



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



FedEx Express
7105 W Morris Street
Indianapolis, IN 46241

EXCLUSIVELY MARKETED BY:

**AMAR GOLI**

Lic. # 310575

980.729.5626 | DIRECT

amar@SIGnnn.com

**GREG LAUGHTON**

Lic. # 313776

980.729.5652 | DIRECT

greg@SIGnnn.com

**WYATT GROSECLOSE**

Lic. # 322595

704.981.0437 | DIRECT

wyatt@SIGnnn.com

**CHAD MARKEY**

Lic. # 313410

704.703.1913 | DIRECT

chad@SIGnnn.com

**ANDREW ACKERMAN**

IN Lic. # RB20001918

770.626.0445 | DIRECT

andrew@SIGnnn.com

1900 South Blvd, Suite 308
Charlotte, NC 28203
844.4.SIG.NNN

www.SIGnnn.com

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

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INVESTMENT SUMMARY

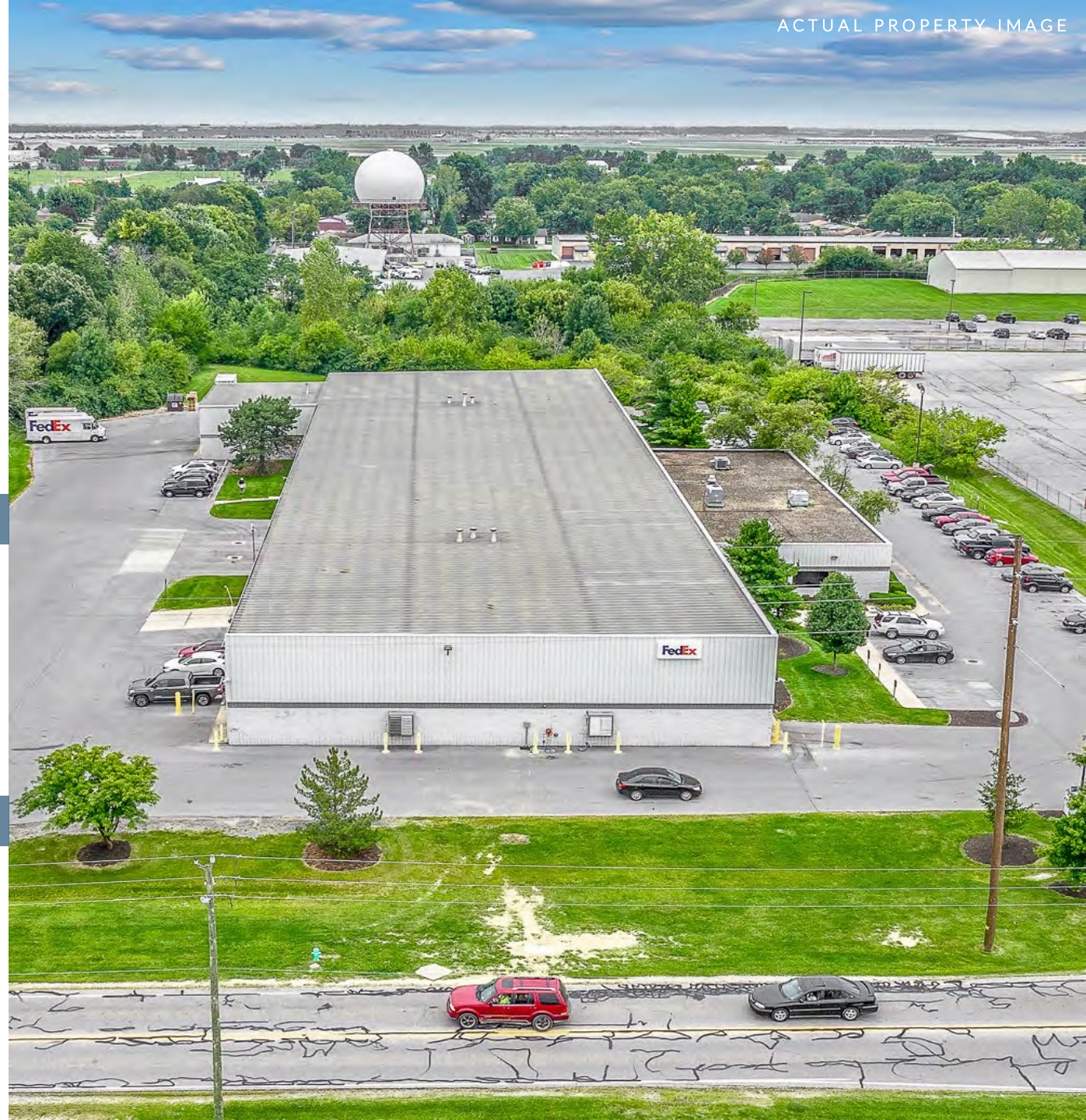
Sands Investment Group is Pleased to Exclusively Offer For Sale the 44,000 SF FedEx Express Located at 7105 W Morris Street in Indianapolis, IN. This Opportunity Includes a Long-Term Tenant That Has Operated at This Site Since 1990 and Underwent an Expansion in 1998 to Increase Capacity For Handling Packages, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,245,000
CAP	5.70%
NOI	\$242,000
PRICE PER SF	\$96.48
GUARANTOR	Federal Express Corporation

