

PROPERTY DETAILS

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|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address | 5225 E Dupont Rd, Fort Wayne, IN |
| NOI | 20 Year GL Years 1 -5 \$85,000/year 10% rent bumps every 5 years |
| Lease Term | Commences Oct. 2021 |
| # of Renewals | 6 Five Year Renewals |
| Total Land Area | .986 AC |
| Neighboring Tenants | Neighboring tenants include: Verizon, Walgreens, Dairy Queen, T-Mobile, Papa John's, Parkview Medical Center, AMC, Pizza Hut, Oak Crossing Apartments |
| Daily Traffic Counts (VPD) | E Dupont Rd: 15,954 Tonkel Rd: 12,500 |

DEMOGRAPHICS

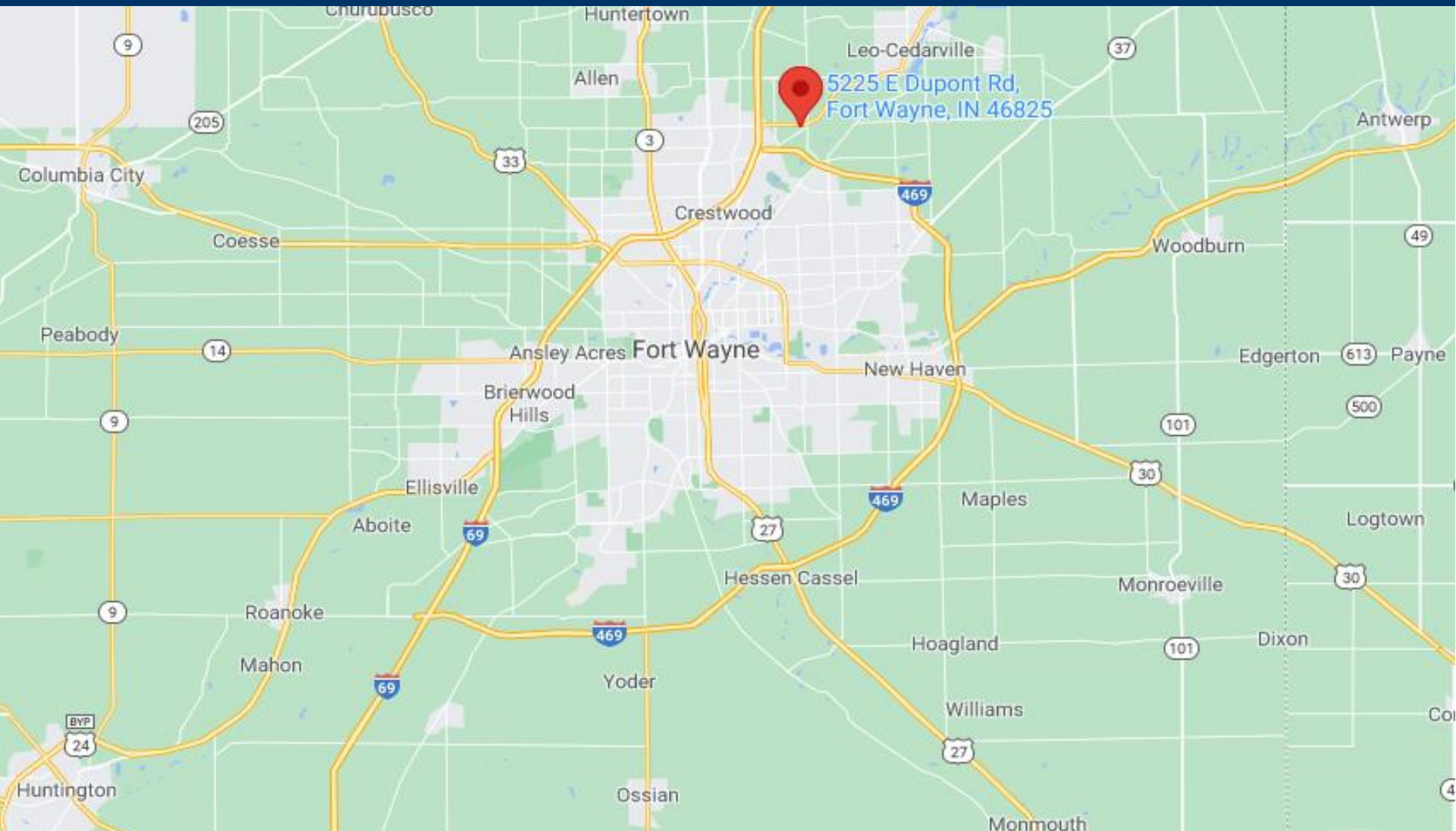
| Demographics | HHI | Population |
|--------------|----------|------------|
| 1 miles | \$80,920 | 7,700 |
| 3 miles | \$93,358 | 38,168 |
| 5 miles | \$86,348 | 109,365 |



PROPERTY SUMMARY

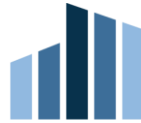
- Brand New 20 Year McDonald's Corporate Ground Lease.
- 10% Rent Bumps every 5 years.
- 6 Five Year Renewal on Ground Lease after initial 20 Year Term.
- Property is currently subdivided and rent commencement begins October 2021.











SOUTHEASTERN

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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

