

INVESTMENT OFFERING

REPRESENTATIVE PHOTO



NAVY FEDERAL CREDIT UNION

4326 N DIXIE HWY
ELIZABETHTOWN, KENTUCKY

HOGAN
REAL ESTATE

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The Offering

Qualified investors are extended the opportunity to acquire this unique single tenant 100% fee simple interest in newly constructed NNN lease the largest credit union in the United States, Navy Federal Credit Union. The initial term is ten (10) years with two (2) five-year options.

The property is part of a 5-acre development on US 31W, in north Elizabethtown, KY, the most affluent area in the market. It is located on the busiest road in Elizabethtown, which carries approximately 28,000 VPD in front of the site. The property is well positioned and located in the retail corridor with Kohl's, Best Buy, TJ Maxx and many other retailers and restaurants. The site boasts excellent visibility from US 31W and has its own pylon signage.

Elizabethtown, located in Hardin County, is one of the fastest growing communities in Kentucky and will see continued growth for the next several years because of Ford's significant investment in the BlueOvalSK Battery Park, currently under construction and projected to open Q4, 2024.

Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

Investment Highlights

Original 10 Year Lease

- 10 year original term with a 10% rental increase in Year 6 and two periods of 5 year option terms, with 10% increases in each option period.

Excellent Corporate Guaranty

- Largest credit union in the world with more than 12 million members and \$157 billion in assets. It is three times the next largest credit union, which has \$50 billion total assets.

High Visibility and Easy Access

- The site offers excellent visibility and convenient access to North Dixie Hwy which carries over 28,000 vehicles per day at the site.

Desirable Demographics

- Over 50,000 people live within a 5 mile radius of the site with an average household income of over \$82,504 providing a strong population base for retail services.

Vibrant and Active Area

- This new Navy Federal Credit Union is located among other major retailers on North Dixie Highway (US 31W), connecting Elizabethtown and Radcliff, home to Fort Knox's military community.

Timeless Building

- Attractive 4-sided brick and EIFS building.

Elizabethtown, KY MSA

- Elizabethtown is the county seat of Hardin County, the fourth most populated county of Kentucky. Elizabethtown is projected to be the fastest growing city in Kentucky for years to come because of the ford battery plant being built in Hardin County. This \$5.8 billion investment will create 5,000 new residents over the next few years.

OFFERING SUMMARY

4326 N DIXIE HWY
ELIZABETHTOWN, KENTUCKY

Property Information

Subject Property	Single Tenant Building
Property Location	4326 N Dixie Hwy Elizabethtown, KY
Year Built	2023
Construction Type	Brick, EIFS
Price	\$2,760,000.00
Cap Rate	5%
Rentable Square Feet	3,726 SF
Parking Spaces	35
Signage	Exclusive Pylon
Lot Size	1.16 ± Acres

Lease Summary

Tenant	Navy Federal Credit Union
Lease Type	NNN Landlord responsible for roof and structure
Initial Term	10 years
Lease Commencement	Est. December, 2023
Initial Term Rental Income	Years 1 - 5: \$138,000 Years 6 - 10: \$151,800
Extension Options	Two (2) Five (5) year options Years 11 - 15: \$166,980 Years 16 - 20: \$183,678
Right of First Refusal	10 days





Navy Federal Credit Union was founded during the Great Depression by 7 Navy Department employees who wanted to help themselves and their co-workers reach their financial goals. 90 years later they have become a credit union servicing 12+ million member-owners. As a member-owner and not-for-profit credit union, they exclusively serve military, veterans and their families.

Corporate Facts

- + Largest Credit Union in the World with 12.9 Million Members
- \$166.1 Billion in Assets
- 23,900 Worldwide Employees
- 356 Branches Worldwide
- #1 for Customer Experience among Multichannel Banks/ Credit Unions in Forrester's 2023 CX Index™ Survey

