

COLLEGE PARK SHOPPING CENTER ANCHORED BY GOODYEAR

MAJOR RETAIL CORRIDOR | NEW LEASING MOMENTUM | AVG HH INCOME OF \$130,792
1 MILE FROM INTERSTATE 465 (115,390 VPD)



3643-3677 W 86TH ST,
INDIANAPOLIS, IN 46268

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

College Park Shopping Center is a 100% occupied neighborhood retail center anchored by Goodyear and supported by a strong, service-oriented tenant mix. The property benefits from long-tenured occupancy, with key tenants operating at this location since 1999 and 2017, complemented by new leasing momentum from tenants signed between 2023 and 2025. Seven of eight tenants operate under net leases, half feature annual rent escalations, and multiple spaces have recently undergone extensive renovations. Positioned just off Interstate 465 (115,390 VPD) with frontage along W 86th Street (35,282 VPD), the center enjoys excellent visibility within a heavily traveled retail corridor. The property benefits from strong retail synergy with College Park Plaza, a nationally top-ranked shopping center located directly across the street, as well as other top-performing retailers in the area. It also benefits from close proximity to an 800-bed hospital and a dense industrial corridor to the west. The property is supported by a strong daytime population of 113,706 employees within a three-mile radius and an average household income of \$130,792 within five miles.





\$3,899,000
LIST PRICE



8.25%
CAP RATE



\$198.16
PRICE / SF



\$321,687
NET OPERATING INCOME



Willow Lake Shopping Center
 3.4M annual visits
 Top 9% of shopping centers in IN
 by visits

College Park Plaza | 5.8M annual visits
 Top 4% of shopping centers nationwide by visits

Ascension St. Vincent
 Hospital | 800 Beds

FIRST WATCH
 ULTRA
 TRADER JOE'S

Jiffy Lube
 MIDAS

KFC

ALDI

LOWE'S

POPEYES
 LOUISIANA KITCHEN

Goodwill

FAMOUS FOR
 Steak n Shake
 STEAKBURGERS

CHIPOTLE
 MEXICAN GRILL

Michigan Road
 26,830 VPD

W 86th Street
 35,282 VPD

In Town
 SUITES



SUBJECT PROPERTY



COSTCO
WHOLESALE
2.5M annual visits

Days Inn BY WYNDHAM
BAYMONT™
LA QUINTA INN & SUITES
Panera BREAD™
Starbucks
HOME2 SUITES BY HILTON
Best Western PLUS
extended STAY AMERICA
Comfort INN

Michigan Road Shoppes
1.9M annual visits
HARBOR In
FREIGHT TOWN SUITES
White Castle
CRUNCH
PANDA EXPRESS

Famous Dave's
Gordon FOOD SERVICE
Always at your table

EMBASSY SUITES

McALISTER'S DELI

ZAXBY'S

SONIC
America's Drive-In



Interstate 465
115,379 VPD

Michigan Road
26,830 VPD

W 86th Street
35,282 VPD

Office DEPOT

POPEYES
+ LOUISIANA KITCHEN +

SUBJECT PROPERTY





COLLEGE PARK SHOPPING CENTER

3643-3677 W 86TH ST, INDIANAPOLIS, IN 46268

FINANCIAL SUMMARY

PRICE **\$3,899,000**

CAP RATE **8.25%**

Price/ SF \$198.16

Gross Leasable Area 19,676 SF

Year Built 1984

Lot Size 2.44 Acres +/-

Parcel Numbers 49-03-19-126-014.000-600

49-03-19-126-015.000-600

Parking 110 Surface Spaces +/-

Current Rent \$318,882

Total Reimbursements \$93,268

Vacancy/Collection Allowance -

Effective Gross Income \$413,950

Expenses \$92,263

NOI **\$321,687**

PROPOSED FINANCING

LTV	65%
Interest Rate Amortization	6.50% 25 Years
Down Payment	\$1,364,650
First Trust Deed/Mortgage	\$2,534,350
Debt Service	\$205,345
Debt Coverage Ratio	1.57
Net Cash Flow After Debt Services Return %	\$116,342 8.53%
Principal Reduction	\$41,845
Total Return Return %	\$158,186 11.59%
Loan Constant	8.10%



