

The DiSalvo Group of Marcus & Millichap

**Marcus & Millichap**  
Real Estate Investment Services

**Indianapolis Office**

600 East 96th Street Suite 500  
Indianapolis, IN 46240  
P (317)218-5300  
F (317) 218-5310

**Cincinnati Office**

600 Vine Street 10th Floor  
Cincinnati, OH 45202  
P (513) 878-7700  
F (513) 878-7710

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# The Marcus & Millichap Advantage

The DiSalvo Group

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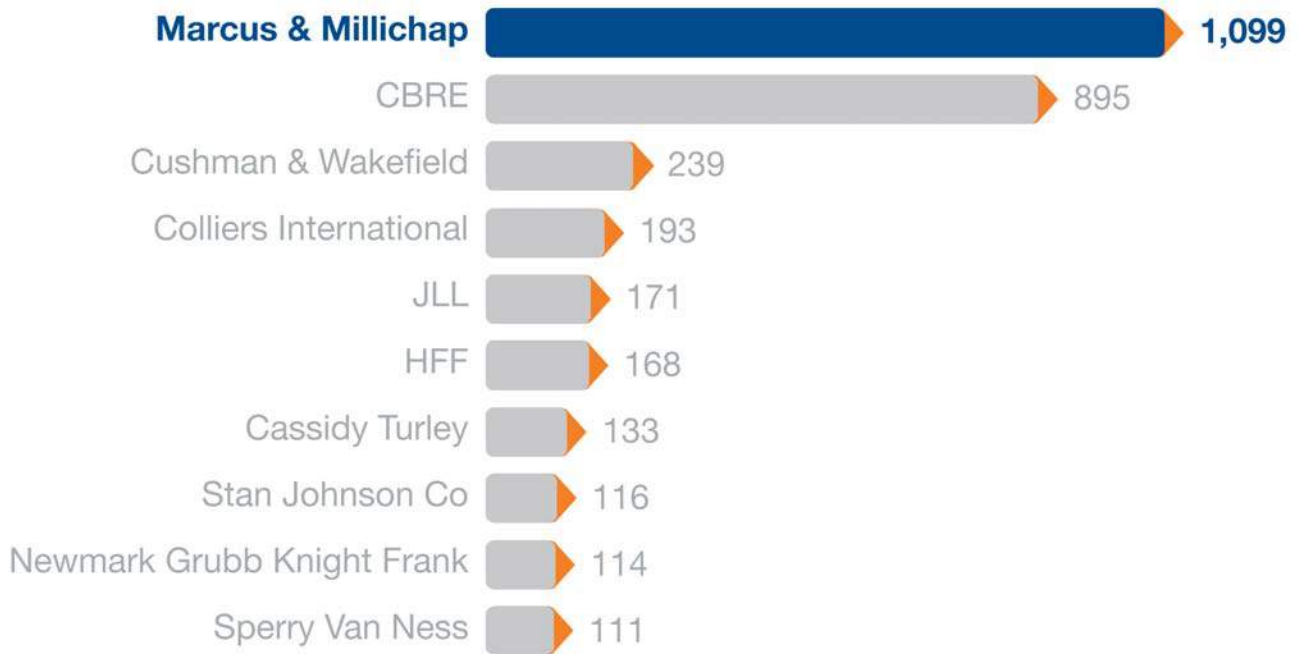
600 Vine Street 10<sup>th</sup> Floor  
Cincinnati, OH 45202

More Than 1,300 Investment Professionals in Offices Throughout the U.S. and Canada



Marcus & Millichap Closes More Transactions Than Any Other Firm

U.S. Investment Sales Brokerage Company Ranking\*



\* Includes sales of apartment, office and retail properties between \$2.5 million and \$20 million in U.S., 12 months ending 12/31/2013; list side.

Data believed to be accurate but not guaranteed. For additional information on ranking methodology: [www.rcanalytics.com/Misc/Brokers\\_Ranking\\_Methodology.pdf](http://www.rcanalytics.com/Misc/Brokers_Ranking_Methodology.pdf)

Source: Real Capital Analytics, Inc.

