

VALUE-ADD OPPORTUNITY | LAFAYETTE RETAIL STRIP

BELOW MARKET RENTS | HIGH DAYTIME POPULATION | JUST OFF PRIME RETAIL CORRIDOR



400 N EARL AVE,
LAFAYETTE, IN 47904

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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McDonalds

Advance Auto Parts



Sagamore at 26
1.5 million annual visitors

CATERPILLAR®
Plus Visiting Center & Gift Shop



South St
25,601 VPD



Sagamore Pkwy
23,797 VPD

N Earl Ave

SUBJECT PROPERTY

Cason St

THE OFFERING

Earl Plaza offers attractive lease terms, with all tenants on net leases, recent renewals featuring strong annual rent increases, and new leasing momentum from four tenants who signed in 2024–2025. Currently 82% occupied, the property presents meaningful add-value potential through a 3,200 SF freestanding vacancy. Below-market rents, combined with several tenants lacking renewal options, create an opportunity to increase rents significantly in the near term. The center is positioned just off Lafayette’s prime retail corridors—Sagamore Pkwy N (23,797 VPD) and South St (25,601 VPD)—and is surrounded by new retail developments and major national tenants. Nearby, Lafayette Pavilions ranks in the top 5% of shopping centers nationwide by visits and attracts 5.1 million annual visitors. The trade area is both dense and expanding, with nearly 74,000 residents and more than 107,000 workers within three miles, and continued population growth projected.





