

AVIS ANCHORED AUTO ASSEMBLAGE

3-BUILDING ASSEMBLAGE | AVIS OPERATING SINCE 1986 | JUST OFF INTERSTATES 465 & 69
MAJOR RETAIL CORRIDOR | AVG HH INCOME OF \$119,982



6445-6468 E 82ND ST,
CASTLETON, IN 46250

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

TABLE OF CONTENTS

FINANCIAL SUMMARY	6
○ Cash Flow YR 1	7
○ Expense Reimbursements	8
○ Rent Roll	10
INVESTMENT OVERVIEW	11
○ Site Plan	12
TENANT PROFILES.....	13
LOCATION OVERVIEW.....	14
○ Aerial	15
○ Indianapolis, IN	16



THE OFFERING

This Avis anchored three building auto assemblage is 100% occupied by a complementary mix of automotive tenants. Avis has operated at the site since 1986, demonstrating long term commitment. Both Avis and Vivid Automotive feature 3% annual rental increases. Tons of Tires executed an early 5-year renewal with 5% annual rent increases. The property is strategically located just off the interchange of Interstates 465 and 69, which together sees approximately 289,600 vehicles per day, and has frontage along East 82nd Street with over 49,000 VPD. The asset sits within a dominant retail corridor near Castleton Square Mall, ranked in the top 4% of U.S. shopping centers by visits, and is surrounded by national retailers. The site also benefits from proximity to key community anchors, including Community Hospital North and Lawrence North High School, within an affluent and dense trade area featuring over 114,000 employees within three miles and average household income near \$120,000.



\$1,603,000

LIST PRICE



8.50%

CAP RATE



\$219.59

PRICE / SF



\$136,280

NET OPERATING INCOME

FIFTH THIRD BANK
City BARBECUE
AutoZone
McDonalds
cricket wireless

LONGHORN STEAKHOUSE
POPEYES
BEST BUY
SHERWIN WILLIAMS
Olive Garden
Krispy Kreme DOUGHNUTS
PANDA EXPRESS GOURMET CHINESE
TACO BELL
DUTCH BROS

Castleton Square
 Ranked in the top 4% of shopping centers nationwide by visits
 5.6 million annual visitors

macy's
McALISTER'S DELI
DICK'S SPORTING GOODS
AMC THEATRES
JCPenney
HOBBY LOBBY
VICTORIA'S SECRET
VON MAUR EXPRESS
LEGO

SUBWAY
Denny's
PATEL BROTHERS
goodwill

COSTCO WHOLESALE

U.S. AIR FORCE
U.S. ARMY
VASA FITNESS

Days Inn

Interstate 465
 149,680 VPD

SEVEN 7s BREW
 DRIVE THRU COFFEE

TAKE 5



SUBJECT PROPERTY

RED LOBSTER
 FRESH FISH-LIVE LOBSTER

KFC

BRUNSTEN BROS
 BAGELS

DISCOUNT TIRE

O'Reilly AUTO PARTS

Sparkling Image
 CAR WASH

E 82nd Street
 49,029 VPD



Community Hospital North | 350 Beds

Community Heart and Vascular Hospital 56 Beds

Lawrence North High School (2,817 students)



Interstate 69
139,927 VPD

SYCAMORE RESERVE
INDEPENDENT SENIOR LIVING



SUBJECT PROPERTY

E 82nd Street
49,029 VPD





AVIS ANCHORED AUTO ASSEMBLAGE

6445-6463 E 82ND ST, CASTLETON, IN 46250

FINANCIAL SUMMARY

PRICE **\$1,603,000**

CAP RATE **8.50%**

Price/ SF 219.59

Gross Leasable Area 7,300 SF

Year Built 1986

Lot Size 0.87 Acres +/-

Parcel Numbers
49-02-22-124-063.000-400
49-02-22-124-063.002-400
49-02-22-124-063.001-400