CASH FLOW YR 1 - STARTING 10/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$318,882	\$16.21
Available Space	-	-
College Bin	\$1,800	-
Gross Potential Rent	\$320,682	\$16.30

Expense Reimbursements

Real Estate Taxes	\$44,169	\$2.24
Insurance	\$7,739	\$0.39
CAM	\$20,392	\$1.04
Management Fee	\$16,352	\$0.83
Administrative Fee	\$4,616	\$0.23
Total Expense Reimbursements	\$93,268	\$4.74

Gross Potential Income	\$413,950	\$21.04
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Vacancy/Collection Allowance	-	-
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Effective Gross Income	\$413,950	\$21.04
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Expenses

Real Estate Taxes	\$43,419	\$2.21
Insurance	\$8,811	\$0.45
CAM	\$23,681	\$1.20
Management Fee	\$16,352	\$0.83
Total Expenses	\$92,263	\$4.69

NET OPERATING INCOME	\$321,687	\$16.35
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CAM BREAKDOWN

CAM	CURRENT	PER SF
Utilities	\$9,113	\$0.46
Landscaping	\$2,822	\$0.14
Parking lot Sweeping	\$6,317	\$0.32
Snow Removal	\$5,429	\$0.28
TOTAL CAM	\$23,681	\$1.20

Note: The strip center roof was replaced in 2021 and remains under warranty.

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
Goodyear	\$17,887	\$2,406	\$6,058	\$5,190	-	\$5.99	\$31,541
Amy African Hair Braiding	\$5,296	\$1,075	\$2,889	\$2,429	\$1,278	\$5.40	\$12,967
Marabou House	\$10,294	\$2,089	\$5,615	\$4,338	\$2,408	\$5.30	\$24,744
On Demand Staffing	\$2,758	\$560	\$1,504	\$967	-	\$4.63	\$5,789
710 Lounge	\$1,986	\$403	\$1,083	\$1,080	\$513	\$5.63	\$5,065
Jinru Spa	\$3,961	\$804	\$2,160	\$1,656	\$416	\$5.01	\$8,997
Quality Nails	\$1,986	\$403	\$1,083	\$693	-	\$4.63	\$4,165
TOTAL	\$44,169	\$7,739	\$20,392	\$16,352	\$4,616	\$36.60	\$93,268



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			
Goodyear Retail, Suite 3643 G: College Park Tire and Service Inc	5,266	26.76%	1/1/2017	11/30/2028	2.2 Years	Base	Current	\$7,208	\$86,496	\$16.43	-	27%	2, 3-Year	Net
						-	12/1/2027	\$7,568	\$90,816	\$17.25	5%			
						Option 1	12/1/2028	\$7,946	\$95,357	\$18.11	5%			
						-	12/1/2029	\$8,344	\$100,125	\$19.01	5%			
						-	12/1/2030	\$8,761	\$105,131	\$19.96	5%			

Notes: During the Renewal Terms tenant shall maintain 5% annual rental increases. Because the leased premises consists of a standalone building within the shopping center, Tenant is responsible for 100% of the real estate taxes and insurance allocated to the building. Tenant shall be responsible for 25.58% of the CAM

Amy African Hair Braiding Retail, Suite 3653	2,400	12.20%	7/28/2025	7/31/2030	3.8 Years	Base	Current	\$3,374	\$40,484	\$16.87	-	13%	None	Net
						-	8/1/2027	\$3,542	\$42,508	\$17.71	5%			
						-	8/1/2028	\$3,719	\$44,633	\$18.60	5%			
						-	8/1/2029	\$3,905	\$46,865	\$19.53	5%			