\$1,636,615
LIST PRICE



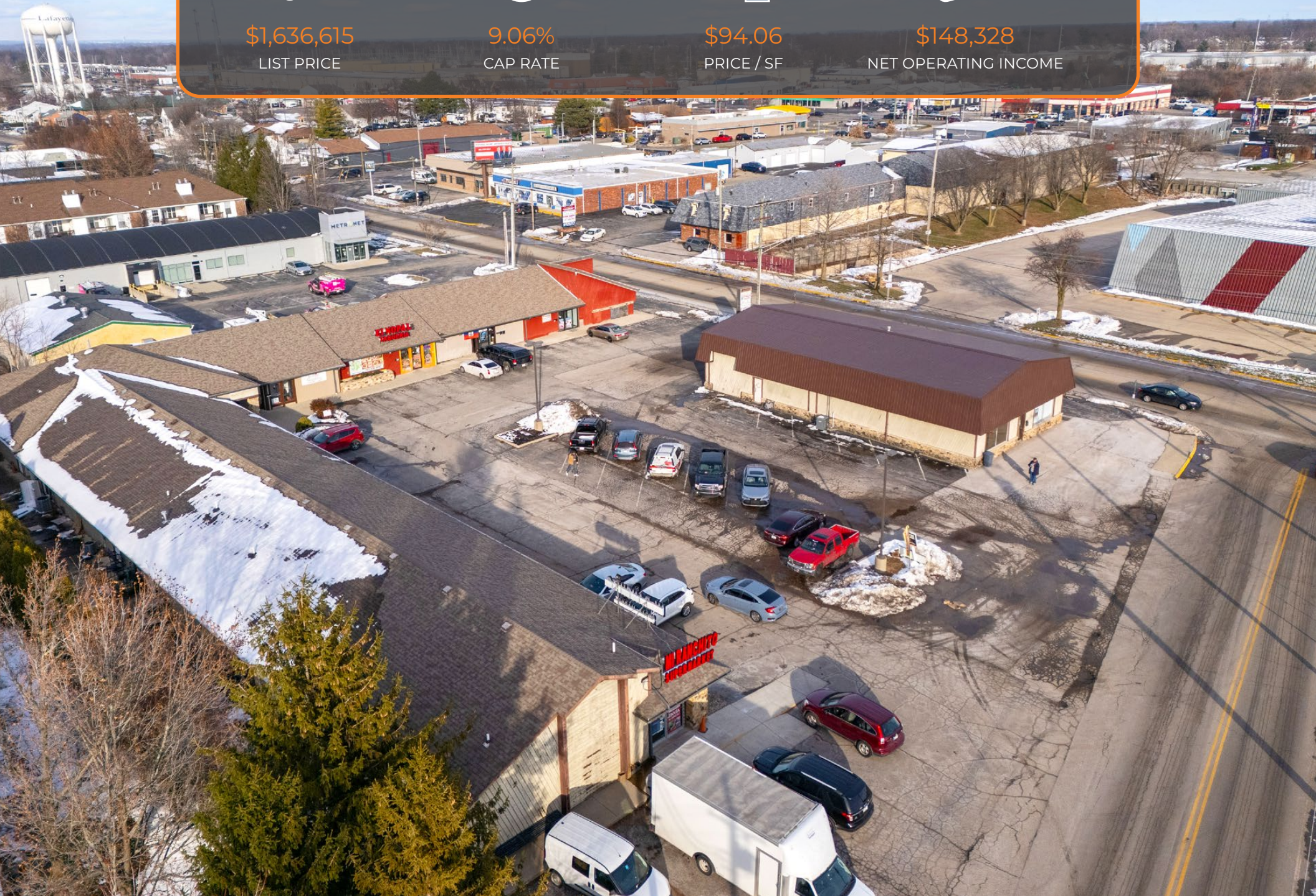
9.06%
CAP RATE



\$94.06
PRICE / SF



\$148,328
NET OPERATING INCOME





400 N EARL AVE,
LAFAYETTE, IN 47904



\$1,636,615

LIST PRICE



9.06%

CAP RATE



\$94.06

PRICE / SF



\$148,328

NET OPERATING INCOME

FINANCIAL SUMMARY

| | |
|------------------------------|--------------------------|
| PRICE | \$1,636,615 |
| CAP RATE | 9.06% |
| PRO FORMA | 11.01% |
| Price/ SF | \$94.06 |
| Gross Leasable Area | 17,400 SF |
| Year Built | 1977 |
| Lot Size | 1.35 Acres +/- |
| Parcel Numbers | 79-07-22-376-004.000-004 |
| Parking | 52 Surface Spaces +/- |
| Current Rent | \$153,050 |
| Total Reimbursements | \$59,732 |
| Vacancy/Collection Allowance | (\$38,400) |
| Effective Gross Income | \$212,782 |
| Expenses | \$64,454 |
| NOI | \$148,328 |



PROPOSED FINANCING

| | | | |
|------------------------------|------------------|--|-------------------|
| LTV | 65% | Debt Service | \$86,194 |
| Interest Rate Amortization | 6.50% 25 Years | Debt Coverage Ratio | 1.72 |
| Down Payment | \$572,815 | Net Cash Flow After Debt Services Return % | \$62,134 10.85% |
| First Trust Deed/Mortgage | \$1,063,800 | Principal Reduction | \$17,564 |
| | | Total Return Return % | \$79,698 13.91% |

CASH FLOW YR 1 - STARTING 5/1/2026

| BASE RENT | CURRENT | PER SF | PRO FORMA | PER SF |
|-------------------------------|------------------|----------------|------------------|----------------|
| Occupied Space | \$153,050 | \$10.78 | \$191,450 | \$11.00 |
| Available Space | \$38,400 | \$12.00 | - | - |
| Gross Potential Rent | \$191,450 | \$11.00 | \$191,450 | \$11.00 |
| Expense Reimbursements | | | | |
| Real Estate Taxes | \$13,677 | \$0.79 | \$16,759 | \$0.96 |
| Insurance | \$5,108 | \$0.29 | \$6,259 | \$0.36 |
| CAM | \$26,330 | \$1.51 | \$32,264 | \$1.85 |
| Management Fee | \$9,172 | \$0.53 | \$10,859 | \$0.62 |
| Administrative Fee | \$5,445 | \$0.31 | \$5,445 | \$0.31 |
| Total Expense Reimbursements | \$59,732 | \$3.43 | \$71,586 | \$4.11 |
| Gross Potential Income | \$251,182 | \$14.44 | \$263,036 | \$15.12 |
| Vacancy/Collection Allowance | (\$38,400) | (\$2.21) | (\$18,413) | (\$1.06) |
| Effective Gross Income | \$212,782 | \$12.23 | \$244,623 | \$14.06 |
| Expenses | | | | |
| Real Estate Taxes | \$16,759 | \$0.96 | \$16,759 | \$0.96 |
| Insurance | \$6,259 | \$0.36 | \$6,259 | \$0.36 |
| CAM | \$32,264 | \$1.85 | \$32,264 | \$1.85 |
| Management Fee | \$9,172 | \$0.53 | \$9,172 | \$0.53 |
| Total Expenses | \$64,454 | \$3.70 | \$64,454 | \$3.70 |
| NET OPERATING INCOME | \$148,328 | \$8.52 | \$180,169 | \$10.35 |



CAM BREAKDOWN

| CAM | CURRENT | PER SF |
|-------------------|-----------------|---------------|
| Utilities & Trash | \$19,061 | \$1.10 |
| Maintenance | \$5,738 | \$0.33 |
| Landscaping | \$1,595 | \$0.09 |
| Lot Sweeping | \$808 | \$0.05 |
| Snow Removal | \$5,062 | \$0.29 |
| TOTAL CAM | \$32,264 | \$1.85 |