# DiSalvo Group At A Glance

The DiSalvo Group

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# TOP 15 AGENT- NATIONAL

2015 National Office & Industrial Properties Group  
1H 2015

# TOP 5 AGENT- MIDWEST

2015 National Office & Industrial Properties Group  
1H 2015

# TOP AGENT

2015 Indianapolis Office Year to Date  
8/2015

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**Joseph DiSalvo**  
**SENIOR ASSOCIATE**

ASSOCIATE DIRECTOR, NATIONAL OFFICE & INDUSTRIAL PROPERTY GROUP

**Tyler Shirley**  
 TRANSACTION COORDINATOR

INDIANAPOLIS OFFICE  
 Forest Bender / Alex Nulf

CINCINNATI OFFICE  
 Jonathan Hawks

**CURRENT TEAM STATISTICS**

Number of Deals on Market or in Escrow	17
Amount of Current Inventory	\$50,425,500 (in 3 States)

**CAPITAL SOURCED FROM**

**STATES**  
 Indiana, Tennessee, Nevada, California,  
 Missouri, New York, Illinois, Florida, Texas

**COUNTRIES**  
 Canada  
 Saudi Arabia

**FEATURED LISTINGS OR UNDER LOI**

Community Surgery Center	Indianapolis, IN	Medical	\$5,100,000
Ledgestone Professional Park	Springboro, OH	Medical	\$4,500,000
Eastgate Medical Center	Cincinnati, OH	Medical	\$2,750,000

**EXAMPLES OF RECENTLY CLOSED DEALS**

500 N Meridian	Indianapolis, IN	Office	\$12,500,000
C & S Industrial Portfolio	Indianapolis, IN	Office/Industrial	\$6,600,000
Southpoint Professional Centre	Indianapolis, IN	Medical	\$3,038,500
Southport Professional Centre	Indianapolis, IN	Medical	\$2,700,000

**YTD SALES ACHIEVEMENTS & AWARDS**

National Office & Industrial Properties Group National - Top 15 Agent 1H 2015

National Office & Industrial Properties Group Midwest - Top 5 Agent 1H 2015

**Indianapolis Office - Top Agent Year To Date**

**EXAMPLE OF CLIENTS SERVED IN 2013/2014**

First Financial Bank  
 Browning Investments  
 RCS Holdings, LLC  
 United Trust Fund  
 Mills Development

CW Capital  
 Alliant Bank  
 McCormack Development  
 Citimark Management Co.  
 Veritas Realty

Charter One Bank  
 Holladay Properties  
 Philips Edison & Co.  
 Stabilis Capital  
 CID Capital

Levi Investment Realty  
 Hollingsworth Capital Partners  
 Ay Neyer, Inc.  
 Coastal Partners  
 Corporex

The DiSalvo Group of Marcus & Millichap

# Agent Bios

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## Joseph DiSalvo

Senior Associate

Associate Director, National Office & Industrial Properties Group



### Investment Expertise

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Joseph DiSalvo is an Investment Associate in the Indianapolis office of Marcus & Millichap Real Estate Investment Services. Joseph specializes in the acquisition, disposition, and exchange of investment grade office and industrial properties primarily throughout Indiana and the Midwest having successfully closed transactions in Indiana, Illinois, Missouri, Texas, Ohio, and Kentucky.

### Experience / Professional History

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Mr. DiSalvo joined the Indianapolis office in January of 2007 as part of the Sales Intern Program and became a member of the National Office and Industrial Properties Group when he launched as an Agent in March of 2008. Joseph's expertise in the Midwest markets allows him to help maximize clients' return in Office and Industrial investment properties. These services include, but are not limited to advisory, underwriting, valuation, sale, and acquisition strategies for investors and developers.

