

OFFERING MEMORANDUM

Long-Term Net Lease | Indianapolis, Indiana



TireDiscounters



7705 E. 42nd Street, Indianapolis, IN



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TRANSACTION SUMMARY

Purchase Price:	\$3,763,855
Cap Rate:	5.50%
Annual Rent:	\$207,012

Lease Summary

Tenant:	Tire Discounters, Inc.
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Remaining Lease Term:	15 years
Lease Commencement:	May 29, 2020
Lease Expiration:	May 29, 2035
Rent Increases:	5% every 5 years
Options to Renew:	Five, 5-year options

Property Specifications

Address:	7705 E. 42nd Street, Indianapolis, IN
Building Size:	7,900 SF
Site Size:	0.959 acres

Investment Highlights:

- Long term NNN lease
- E-commerce & recession resistant tenant
- Strong corporate guarantee and growing brand
- Strategically located along main retail corridor – nearby national retailers include: Menards, Chase Bank, Citi Trends, McDonald's, Taco Bell, Exxon, and Wendy's
- The property is located just off I-465 (±164,766 VPD) on Highway 36 (±56,167 VPD), which intersects with I-65, I-69, I-70, and I-74, and provides additional access to I-65 via I-865



TENANT SUMMARY

- Tire Discounters is an Ohio based corporation, headquartered in Cincinnati, Ohio.
- Established in 1976 with a single, one bay store, Tire Discounters has remained under the leadership of the founder for the past 40+ years.
- 125+ stores with 6-10 bays per store providing tires, wheels and auto services with locations in Cincinnati, Columbus, Dayton, Knoxville, Lexington, Louisville, Nashville, Chattanooga and Huntsville.
- Seventh-largest independent tire dealer in the U.S. by Modern Tire Dealer national rankings.
- Official service provider member of the Automotive Maintenance & Repair Association (AMRA) & the National Association of Fleet Administrators (NAFA), honoring all major national accounts.

Awards & Accolades

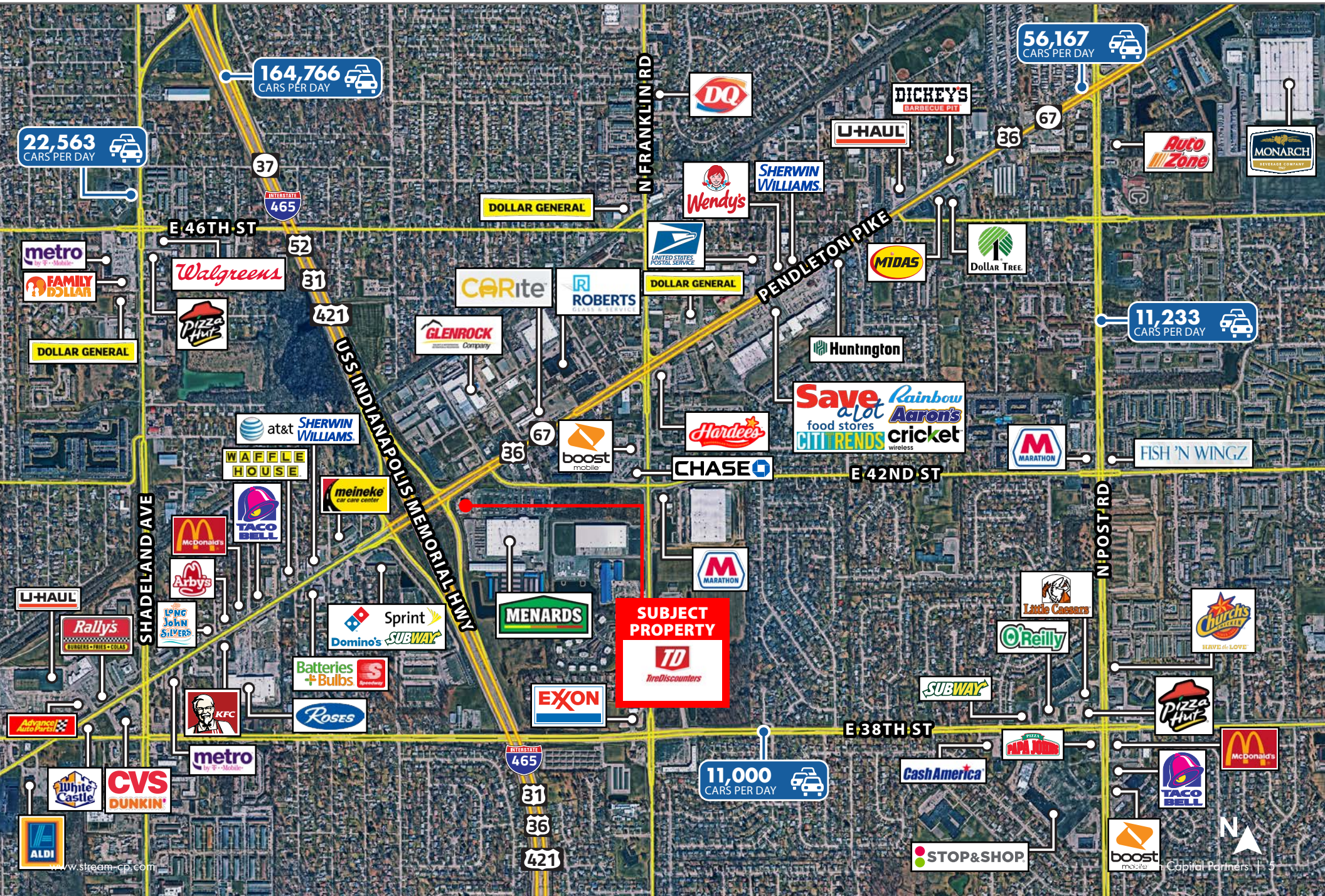
- Rated the No. 1 Tire Store in Cincinnati by CityBeat Magazine for the past 11 years.
- Rated the No. 1 Automotive Repair Shop by CityBeat Magazine for the past 4 years.
- Voted Lexington's Best Tire Store by the readers of Lexington Herald-Leader for 2019.



