

OFFERING MEMORANDUM



Single Tenant Net Lease Investment
245 Joe B Hall Ave | Shepherdsville, KY

\$980,000



Primary Contact:

JACK MCANDREW

Senior Advisor

Echo West Capital Advisors
(602) 509 - 5800

JMcAndrew@EchoWest.com

RYAN MORONEY

Partner

Echo West Capital Advisors
(602) 421 - 9100

RMoroney@EchoWest.com

TIM WESTFALL

Partner

Echo West Capital Advisors
(602) 628 - 6298

TWestfall@EchoWest.com



DEAL SUMMARY



Address

245 Joe B. Hall Ave
Shepherdsville, KY

Purchase Price

\$980,000

Cap Rate

4.90%

Annual Rent

\$48,000

Lease Type

NN

Lease Term

20 Years

Term Remaining

20 Years



LEASE SUMMARY



Tenant Name	Enterprise Rent-A-Car
Lease Guarantor	EAN Holdings, LLC (Corporate)
Address	245 Joe B. Hall Ave Shepherdsville, KY
Lease Commencement	July 30 th 2022
Lease Expiration	July 30 th 2042
Building Size	1,600 SF
Lot Size	0.65 AC
Year Built	2022
Ownership Type	Fee Simple
Renewal Options	2, 5-year Options
Rent Increases	8% Every 5 Years & Each Option
Landlord Responsibilities	Roof & Structure
ROFR	Yes, 10 Days



**Tenant may terminate this lease at any time upon not less than 90 days advance written notice to Landlord. If Tenant elects to terminate this lease, Tenant shall pay Landlord an amount equal to 3 monthly installments of the current Rent as consideration for the early termination. Such payment will be made on or before the effective date of the termination.*

INVESTMENT HIGHLIGHTS



Brand New Construction

Building was recently completed in June 2022.

Convenient Freeway Access in a Major MSA

Property sits right off the I-65 Freeway providing easy access to Louisville, which is approximately a 20-minute drive from the subject property and the largest city in the State of Kentucky.

Long-Term Lease

Offering features a brand new 20-year lease.

Corporate Guarantee

Offering is backed by Enterprise Holdings, which is the world's largest car rental provider with over 9,500 locations & growing.

One of America's Largest Private Companies

Enterprise is ranked #9 on Forbes America's largest private companies List.

Tenant Commitment

Tenant contributed \$160,000 towards the buildout and development of this location.

Dynamic Trade Area

National retailers in the immediate trade area include Walmart, Kroger, Lowes, Ace Hardware, Rite Aid, Save A Lot, O'Reilly Auto Parts, and Dollar General all within a 2-mile radius.

Proximity to A Key Distribution & Logistics Hub

Shepherdsville is home to fulfillment & distribution centers for some of the world's largest companies such as Amazon, Walmart, UPS, McKesson, GameStop, Best Buy and many more.

Strategic Location for Enterprise Holding Services

This location serves extensive vehicle rental, carsharing, truck rental, fleet management and retail car sales, as well as travel management and other transportation services to make travel easier and more convenient for customers.

PROPERTY AERIAL





DISTRIBUTION & LOGISTICS MAP OF SHEPHERDSVILLE



This Enterprise location in Shepherdsville is strategically located in close proximity to one of the largest distribution & logistic hubs in the SE United States, which is key to Enterprise's Fleet Management business.

Enterprise Fleet Management uses automotive expertise to find savings for clients who operate a fleet of vehicles.

Enterprise Fleet Management uses award-winning technology and analytics to pinpoint opportunities to improve your fleet, whether you're looking to save money or optimize your operations.

Our tools and experienced team give you a clear view of your fleet, helping turn analytics into real recommendations.

Kentucky is within one day's drive of 65% of the U.S. population, which makes Shepherdsville distribution & logistics hub a critical piece in the domestic supply chain.

In total, the annual revenues of Enterprise Holdings and Enterprise Fleet Management rank near the top of the global travel industry, ahead of many airlines and most cruise lines, hotels, tour operators and online travel agencies.