### Sales Achievements / Awards

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At Marcus & Millichap, a firm with over 1,100 investment agents in over 75 offices nationwide, Joseph has distinguished himself as one of the elite office and industrial agents in the firm consistently ranking in the National Office and Industrial Properties Group (NOIPG) Top 20 Agents nationally and Top 5 Agents in the Midwest. Despite entering the business at the cusp of one of the most challenging investment markets we have seen – specifically for office and industrial properties – Joseph has built his business on a foundation of strong, fundamentally “Client-centric” business practices that have helped he and his team achieve and maintain value-added relationships with owners through their holds and transactions.

### Education & Personal Life

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A graduate of DePauw University, Mr. DiSalvo holds a bachelor's degree in Communications. At DePauw, Joseph was also a member of the Delta Tau Delta fraternity and a captain of the football team. When Joseph isn't working, he dedicates his time to his wife and three daughters. He also enjoys traveling, sports, and spending time with his extended family and friends.

## Forest Bender

Associate

National Office & Industrial Properties Group



### Investment Expertise

Forest W. Bender is an Investment Associate in the Indianapolis office of Marcus & Millichap. Forest specializes in the acquisition, disposition, and exchange of investment grade Office and Industrial properties primarily throughout Indiana and the Midwest.

### Experience / Professional History

Mr. Bender joined the office in July of 2013 and is a member of the National Office and Industrial Property Group. Forest spends a great amount of his time working with clients in the southern Indianapolis and Greenwood markets. Forest's expertise in the Indiana and the Midwest region allows him to help maximize client's return in Office and Industrial Investment Properties.

### Education & Personal Life

Forest holds a bachelor's degree from Ball State University where he studied Philosophy, Property Management, and Professional Sales. At Ball State University, Forest was a member of the Delta Tau Delta fraternity, where he was the president of his class. Prior to working for Marcus & Millichap, Mr. Bender worked as a property manager for a mixed used development in Muncie, Indiana and also worked as a leasing professional for Campus Crest.

## Alex Nulf

Associate

National Office & Industrial Properties Group



### Investment Expertise

Alexander Nulf represents the Marcus & Millichap National Office and Industrial Property Group from the Indianapolis Office. He specializes in acquisitions and dispositions of office, flex, and industrial investment real estate and concentrates his focus throughout northern Indiana.

### Experience / Professional History

Through a specialized product and market approach, Alex provides comprehensive knowledge and value to clients seeking to grow and preserve wealth through educated real estate investments. As an integral part of his team, Alex is proactive in strategic, new business development and targeted marketing coverage throughout the Midwest.

### Education & Personal Life

A graduate of Ball State University and the Miller College of Business, Alex holds a Bachelor of Science degree in Business Administration with a concentration in Economics. Throughout his academic career Alex participated in intercollegiate sales competitions as a member of the Ball State University Sales Team, and was a finalist in the 2012 NIU Global Sales Competition. In addition, Alex also represented Ball State University by competing on the Ball State Rugby Club.

## Jonathan Hawks

Associate

National Office & Industrial Properties Group



### Investment Expertise

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Jonathan Hawks is an investment associate in the Cincinnati office with Marcus & Millichap. Jonathan specializes in the acquisition, disposition, and exchange of the investment grade Office and Industrial properties primarily throughout the Cincinnati/ Northern Kentucky area.

### Experience / Professional History

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Jonathan joined the office in February of 2015 and is a member of the National Office and Industrial Property Group. Jonathan's expertise in the Northern Kentucky and the Midwest region allows him to help maximize client's return in Office and Industrial Investment Properties.

## Tyler Shirley

Transaction Coordinator

Marcus & Millichap, Indianapolis

### Experience / Professional History

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Tyler Shirley is a Transaction Coordinator in the Indianapolis Office of Marcus & Millichap. He specializes in the backend of transactions, overseeing some of the more technical aspects of the business. Prior to working with Marcus & Millichap, Tyler was an IT specialist and he uses this skill-set to streamline the team's work from start to finish. With Tyler's help, The DiSalvo Group is able to focus more energy into client interfacing.