PROPERTY SUMMARY

ADDRESS	7105 W Morris Street Indianapolis, IN 46241
COUNTY	Marion
BUILDING AREA	44,000 SF
LAND AREA	5.36 AC
BUILT	1990



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
- Recent Lease Renewal Extended Lease Term Until February 2028, Providing 38 Years of Continuous Occupancy
- Major Repairs to Building and Parking Lot Were Completed in 2016
- Premier Location With Strong Accessibility – the Property is Just West of the I-465 and US Hwy 40 Interchange, Approximately 1-Mile North of Indianapolis Airport, the Home of FedEx Express' Second-Largest Distribution Facility
- Mission-Critical Site – Indianapolis, Indiana is a Major Hub For Air Freight and Freight Forwarding Facilities
- Nearby Tenants Include: Advance Auto Parts, Goodwill, McDonald's, Save-A-Lot, Steak n' Shake, Subway, Arby's, Jimmy John's, Dollar General and More



ACTUAL PROPERTY IMAGE

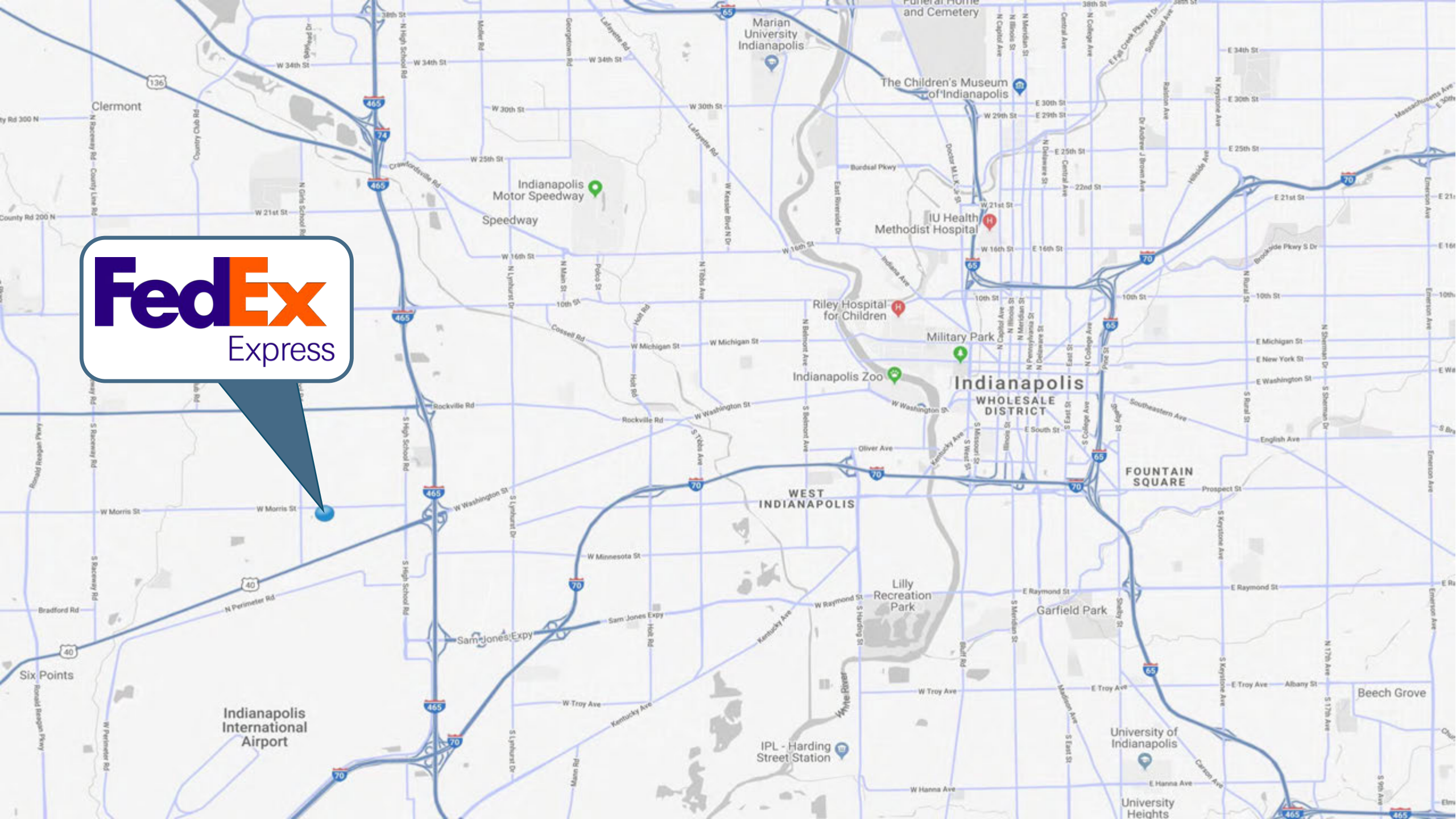
LEASE SUMMARY

TENANT	Federal Express Corporation
PREMISES	A Building of Approximately 44,000 SF
LEASE COMMENCEMENT	November 1, 1989 March 14, 2016 (Latest Renewal)
LEASE EXPIRATION	February 29, 2028
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Fair Market Value at Options