EXPENSE REIMBURSEMENTS

| TENANT | TAXES | INSURANCE | CAM | MGMT FEE | ADMIN FEE | PSF | GROSS INCOME |
|--------------------------|-----------------|----------------|-----------------|----------------|----------------|---------------|-----------------|
| Vacant | - | - | - | - | - | - | - |
| Mi Ranchito Super Market | \$3,853 | \$1,439 | \$7,417 | \$2,535 | \$1,025 | \$4.07 | \$16,269 |
| Vaqueros Y Mas | \$1,156 | \$432 | \$2,225 | \$1,038 | \$333 | \$4.32 | \$5,183 |
| Sandy's Beauty Supply | \$1,156 | \$432 | \$2,225 | \$756 | \$683 | \$4.38 | \$5,251 |
| Tabernaculo De Aboracion | \$2,312 | \$863 | \$4,450 | \$1,238 | \$1,310 | \$4.24 | \$10,174 |
| Red Bird Remodeling | \$963 | \$360 | \$1,854 | \$625 | \$568 | \$4.37 | \$4,370 |
| El Nopal Taqueria | \$1,156 | \$432 | \$2,225 | \$1,112 | \$339 | \$4.39 | \$5,263 |
| Zile Multi Service | \$1,156 | \$432 | \$2,225 | \$812 | \$694 | \$4.43 | \$5,318 |
| New Moon Spa | \$1,926 | \$719 | \$3,709 | \$1,057 | \$494 | \$3.95 | \$7,904 |
| TOTAL | \$13,677 | \$5,108 | \$26,330 | \$9,172 | \$5,445 | \$3.43 | \$59,732 |

Note: All tenants pay a management fee of 6% of their annual gross rent in addition to an admin fee. All tenants are responsible for paying their pro rata share of CAM, tax, insurance, roof & structure, and HVAC. Any capital expenses will be amortized and billed back to the tenants.



RENT ROLL

| TENANT / SUITE # | SF Leased | % OF TOTAL SF | START | END | OCCUPANCY REMAINING (YRS) | RENT SCHEDULE | | | | | | % OF TOTAL RENT | RENEWAL OPTIONS | LEASE TYPE & STRUCTURE |
|--|-----------|---------------|-----------|-----------|---------------------------|---------------|------------|--------------|-------------|----------|----------|-----------------|-----------------|------------------------|
| | | | | | | PERIOD | CHANGES ON | MONTHLY RENT | ANNUAL RENT | RENT/ SF | INCREASE | | | |
| Vacant Retail, Suite 400 | 3,200 | 18.39% | - | - | - | Base | Current | \$3,200 | \$38,400 | \$12.00 | - | 21% | - | - |
| | | | | | | - | - | - | - | - | - | | | |
| Mi Ranchito Super Market Retail, Suite 402 T: Personal | 4,000 | 22.99% | 6/1/2022 | 5/31/2027 | 1.1 Years | Base | Current | \$3,280 | \$39,357 | \$9.84 | - | 21% | 1, 5-Year | Net |
| | | | | | | - | 6/1/2026 | \$3,543 | \$42,513 | \$10.63 | 8% | | | |
| | | | | | | Option 1 | 6/1/2027 | \$3,720 | \$44,637 | \$11.16 | 5% | | | |
| | | | | | | - | 6/1/2028 | \$3,905 | \$46,857 | \$11.71 | 5% | | | |
| - | 6/1/2029 | \$4,100 | \$49,197 | \$12.30 | 5% | | | | | | | | | |
| Vaqueros Y Mas Retail, Suite 404A T: Personal | 1,200 | 6.90% | 12/1/2021 | 7/31/2028 | 2.3 Years | Base | Current | \$1,389 | \$16,670 | \$13.89 | - | 9% | - | Net |
| | | | | | | - | 8/1/2026 | \$1,459 | \$17,504 | \$14.59 | 5% | | | |
| | | | | | | - | 8/1/2027 | \$1,532 | \$18,379 | \$15.32 | 5% | | | |
| Sandy's Beauty Supply Retail, Suite 404B T: Personal | 1,200 | 6.90% | 9/1/2024 | 8/31/2027 | 1.3 Years | Base | Current | \$1,050 | \$12,600 | \$10.50 | - | 7% | 1, 3-Year | Net |
| | | | | | | Option 1 | 9/1/2027 | \$1,103 | \$13,230 | \$11.03 | 5% | | | |
| | | | | | | - | 9/1/2028 | \$1,158 | \$13,892 | \$11.58 | 5% | | | |
| | | | | | | - | 9/1/2029 | \$1,216 | \$14,586 | \$12.16 | 5% | | | |
| Tabernaculo De Aboracion Retail, Suite 404C T: Personal | 2,400 | 13.79% | 9/1/2025 | 8/31/2027 | 1.3 Years | Base | Current | \$1,560 | \$18,720 | \$7.80 | - | 10% | 1, 3-Year | Net |
| | | | | | | - | 9/1/2026 | \$1,800 | \$21,600 | \$9.00 | 15% | | | |
| | | | | | | Option 1 | 9/1/2027 | \$1,908 | \$22,896 | \$9.54 | 6% | | | |
| | | | | | | - | 9/1/2028 | \$2,022 | \$24,270 | \$10.11 | 6% | | | |
| | | | | | | - | 9/1/2029 | \$2,144 | \$25,726 | \$10.72 | 6% | | | |

Notes: Within 30 days following landlord's request, tenant shall deliver report showing tenant's gross sales during 12 months prior. Management fee is 6% of tenant's annual gross rent. Tenant pays an admin fee of 9% of their pro rata share of CAM and insurance.