### Education & Personal Life

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Tyler holds a bachelor's degree from Ball State University where he studied Telecommunications. At Ball State University, he was very involved in his field of study and participated in a number of projects ranging from feature-length films to web development. He was selected to work with both the Wendy's Wonderful Kids Foundation and the Indiana Civil Rights Commission as an undergrad.

# Featured Active Inventory

The DiSalvo Group

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**Westgate Technology Park • Crane Naval Base • Crane, IN**



Price	\$18,500,000
Down Payment	\$5,550,000 (30%)
Rentable Square Feet	174,829
Price/Square Foot	\$105.82
CAP Rate	10.54%
Parcel Size	10.26 Acres
Year Built	2008

Major Tenants

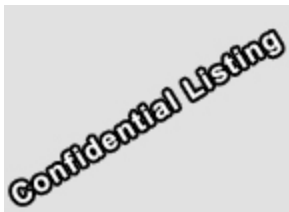
AE Com  
SAIC  
CACI  
Stimulus  
Artisan Electronics  
Tri Star Engineering  
NAVMAR Electronics  
JRC Integrated Systems Inc

**Confidential Listing – Multi-Specialty Surgery Center – Northern Indianapolis**



Price	\$8,450,000
Down Payment	\$2,112,500 (25%)
Rentable Square Feet	23,344
Price/Square Foot	\$361.98
CAP Rate	7.02%
Parcel Size	1.17 AC
Year Built	1994

**Confidential Listing – Medical Office Building – Northern Illinois**



Price	\$6,250,000
Down Payment	\$1,562,500 (25%)
Rentable Square Feet	39,382
Price/Square Foot	\$158.70
CAP Rate	7.79%
Parcel Size	3.15 AC
Year Built	1982

Highlights

On Major Hospital Campus  
New Surgery Center Anchor

**The Pointe • 5521 W. Lincoln Highway • Schererville, IN**



Price	\$6,250,000
Down Payment	\$1,562,500 (25%)
Gross Square Feet	51,841
Rentable Square Feet	51,841
Price/Square Foot	\$120.56
CAP Rate	8.00%
Parcel Size	4.1
Year Built	2003

Major Tenants

DaVita

**The Weller Medical Office Building • 10700 Montgomery Road • Montgomery, OH**

**Under Contract**



Listed Price	\$5,300,000	Major Tenants	
Down Payment	\$1,590,000 (30%)		
Rentable Square Feet	59,101		
Price/Square Foot	\$89.68		
CAP Rate	9.30%		
Parcel Size	4.87 Acres		
Year Built	1980 / 1987		

**Ledgestone Professional Park • 10-84 Remick Boulevard • Springboro, OH**



Price	\$4,500,000	Major Tenants	Ledgestone Professional Park LLC
Down Payment	\$1,125,000 (25%)		
Rentable Square Feet	59,216		
Price/Square Foot	\$75.99		
CAP Rate	8.23%		
Parcel Size	8 Acres		
Year Built	2003 / 2007		

**Absolute NNN Sunoco & Shops • 2550 E State Road 44 • Shelbyville, IN**



Price	\$3,500,000	Lease Term	10 years
Down Payment	\$1,050,000 (30%)	Increases	10% in option periods
Rentable SF	9,920	Options	Two at Five Years
Price/Square Foot	\$352.82	Lease Guarantor	Personal Guarantee
CAP Rate	7.03%		
Lot Size	1.78		
Year Built	2012		
Lease Type	Absolute Net		

**Hanover II Professional Building • 14785 W 101st Avenue • Dyer, IN**



Price	\$2,790,000	Major Tenants	Franciscan Physicians Network Providence Bank
Down Payment	\$697,500 (25%)		
Gross Square Feet	33,000		
Rentable Square Feet	29,884		
Price/Square Foot	\$93.36		
CAP Rate	7.95%		
Parcel Size	2.96 AC		
Year Built	2006		

**Eastgate Medical Center • 796 Cincinnati-Batavia Pike • Cincinnati, OH**



Price	\$2,750,000
Down Payment	\$687,500 (25%)
Rentable Square Feet	21,553
Price/Square Foot	\$127.59
CAP Rate	8.35%
Parcel Size	2.1 Acres
Year Built	1995