Parking 51 Surface Spaces +/-

Current Rent \$138,327

Total Reimbursements \$26,482

Vacancy/Collection Allowance -

Effective Gross Income \$164,809

Expenses \$28,529

NOI **\$136,280**

PROPOSED FINANCING

LTV 65%

Interest Rate | Amortization 6.50% | 25 Years

Down Payment \$561,050

First Trust Deed/Mortgage \$1,041,950

Debt Service \$84,424

Debt Coverage Ratio 1.61

Net Cash Flow After Debt Services | Return % \$51,856 | 9.24%

Principal Reduction \$17,204

Total Return | Return % \$69,060 | 12.31%

Loan Constant 8.10%



CASH FLOW YR 1 - STARTING 11/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$138,327	\$18.95
Available Space	-	-
Gross Potential Rent	\$138,327	\$18.95
Expense Reimbursements		
Real Estate Taxes	\$19,314	\$2.65
Insurance	\$2,994	\$0.41
CAM	\$747	\$0.10
Management Fee	\$3,064	\$0.42
Administrative Fee	\$362	\$0.05
Total Expense Reimbursements	\$26,482	\$3.63
Gross Potential Income	\$164,809	\$22.58
Vacancy/Collection Allowance	-	-
Effective Gross Income	\$164,809	\$22.58
Expenses		
Real Estate Taxes	\$19,314	\$2.65
Insurance	\$2,994	\$0.41
CAM	\$747	\$0.10
Management Fee	\$5,473	\$0.75
Total Expenses	\$28,529	\$3.91
NET OPERATING INCOME	\$136,280	\$18.67

Note: Each tenant occupies a freestanding building on its own parcel and is responsible for its respective real estate taxes, insurance, and utilities, with electricity billed separately on a pro rata basis.



CAM BREAKDOWN

CAM	CURRENT	PER SF
Utility	\$747	\$0.10
TOTAL CAM	\$747	\$0.10

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
Ton's of Tires	\$5,445	\$704	\$256	\$3,064	\$362	\$3.93	\$9,831
Vivid Automotive	\$7,128	\$1,908	\$409	-	-	\$2.36	\$9,445
Avis Rent a Car System	\$6,741	\$383	\$82	-	-	\$9.01	\$7,206
TOTAL	\$19,314	\$2,994	\$747	\$3,064	\$362	\$15.30	\$26,482



INDIANAPOLIS



Interstate 465
149,680 VPD



Interstate 69
139,927 VPD



RED WING SHOES
 Skyline
 Advance Auto Parts
 PENN STATION
 EAST COAST SUBS

SUBJECT PROPERTY

E 82nd Street
49,029 VPD



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			
Ton's of Tires Retail, Suite 6445	2,500	34.25%	4/1/2022	3/31/2032	5.4 Years	Base	Current	\$4,255	\$51,065	\$20.43	-	38%	None	Net
						-	4/1/2027	\$4,468	\$53,621	\$21.45	5%			
						-	4/1/2028	\$4,692	\$56,302	\$22.52	5%			
						-	4/1/2029	\$4,926	\$59,117	\$23.65	5%			
-	4/1/2030	\$5,173	\$62,073	\$24.83	5%									

Notes: Tenant pay a management off of 6% of fixed annual rent and an admin fee of 9% on all cam costs. Per the lease the tenants square footage is 3,000, which includes a 500 sf basement.

Vivid Automotive Retail, Suite 6457	4,000	54.79%	2/1/2021	12/31/2030	4.2 Years	Base	Current	\$4,058	\$48,696	\$12.17	-	36%	None	Net
						-	1/1/2027	\$4,180	\$50,160	\$12.54	3%			
						-	1/1/2028	\$4,306	\$51,672	\$12.92	3%			
						-	1/1/2029	\$4,435	\$53,220	\$13.31	3%			
						-	1/1/2030	\$4,568	\$54,816	\$13.70	3%			

Notes: Recently took their option.

Avis Rent a Car System Retail, Suite 6463	800	10.96%	4/11/1986	5/31/2029	2.6 Years	Base	Current	\$2,951	\$35,412	\$44.27	-	26%	3, 3-Year	Net
						-	6/1/2027	\$3,040	\$36,474	\$45.59	3%			
						-	6/1/2028	\$3,131	\$37,569	\$46.96	3%			
						Option 1	6/1/2029	\$3,225	\$38,696	\$48.37	3%			
						-	6/1/2030	\$3,321	\$39,857	\$49.82	3%			

Notes: Just extended their lease for 3 years.