Notes: Within 30 days following landlord's request, tenant shall deliver report showing tenant's gross sales during 12 months prior. Tenant pays an admin fee of 9% of their pro rata share of CAM and insurance.

Notes: Tenant pays an admin fee of 20% of their pro rata share of CAM and insurance. Landlord has an automatic renewal right for an additional 3 years upon the same terms and conditions as set forth, within 60 days or less prior to the expiration of the initial lease term. Tenant will have 5% annual increases through the option.

Notes: Tenant pays an admin fee of 20% of tenant's pro rata share of CAM and insurance costs. Landlord has an automatic renewal term of 3 years if tenant does not provide notice within 90 days of expiration. Renewal shall have 6% annual increases.

Continue on next page

RENT ROLL

| TENANT / SUITE # | SF Leased | % OF TOTAL SF | START | END | OCCUPANCY REMAINING (YRS) | RENT SCHEDULE | | | | | | % OF TOTAL RENT | RENEWAL OPTIONS | LEASE TYPE & STRUCTURE |
|---|-----------|---------------|-----------|-----------|---------------------------|---------------|------------|--------------|-------------|----------|----------|-----------------|-----------------|------------------------|
| | | | | | | PERIOD | CHANGES ON | MONTHLY RENT | ANNUAL RENT | RENT/ SF | INCREASE | | | |
| Red Bird Remodeling Retail, Suite 404D T: Personal | 1,000 | 5.75% | 1/15/2024 | 1/14/2027 | 0.7 Years | Base | Current | \$868 | \$10,412 | \$10.41 | - | 6% | - | Net |
| | | | | | | - | - | - | - | - | - | | | |
| | | | | | | - | - | - | - | - | - | | | |

Notes: Tenant pays an admin fee of 20% of tenant's pro rata share of CAM and insurance costs.

| | | | | | | | | | | | | | | |
|--------------------------------------|-------|-------|------------|------------|-----------|------|----------|---------|----------|---------|----|-----|---|-----|
| El Nopal Taqueria Retail, Suite 404E | 1,200 | 6.90% | 12/22/2022 | 12/31/2028 | 2.7 Years | Base | Current | \$1,544 | \$18,528 | \$15.44 | - | 10% | - | Net |
| | | | | | | - | 1/1/2027 | \$1,590 | \$19,084 | \$15.90 | 3% | | | |
| | | | | | | - | 1/1/2028 | \$1,638 | \$19,657 | \$16.38 | 3% | | | |

Notes: Tenant recently executed their 3 year option. Within 30 days following landlord's request, tenant shall deliver report showing tenant's gross sales during 12 months prior. Tenant pays an admin fee of 9% of tenant's pro rata share of CAM and insurance costs.

| | | | | | | | | | | | | | | |
|---|-------|-------|----------|------------|-----------|----------|-----------|---------|----------|---------|----|----|-----------|-----|
| Zile Multi Service Retail, Suite 408 T: Personal | 1,200 | 6.90% | 8/1/2025 | 10/31/2027 | 1.5 Years | Base | Current | \$1,100 | \$13,200 | \$11.00 | - | 7% | 1, 3-Year | Net |
| | | | | | | - | 11/1/2026 | \$1,155 | \$13,860 | \$11.55 | 5% | | | |
| | | | | | | Option 1 | 11/1/2027 | \$1,213 | \$14,553 | \$12.13 | 5% | | | |
| | | | | | | - | 11/1/2028 | \$1,273 | \$15,281 | \$12.73 | 5% | | | |
| | | | | | | - | 11/1/2029 | \$1,337 | \$16,045 | \$13.37 | 5% | | | |

Notes: Landlord has an automatic renewal term of 3 years if tenant does not provide notice within 90 days of expiration. Renewal shall have 5% annual increases. Tenant pays an admin fee of 20% of tenant's pro rata share of CAM and insurance costs.

