420
Clark Memorial Hospital	1,216
Seven Counties Services, Inc.	1,215
Brown-Foreman Corp	1,196

LOUISVILLE MSA MARKET OVERVIEW



Metro Louisville Area

In 2003, the Jefferson County and City of Louisville governments merged, elevating Louisville to the nation's 27th largest city. Louisville is home to dynamic, diversified economy that continues to attract companies with its central location, attractive riverfront setting and southern hospitality.

The presence of the United Parcel Service (UPS) air hub, GE Appliance Park, two Ford Motor Company assembly plants and an innovative and highly regarded medical community have played a big part in recent successes for Louisville.

Louisville is home to the legendary Kentucky Derby, the Muhammad Ali Center, the ever expanding Waterfront Park, the exciting 4th Street Live! entertainment complex downtown and beautiful, historic neighborhoods.

Additionally, Louisville offers a nationally recognized superior quality of life, making it one of America's best places to live and work. Greater Louisville also offers some of the most affordable utility rates in the nation, as well as an abundant, dependable supply of water, electricity and natural gas.

The Louisville MSA is comprised of Jefferson, Bullitt, Oldham, Henry, Nelson, Shelby, Trimble, Spencer and Meade counties in Kentucky; and Clark, Floyd, Harrison and Washington counties in Indiana. The metropolitan area's population is 1.3 million, including nearly 701,500 in Jefferson County, which houses Louisville Metro.



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