Occupied	7,300	100%						\$135,616	\$18.58
Vacant	-	-						-	-
Total	7,300	100%						\$135,616	\$18.58

AVIS ANCHORED 3-BUILDING AUTO ASSEMBLAGE | LONG-OPERATING HISTORY

- All tenants are operating on net leases
- Avis has been operating at this location since 1986, showing strong commitment to the site
 - › Co-branded location operated by Avis Rent a Car and Budget Rent a Car, two distinct brands under the same corporate parent
 - › Roof was replaced in May of 2026
- Tons of Tires executed an early 5-year renewal with 5% annual rent increases
- Avis and Vivid Automotive recently executed lease extensions, both featuring 3% annual rent escalations
- Vivid Automotive renovated in 2024

SITUATED JUST OFF THE INTERCHANGE OF INTERSTATES 465 & 69

- Frontage along E 82nd Street, which sees 49,029 vehicles per day
- 0.5 miles from the on/off ramp of Interstate 69, which sees 139,927 vehicles per day
- 1.6 miles from the on/off ramp of Interstate 465, which sees 149,680 vehicles per day
- 2.5 miles from Indianapolis Metropolitan Airport, which is a public-use general aviation airport averaging about 67 flights per day

MAJOR RETAIL, OFFICE AND INDUSTRIAL HUB | CLOSE PROXIMITY TO A LARGE HOSPITAL, A HIGH SCHOOL, AND NATIONAL RETAILERS

- Directly in front of an Indianapolis Castleton Office Park
- 0.5 miles from Castleton Square Mall, which ranks in the top 4% of shopping centers nationwide by visits and attracts 5.6 million annual visitors¹
 - › Notable retailers include Macy's, Dick's Sporting Goods, AMC, JCPenney, Von Maur, Victoria's Secret, Hobby Lobby, Lego Store and more
- Notable retailers in the area include 7 Brew Coffee, Midas, Take 5 Oil Change, Discount Tires, VASA Fitness, O'Reilly Auto Parts, Goodwill, Starbucks, Lowe's, Best Buy, Costco, Trader Joe's, Floor & Decor, Firestone and more
- 0.8 miles down the road from Park Castlewood Office Park, as well as an industrial corridor of Indianapolis, including the campus for Roche, the world's largest biotech companies
- 1.3 miles from Community Hospital North, which has 350 beds
- 1.8 miles from Lawrence North High School, which serves 2,817 students
- 2.4 miles from Sahn Golf Course

AFFLUENT TRADE AREA WITH AN EXTREMELY HIGH DAYTIME POPULATION

- 52,096 residents and 114,813 employees within a three-mile radius
- Average household income of \$119,982 within a five-mile radius