| | | | | | | | | | | | | | | |
|---|-------|--------|-----------|------------|-----------|------|------------|---------|----------|--------|----|----|---|-----|
| New Moon Spa Retail, Suite 410 T: Personal | 2,000 | 11.49% | 5/15/2023 | 12/14/2028 | 2.6 Years | Base | Current | \$1,434 | \$17,209 | \$8.60 | - | 9% | - | Net |
| | | | | | | - | 12/15/2026 | \$1,534 | \$18,409 | \$9.20 | 7% | | | |
| | | | | | | - | 12/15/2027 | \$1,634 | \$19,609 | \$9.80 | 7% | | | |

Notes: Tenant agrees to pay an Admin fee of 9% on tenant's pro rata share of CAM charges.

| | | | | | | | | | |
|--------------|---------------|-------------|--|--|--|--|--|------------------|----------------|
| Occupied | 14,200 | 82% | | | | | | \$153,050 | \$10.78 |
| Vacant | 3,200 | 18% | | | | | | \$38,400 | \$12.00 |
| Total | 17,400 | 100% | | | | | | \$191,450 | \$11.00 |

ATTRACTIVE LEASE TERMS & NEW LEASING MOMENTUM

- All tenants are operating on net leases
- Six out of eight tenants feature annual rental increases | One additional tenant to begin rental increases at their option (Sandy's Beauty Supply)
- Recent renewals:
 - › Suite 404A recently executed a renewal with 5% annual rent increases
 - › Suite 404E recently executed a renewal with 3% annual rent increases
- New leasing momentum:
 - › Zile Multi Service and Tabernaculo De Aboracion signed leases in 2025
 - › Sandy's Beauty Supply & Red Bird Remodeling signed leases in 2024

82% OCCUPIED NEIGHBORHOOD CENTER WITH ADD-VALUE OPPORTUNITIES

- Free standing vacant building located on the hard-corner of the lot | 3,200 SF of vacant space available to lease
- Well below replacement cost, offered at \$94.06 per square foot
- Below market rents: The center's average rent is \$10.33/psf and the current market asking rents are \$14.82/psf
- Four tenants without renewal options account for 31.04% of the GLA and 34% of total rent
 - › Opportunity to increase rents significantly within the next 2-3 years

LOCATED IN THE PRIME RETAIL CORRIDOR OF LAFAYETTE

- Just off the intersection of Sagamore Pkwy N (23,797 VPD) and South St (25,601 VPD)
- Ample amount of new construction in the area, including a Raising Cane's, Wawa, and Dutch Bro's Coffee
- 1.8 miles from Lafayette Pavilions, which ranks in the top 5% of shopping centers nationwide by visits and attracts 5.1 million annual visitors¹
 - › Notable tenants include Hobby Lobby, Marshalls, ULTA, Dollar Tree, Burlington, T.J. Maxx, Academy Sports + Outdoors and more
- Other notable retailers in the area include The Home Depot, Pet Supplies Plus, Target, Lowe's, Sam's Club, VASA Fitness, Walmart Supercenter, Meijer and more