Notes: Based off rental increase occurring 8/1/2026. Annual rental increases are based on the greater of CPI or 5%. Tenant pays a 6% management fee of fixed annual rent and a 20% admin fee on all CAM and Insurance costs

Marabou House Retail, Suite 3661 G: EKO	4,665	23.71%	11/15/2023	10/31/2032	6.1 Years	Base	Current	\$6,025	\$72,300	\$15.50	-	23%	None	Net
						-	10/1/2026	\$6,101	\$73,206	\$15.69	1%			
						-	10/1/2027	\$6,406	\$76,866	\$16.48	5%			
						-	10/1/2028	\$6,726	\$80,710	\$17.30	5%			
						-	10/1/2029	\$7,062	\$84,745	\$18.17	5%			

Notes: Annual rental increases of 5% continue through the lease term. Pay a Management fee of 6% of fixed annual rents. Tenant pays an admin fee of 20% on Cam and Insurance

On Demand Staffing Retail, Suite 3671	1,250	6.35%	3/1/2021	2/28/2029	2.4 Years	Base	Current	\$1,611	\$19,332	\$15.47	-	6%	None	Net
						-	-	-	-	-	-			

Notes: Took their extension 3/1/2026. Management fee of 5% of fixed annual rent

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			
710 Lounge Retail, Suite 3673 G: 710 Lounge	900	4.57%	11/1/2025	10/31/2027	1.1 Years	Base	Current	\$1,500	\$18,000	\$20.00	-	6%	1, 3-Year	Net
						-	11/1/2026	\$1,575	\$18,900	\$21.00	5%			
						Option 1	11/1/2027	\$1,654	\$19,845	\$22.05	5%			
						-	11/1/2028	\$1,736	\$20,837	\$23.15	5%			
-	11/1/2029	\$1,823	\$21,879	\$24.31	5%									

Notes: Management fee of 6% of fixed annual rent. Admin fee of 20% on Cam and Insurance costs

Jinru Spa Retail, Suite 3677	1,795	9.12%	8/1/2022	7/31/2027	0.8 Years	Base	Current	\$2,299	\$27,594	\$15.37	-	9%	None	Net
						-	-	-	-	-	-			

Notes: Recently took their option. Rent Calculated based off of increase 8/1/2026. Management fee of 6% of Tenant's Fixed Rent. Admin fee of 9% of Cam and Insurance

Quality Nails Retail, Suite 3679	900	4.57%	9/1/1999	4/30/2027	0.6 Years	Base	Current	\$1,155	\$13,860	\$15.40	-	4%	None	Net
						-	-	-	-	-	-			

Notes: Management fee of 5% of fixed annual rent

Jordan Fish and Chicken Retail, Suite 3681	2,500	12.71%	1/1/2017	12/31/2026	0.2 Years	Base	Current	\$3,229	\$38,748	\$15.50	-	12%	None	Gross
						-	-	-	-	-	-			

Occupied	19,676	100%						\$318,882	\$16.21				
Vacant	-	-						-	-				
Total	19,676	100%						\$318,882	\$16.21				



100% OCCUPIED, GOODYEAR ANCHORED RETAIL CENTER | STRONG TENANT MIX | RECENTLY RENOVATED

- Long-operating history:
 - › Goodyear and Jordan Fish and Chicken have been operating at this location since 2017
 - › Quality Nails has been operating at this location since 1999
- New leasing momentum:
 - › 710 Lounge and Amy African Hair Braiding signed leases in 2025
 - › Marabou House signed a lease in 2023
- 7 out of 8 tenants have net leases
- Half of the tenants have annual rental increases in-place
- Multiple tenants recently underwent extensive remodeling

HEAVILY TRAVELED | JUST OFF INTERSTATE 465

- Frontage along W 86th Street, which sees 35,282 vehicles per day
- Located on a large 2.44-acre lot with 110 parking spaces and multiple points of ingress/egress
- 1 mile from the on/off ramp of Interstate 465, which sees 115,39 vehicles per day