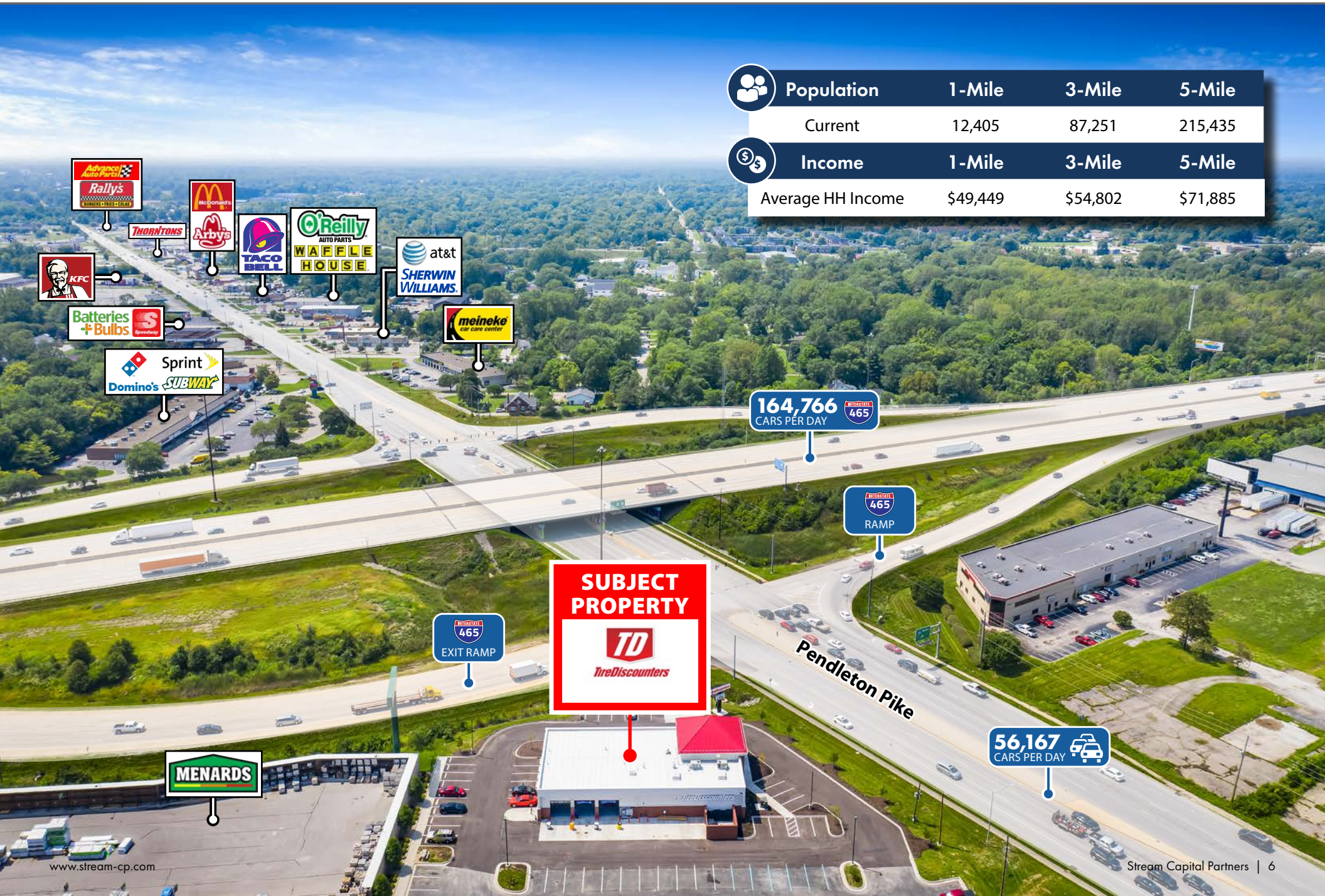
Fastest growing tire chain
in the Midwest employing
more than 1,000 people