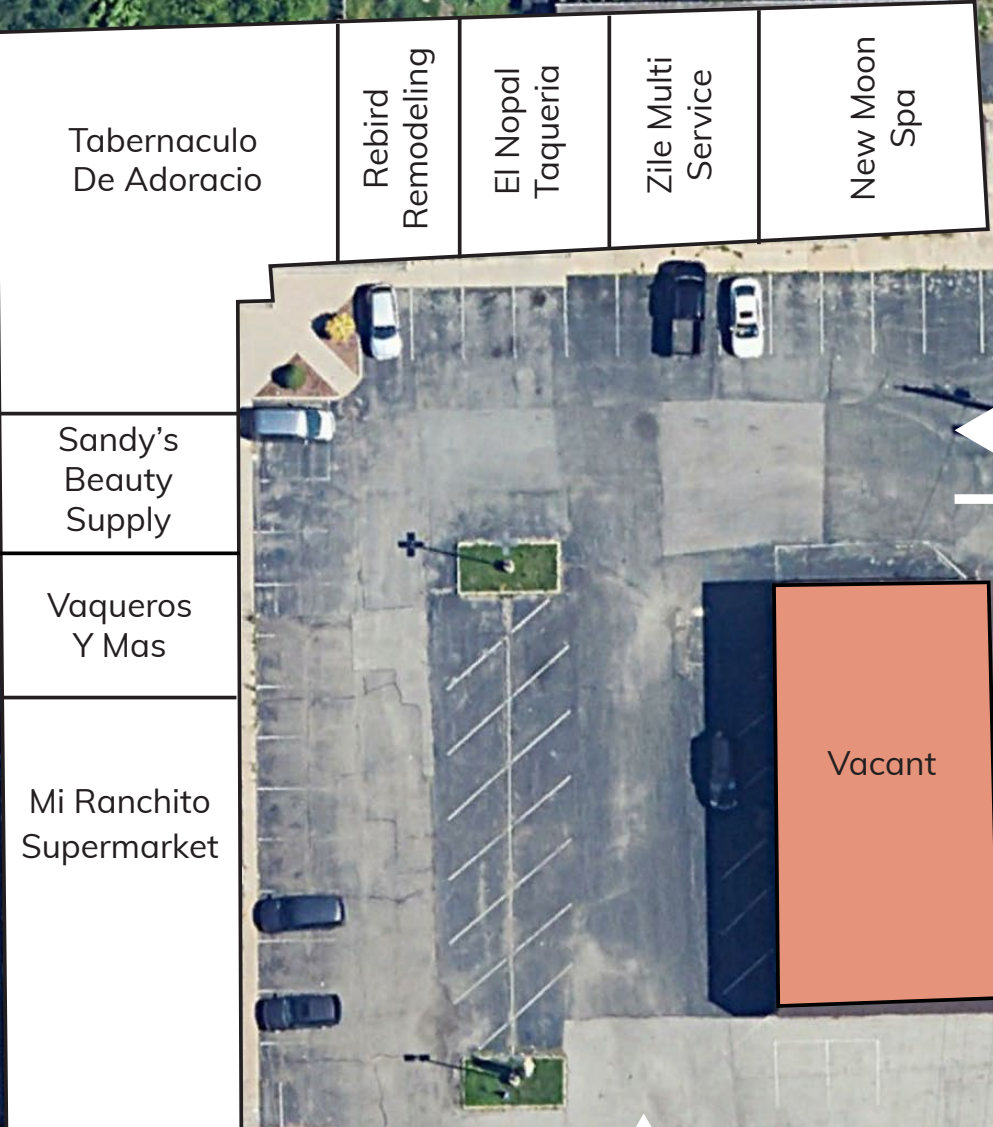
DENSELY POPULATED AREA WITH A HIGH DAYTIME POPULATION | GROWING TRADE AREA

- 73,697 people live and 107,571 people work within a three-mile radius
- From 2010-2020, the population grew 6.45% and is expected to grow an additional 3.29% by 2029 within a five-mile radius

HARD-CORNER | NEAR INTERSTATE-65

- Located on the hard-corner of Cason Street and N Earl Avenue
- 2.3 miles from on/off ramp of Interstate-65, which sees 60,251 VPD