MAJOR RETAIL CORRIDOR | CLOSE PROXIMITY TO 800-BED HOSPITAL AND INDUSTRIAL CORRIDOR

- Across the street from College Park Plaza, which ranks in the top 4% of shopping centers nationwide by visits and attracts 5.8 million annual visits¹
 - › Notable tenants include Walmart Supercenter, Ross, Dollar Tree, Five Below, Firestone and more
- 0.7 miles from Costco Wholesale, which attracts 2.5 million annual visits¹
- 1.1 miles from Willow Lake Shopping Center, which ranks in the top 9% of shopping centers in Indiana by visits and attracts 3.4 million annual visits¹
 - › Notable tenants include Kroger, Buffalo Wild Wings, Chase Bank, Jimmy John's and more
- Other notable retailers in the area include Office Depot, Lowe's, ALDI, Chick-fil-A, Popeyes, Sonic, Staples, Chipotle, Trader Joe's, First Watch and more
- 2 miles from Ascension St. Vincent Hospital, which has 800 beds
- Dense industrial corridor located west of the property

EXTREMELY HIGH DAYTIME POPULATION AND AFFLUENT DEMOGRAPHIC

- 57,042 residents and 113,706 people work within a three-mile radius
- Average household income of \$130,792 within a five-mile radius

W 86TH STREET | 35,282 VPD



JORDAN'S
FISH CHICKEN GYROS

Quality Nails

Jinru Spa

710 Lounge

On Demand Staffing

Marabou House

Amy African Hair Braiding



GOODYEAR



GOODYEAR

GOODYEAR.COM

Stock Symbol:	NASDAQ GT
Market Cap (5/15/2026)	\$1.87 Billion
Enterprise Value (5/15/2026)	\$9.18 Billion
Revenue (FY 2025)	\$18.28 Billion
Standard & Poor's Credit Rating	B+

- » #1 in Tires and Service
- » One of the world's most recognized and respected tire brands in the world
- » Broad portfolio serving consumer, commercial, aviation, racing, and off-the-road markets
- » Headquartered in Akron, OH
- » Over 4,000 dealer locations across North America
- » Employs over 68,000 associates
- » For more than 125 years, Goodyear has developed the tires, technologies and solutions to give people the confidence to go further and faster
- » Manufactures its products in 53 facilities across 20 countries
- » Strong commitment to sustainability, including responsible sourcing and lower-emission tire technologies
- » #231 on the 2026 Fortune 500 list