Major Tenants  
Cincinnati Children's Hospital  
The Christ Hospital

**Waycross North Center • 431 Ohio Pike • Cincinnati, OH**



Price	\$2,500,000
Down Payment	\$625,000 (25%)
Rentable Square Feet	32,897
Price/Square Foot	\$75.99
CAP Rate	8.58%
Parcel Size	2.08 Acres
Year Built	1980 / 1993

Major Tenants  
Mandel & Associates, Inc

**DaVita Professional Center • 6721 Old Trail Road • Fort Wayne, IN**



Price	\$1,950,000
Down Payment	\$487,500 (25%)
Rentable Square Feet	11,758
Price/Square Foot	\$165.84
CAP Rate	7.55%
Parcel Size	1.93 AC
Year Built	1960 / 2007

Major Tenants  
DaVita Bureau of Motor Vehicle

**INGUARD - Sale Leaseback • 231 W Canal St. • Wabash, IN**



Price	\$1,333,000
Down Payment	\$333,250 (25%)
Gross Square Feet	8,611
Rentable Square Feet	8,611
Price/Square Foot	\$154.80
CAP Rate	9.00%
Parcel Size	0.25 Acres
Year Built	1968 / 2014

Major Tenants  
INGUARD

**IU Health • Brownsburg, IN**



Price	\$1,310,000
Down Payment	\$327,000 (25%)
Gross Leasable Area	5,000
Price/Square Foot	\$262.00
CAP Rate	6.29%
Lot Size	0.62 AC
Year Built	2005

Major Tenants

IU Health

**\$16,000,000 Multi-Tenant Office Building • Confidential Listing • Cincinnati, OH**



Price	\$16,000,000
Down Payment	\$4,000,000 (25%)

# Examples of Closed Deals

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## MAKING A MARKET FOR LARGE OFFICE PROPERTIES

BELOW ARE JUST A FEW OF OUR RECENTLY  
CLOSED OFFICE PROPERTIES IN THE MIDWEST:



**Blaine, MN**  
**\$14,575,000**  
83,624 SF



**St. Louis, MO**  
**\$13,800,000**  
90,000 SF



**Indianapolis, IN**  
**\$12,500,000**  
648,049 SF



**Chicago, IL**  
**\$12,250,000**  
123,980 SF



**Bannockburn, IL**  
**\$11,000,000**  
56,745 SF



**Des Plaines, IL**  
**\$10,050,000**



**Fenton, MO**  
**\$9,850,000**  
30,000 SF



**Bourbonnais, IL**  
**\$9,000,000**  
114,279 SF



**Beachwood, OH**  
**\$8,025,000**  
51,000 SF

**Alan L. Pontius, Managing Director**  
**National Office and Industrial Properties Group**  
**(415) 963-3000**  
**apontius@marcusmillichap.com**

Offices Nationwide

[www.MarcusMillichap.com](http://www.MarcusMillichap.com)

Investment Sales ♦ Financing ♦ Research ♦ Advisory Services

# Examples of Closed Deals

The DiSalvo Group

Marcus & Millichap

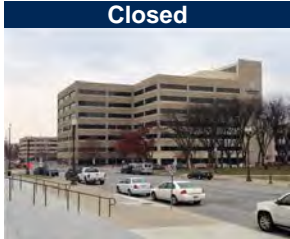
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**500 North Meridian Street • Indianapolis, IN**



Price	\$12,500,000
Down Payment	\$12,500,000 (100%)
Gross Square Feet	648,049
Rentable Square Feet	374,199
Price/Square Foot	\$19.29
CAP Rate	-3.00%
Parcel Size	4.50 Acres
Year Built	1913 / 1985

