



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



FedEx Express

3620 Independence Drive
Fort Wayne, IN 46808

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In Cooperation With Sands Investment
Group Indiana, LLC - IN Lic. # RC52000211

FEDEX EXPRESS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale Corporately Guaranteed FedEx Express in Fort Wayne, IN. This Deal Includes Corporate Guaranteed Net Lease With Minimal Landlord Responsibility, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$3,060,000
CAP	5.75%
NOI	\$175,960
PRICE PER SF	\$84.06
GUARANTOR	Federal Express Corporation

PROPERTY SUMMARY

ADDRESS	3620 Independence Drive Fort Wayne, IN 46808
COUNTY	Allen
BUILDING AREA	36,400 SF
LAND AREA	3.88 AC
BUILT	1992



HIGHLIGHTS

- Corporate Guaranteed Net Lease – Lease Features Minimal Landlord Responsibility Limited to Roof, Structure and HVAC Major Component Replacement
- Investment Grade Tenant – Federal Express Corporation (NYSE: FDX) Reported Total Revenues of \$84 Billion, Operating Income of \$5.86 Billion and Net Income of \$5.23 Billion For Fiscal Year Ended May 31, 2021
- The Company Currently Holds a BBB/A-2 Stable Credit Rating
- Long-Term Tenant Commitment to Site - FedEx Express Has Operated at This Site Since 1990 and Underwent an Expansion in 1998 to Increase Capacity For Handling Packages
- Premier Location With Strong Accessibility – Adjacent to Interstate 69 and is Less Than 5-Miles From Both the I-30, I-33, Hwy 3 Interchange and the I-69, I-469 Interchanges
- Mission-Critical Site – Fort Wayne, Indiana is a Major Hub For Air Freight and Freight Forwarding Facilities
- Property is Approximately 10-Miles North of Fort Wayne International Airport Which Serves as a Hub For Air Freight Forwarding
- Nearby Tenants Include: Family Dollar, Subway, ALDI, Starbucks, Target, CVS Pharmacy, Chick-fil-A, Costco, Burlington, Goodwill, McDonald's and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Federal Express Corporation
PREMISES	A Building of Approximately 36,400 SF
LEASE COMMENCEMENT	June 1, 1989 May 1, 2016 (Latest Renewal)
LEASE EXPIRATION	November 30, 2027
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	2 x 5 Years to Renew at Fair Market Rent as Defined in Lease
RENT INCREASES	Flat
LEASE TYPE	Double Net (NN)
PERMITTED USE	Shipping Center and Distribution
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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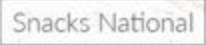
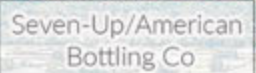
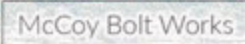
36,400 SF	\$175,960	\$4.83
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ACTUAL PROPERTY IMAGES







Independence Dr

Hillegas Rd



Tri State Whe

Snacks National

Independence Dr



Fort Wayne Animal
Care & Control



Three Rivers
Wesleyan Church



PAUL DAVIS



Peg Perego

Hillegas Rd



Peg Perego



Heritage Rd

Goshen Rd

Independence Dr



FORT WAYNE | ALLEN COUNTY | INDIANA

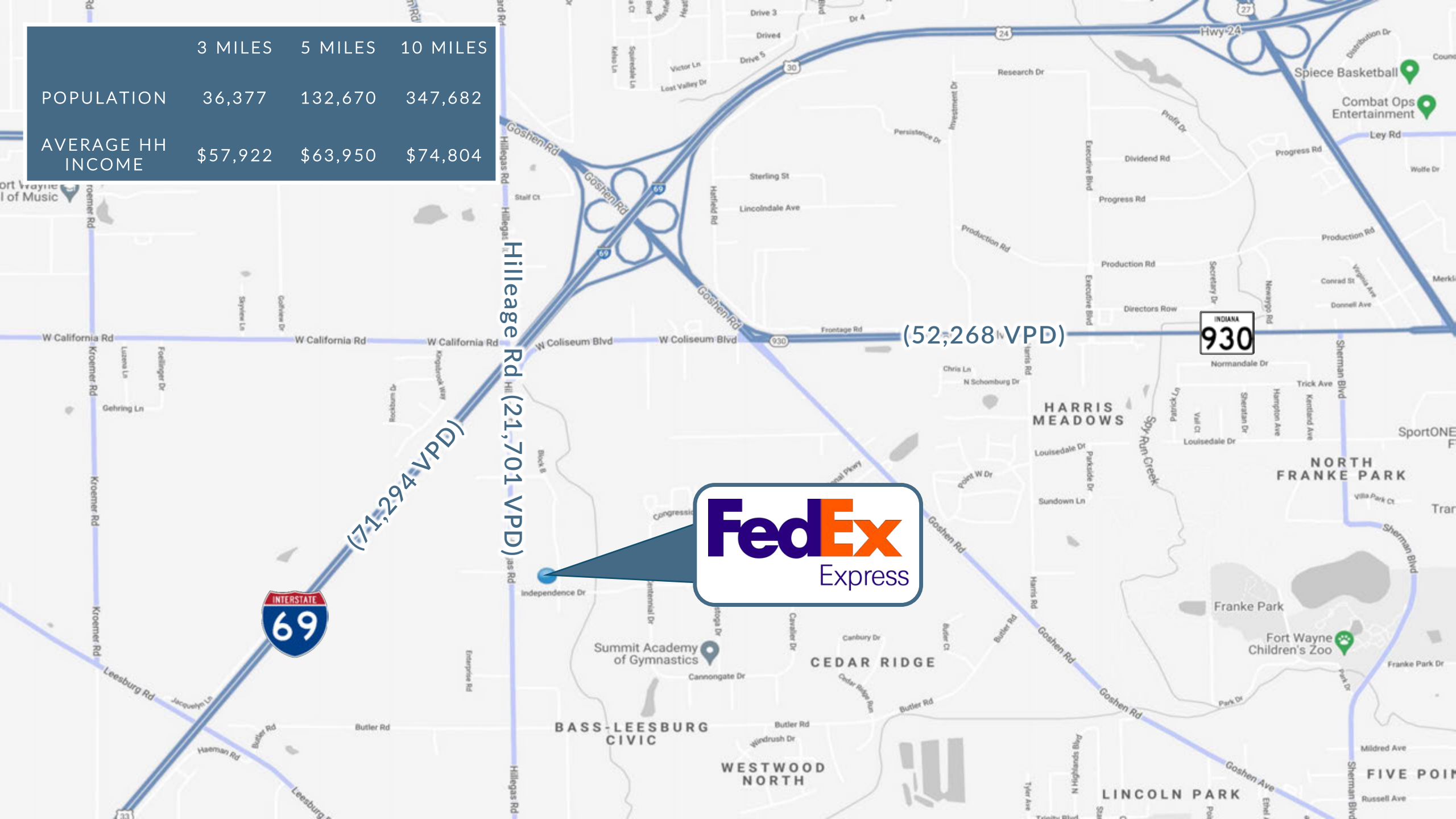
Fort Wayne is a city in the U.S. state of Indiana and the seat of Allen County, United States. The city's population was 270,402 as of the 2020 Census estimate making it the second-most populous city in Indiana after Indianapolis, and the 76th-most populous city in the United States. It is the principal city of the Fort Wayne metropolitan area, consisting of Allen, Wells, and Whitley counties, a combined population of 430,000 as of 2020. Fort Wayne is the cultural and economic center of northeastern Indiana. The city is a center for the defense industry which employs thousands. There are also many jobs through local healthcare providers Parkview Health and Lutheran Health Network.