Mi Ranchito Supermarket

Vaqueros Y Mas

Sandy's Beauty Supply

Tabernaculo De Adoracio

Rebird Remodeling

El Nopal Taqueria

Zile Multi Service

New Moon Spa

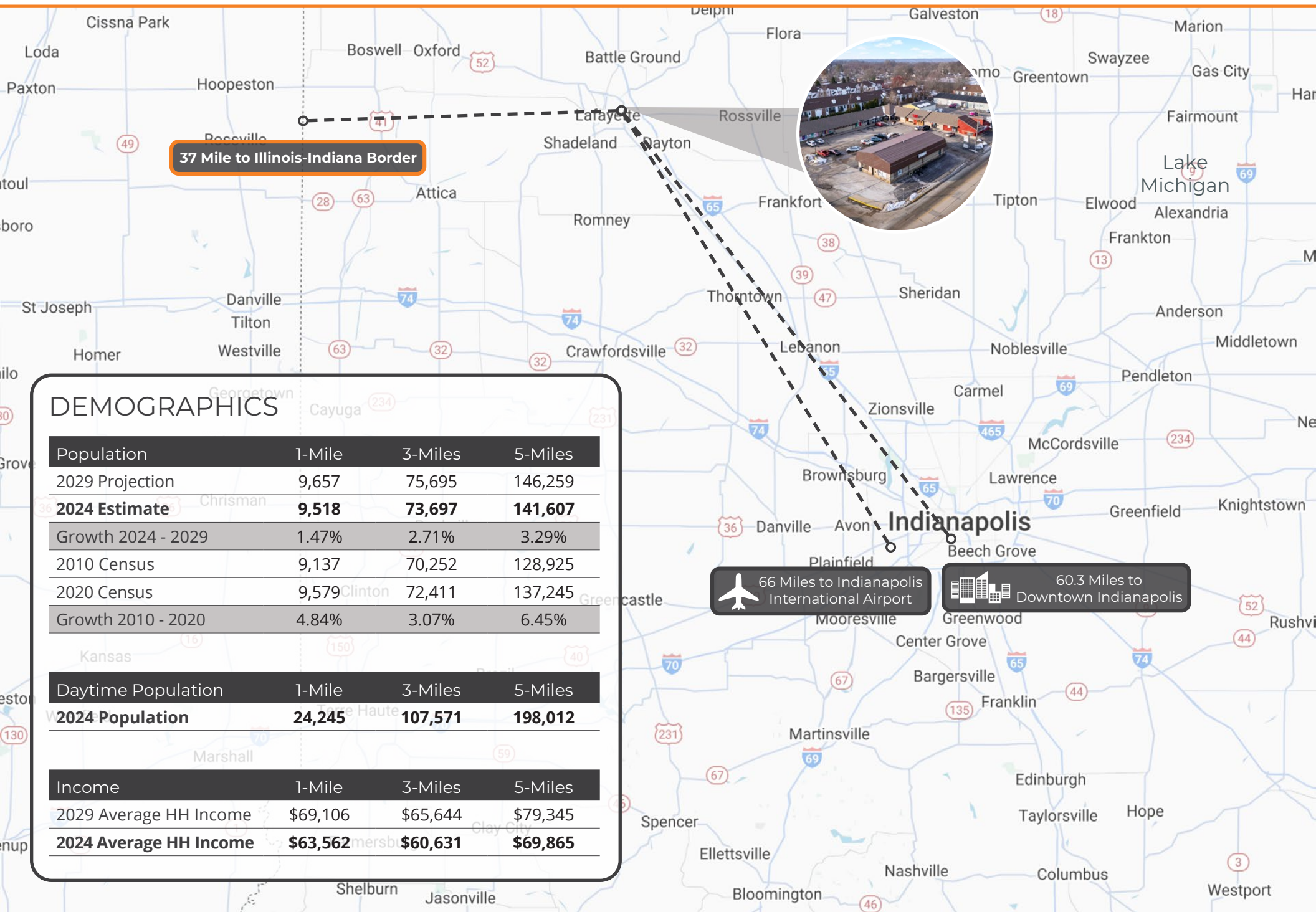
Vacant

CASON STREET

N EARL AVENUE

SITE PLAN

LOCATION OVERVIEW



DEMOGRAPHICS

| Population | 1-Mile | 3-Miles | 5-Miles |
|----------------------|--------------|---------------|----------------|
| 2029 Projection | 9,657 | 75,695 | 146,259 |
| 2024 Estimate | 9,518 | 73,697 | 141,607 |
| Growth 2024 - 2029 | 1.47% | 2.71% | 3.29% |
| 2010 Census | 9,137 | 70,252 | 128,925 |
| 2020 Census | 9,579 | 72,411 | 137,245 |
| Growth 2010 - 2020 | 4.84% | 3.07% | 6.45% |

| Daytime Population | 1-Mile | 3-Miles | 5-Miles |
|------------------------|---------------|----------------|----------------|
| 2024 Population | 24,245 | 107,571 | 198,012 |

| Income | 1-Mile | 3-Miles | 5-Miles |
|-------------------------------|-----------------|-----------------|-----------------|
| 2029 Average HH Income | \$69,106 | \$65,644 | \$79,345 |
| 2024 Average HH Income | \$63,562 | \$60,631 | \$69,865 |

AERIAL



INTERSTATE 65

Creasy Ln
23,314 VPD

Interstate-65
60,251 VPD

metro by T Mobile, Harold's, boostmobile, CUBESMART self storage + logistics, Hardee's, DOLLAR GENERAL, VonTobel HYUNDAI, Steak 'n Shake, MIDAS, Little Caesars, McDonalds, Advance Auto Parts, cricket wireless

OUTBACK STEAKHOUSE, Valvoline, Cheddar's SCRATCH KITCHEN, Pizza Hut, Once Child

SEVEN 7 BREW DRIVE THRU COFFEE, Burger King, DRURY HOTELS, TOYOTA, DOLLAR GENERAL, Fairfield BY MARRIOTT, POPEYES LOUISIANA KITCHEN, PANDA EXPRESS GOURMET CHINESE FOOD, Residence INN BY MARRIOTT, McDonalds, HOME 2 SUITES BY HILTON, Cane's CRACKEN FINGERS, Denny's, Bob Evans RESTAURANT, City BARBELLUE, Chipotle MEXICAN GRILL, Arby's, EconoLodge

Sagamore at 26
1.5 million annual visitors¹
CHASE, THE HOME DEPOT, DOLLAR TREE, PET SUPPLIES PLUS, BEALLS, O'Reilly AUTO PARTS, at&t, TARGET, LOWE'S

South St
25,601 VPD

SUBJECT PROPERTY

THE VITAMIN SHOPPE, T Mobile

CATERPILLAR Plus Visiting Center & Gift Shop

Sagamore Pkwy
23,797 VPD

Lafayette Pavilions
5.1 million annual visitors
Top 5% of shopping centers nationwide by visits¹
Starbucks, ULTA BEAUTY, HOBBY LOBBY, Burlington, Marshalls, T.J. MAXX, Academy SPORTS+OUTDOORS, FRESH THYME MARKET

BMW, NISSAN, CHEVROLET, wellnow URGENT CARE, KAY JEWELERS Every kiss begins with Kay.