Major Tenants

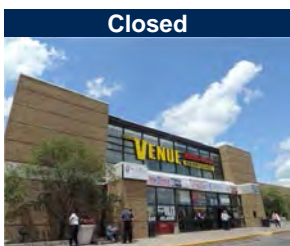
IU Health

**C & S Industrial Portfolio • Various • Indianapolis, IN**



Price	\$6,600,000
Down Payment	\$1,650,000 (25%)
Rentable Square Feet	154,200
CAP Rate	10.83%
Parcel Size	6
Year Built	2004

**Pike Plaza • 4030 Lafayette Road, 5030 and 5178 Pike Plaza Road • Indianapolis, IN**



Price	\$5,000,000
Down Payment	\$1,655,922 (33%)
Gross Leasable Area	165,834
Price/Square Foot	\$30.15
CAP Rate	10.56%
Lot Size	19.74 Acres
Year Built	1990

Major Tenants

The Venu Mega Mall  
FedEx Office  
Applebee's

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**Author Solutions HQ • 1663 Liberty Drive • Bloomington, IN**



**Closed**

Price	\$4,800,000	Major Tenants	Author Solutions
Down Payment	\$928,000 (19%)		Headquarters
Rentable Square Feet	51,735		
CAP Rate	10.36%		
Parcel Size	6.24 Acres		
Year Built	2000		

**Brickyard Business Park • 4400 Kiln Court • Louisville, KY**



**Closed**

Price	\$4,500,000
Down Payment	\$4,500,000 (100%)
Gross Square Feet	165,766
Rentable Square Feet	165,766
Price/Square Foot	\$27.15
CAP Rate	13.24%
Parcel Size	12.265
Year Built	1978 / 2009

**LKQ Corporation • 6180 Hagman Road • Toledo, OH**



**Closed**

Price	\$4,370,000	Lease Term	10 Years
Down Payment	\$4,370,000 (100%)	Lease Expiration Date	9/30/2022
Rentable SF	163,384	Increases	Lesser of 12.5% or CPI each Extension Period
Price/Square Foot	\$26.75	Options	6 5-Year
CAP Rate	8.65%	Sales	\$5.06 Billion in 2013
Lot Size	66 Acres	Net Worth	\$2.35 Billion
Year Built	1975	Lease Guarantor	Subsidiary of a Corporation
No. of Locations	630+	Ownership	Public
Lease Type	Triple-Net (NNN)		

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**Creekside Centre of Westfield • 701 - 789 East Main Street • Westfield, IN**



**Closed**

Price	\$3,575,000	Major Tenants	maxIT Healthcare
Down Payment	\$825,000 (23%)		Domino's Pizza
Rentable Square Feet	45,852		All-Star Veterinary Clinic
CAP Rate	13.10%		HealthSource
Parcel Size	6 Acres		
Year Built	2001 / 2003		

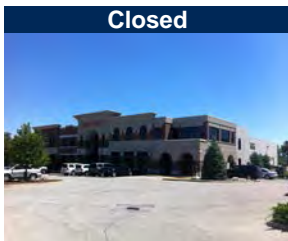
**Concentra Urgent Care • 5940 Decatur Boulevard • Indianapolis, IN**



**Closed**

Price	\$3,225,000	Lease Term	10 Years
Down Payment	\$645,000 (20%)	Lease Expiration Date	12/31/2019
Rentable SF	9,864	Increases	\$1/SF Annually
Price/Square Foot	\$326.95	Options	Two Five-Year Options
CAP Rate	7.72%	Sales	\$33.9+ Billion
Lot Size	1.50 AC	Net Worth	\$1.9 Billion
Year Built	2009	Lease Guarantor	Corporate Guarantee
No. of Locations	320+ Locations (Concentra)	Ownership	Public
Lease Type	Triple Net (NNN)		

**Banc-Serv - 15 Year Sale Leaseback • 777 E Main Street • Westfield, IN**



**Closed**

Price	\$3,100,000	Lease Term	15 Years
Down Payment	\$1,240,000 (40%)	Increases	8% Year 5
Rentable SF	23,460	Lease Guarantor	Corporate Guarantee
Price/Square Foot	\$132.14	Ownership	Private
CAP Rate	10.03%		
Lot Size	2.92 Acres		
Year Built	2006 / 2008		
Lease Type	Absolute Net		