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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44,000 SF	\$242,000	\$5.50
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mspark

Carrier
United Technologies

AM

MultiTech

VACUFORCE

AD
Disaster
Relief
Foundation

GLENMARK
CONSTRUCTION

RAYCO

IHI

Mouron

MEDASSURE

Ci Creative Industries, Inc.
*Creating custom bullet resistant windows and products since 1992

JOHNSTONE
SUPPLY

FedEx
Express

Access

Swagelok

GENERAL PIPING
MECHANICAL CONTRACTORS

W Morris St

Jay-Crew

target

FULLFILMENT CENTER

WYOMING TOWNSHIP
FIRE DEPARTMENT

76

DJS Auto &
Restoration

GOLDEN CHINA

ups

S Girls School Rd

SUMCO LLC

MPLW

Impact Insurance
RESTORATION

To-2
Tee

RIDE'S
INDIANAPOLIS

FedEx
Express

amazon

FULLFILMENT CENTER

Carrier



target

FULLFILMENT CENTER

GOODYEAR
Save a lot
PNC
CIRCLE K

W Morris St

Washington St

INTERSTATE
465

bp
DOLLAR GENERAL

TACO BELL
metroPCS

DOLLAR TREE
goodwill

McDonald's
Church's
FAZOLI'S
CVS pharmacy
CHASE

Pizza Hut
AutoZone
O'Reilly

Aaron's
White Castle
RAC
ACE

Kroger
Advance Auto Parts
BURGER KING
RAC
FIFTH THIRD BANK
FAMILY DOLLAR
DOLLAR TREE