VASA FITNESS, sam's club, Aacron's, U-HAUL, KFC, TACO BELL

COURTYARD BY MARRIOTT, HOMewood SUITES BY HILTON, Hampton Inn BY HILTON, Gordon FOOD SERVICE Always at your table.

Olive Garden, Red Roof INN, DOUBLE TREE by Hilton, IHOP, Panera BREAD, QUALITY STEAKHOUSE, Longhorn STEAKHOUSE, 8

Walmart Supercenter

THE COUNTY SEAT OF TIPPEANOE COUNTY

- Located 61 miles northwest of Indianapolis and 125 miles southeast of Chicago
- Lafayette and West Lafayette form the core of the Lafayette metropolitan area

EASILY ACCESSIBLE FROM MANY STATES

- Nearest general aviation airport: Purdue University Airport in West Lafayette
- Nearest commercial airport: Indianapolis International Airport | 60 miles away
- Interstate 65, U.S. 52, and U.S. 231 connect Lafayette to Illinois, Indianapolis, Kentucky, and more
- Amtrak provides passenger rail service to Lafayette from Chicago, Washington, D.C., and New York City

COLLEGE TOWN | EXTREMELY CLOSE PROXIMITY TO PURDUE

- Adjacent to Purdue University - 58,009 Students
 - › Purdue University has been named one of Forbes' top 10 public "New Ivies" — a recognition that highlights institutions employers increasingly turn to over traditional Ivy League schools
 - › #1 Public University for Graduating Fortune 500 CEOs - Strategus, 2024
 - › #5 Best U.S. College of Engineering (U.S. News & World Report, 2025)
 - › #1 Best College of Education in Indiana (U.S. News and World Report, 2025)
- Ivy Tech Community College Lafayette - 6,932 Students

MANY LARGE DEVELOPMENTS COMPLETED SINCE 2023

- Rambler Riverfront District development will transform the Wabash Riverfront with luxury apartments, retail spaces, and community amenities
 - › Recognized among the nine largest commercial construction starts in America for April 2025 by Dodge Construction Network
- Seven residential developments including: Sagamore Winds (264 units), Precedent Flats (240 units), Concord Crossing (152 units), The Luna Flats (98 units), and more
- Retail developments completed include Dollar Tree, Domino's, Subway, 7 Brew Coffee, Raising Cane's and more
- Additional industrial, flex, and medical office properties were also developed
- Developments currently in progress include several multi-family apartments and industrial buildings, a freestanding retail building, as well as two proposed hotels, Tru by Hilton and SpringHill Suites

HOME TO AN ABUNDANCE OF LARGE EMPLOYERS

- Subaru of Indiana Automotive: 5,600 employees
 - › Subaru's only auto assembly plant in the U.S.
- Wabash: 3,200 employees
- Caterpillar Large Engine Center: 1,800 employees
- Additional large employers include Cook Biotech, Integra LifeSciences, Arconic, Kirby Risk, FLIR Systems, and more

#2 STATE IN THE COUNTRY TO START A BUSINESS - FORBES

- #1 in the Midwest in the Country to Start a Business 2024 - Forbes
 - › Low-Cost Business Formation Fee
 - › New Businesses Oftentimes Receive Funding
 - › Large Working-Age Population
 - › High Business Survival Rate of 77%
- New Business Applications Across Indiana rose by 13% Between December 2022 and December 2023
- The State has an Active Portfolio of Over 400 Indiana Startups, Making it the Most Active Early-Stage Investor in the Great Lakes Region

INDIANA'S TOP PROJECTS

| COMPANY | LOCATION | INVESTMENT |
|----------------------------|-------------------|---------------|
| Eli Lilly and Company | Boone County | \$3.7 billion |
| General Motors-Samsung SDI | St. Joseph County | \$3 billion |
| ENTEK | Terra Haute | \$1.5 billion |
| General Motors | Fort Wayne | \$632 billion |
| Stellantis | N/A | \$155 billion |

#11 AMERICA'S TOP STATE FOR DOING BUSINESS - CNBC 2024

- Eight Fortune 500 Companies are Headquartered in Indiana

STATE IS AAA RATED BY STANDARD & POOR'S

INDIANA'S TOP BUSINESS FACILITIES RANKINGS

| SECTOR | RANK |
|-------------------------------------|------|
| Manufacturing Jobs (% of Workforce) | #1 |
| Manufacturing Output (% of GDP) | #1 |
| Automotive | #2 |
| EV Industry | #9 |
| Agribusiness | #7 |
| Best Business Tax Climate | #9 |
| Medtech/Medical Devices | #6 |
| Outdoor Recreation | #7 |

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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