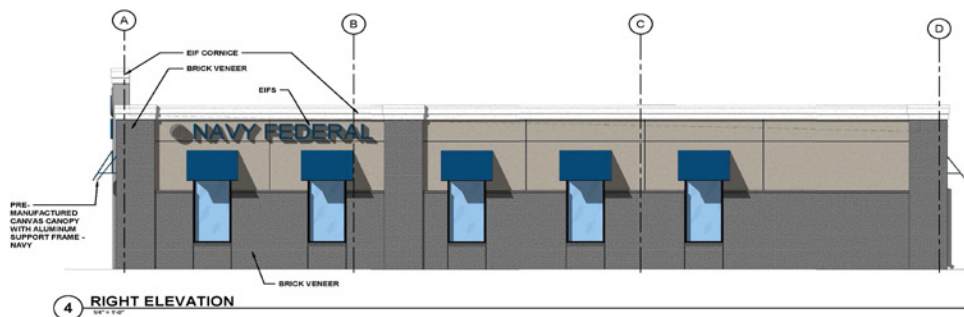
SITE LOCATION MAP

4326 N DIXIE HWY
ELIZABETHTOWN, KENTUCKY

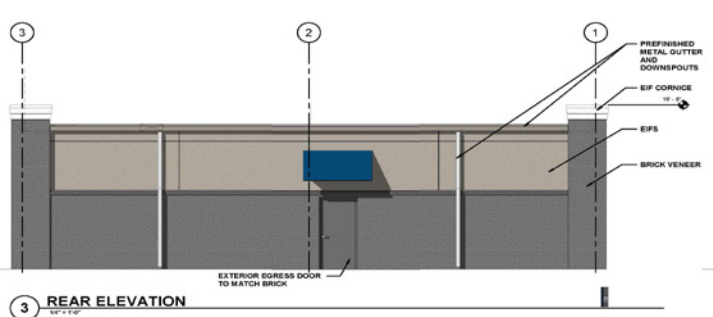


EXTERIOR ELEVATIONS

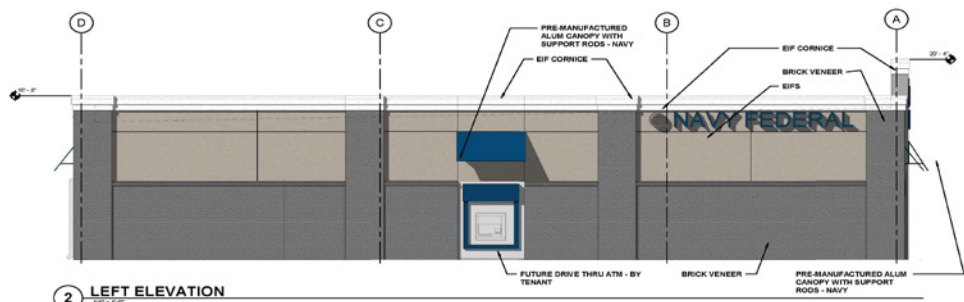
4326 N DIXIE HWY
ELIZABETHTOWN, KENTUCKY



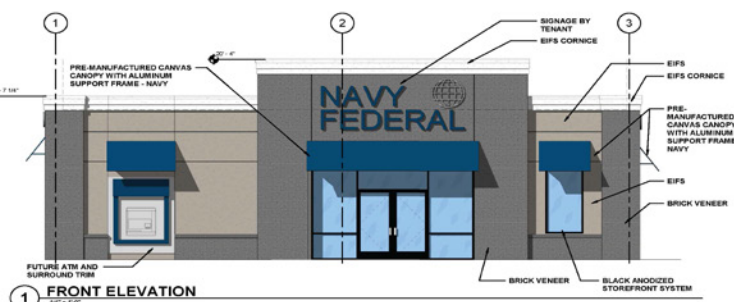
4 RIGHT ELEVATION
50' x 10'