125+ Years Experience



68,000+ Employees

#231
FORTUNE

Fortune 500 List



Global Tenant



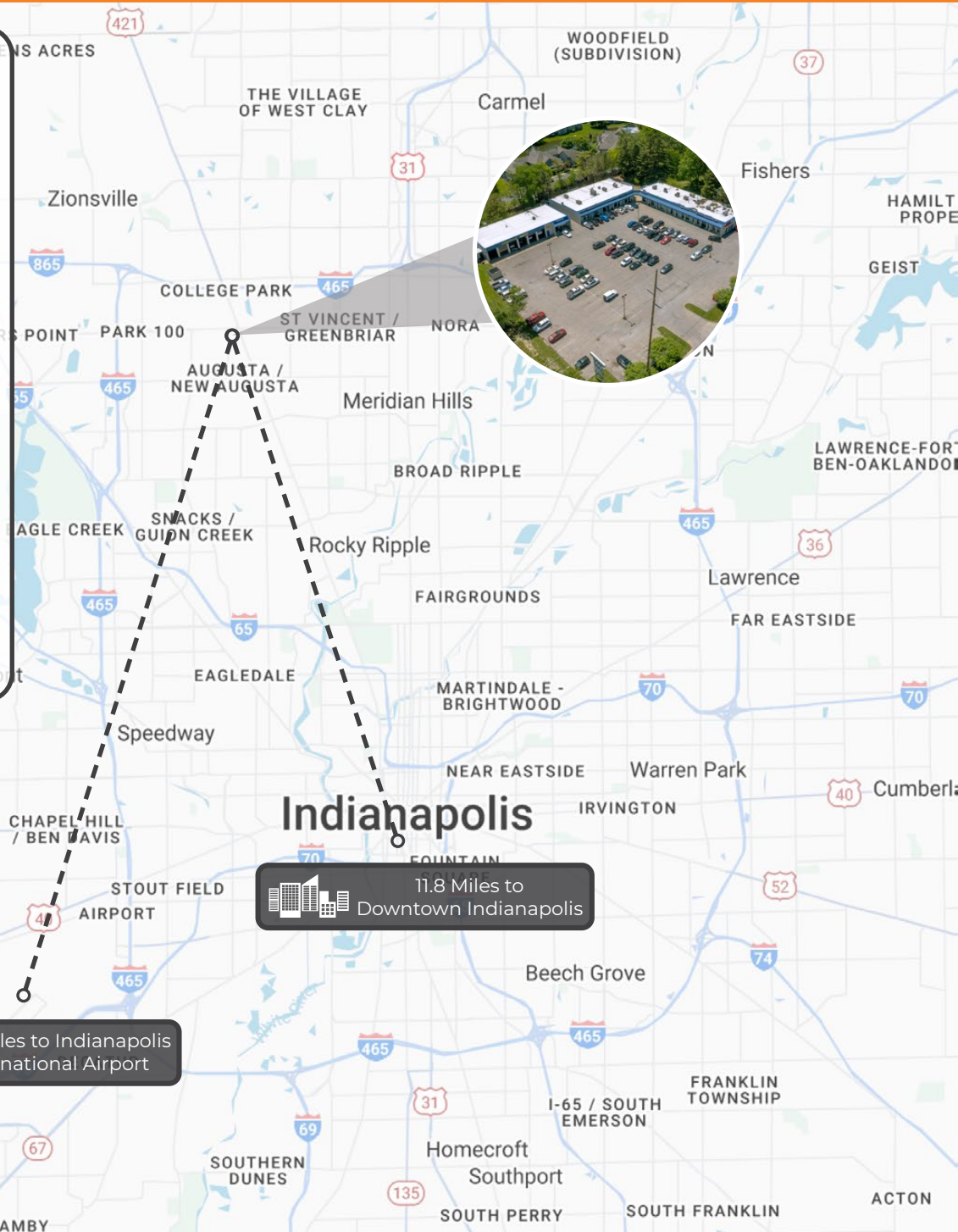
LOCATION OVERVIEW

DEMOGRAPHICS

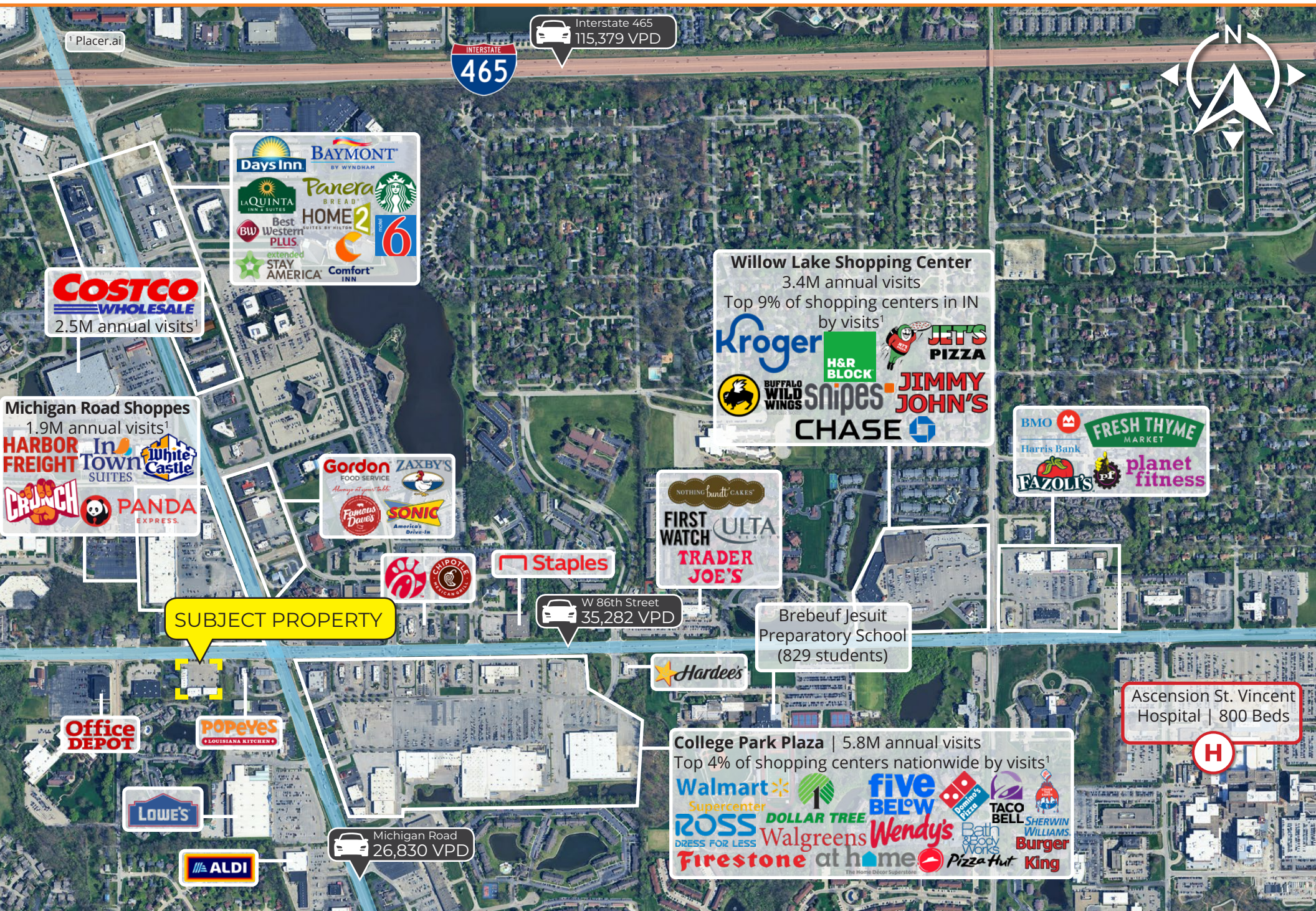
Population	1-Mile	3-Miles	5-Miles
2030 Projection	6,717	57,253	144,922
2025 Estimate	6,705	57,042	143,297
Growth 2025 - 2030	0.18%	0.37%	1.13%
2010 Census	6,981	55,037	133,342
2020 Census	6,995	58,833	144,711
Growth 2010 - 2020	0.20%	6.90%	8.53%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	25,132	113,706	222,823

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$83,762	\$116,709	\$143,201
2025 Average HH Income	\$78,074	\$106,342	\$130,792



AERIAL



Interstate 465
115,379 VPD



Placer.ai

Days Inn
BAYMONT
Panera BREAD
Starbucks
HOME2 SUITES BY HILTON
Comfort INN

COSTCO WHOLESALE
 2.5M annual visits¹

Willow Lake Shopping Center
 3.4M annual visits
 Top 9% of shopping centers in IN by visits¹

Kroger
H&R BLOCK
JET'S PIZZA
BUFFALO WILD WINGS
snipes
JIMMY JOHN'S
CHASE

Michigan Road Shoppes
 1.9M annual visits¹

HARBOR FREIGHT
InTown SUITES
White Castle
CRUNCH
PANDA EXPRESS

Gordon FOOD SERVICE
ZAXBY'S
Famous Dave's
SONIC

BMO
Harris Bank
FRESH THYME MARKET
FAZOLI'S
planet fitness

NOTHING bundt CAKES
FIRST WATCH
ULTA
TRADER JOE'S

SUBJECT PROPERTY

W 86th Street
35,282 VPD

Staples

Brebeuf Jesuit Preparatory School
(829 students)