TENANT PROFILE



Enterprise Holdings manages the largest and most diverse privately-owned fleet in the world through an integrated network of more than 9,500 fully-staffed neighborhood and airport rental locations. This global network of independent regional subsidiaries and franchises also operates the Enterprise Rent-A-Car brand – as well as the National Car Rental and Alamo Rent A Car brands – in more than 90 countries and territories. Enterprise Holdings and its affiliate Enterprise Fleet Management currently manage more than 1.85 million vehicles and employ more than 75,000 worldwide. The organization accounted for nearly \$23.9 billion in revenue in fiscal year 2021.



9,500+ Stores
located in over
90 countries



**75K + Global
Employees**



**S&P Credit
Rating: A-**



**Global FY21
Revenue
~\$23.9B**



Actual Site



DEMOGRAPHICS – Shepherdsville, KY



Population
10-Mile Radius
124,527



Total Specified Consumer Spending
5-Mile Radius
\$329.2M



Average Household Income
3-Mile Radius
\$76,663



Number of Employees
3-Mile Radius
11,974



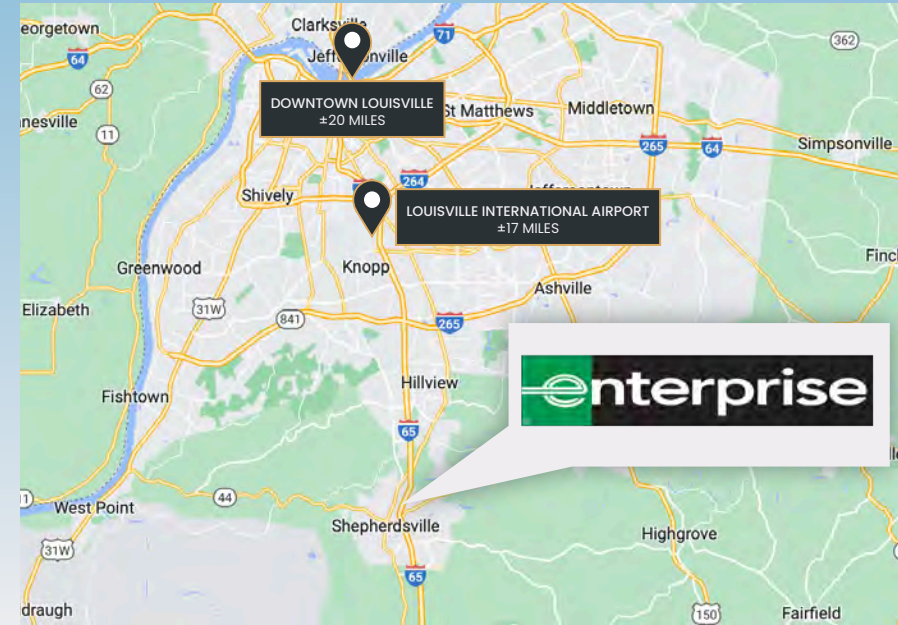
Distance To Downtown
Louisville, KY
21.1 Miles

WELLS COUNTY
COURTHOUSE

LOCATION OVERVIEW – Shepherdsville, KY

Bullitt County, which is bisected by I-65, the main north-south transportation corridor, and Shepherdsville have grown into a thriving distribution hub, and several of its major business parks are approximately 16 miles from Louisville International Airport and UPS' global air-freight hub, Worldport. Tens of millions of square feet of distribution, warehousing, and other complexes have been built and absorbed in Bullitt County since 2000, and construction is ongoing.

Some top employers along those lines include: Amazon Inc., Magna Seating of America, Inc., Retail Convergence Company, LP., Gordon Food Service, KMG Fabrication, Inc., Eby-Brown Co., Best Buy Warehousing Logistics, UPS Supply Chain Solutions, McKesson, GameStop, Falcon Fulfillment, JOM Pharmaceutical Services, Walmart, and etc.





ECHO WEST

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:

JACK MCANDREW

Senior Advisor

Echo West Capital Advisors

(602) 509 - 5800

JMcAndrew@EchoWest.com



RYAN MORONEY

Partner

Echo West Capital Advisors

(602) 421 - 9100

RMoroney@EchoWest.com



TIM WESTFALL

Partner

Echo West Capital Advisors

(602) 628 - 6298

TWestfall@EchoWest.com



BRIAN BROCKMAN

Broker of Record - Kentucky

Bang Realty, Inc.

License #204982

BOR@BangRealty.com



EchoWest.com