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**Southpoint Professional Center • 5144 East Stop 11 Road • Indianapolis, IN**



**Closed**

Price	\$3,038,000
Down Payment	\$3,038,000 (100%)
Rentable Square Feet	49,000
CAP Rate	8.88%
Parcel Size	5 Acres
Year Built	1994

**Southport Professional Centre • 6920 South East Street • Indianapolis, IN**



**Closed**

Price	\$2,700,000	Major Tenants	Community Hospital
Down Payment	\$700,000 (26%)		State Farm
Rentable Square Feet	19,250		Nichols Financial
CAP Rate	8.86%		MFG Wealth Management
Parcel Size	2.15 Acres		
Year Built	2005		

**Mount Carmel Medical Group • 2150 Marble Cliff Office Park Drive • Columbus, OH**

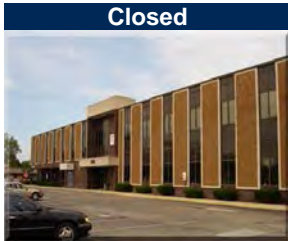


**Closed**

Price	\$2,198,750	Lease Term	Original 10 Years
Down Payment	\$750,000 (34%)	Lease Expiration Date	8/31/2019
Rentable SF	12,996	Increases	Yes
Price/Square Foot	\$169.19	Options	Two Five-Year Options
CAP Rate	9.16%	Lease Guarantor	Corporate Guarantee
Lot Size	.847 Acres	Ownership	Private
Year Built	2004		
Lease Type	Triple Net (NNN)		

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**Arlington Professional Building • 1213 North Arlington Avenue • Indianapolis, IN**



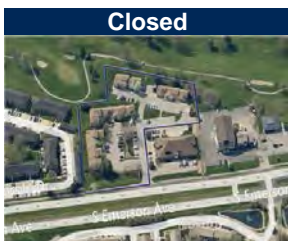
Price	\$2,100,000	Major Tenants	Chase Bank
Down Payment	\$420,000 (20%)		Arbor Education & Training
Rentable Square Feet	27,130		
CAP Rate	11.33%		
Parcel Size	2.77 Acres		
Year Built	1971		

**Boone Woods Office Park • 1555 West Oak Street • Zionsville, IN**



Price	\$2,100,000	Major Tenants	Bodkin Associates, Inc.
Down Payment	\$400,000 (19%)		D. Brent Dilts
Rentable Square Feet	21,085		Medical Billing Solutions, Inc.
CAP Rate	9.75%		Edward Jones
Parcel Size	2.26 Acres		A+ Driving Academy
Year Built	1980		Sound Management, Inc.
			Madhatter's Hair & Nail Salon
			Dependent Care Management

**Concord Office Park • 494 South Emerson Avenue • Greenwood, IN**



Price	\$1,900,000
Down Payment	\$475,000 (25%)
Gross Square Feet	22,507
Rentable Square Feet	22,507
Price/Square Foot	\$84.42
CAP Rate	10.93%
Parcel Size	3.1 Acres
Year Built	1987 / 2004

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**Beachway Professional Building • 777 Beachway Drive • Indianapolis, IN**



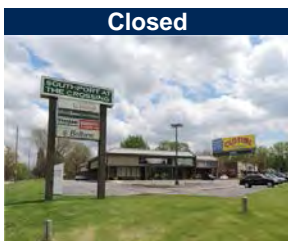
Price	\$1,650,000	Major Tenants	Indiana Oral & Maxillofacial Surgery
Down Payment	\$450,000 (27%)		Indianapolis Independent Pediatricians
Gross Square Feet	30,000		RDW Wealth Management
Rentable Square Feet	24,210		
Price/Square Foot	\$55.00		
CAP Rate	9.54%		
Parcel Size	0.87 Acres		
Year Built	2002 / 2013		