Ascension St. Vincent Hospital | 800 Beds



Hardee's

College Park Plaza | 5.8M annual visits
 Top 4% of shopping centers nationwide by visits¹

Walmart Supercenter
five BELOW
ROSS DRESS FOR LESS
DOLLAR TREE
Walgreens
Wendy's
Firestone
at home
Domino's
Bath & Body Works
TACO BELL
SHERWIN WILLIAMS
Burger King
Pizza Hut

Michigan Road
26,830 VPD

Office DEPOT

POPEYES
LOUISIANA KITCHEN

LOWE'S

ALDI

STATE CAPITAL AND MOST-POPULOUS CITY IN INDIANA

- Seat of Marion County and the 16th most populous city in the United States

EASILY ACCESSIBLE

- Access via Interstates 65, 69, 70, 74 and 465
- Home to Indianapolis International Airport
 - › More than 10.6 million passengers in 2025 | The airport's busiest year ever
- IndyGo offers 31 fixed bus routes and a red line rapid transit service with a 13-mile north/south line

SPORTING DESTINATION

- Sporting attractions include Indianapolis Motor Speedway (Indy 500), Lucas Oil Stadium (Indianapolis Colts), and Bankers Life Field house (Indiana Pacers)
- Best known for the annual hosting of the world's largest single-day sporting event, the Indianapolis 500 | 357,000 guests in 2025
- The Colts attendance totaled 594,794 in 2025
- The Pacers attendance totaled 530,921 in 2025

HOME TO FIVE MAJOR UNIVERSITY CAMPUSES

- Indiana University | Over 25,000 Students
- Purdue University Indianapolis | 2,800 students
- Butler University | 5,525 students
- University of Indianapolis | Nearly 5,000 students
- Marian University Indianapolis | 2,600 students

TOURIST DESTINATION

- Attractions include the Indianapolis Zoo, Indianapolis Museum of Art, world's largest children's museum, and Monument Circle
- The zoo is a leading tourist attraction with more than 1 million visitors in 2025 (Placer.ai)
 - › 63% of guests are coming from outside of Indianapolis | 20% are coming from out-of-state
- The Indianapolis Museum of Art is home to the largest collection of monuments dedicated to veterans and war casualties outside of Washington, D.C.

MORE THAN 517,000 EMPLOYEES IN SIX KEY INDUSTRIES

- Trade, Transportation, and Utilities | 246,100 employees
 - › Indiana is known as the crossroads of America
 - › Major employers including Express Scripts, Amazon, and FedEx
- Education and Health Services | 191,000 employees
 - › Major employers include Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- Professional and Business Services | 184,400 employees
 - › Key players in Indianapolis are Salesforce, Cummins, and Simon Property Group
- Manufacturing | 98,100 employees
 - › One of the highest concentrations of manufacturing jobs in the nation (2.04 times the national average)
- Leisure and Hospitality | 109,800 employees
 - › Big employers include the Indianapolis Motor Speedway, the Indiana Convention Center, and Marriott Hotels
- Agribusiness | 16,000 employees
- Sports | 16,000 employees

AAA
STATE IS RATED BY
**STANDARD &
POORS**

+5%
**POPULATION
INCREASE**
IN THE LAST 5 YEARS

+10%
NEW JOBS
IN THE LAST
5 YEARS

9%
**LOWER COST
OF LIVING**
THAN CHICAGO

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

**#9 AMERICA'S TOP STATE FOR DOING BUSINESS -
CNBC 2025**

- CNBC: 3rd Cost of Doing Business & 2nd Cost of Living
- Five Fortune 500 companies are headquartered in Indiana

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

#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

\$1T INVESTMENT BY
TECH COMPANIES
OVER THE NEXT 5 YEARS

#1 PHARMACEUTICAL
EXPORTS
IN THE U.S.

\$13B INVESTMENT
DEVELOPMENT
EV BATTERY TECHNOLOGY

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