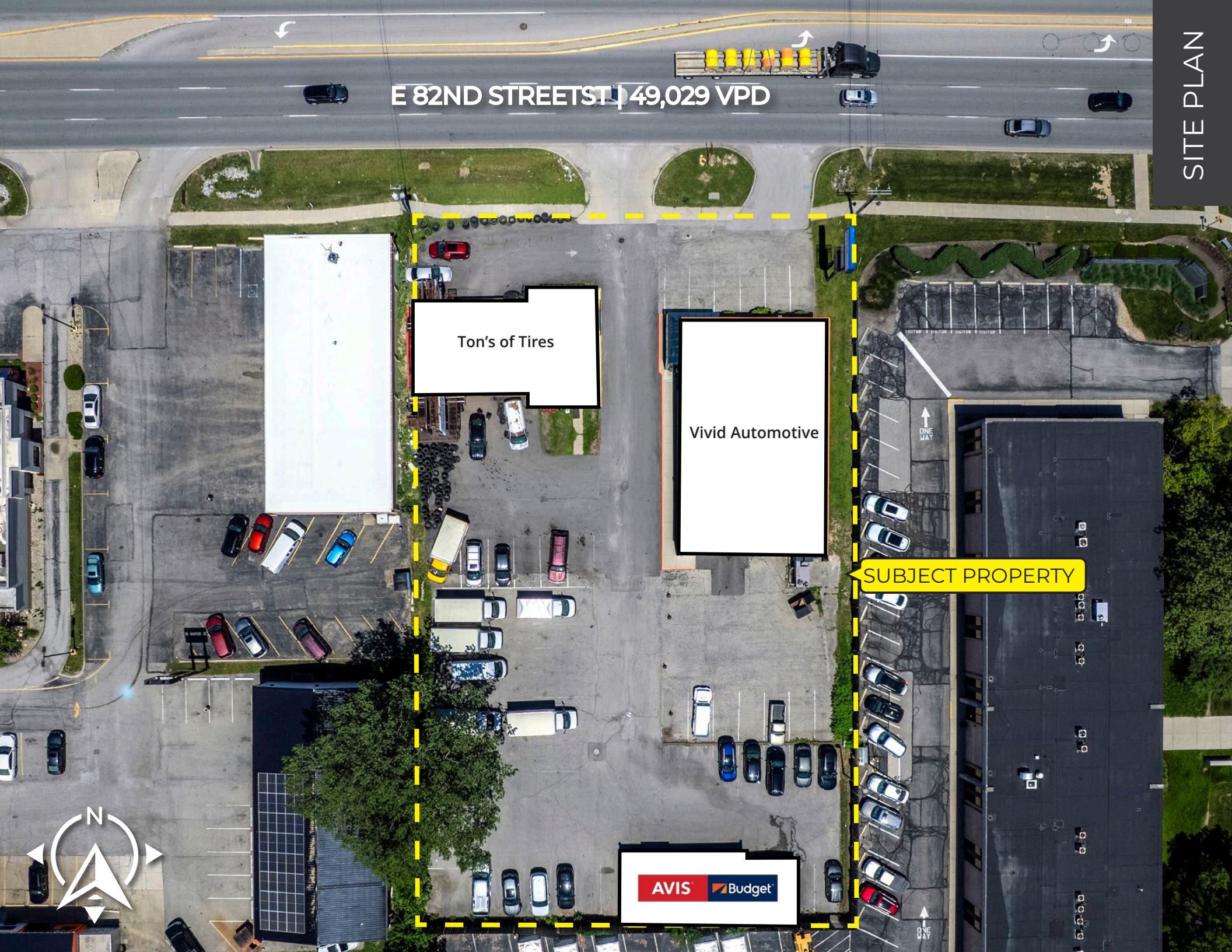
E 82ND STREET ST | 49,029 VPD

Ton's of Tires

Vivid Automotive

SUBJECT PROPERTY

AVIS Budget



AVIS®

AVIS.COM

- » Global car rental brand
- » Operates over 5,000 locations in 165 countries
- » Primarily serving airport and commercial markets
- » Established in 1946
- » Integrated platform with Budget and Zipcar, providing scale advantages in fleet management, pricing, and operations
- » #360 on 2025 Fortune 500 list
- » Listed on the 2025 Forbes Global 2000 Company list



5,000+ Locations

#360

FORTUNE

Fortune 500 Company



\$11.41 Billion
2025 Revenue
(Parent Company)



Global Tenant

avis budget group

Stock Symbol:

Market Cap (5/18/2025)

Enterprise Value (5/18/2025)

Revenue (FY 2025)

CAR | NASDAQ

\$5.29 Billion

\$32.44 Billion

\$11.41 Billion

PARENT COMPANY | AVISBUDGETGROUP.COM

- » Provides car & truck rental, car-sharing, and fleet services to both leisure and commercial users
- » Notable brands include Avis, Budget, Zipcar, Payless, and Budget Truck Rental
- » Operates more than 10,000 locations worldwide across 180 countries
- » Generated \$11 billion in revenue in 2025



