

SINGLE TENANT NNN

Investment Opportunity



9 Years Remaining on Lease | Scheduled Rental Increases | Dense Retail & Medical Corridor



3075 Central Avenue

COLUMBUS INDIANA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, personally guaranteed, freestanding AAMCO Transmissions and Total Car Care investment property located in Columbus, IN. The tenant has 9 years of firm term remaining with 2 (5-year) option periods to extend, demonstrating their long-term commitment to the site. The lease features schedule rental increases throughout the initial term and options (see page 14 for details), growing NOI and hedging against inflation. The lease is NNN with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. Founded in 1957, AAMCO Transmissions and Total Car Care is a leading auto-repair franchise with over 520 operating locations.

AAMCO is strategically located near the signalized, hard-corner intersection of Central Avenue and National Road, averaging a combined 39,300 vehicles passing by daily. National Road / U.S. Highway 31 is a major commuter route connecting the southern Indianapolis suburbs and providing direct access into Downtown Indianapolis. AAMCO is ideally situated within a dense retail corridor and is within walking distance to NexusPark, a newly renovated Regional Mall totaling over 414K SF of gross leasable area. The surrounding national/credit tenants include Kroger, Dunham's Sports, Harbor Freight Tools, Walmart Supercenter, and Target, among many others. The offering includes an 8,553 SF industrial building situated on a 0.97-acre lot, allowing AAMCO more space to store additional equipment and increase overall inventory. Furthermore, the asset is near numerous single-family communities and multi-family complexes including Townhomes at 28th (97 units), Bloomfield Apartments (139 units), Williamsburg Way (192 units), and others, providing a direct residential consumer base. The 5-mile trade area is supported by over 54,400 residents and 35,900 daytime employees. Residents within 1 mile of the subject boast an affluent average household income of \$119,581.

OFFERING SUMMARY



OFFERING

Price	\$800,000
Net Operating Income	\$48,000
Cap Rate	6.00%
Guaranty	Personal
Tenant	Burton Stakes, LLC DBA: AAMCO Transmissions and Total Car Care
Lease Type	NNN
Landlord Responsibilities	Roof, Structure, Parking, RE Taxes, & Insurance*

*Subject to Tenant Reimbursement.

PROPERTY SPECIFICATIONS

Rentable Area	8,553 SF
Land Area	0.97 Acres
Property Address	3075 Central Avenue Columbus, Indiana 47203
Year Built	1971 (est.)
Parcel Number	03-96-07-430-004.702-005
Ownership	Fee Simple (Land & Building)

9 Years Remaining on Lease | Scheduled Rental Increases | Personally Guaranteed | Well-Known & Established Brand

- The tenant has 9 years of firm term remaining with 2 (5-year) option periods to extend, demonstrating their long-term commitment to the site
- The lease features schedule rental increases throughout the initial term and options (see page 14 for details), growing NOI and hedging against inflation
- The lease is personally guaranteed - contact agent for more details
- Founded in 1957, AAMCO Transmissions and Total Car Care is a leading auto-repair franchise with over 520 operating locations

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Landlord responsibilities consist of maintaining/repairing the roof, structure, and parking lots, along with paying the real estate taxes and LL's insurance
- Landlord is to carry insurance covering loss of or damage to the property in addition to tenant's insurance requirements
- Tenant is to reimburse all of landlord's costs associated with real estate taxes, insurance premiums, and parking lot maintenance, providing no NOI slippage
- Ideal, low-management investment for a passive investor

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area | Affluent Community

- The asset is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- The nearby multi-family complexes include Townhomes at 28th (97 units), Bloomfield Apartments (139 units), Williamsburg Way (192 units), and others
- More than 54,400 residents and 35,900 employees support the trade area
- Residents within 1 mile of the subject boast an affluent average household income of \$119,581

Dense Retail Corridor | Nearby Newly Renovated Shopping Center | Strong Tenant Presence | Major Nearby Regional Hospital

- AAMCO is ideally situated within a dense retail corridor
- The asset is within walking distance to NexusPark, a newly renovated Regional Mall totaling over 414K SF of gross leasable area
- The surrounding national/credit tenants include Kroger, Dunham's Sports, Harbor Freight Tools, Walmart Supercenter, and Target, among many others
- The strong tenant synergy increases consumer draw to the immediate trade area, promotes crossover store exposure, and supports the local economy
- AAMCO is a quick 5-minute drive to Columbus Regional Health (266 Beds), a nationally recognized hospital dedicated to providing world-class care

