

ALL NATIONAL NNN | KROGER ANCHORED CENTER | 100% OCCUPIED 730 S. GREEN RIVER RD. EVANSVILLE, IN 47715

BEN HAMD

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BROKER OF RECORD



INVESTMENT HIGHLIGHTS



BRAND NEW TENANCY FROM
HOME OUTLET, WHICH OPERATES
OVER 100 STORES AND HAS OVER
100 YEARS IN BUSINESS



RECENT EXTENSIONS FROM KROGER AND BIG LOTS



ALL-NATIONAL TENANCY BASE ON NNN STRUCTURE



GROCERY ANCHORED



BELOW MARKET RENTAL RATES



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| | | | | Monthly | Annual | Rent Per | Rec. Per | |
|----------------------|----------------|------------|-----------|-----------|------------|----------|---------------|-----------|
| Tenant | Area | Lease From | Lease To | Rent | Rent | Area | Area | NNN's |
| Big Lots | <i>37</i> ,230 | 6/4/2003 | 1/31/2029 | 15,861.00 | 190,332.00 | 5.11 | 1.14 | 42,348.60 |
| Home Outlet | 22,501 | 11/3/2020 | 7/31/2028 | 4,885.27 | 58,623.25 | 2.61 | 1. <i>7</i> 5 | 39,376.75 |
| Kroger | 18,52 <i>7</i> | 6/5/2012 | 9/30/2023 | 7,206.67 | 86,480.00 | 4.67 | 1.75 | 32,422.25 |
| Pearl Cleaners | 3,361 | 3/15/1991 | 3/31/2023 | 1,140.00 | 13,680.00 | 4.07 | 0.04 | 118.31 |
| Ice House | | | | 325.00 | 3,900.00 | | | |
| United Fidelity Bank | | 4/1/2018 | 3/31/2038 | 500.00 | 6,000.00 | | | |

TOTAL 81,619 29,917.94 359,015.25 114,265.91



 CAM
 11,633.00

 Insurance
 12,809.00

 Management
 10,770.46

 Taxes
 48,365.84

 Total Operating Expenses
 83,578.3

 Total Net Income
 389,702.86



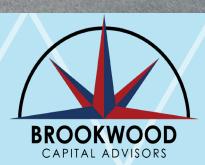
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RT. FRESH.





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BIG LOTS



Locations: 1,416

Web: www.biglots.com



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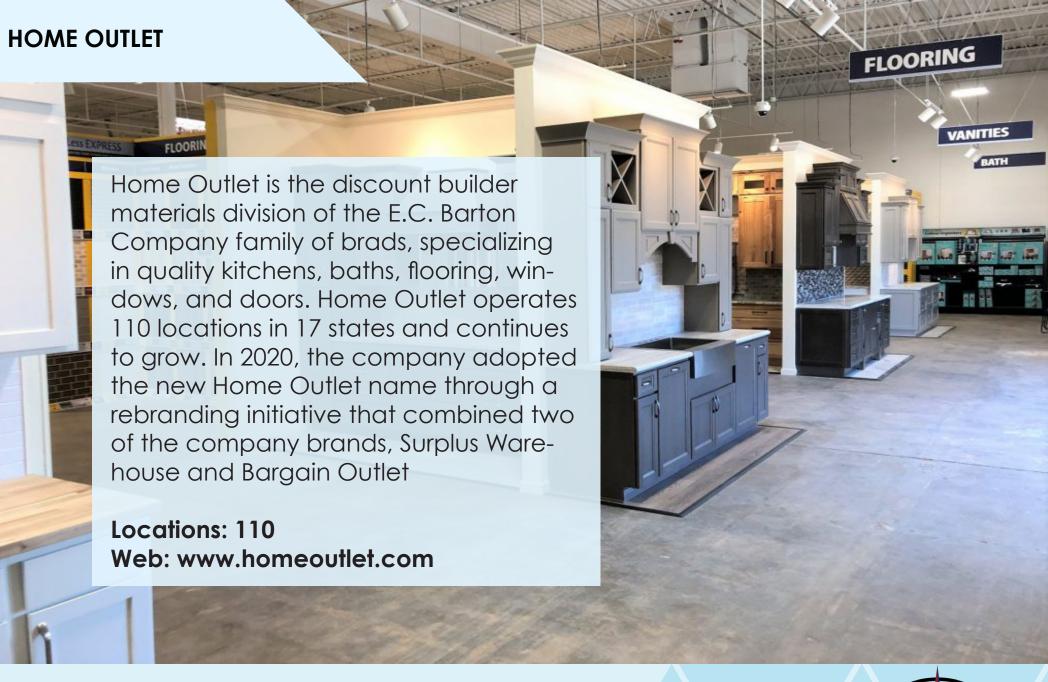
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DEMOGRAPHICS 1 MILE 5 MILE 3 MILE **POPULATION** 8,278 69,417 117,160 **HOUSEHOLDS** 4,054 30,631 49,839 \$59,967 INCOME \$69,933 \$59,754 TRAFFIC COUNTS SOUTH GREEN RIVER: 28,362 VPD WASHINGTON: 9,814 VPD

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