



NET LEASE INVESTMENT OFFERING



VERIZON (850+ LOCATIONS)
2133 N MAIN STREET
BLUFFTON, IN 46714 (FORT WAYNE MSA)



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Verizon property positioned within the Fort Wayne MSA in Bluffton, Indiana. The Verizon lease has over 5 years remaining on the primary term with one 5-year renewal option. The tenant has operated in this location since 2016 and recently executed the first renewal option with no concession, which demonstrates their commitment to the site.

The 1,807 square foot building is a outparcel to a Lowe's on a hard corner of a signalized intersection. The location benefits from its location in Bluffton's main retail corridor along County Road which experiences over 10,500 VPD. Additionally, the property features a drive -thru window for future uses of the building. The property is surrounded with tenants such as Walmart, Outdoor Concepts, Lowe's, Rent-A-Center, Walgreens, Arby's, Dollar Tree, McDonald's, Wendy's, Dairy Queen, and more. There are 17,876 people living within seven miles of the property earning an average annual household income of \$85,879. The Verizon property is also surrounded by a number of residential neighborhoods providing a solid customer base.

The Verizon lease expires in March 2028 and features one 5-year renewal options. Verizon is the second largest cellular provider in the United States. Verizon currently has approximately 6,368 locations with a presence in all 50 states, and the District of Columbia along with its Omni channel business, Verizon.com. The company is publicly traded on the NASDAQ (Symbol: VZ) with a market capitalization more than \$213 billion. Verizon Communications Inc. is investment grade rated each with a Standard & Poor's rating of BBB+. The tenant is TCC, a 850+ unit operator.



INVESTMENT HIGHLIGHTS

- Located in the Fort Wayne MSA
- Outparcel to a Lowe's Home Improvement
- 10% escalation in last option period
- Recently renewed lease with no concession
- Experienced franchisee guarantee
- Low rent for cellular store
- 17,876 people live within a 7-mile radius
- Average household income in a 5-mile radius in excess of \$80,000
- Tenants in the area include Walmart, Lowe's Home Improvement, Rent-A-Center, Walgreens, Hiday Motors Chevrolet Buick, and many others
- Hard corner of a signalized intersection



PROPERTY OVERVIEW

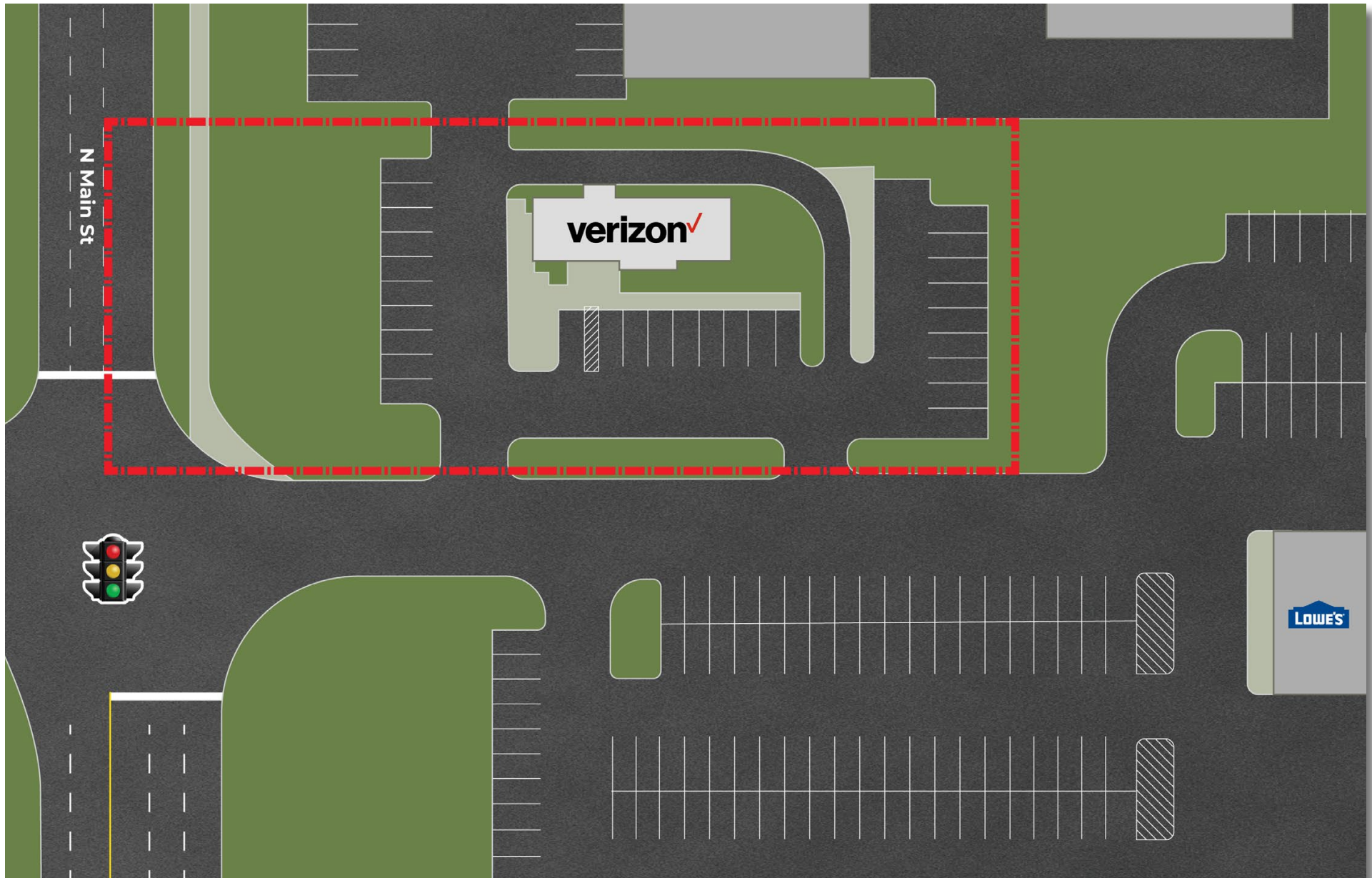
Price:	\$662,585
Cap Rate:	6.50%
NOI:	\$43,068*
Lease Commencement Date:	11/22/2016
Lease Expiration Date:	3/31/2028
Renewal Options:	One 5-year remaining
Rental Escalation:	10% each option period
Lease Type:	NN (Roof, structure, and parking lot) *
Tenant:	TCC dba Verizon Wireless
Year Built:	2007/2011
Building Size:	1,807 SF
Land Size:	0.77 AC