Near Signalized, Hard Corner Intersection | Centralized Location | Industrial Asset with Sufficient Land Area | Excellent Visibility

- AAMCO is strategically located near the signalized, hard-corner intersection of Central Avenue and National Road, averaging a combined 39,300 VPD
- National Road / U.S. Highway 31 is a major commuter route connecting the southern Indianapolis suburbs and providing direct access into Downtown Indianapolis
- The offering includes an 8,553 SF industrial building situated on a 0.97-acre lot, allowing AAMCO more space to store additional equipment and increase overall inventory
- The asset has excellent visibility and multiple points of ingress/egress

PROPERTY OVERVIEW



LOCATION



Columbus, Indiana
Bartholomew County

ACCESS



Doctors Park Road: 2 Access Points

TRAFFIC COUNTS



Central Avenue: 15,100 VPD
N. National Road: 24,200 VPD

IMPROVEMENTS



There is approximately 8,553 SF
of existing building area

PARKING



There are approximately 69 parking spaces on the
owned parcel.
The parking ratio is approximately 8.07 stalls per
1,000 SF of leasable area.

PARCEL



Parcel Number: 03-96-07-430-004.702-005
Acres: 0.97
Square Feet: 42,240

CONSTRUCTION



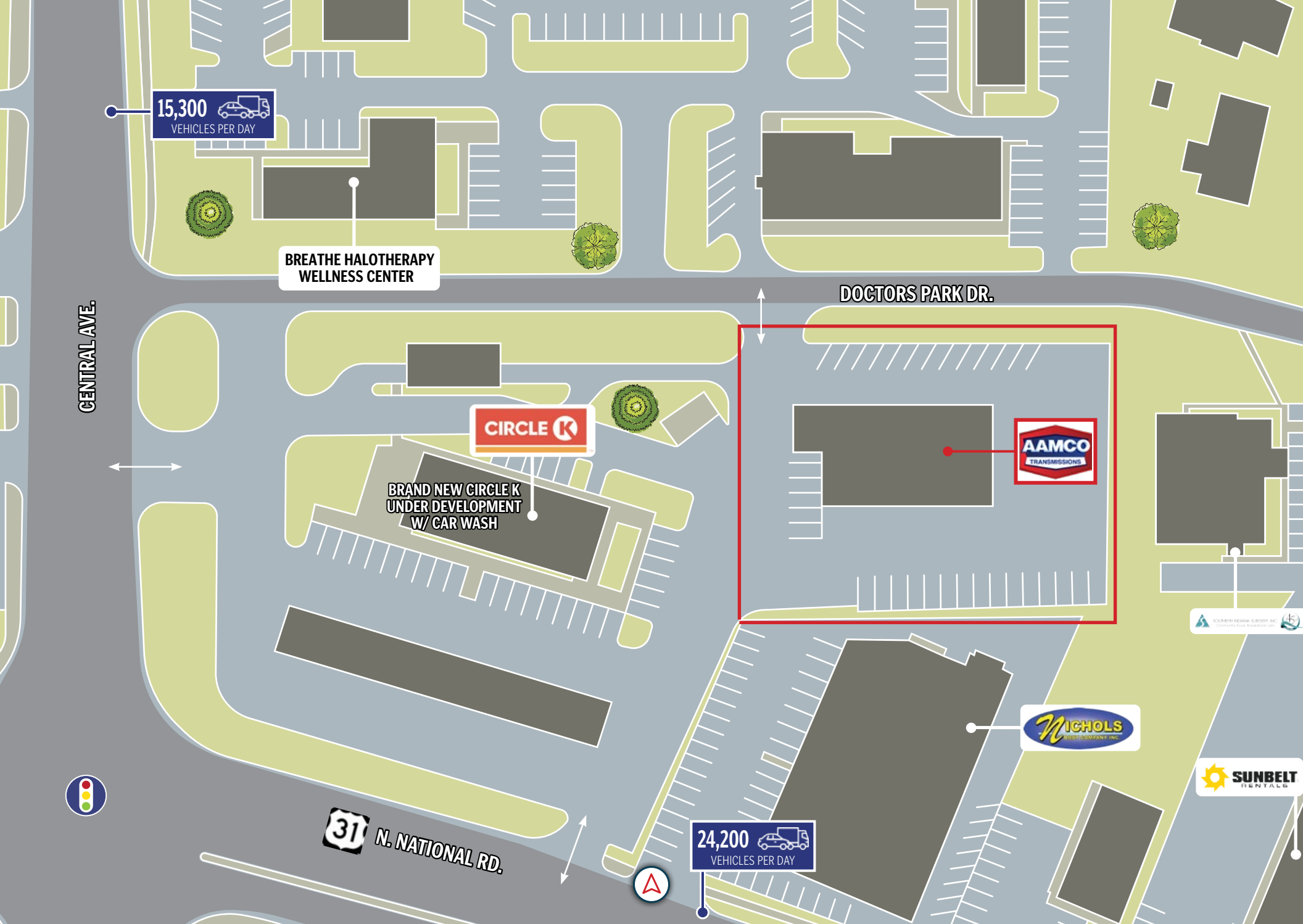
Year Built: 1971 (est.)