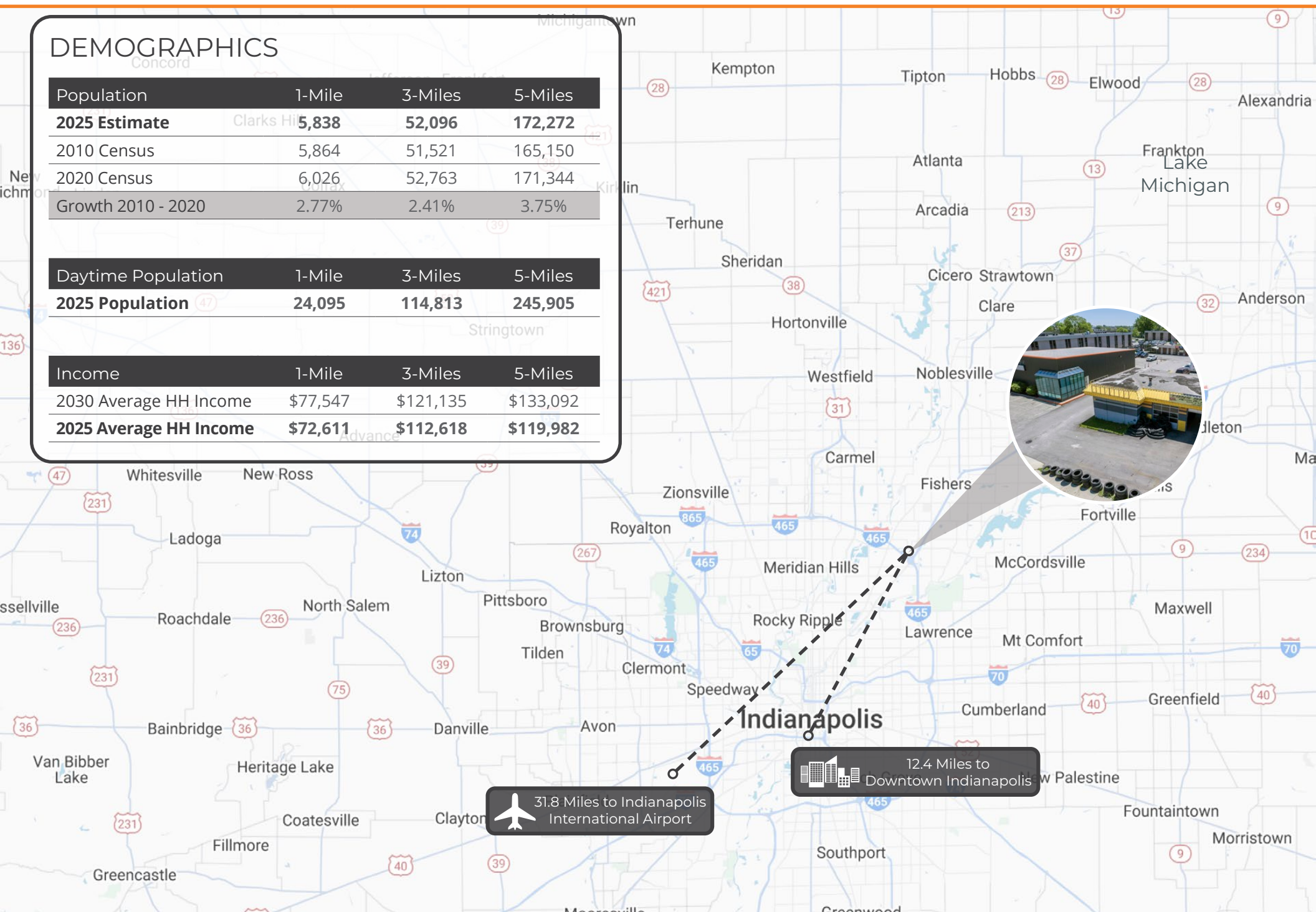
LOCATION OVERVIEW


DEMOGRAPHICS


Population	1-Mile	3-Miles	5-Miles
2025 Estimate	5,838	52,096	172,272
2010 Census	5,864	51,521	165,150
2020 Census	6,026	52,763	171,344
Growth 2010 - 2020	2.77%	2.41%	3.75%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	24,095	114,813	245,905

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$77,547	\$121,135	\$133,092
2025 Average HH Income	\$72,611	\$112,618	\$119,982



 31.8 Miles to Indianapolis International Airport

 12.4 Miles to Downtown Indianapolis

AERIAL



1 Placer.ai

Castleton Square
Ranked in the top 4% of shopping centers nationwide by visits
5.6 million annual visitors!

★ macy's
McALISTER'S DELI
DICK'S SPORTING GOODS
amc THEATRES
JCPenney
HOBBY LOBBY
VICTORIA'S SECRET
EXPRESS
LEGO

ExtraSpace Storage

U-HAUL

Denny's
SUBWAY
KFC
goodwill
PATEL BROTHERS
RED LOBSTER
EBSTEIN BROS. BAGELS
DISCOUNT TIRE
O'Reilly AUTO PARTS
Starbucks
V VASA FITNESS

Quest Diagnostics

Super 8

CVS

E 82nd Street
49,029 VPD

SUBJECT PROPERTY

LONGHORN STEAKHOUSE
Dutch Bros
PANDA EXPRESS GOURMET CHINESE
BEST BUY
Olive Garden
PXL
LOUISIANA HOT SPICES
FIFTH THIRD BANK
McDonalds
Krispy Kreme DOUGHNUTS
SHERWIN WILLIAMS
Domino's Pizza

City BARBELLUE
Pizza Hut
TACO BELL
SEVEN BREW DRIVE THRU COFFEE
meineke
MIDAS
TAKE 5

Hampton Inn BY HILTON

CANDLEWOOD SUITES

Community Hospital North | 350 Beds

H

Red Roof

LOWE'S

Interstate 69
139,927 VPD

extended STAY AMERICA

Interstate 465
149,680 VPD

INTERSTATE 69

INTERSTATE 465

Lawrence North High School
(2,817 students)



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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