**RCS Management HQ • 16535 Southpark Drive • Westfield, IN**



Price	\$1,600,000	Lease Term	7 Years
Down Payment	\$320,000 (20%)	Lease Expiration Date	12/31/2019
Rentable SF	17,600	Increases	Year 3 11%
Price/Square Foot	\$90.91	Options	Two 3 Year Options
CAP Rate	9.62%	Sales	The Riverside Company
Lot Size	1.5	Net Worth	n/a
Year Built	2004 / 2006	Lease Guarantor	Corporate Guarantee
No. of Locations	5	Ownership	Private
Lease Type	Double Net		

**Southport at the Crossing • 7007 US Highway 31 South • Indianapolis, IN**



Price	\$1,537,500	Major Tenants	Paradox Dental
Down Payment	\$384,375 (25%)		
Gross Leasable Area	13,785		
Price/Square Foot	\$111.53		
CAP Rate	9.59%		
Lot Size	1.78 acres		
Year Built	1987		

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**Morenci Professional Park • 6201-6271 Coffman Road and 6201-6271 Las Pas Trail • Indianapolis, IN**



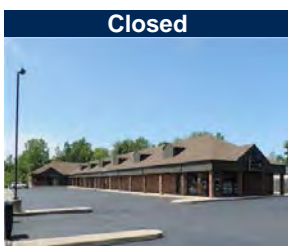
Price	\$1,521,000
Down Payment	\$1,521,000 (100%)
Rentable Square Feet	105,600
CAP Rate	13.25%
Parcel Size	5
Year Built	1971

**Hanna Center • 3915 South Madison Avenue • Indianapolis, IN**



Price	\$1,500,000	Major Tenants	Axia Acquisition Corporation
Down Payment	\$450,000 (30%)		
Rentable Square Feet	16,250		
CAP Rate	8.32%		
Parcel Size	.44		
Year Built	1998		

**4770 South Emerson Avenue • Indianapolis, IN**



Price	\$1,325,000	Major Tenants	Pearl MediSpa Childhood Leukemia
Down Payment	\$1,325,000 (100%)		
Gross Square Feet	14,332		
Rentable Square Feet	14,332		
Price/Square Foot	\$92.45		
CAP Rate	11.04%		
Parcel Size	1.85 Acres		
Year Built	1990		

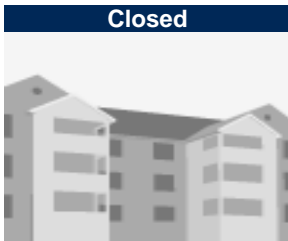
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**MedExpress Urgent Care • 1313 West McGalliard Road • Muncie, IN**



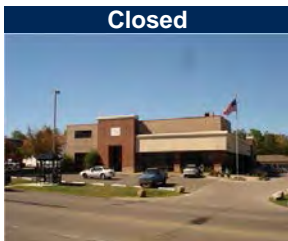
Price	\$1,300,000	Lease Term	10 Years
Down Payment	\$260,000 (20%)	Increases	Every 5 Years
Rentable SF	6,500	Options	Two Five-Year Options
Price/Square Foot	\$200.00	Lease Guarantor	Private Guarantee
CAP Rate	8.56%	Ownership	Private
Lot Size	0.84 Acres		
Year Built	1993 / 2013		
No. of Locations	119		
Lease Type	Triple Net (NNN)		

**Bureau of Motor Vehicles • 4010 South Emerson • Indianapolis, IN**



Price	\$1,125,000
Rentable Square Feet	6,000
CAP Rate	7.58%

**Riverview Square • 1107 South Tillotson Avenue • Muncie, IN**



Price	\$1,050,000	Major Tenants	Central Indiana Physical Medicine & Rehabilitation
Down Payment	\$263,000 (25%)		US Architects
Rentable Square Feet	15,907		EDU Tax Advisors
CAP Rate	11.46%		Arbor Education & Training
Parcel Size	1.058 Acres		Jerry Hoffman
Year Built	1972 / 1992		

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