



NEW 5-YEAR LEASE EXTENSION, 25-YEAR OPERATING HISTORY

ENTERPRISE RENT-A-CAR

KOKOMO (NORTH OF INDIANAPOLIS), INDIANA

OFFERING MEMORANDUM



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 **PARK PLACE**
249 UNITS

**35-FIELD WILDCAT
CREEK SOCCER
COMPLEX**

**ASCENSION ST.
VINCENT KOKOMO**
850 EMPLOYEES


 **INDUSTRIAL/
WAREHOUSE PARK**

 **KOKOMO
COUNTRY CLUB**

 **KOKOMO BEACH
FAMILY AQUATIC CENTER**

CVS/pharmacy

 **MAPLE CREST**
149 UNITS

 **INDIANA UNIVERSITY KOKOMO**

4,106 STUDENTS

 **KROGER**
 **RURAL KING**

 **VILLAS DE
FONTENELLE**
176 UNITS

**KOKOMO MUNICIPAL
STADIUM**
THOUSANDS OF
VISITORS ANNUALLY

 **BON AIR ELEMENTARY**
268 STUDENTS

 **AMERICAN LEGION
GOLF COURSE**

Gabe's
AMO
THEATRES
Robert Miller & Son
FURNITURE
& Sleep Center
**DISCOUNT
TIRE**

**BED BATH &
BEYOND**
**BEST
BUY**
FIVE BEL'W

MARKLAND MALL
ROSS **PartyCity** **TARGET**
DRESS FOR LESS
Dunham's **BAM!** **PETSMART** **rue21**
BOOKS-A-MILLION
maurices **HIBBETT SPORTS** **GNC** **KAY**
LIVE WELL FINISH LINE

MENARDS®
Gordon
READY SERVICE STORE

**Save
a lot**
FAMILY DOLLAR

 **CHRYSLER**


**KOKOMO
TRANSMISSION PLANT**
3.1 MILLION SF &
4,031 EMPLOYEES

**SUBJECT
PROPERTY**

S REED ROAD 40,198 CARS/DAY

STAPLES
HOBBY LOBBY
**Sam's
CLUB**

Clubs
GOOD STUFF CHEAP
DOLLAR TREE


 **SYCAMORE ELEMENTARY**
386 STUDENTS

**KOKOMO EVENT &
CONFERENCE CENTER**
THOUSANDS OF
VISITORS ANNUALLY

KOHL'S **petco** **SHOE CARNIVAL**
T.J. MAXX **ULTA** **OLD NAVY**
Aspen Dental **ups** **KIRKLAND'S** **MATTHEW
EVANS**
Red Lobster **McALISTER'S** **Bob Evans**

meijer
BELLE TIRE
WALGREENS
SONIC

Walmart **BIG LOTS!**
Supercenter
planet fitness **meineke** **JOANN**
verizon

 **INDUSTRIAL/
WAREHOUSE PARK**

 **CHAMPIONSHIP PARK**
8 BASEBALL/SOFTBALL FIELDS





ADDRESS

1609 E Hoffer St.
Kokomo, IN 46902

PRICE

\$373,000

CAP RATE

5.25%

NOI

\$19,596

FINANCIAL OVERVIEW

PRICE	\$373,000
CAP RATE	5.25%
GROSS LEASABLE AREA	1,650 SF
YEAR BUILT	1997
LOT SIZE	0.35 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE EXPIRATION*	8/31/2027*
INCREASES	None
OPTIONS	None
OPTION TO TERMINATE**	Yes
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Current - 8/31/20027	\$19,596	\$1,633

*Seller expects to have Tenant's notice to exercise their 5-year option in May 2022.

**Tenant has the right to terminate the lease any time by giving Landlord 6 months prior written notice of its intent to cancel, accompanied by a check in the amount of \$30,000 as a cancellation fee.



TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: CORPORATE
GUARANTOR: ENTERPRISE LEASING COMPANY
OF INDIANAPOLIS, LLC

Founded in 1957, Enterprise is recognized as a worldwide leader in the car rental industry. Today, they are the largest transportation solutions provider - offering car and truck rentals as well as car sharing and car sales. Enterprise has over 8,000 neighborhood and airport locations in over 85 countries and is also the official Rent-A-Car of the NHLPA and NHL.