ZONING

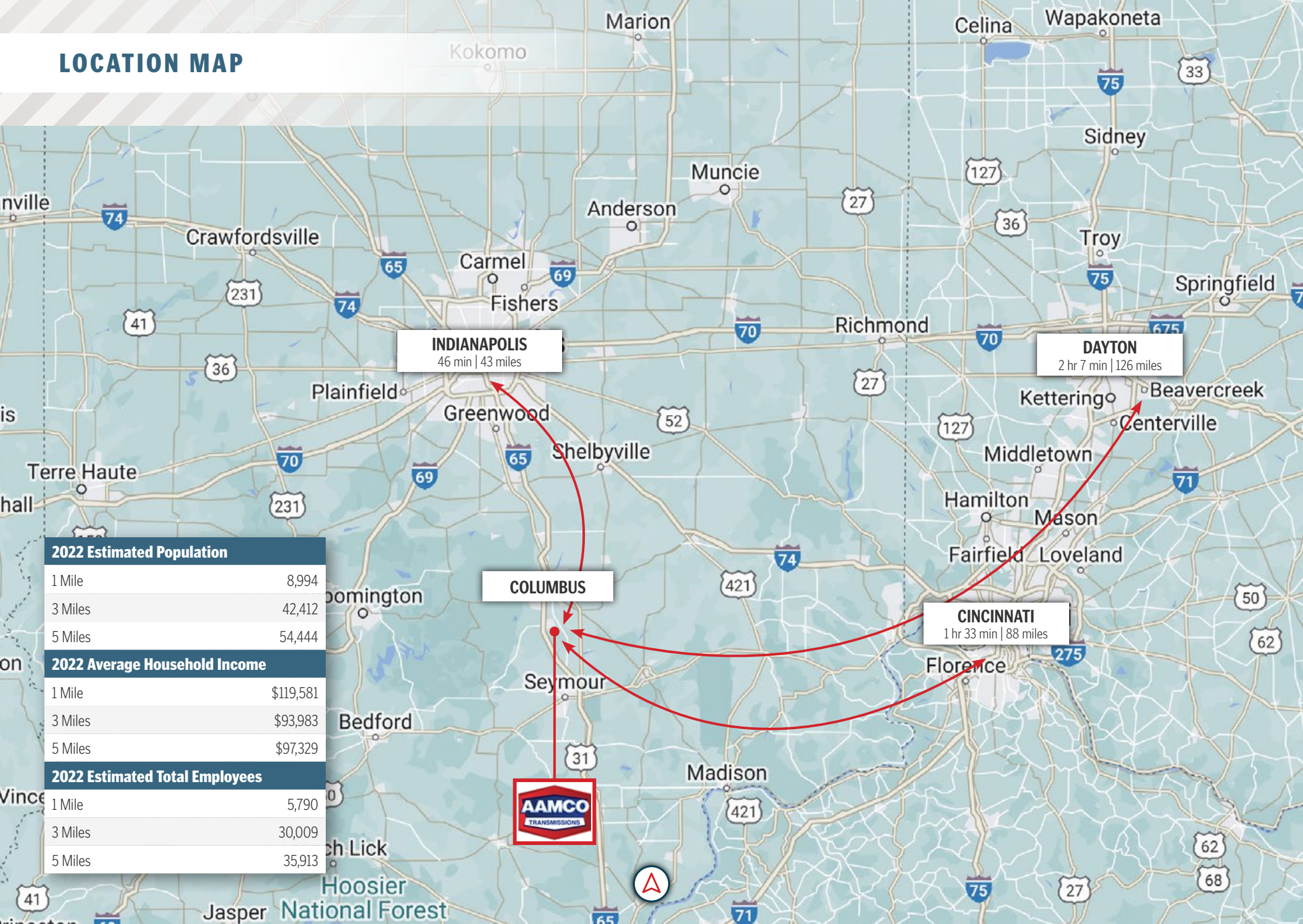


CR - Commercial Regional





LOCATION MAP





COLUMBUS, INDIANA

Columbus, Indiana, in Bartholomew county, is 32 miles east of Bloomington and 41 miles south of Indianapolis. The city of Columbus has a population of 51,159 as of July 1, 2022.

The area which is now known as Columbus was bought by Luke Bonesteel and General John Tipton in 1820. It was named Tiptonia in honor of the general. The present name of Columbus was given to the city in March of 1821 and was incorporated as a city in June 1864. The first railroad crossed through Columbus in 1844, helping the community grow rapidly.

A diversified industrial community surrounded by productive prairie land, it is known for its distinctive architecture, with many buildings designed by distinguished architects such as the Saarinen, Harry Weese, Robert Trent Jones, Robert A.M. Stern, and I.M. Pei. Manufacturing is centred on auto parts and engines, as well as furniture, plastic products, and pharmaceuticals. The largest industries in Columbus are Manufacturing, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Wholesale Trade, Professional, Scientific, & Technical Services, and Utilities.

Columbus' nearby attractions are Crump Theatre, First Baptist Church, North Christian Church, Large Arch, Mill Race Park, Brown County State Park, and more.

Columbus is famous for its art and architecture. There are many public buildings in the city which are noted for their architectural brilliance. Quite a few of them have also been named on the National Historic Landmarks list. The city also has an orchestra called the Columbus Philharmonic Orchestra with its performances having been broadcasted across the country several times.

Ivy Tech State College and the Indiana Business College are local higher educational institutions. International and domestic flights are available at Indianapolis International Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	8,994	42,412	54,444
2027 Projected Population	8,809	43,079	55,175
2010 Census Population	8,766	39,141	49,296