AREA MAP



PROPERTY PHOTOS



	Population	1-Mile	3-Mile	5-Mile
	Current	12,405	87,251	215,435
	Income	1-Mile	3-Mile	5-Mile
	Average HH Income	\$49,449	\$54,802	\$71,885

PROPERTY PHOTOS



The Subject Property is conveniently located near both of I-465's entrance and exit ramps

PROPERTY PHOTOS



PROPERTY PHOTOS



**SUBJECT
PROPERTY**

TD
TireDiscounters

MARKET OVERVIEW



Indianapolis, Indiana

Indianapolis is the third most-populous city in the Midwest and 17th most populous in the United States, with a population of more than 876,000 people. Indianapolis anchors one of the largest economic regions in the United States based primarily on the sectors of finance, insurance, manufacturing, education, health care, government, and wholesale trade.

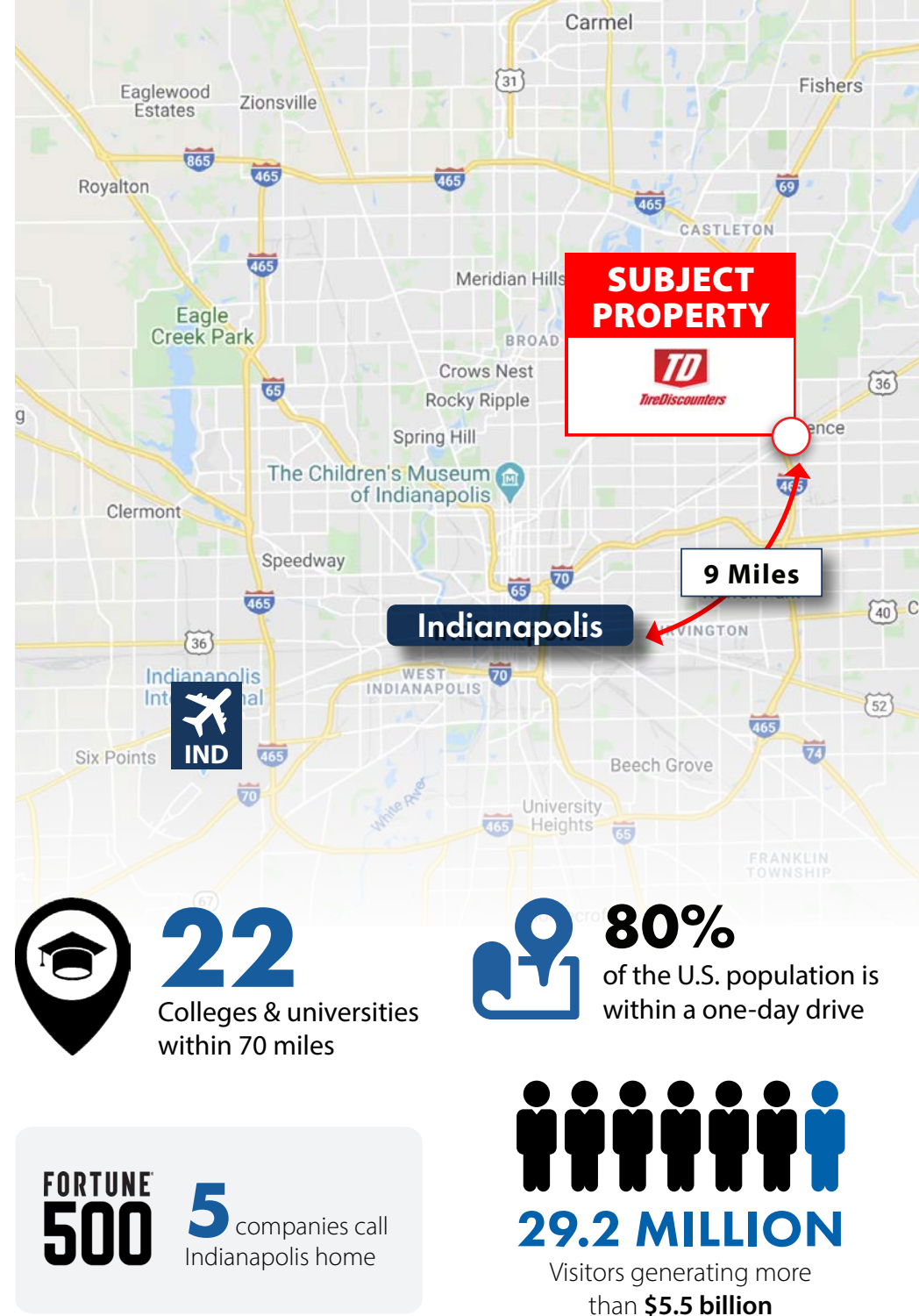
Indianapolis, Indiana

Ranking number one in passthrough highways, Indiana is within a one-day drive of 80% of the U.S. population. Four interstate highways intersect in central Indiana, making the Indianapolis Region the leading metro area in America with direct interstate access to other markets. The city's central location and extensive highway and rail infrastructure have positioned Indianapolis as an important logistics center, home to 1,500 distribution firms employing more than 100,000 workers. With companies such as Rolls-Royce, Allison Transmission, and Raytheon, among others in the region in the advanced manufacturing and logistics industries, there is tremendous opportunities for growth.

The Indianapolis region has 22 colleges and universities within 70 miles and is among the top places to live in the United States holding a higher ranking than New York City and Philadelphia. Indianapolis is home to two major professional sports clubs, the Indianapolis Colts and the Indiana Pacers. There are three Fortune 500 companies based in the city: health insurance company, Anthem Inc; pharmaceutical company, Eli Lilly; and Simon Property Group, the largest real estate investment trust in the U.S.

The city is also home to five Fortune 1000 companies: hydrocarbon manufacturer, Calumet Specialty Products Partners; automotive transmission manufacturer, Allison Transmission; and retailer, Finish Line. Other companies based in the Indianapolis metropolitan area include: Duke Realty, Emmis Communications, Lids, OneAmerica, Republic Airways, Envigo, and fast food chains Noble Roman's and Steak 'n Shake.

The hospitality industry is an increasingly vital sector to the Indianapolis economy with more than 29.2 million visitors generating more than \$5.5 billion and supporting nearly 83,000 full-time equivalent jobs across the region. Additionally, Indianapolis hosts dozens of annual festivals and event including the Indy 500, Indiana State Fair, and the historic Irvington Halloween Festival. Additionally, Indianapolis is home to the largest Children's museum in the world spanning 433,000 square feet.





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