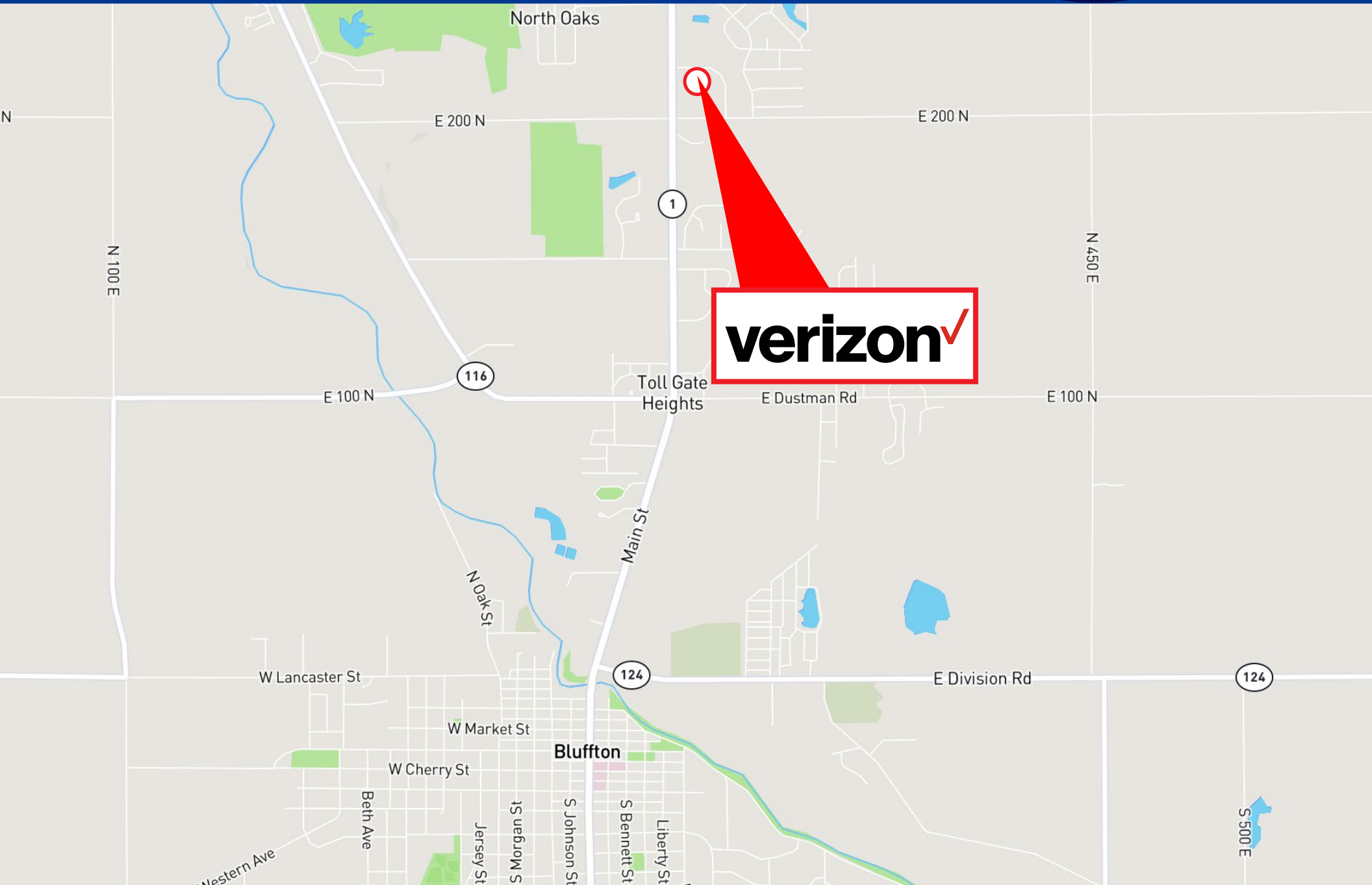
**Landlord is responsible at sole cost to keep and maintain all structural and exterior aspects of the Building, Leased Premises and Common Areas, in good order, condition and repair*











DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	9,914	14,494	17,876
Total Households:	4,072	5,838	7,031

INCOME

	3-Mile	5-Mile	7-Mile
Median Household Income:	\$51,862	\$56,924	\$60,184
Average Household Income:	\$78,681	\$82,804	\$85,879



CITY OF BLUFFTON, INDIANA

Bluffton is a city in Harrison and Lancaster townships, Wells County, in the U.S. state of Indiana. The population was 10,308 at the 2020 census. The city is the county seat of Wells County.

Bluffton was named for river bluffs near the original town site. The Bluffton post office has been in operation since 1839. The City of Bluffton is nicknamed the “Parlor City” for its history of having some of the first clean paved streets in the area during the time of the Trenton Oil boom. Most streets at the time were dirt. The nickname came from the fact that the parlor in someone’s home at the time would be the cleanest room in the house because that is the first space that your guests see when they come into your home. Entering downtown today, the brand-new Parlor City Plaza acts as the first thing you see, along with the historic courthouse, justifying the “Parlor City” nickname.

The City of Bluffton is also known for its historic residences throughout downtown, especially north of the area on Main Street. It was a major piano manufacturing town, and was home to nationally renowned iris hybridizers, E.B. and Mary Williamson.



VERIZON

Verizon Communications Inc. is an American wireless network operator that previously operated as a separate division of Verizon Communications under the name of Verizon Wireless. In a 2019 reorganization, Verizon moved the wireless products and services into the divisions Verizon Consumer and Verizon Business and stopped using the Verizon Wireless name. Verizon is the largest wireless carrier in the United States, with 142.8 million subscribers at the end of Q4 2021. The company is headquartered in Basking Ridge, New Jersey. It was founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic, which would soon become Verizon Communications.

Verizon is the second largest cellular provider in the United States. Verizon currently has approximately 6,368 locations with a presence in all 50 states, and the District of Columbia along with its Omni channel business, Verizon.com. The company is publicly traded on the NASDAQ (Symbol: VZ) with a market capitalization more than \$213 billion. Verizon Communications Inc. is investment grade rated each with a Standard & Poor's rating of BBB+.

TCC

Founded in 1991, TCC is a Verizon Authorized Retailer with nearly 850 locations in 39 states from coast to coast. Their long-standing relationship with Verizon allows the company to make its services more accessible to customers while offering unparalleled customer service and competitive pricing. TCC has received many awards and recognitions for being among the world's top workplaces and for its role in philanthropic organizations and events.

Website:	www.verizon.com
Number of Locations:	6,368
Stock Symbol:	VZ (NASDAQ)
Standard & Poor's Rating:	BBB+
Market Capitalization:	\$213 Billion



CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder 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.

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