Tourism generates \$94.3 million in local tax revenue, which can be used for local schools, roads, housing and hospitals. Additionally, 86 cents of every dollar spent by visitors stays in Allen County, one of the highest totals in Indiana. The tourism industry affects economic development and job creation. Tourism employment in Fort Wayne and Allen County sustains and retains 14,198 jobs with over \$376 million in paid wages and salaries and wages to tourism industry employees. During 2019 several businesses made significant investments in their Fort Wayne operations. Some key investments were made by AccuGear at \$13 million, \$18 million by Sabert, \$22 million by Brotherhood Mutual, and \$25 million by General Motors. The city also added IU Health as an additional health care provider in the community.

Fort Wayne and Allen County welcome more than 6.5 million visitors to experience City's exceptional attractions, festivals, arts, parks, and events around the city. The Landing is the perfect dining destination for foodies. Promenade Park joins Fort Wayne's natural rivers with the thriving urban center and is a new destination for recreation, arts, and culture. The Fort Wayne Children's Zoo is consistently ranked as one of the top zoos in the nation. Fort Wayne is home to the nation's second-largest public genealogy collection at the Genealogy Center. Downtown Fort Wayne is the vibrant heart of Indiana's second-largest city and offers so much to the visitors. And the three downtown hotels are conveniently located in the center of it all. The Foellinger-Freimann Botanical Conservatory gardens cover 24,500-square-foot, displaying over 1,200 plants of 502 different species and 72 types of cacti.



	3 MILES	5 MILES	10 MILES
POPULATION	36,377	132,670	347,682
AVERAGE HH INCOME	\$57,922	\$63,950	\$74,804



TENANT PROFILE

FedEx was once just a tiny delivery company; now this Fortune 500 Company shows no signs of slowing down. The company is an American multinational courier delivery services headquartered in Memphis, TN. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location (to help in finding lost packages), a feature that has now been implemented by most other carrier services.

FedEx provides a broad portfolio of transportation, e-commerce and business services through companies competing collectively, operating independently and managed collaboratively, under the respected FedEx brand. These companies are included in four business segments, one being: FedEx Express. FedEx Express is the world's largest express transportation company, offering time-definite delivery to more than 220 counties and territories, connecting markets that comprise more than 90% of the world's gross domestic product. The FedEx Express segment also includes FedEx Trade Networks, Inc., which provides international trade services, specializing in customs brokerage and global ocean and air freight forwarding; FedEx SupplyChain Systems, Inc., which offers a range of supply chain solutions; and Bongo International, LLC, which is a leader in cross-border enablement technology and solutions.

Unmatched air route authorities and transportation infrastructure, combined with leading-edge information technologies, make FedEx Express the world's largest express transportation company, providing fast services for more than 3.6 million shipments each business day. FedEx is now at 150 stores within Walmart locations. There are now over 2,200 FedEx Office locations inside hotel and convention centers, OnCampus sites at universities and corporate campuses across the country and 32 FedEx SameDay City markets serving more than 1,950 cities.



COMPANY TYPE
NYSE: FDX



FOUNDED
1971



OF LOCATIONS
2,200+ Offices



HEADQUARTERS
Memphis, TN



WEBSITE
[fedex.com](https://www.fedex.com)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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