HEADQUARTERED IN
**ST. LOUIS,
MISSOURI**



8,000
LOCATIONS



FOUNDED IN
1957



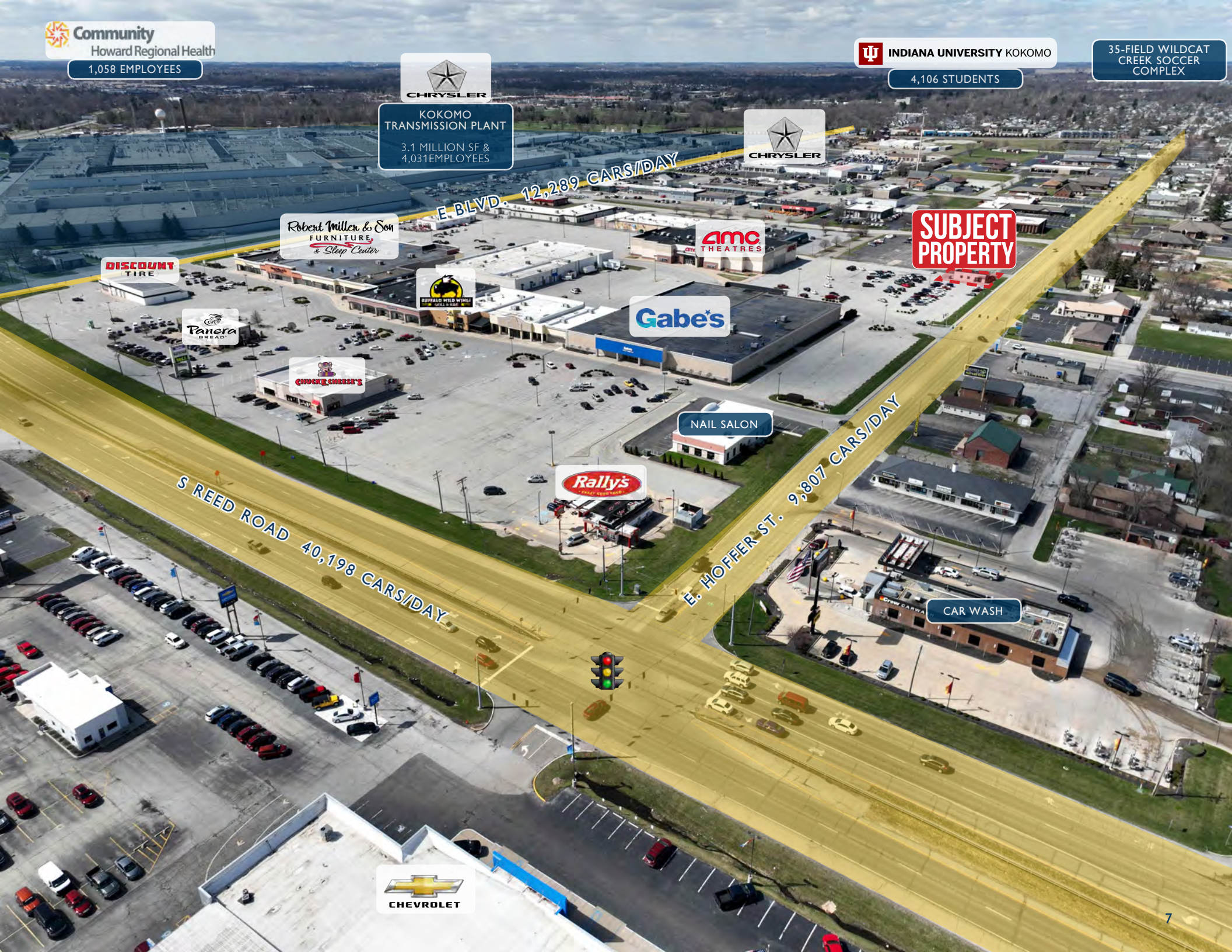
80,000
EMPLOYEES



INVESTMENT *HIGHLIGHTS*

- New 5-Year Lease Extension, Absolute NNN Ground Lease with No Landlord Responsibilities
- 25-Year Operating History at this Location, Proven Concept in the Trade Area
- Serving a Large Trade Area of Over 100,000 Residents, 57 Miles North of Downtown Indianapolis
- Adjacent to Chrysler's 3.1 Million SF Transmission Plant with 4,031 Employees, Chrysler Recently Invested \$400 Million to Transform Plant
- Outparcel to Recently Redeveloped Kokomo Town Center Anchored by Gabe's and AMC Showplace 12
- Across from Regional Power Center Anchored by Kohl's, TJ Maxx, Old Navy, Petco, and ULTA
- Down the Street from Markland Mall Anchored by Target, Ross, Dunham's Sports, Petsmart, Party City, Books-a-Million, and ALDI
- Immediate Proximity to Walmart, Sam's Club, Meijer, Menards, Hobby Lobby, Bed Bath and Beyond, and Best Buy
- Hard Corner Location at Signalized Intersection with Over 52,400 Cars/Day, In the Heart of Regional Retail Hub
- Strong Daytime Population, Over 38,000 Employees within a 5-Mile Radius
- Minutes to Community Howard Regional Health (1,058 Employees) and Ascension St. Vincent Kokomo (850 Employees)
- 1/2 Mile to Indiana University Kokomo with 4,106 Students and Surrounded by Several K-12 Schools
- Close Proximity to the 4,000-Seat Kokomo Municipal Stadium, the 35-Field Wildcat Creek Soccer Complex, and New Championship Park with Eight Baseball/Softball Fields





**SUBJECT
PROPERTY**

CAR WASH

KOKOMO MUNICIPAL STADIUM

THOUSANDS OF VISITORS ANNUALLY

MARKLAND MALL