Historical Annual Growth 2010 to 2020	0.19%	0.65%	0.86%
Households & Growth			
2022 Estimated Households	3,436	17,629	22,239
2027 Projected Households	3,377	18,008	22,659
2010 Census Households	3,374	15,933	19,746
Historical Annual Growth 2010 to 2020	0.23%	0.85%	1.04%
Race & Ethnicity			
2022 Estimated White	84.42%	84.16%	83.27%
2022 Estimated Black or African American	2.28%	3.11%	2.87%
2022 Estimated Asian or Pacific Islander	7.48%	6.53%	7.61%
2022 Estimated American Indian or Native Alaskan	0.41%	0.41%	0.43%
2022 Estimated Other Races	5.25%	5.28%	5.74%
2022 Estimated Hispanic	9.64%	9.99%	10.63%
Income			
2022 Estimated Average Household Income	\$119,581	\$93,983	\$97,329
2022 Estimated Median Household Income	\$87,306	\$68,885	\$72,985
2022 Estimated Per Capita Income	\$45,330	\$39,178	\$39,546
Businesses & Employees			
2022 Estimated Total Businesses	462	1,847	2,215
2022 Estimated Total Employees	5,790	30,009	35,913



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Burton Stakes, LLC	8,553	June 2022	June 2032	Current	-	\$4,000	\$0.47	\$48,000	\$5.61	NNN	2 (5-Year)
(Personally Guaranteed)		(est.)		July 2027	10%	\$4,400	\$0.51	\$52,800	\$6.17		Opt 1: \$58,800 / Yr. Opt 2: \$66,000 / Yr.

FINANCIAL INFORMATION

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Lease Type	NNN

PROPERTY SPECIFICATIONS

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Rentable Area	8,553 SF
Land Area	0.97 Acres
Address	3075 Central Avenue Columbus, Indiana 47203



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



AAMCO

aamco.com

Company Type: Subsidiary

Locations: 600+

Parent: American Driveline Systems, Inc.

AAMCO Transmissions, Inc. provides motor vehicle transmission and car care services in the United States. It provides vehicle diagnostic, repair, and maintenance services through its automotive centers in the United States, Canada, and Puerto Rico. Established in 1962, AAMCO is proud to have served more than 35 million drivers. Its headquarters is based in Horsham, Pennsylvania.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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