3 REAR ELEVATION
50' x 10'



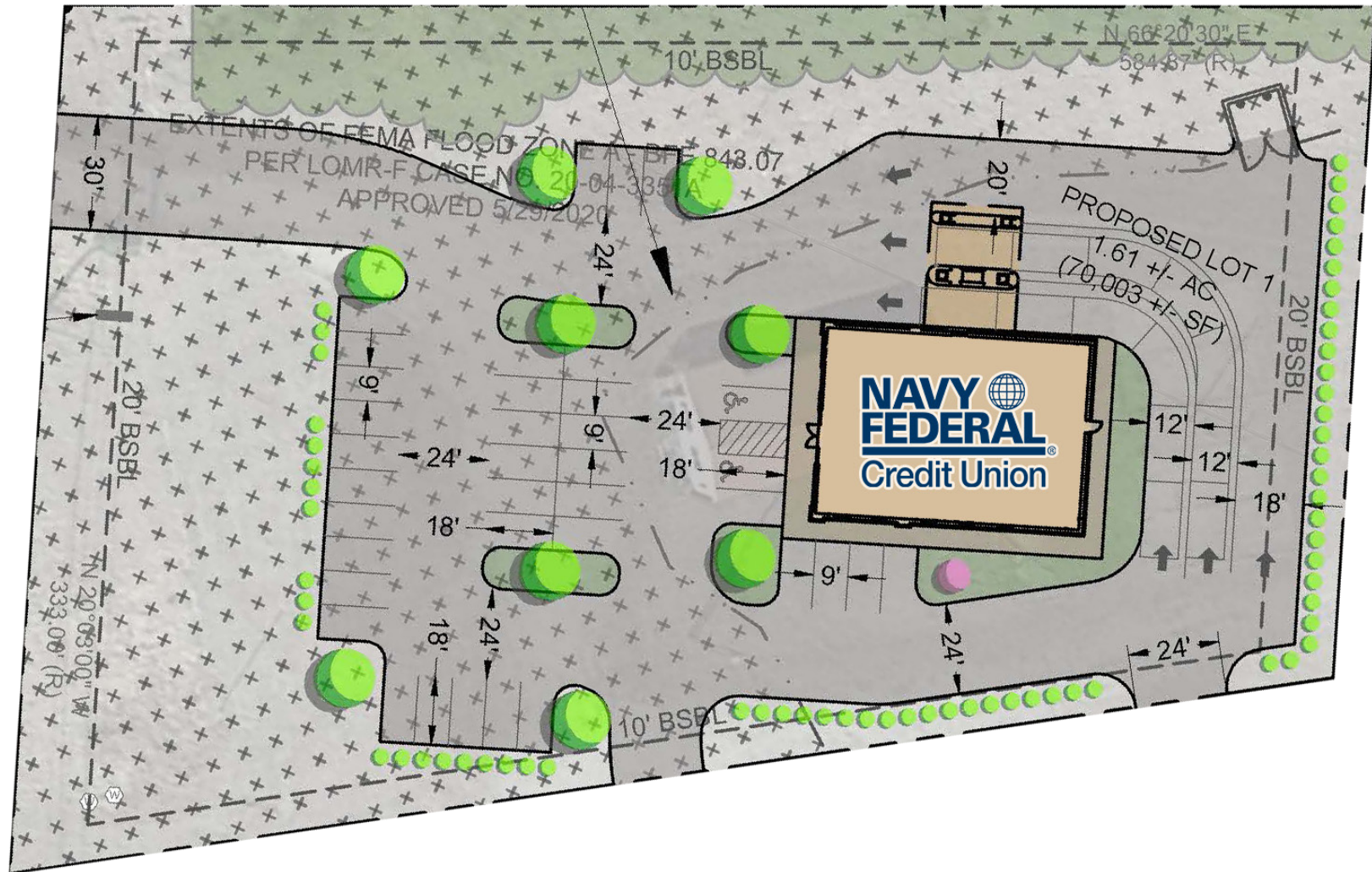
2 LEFT ELEVATION
50' x 10'