BED BATH & BEYOND BEST BUY at&t five BELOW



SUBJECT PROPERTY

E. HOFFER ST. 9,807 CARS/DAY



Gabe's



NAIL SALON



Robert Miller & Son FURNITURE & Sleep Center

CHUCKY CHEESE'S

Panera BREAD

DISCOUNT TIRE

S REED ROAD 40,198 CARS/DAY





KOHL'S petco SHOE CARNIVAL
TJ-maxx ULTA OLD NAVY
Aspen Dental UPS KIRKLAND'S MATTRESS FIRM

CHEVROLET

Red Lobster

McALISTER'S

Bob Evans

CHRYSLER

KOKOMO
TRANSMISSION PLANT
3.1 MILLION SF &
4,031 EMPLOYEES

S REED ROAD 40,198 CARS/DAY

Rally's

CAR WASH

NAIL SALON

Gabe's

CHUCK & CHARLIE'S

BUFFALO WILD WINGS

Panera BREAD

DISCOUNT TIRE

Robert Miller & Son
FURNITURE
& Sleep Center

amc
THEATRES

E. HOFFER ST. 9,807 CARS/DAY

SUBJECT
PROPERTY



KOKOMO MALL

amc
THEATRES

enterprise

E HOFFER ST

E BOULEVARD ST

S REED RD

DISCOUNT
TIRE

SECURITY
PACIFIC
BANK
ATM

Panera
BREAD

DUMPSTER
growing authority

DUMPSTER
Rally's
DRIVE-THRU



DEMOGRAPHICS

1609 E HOFFER ST.
KOKOMO, IN 46902

POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	5,358	43,050	65,196
2021 Population	5,276	43,164	65,842
2025 Population	5,215	43,292	66,321

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2010 Households	2,544	18,371	27,710
2021 Households	2,498	18,370	27,922
2025 Households	2,484	18,501	28,280

INCOME

	1-MILE	3-MILES	5-MILES
2021 Average Household Income	\$55,621	\$62,137	\$68,076

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2021 Number of Employees In Area	8,368	24,968	30,578



1.5
MILES

INDIANA
UNIVERSITY
KOKOMO



7

MILES

KOKOMO
MUNICIPAL AIRPORT



57
MILES

INDIANAPOLIS, IN



INDIANA

Indianapolis

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

ENTERPRISE RENT-A-CAR

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