McDonald's
goodwill
THORNTONS

Steak 'n Shake
SUBWAY
Red BURRITO

RAMADA WORLDWIDE
REGIONS
extended STAY AMERICA
LAQUINTA INNS
HYATT PLACE
WYNDHAM GARDEN HOTELS
COURTYARD

Arby's
JJ'S SANDWICHES
carX TIRE & AUTO
metroPCS
DOLLAR GENERAL
Public Storage

CROWNE PLAZA HOTELS & RESORTS
Clarion
QUALITY

Super 8
CANDLEWOOD SUITES
SUBWAY

INDIANAPOLIS INTERNATIONAL AIRPORT



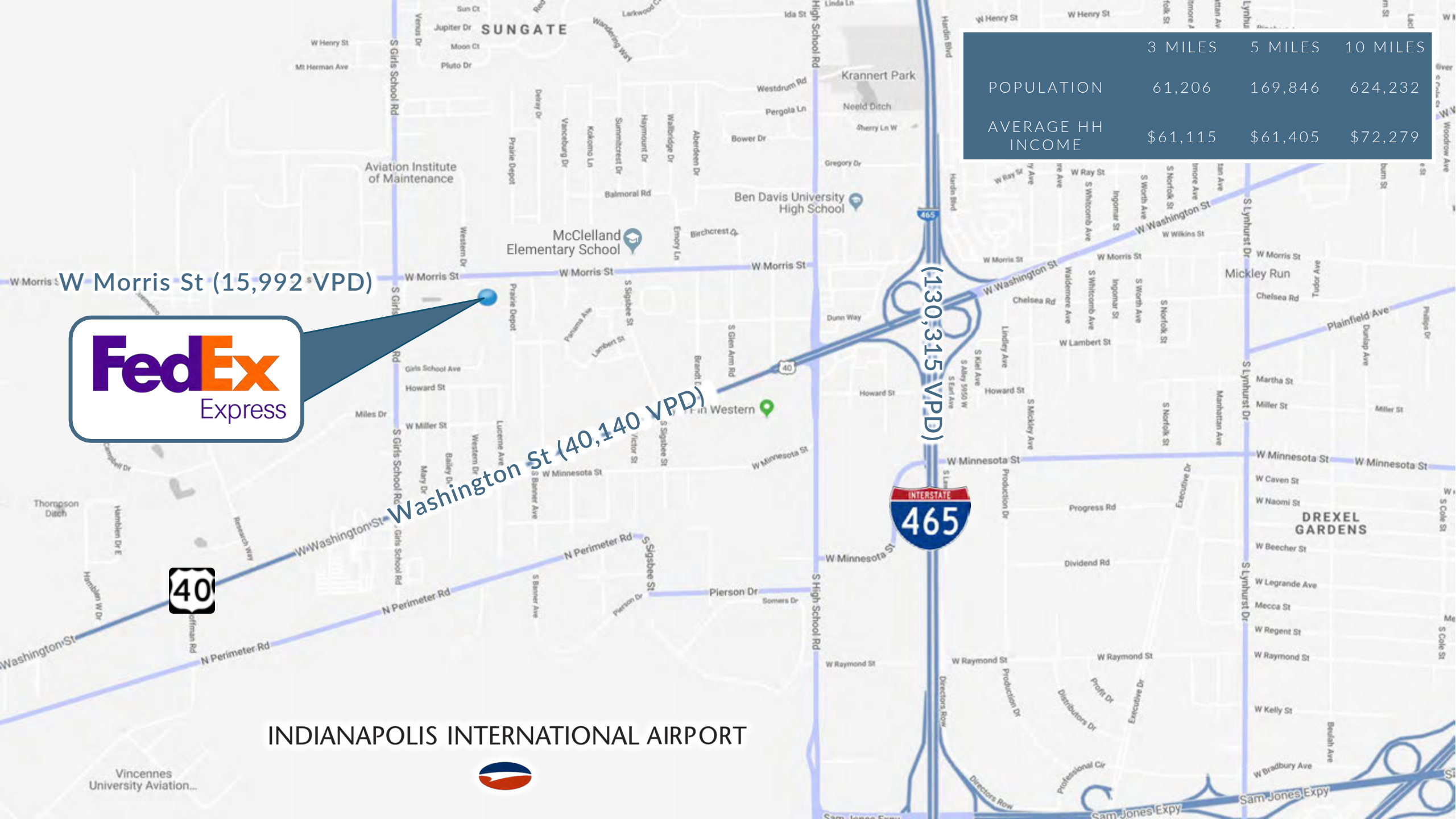
INDIANAPOLIS | MARION COUNTY | IL

Indianapolis is the capital and most populous city of the U.S. state of Indiana and the seat of Marion County. The city is located in the East North Central region of the Midwestern United States. With an estimated population of 876,384 people in 2020, Indianapolis is the third most populous city in the Midwest and 15th most populous in the U.S. The city is the economic and cultural center of the Indianapolis metropolitan area with 2,004,230 residents making it the 34th most populous metropolitan statistical area in the country. Its combined statistical area ranks 27th, with a population of 2,386,199 people. Indianapolis covers 368 square miles, making it the 16th largest city by land area in the United States.

Anchoring the 25th largest economic region in the country, the city has a gross domestic product of \$134 billion. As of 2020, three Fortune 500 companies and three Fortune 1000 companies are based in Indianapolis. Biotechnology, life sciences and health care are major sectors of Indianapolis's economy. As of 2019, Eli Lilly and Company was the largest private employer in the city with more than 11,000 workers. As home to the second largest FedEx Express hub in the world, Indianapolis International Airport ranks as the sixth busiest U.S. airport in terms of air cargo transport, handling over 1 million tons and employing 6,600 people.

Indianapolis is home to two major sports clubs, the Indiana Pacers of the National Basketball Association and the Indianapolis Colts of the National Football League. The city's philanthropic community has been instrumental in the development of its cultural institutions and collections, including the world's largest children's museum, nation's largest privately funded zoo, historic buildings and sites, and public art. Indianapolis is headquarters for the American Legion, and home to a significant collection of monuments dedicated to veterans and war dead, the most in the U.S. outside of Washington, D.C.





	3 MILES	5 MILES	10 MILES
POPULATION	61,206	169,846	624,232
AVERAGE HH INCOME	\$61,115	\$61,405	\$72,279



W Morris St (15,992 VPD)

Washington St (40,140 VPD)

(130,315 VPD)



INDIANAPOLIS INTERNATIONAL AIRPORT



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 countries 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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