1 FRONT ELEVATION
50' x 10'

SITE PLAN

4326 N DIXIE HWY
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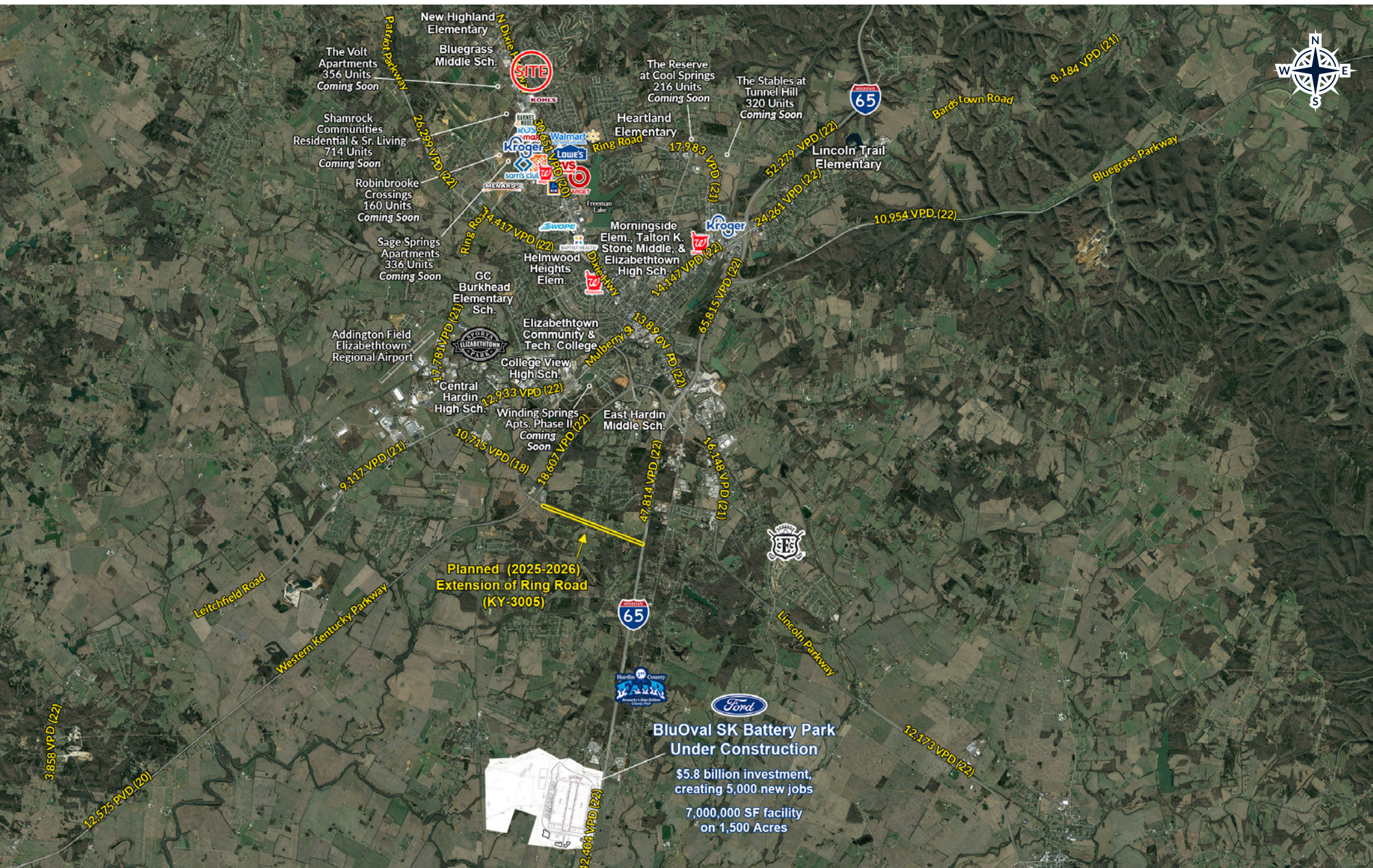
SPACE PLAN

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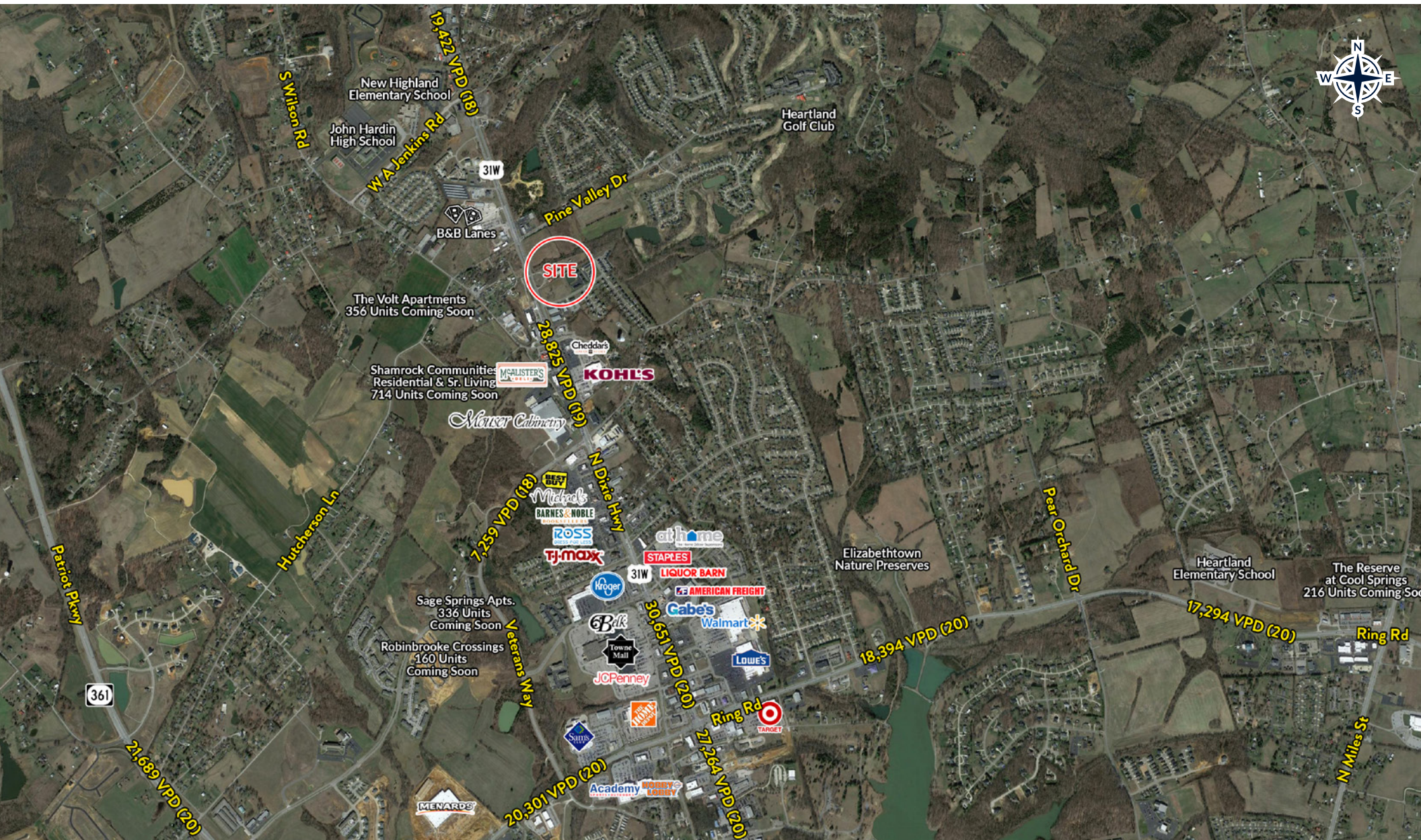
ELIZABETHTOWN AERIAL

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TRADE AREA AERIAL

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SITE PLAN AERIAL

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DEMOGRAPHICS REPORT

4326 N DIXIE HWY
ELIZABETHTOWN, KENTUCKY

	5 miles	10 miles	15 miles
Population			
2010 Population	46,736	91,518	117,964
2020 Population	50,159	97,476	123,470
2023 Population	50,929	99,391	125,681
2028 Population	51,601	100,774	127,166
2010-2020 Annual Rate	0.71%	0.63%	0.46%
2020-2023 Annual Rate	0.47%	0.60%	0.55%
2023-2028 Annual Rate	0.26%	0.28%	0.24%
2023 Male Population	48.7%	49.3%	49.9%
2023 Female Population	51.3%	50.7%	50.1%
2023 Median Age	38.4	38.3	37.6
Median Age			
The median age in this area is 37.6, compared to U.S. median age of 39.1.			
Race and Ethnicity			
2023 White Alone	72.8%	72.5%	74.7%
2023 Black Alone	12.5%	12.8%	11.3%
2023 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2023 Asian Alone	2.7%	2.3%	2.1%
2023 Pacific Islander Alone	0.4%	0.4%	0.4%
2023 Other Race	2.2%	2.2%	2.2%
2023 Two or More Races	9.0%	9.4%	8.9%
2023 Hispanic Origin (Any Race)	6.3%	6.6%	6.5%
Households			
2023 Wealth Index	71	73	72
2010 Households	18,552	35,506	44,204
2020 Households	20,229	38,519	47,475
2023 Households	20,743	39,488	48,584
2028 Households	21,205	40,357	49,562
2010-2020 Annual Rate	0.87%	0.82%	0.72%
2020-2023 Annual Rate	0.78%	0.77%	0.71%
2023-2028 Annual Rate	0.44%	0.44%	0.40%
2023 Average Household Size	2.43	2.48	2.53
Median Household Income			
2023 Median Household Income	\$61,036	\$62,037	\$61,970
2028 Median Household Income	\$68,272	\$68,963	\$69,259
2023-2028 Annual Rate	2.27%	2.14%	2.25%
Average Household Income			
2023 Average Household Income	\$87,356	\$88,439	\$88,269
2028 Average Household Income	\$98,938	\$100,419	\$100,381
2023-2028 Annual Rate	2.52%	2.57%	2.61%

HOGAN REAL ESTATE

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