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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT SUMMARY

List Price:	\$2,016,000
Current NOI:	\$146,160
Initial Cap Rate:	7.25%
Land Acreage:	1.13 Acres
Year Built:	2000
Building Size:	7,424 SF

LEASE SUMMARY

Lease Type:	NN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof:	Landlord Responsibility
Original Lease Term:	15 Years
Original Rent Commencement:	March 1, 2001
Commencement (Extension):	March 1, 2016
Expiration (Extension):	February 28, 2031
Term Remaining:	15 Years
Rent Increases:	10% Increases Every 5 Years Including Options
Option Periods:	Two, Five Year Options
Lease Guarantor:	Personal Guarantee

PROPERTY IMAGES:

Google Aerial Map:	Click HERE
Google Street View:	Click HERE

INVESTMENT HIGHLIGHTS

- 7,424 SF Goddard School Located on 1.13 Acres
- Recent 15 Year Lease Extension Shows Commitment to Site
- Two, Five Year Options | 10% Rent Increases Every 5 Years Including Options
- 160 Feet of Frontage on Cork Place | 28 Surface Parking Spaces
- Recent Improvements Include Flooring, Fence, Concrete, Seal Coating Driveway and Electrical

LOCATION HIGHLIGHTS

- Located on Cork Place - A Side Street Off Sunnyside Rd. with 12, 600+ VPD
- Adjacent to Walgreens & Ace Hardware | Next to Puccini's Pizza & Pasta & Noah's Animal Hospital
- Situated in Large Residential Area | Close to Indian Lake Country Club & Old Oakland Golf Club
- Average Household Income Exceeds \$107,000 Within a 1 Mile Radius
- 5 Mile Population Exceeds 143,000 Residents | 5.13% Growth by 2020
- Median Home Value Exceeds \$185,000 Within a 3 Mile Radius
- Located Near Major Retail Tenants Including Walgreens, CVS, Papa John's Pizza, Ace Hardware, Marsh Supermarket, Fifth Third Bank and Chase Bank

	Year	Monthly	Annual	Rent	%
March 1, 2016-February 28, 2021		\$12,180.00	\$146,160.00	14,616	10.00%
March 1, 2021-February 28, 2026		\$13,398.00	\$160,776.00	16,080	10.00%
March 1, 2026-February 28, 2031		\$14,738.00	\$176,856.00	17,688	10.00%
Option #1		\$16,212.00	\$194,544.00	19,452	10.00%
Option #2		\$17,833.00	\$213,996.00		

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INVESTMENT OVERVIEW

Fortis Net Lease is proud to present the Goddard School located at 10925 Cork Place in Indianapolis, IN. The NN lease was recently extended 15 years. It has minimal landlord responsibilities (roof and structure) and the lease is guaranteed personally by Robert & Rosita Hittle. There are two, five year options with ten percent escalations every five years including each option. Goddard School is a privately held company with over 386 locations in 34 states.

The subject property is located on Cork Place which is a side street off Sunnyside Road (12,600+ vehicles per day). The average household income within one mile of the property is over \$107,000 and the median home value within three miles exceeds \$185,000. The surrounding area has a population that exceeds 143,000 residents and has a projected growth rate of 5.13% by 2020. The subject property is surrounded by retail tenants including: Walgreens, CVS, Papa John's Pizza, Ace Hardware, Marsh Supermarket, Fifth Third Bank, Chase Bank and Great Clips.

TENANT OVERVIEW

The Goddard School is a preschool for children six weeks to six years old. Goddard school is headquartered in King of Prussia, Pennsylvania and has over 386 franchised locations across 34 states. As of January 2012, The Goddard School is accredited by Middle States Association of Colleges and Schools. Goddard School is also recognized by 21st Century Skills, National Association for the Education of Young Children and AdvancED. Goddard Schools are franchised by Goddard Systems, Inc. (GSI) and have an on-site owner and educational director. The Goddard School has a unique approach to learning based on widely accepted childhood development and brain-based learning research. Goddard School fosters the cognitive and social development of each child through curricula that is child-inspired and teacher led, child-focused lesson plans, child-centered learning and teachable moments and daily activity reports.

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LOCATION OVERVIEW

Indianapolis, IN

Indianapolis is the capital and largest city in the state of Indiana and the seat of Marion County. It is in the East North Central region of the Midwestern United States. With an estimated population of 853,173 in 2015, Indianapolis is the second most populous city in the Midwest, after Chicago, and 14th largest in the U.S. The city is the economic and cultural center of the Indianapolis metropolitan area, home to 2 million people, the 34th most populous metropolitan statistical area in the U.S. Its combined statistical area ranks 26th, with 2.4 million inhabitants. Indianapolis covers 372 square miles, making it the 16th largest city by land area in the U.S.

Founded in 1821 as a planned city for the new seat of the government of Indiana, Indianapolis was platted by Alexander Ralston and Elias Pym Fordham on a 1-square-mile grid adjacent to the White River. The city grew beyond the Mile Square, as completion of the National Road and advent of the railroad solidified the city's position as a manufacturing and transportation hub. Indianapolis is within a single-day drive of 70 percent of the nation's population, lending to its nickname as the "Crossroads of America." Anchoring the 26th largest economic region in the U.S., the city's economy is based primarily on business services, transportation and logistics, education, financial services, hospitality and tourism, and distribution services. Indianapolis has developed niche markets in amateur sports and auto racing. The city is perhaps best known for annually hosting the world's largest single-day sporting event, the Indianapolis 500.

The city's philanthropic community, led by the Lilly Endowment, has been instrumental in the development of its cultural institutions, including The Children's Museum of Indianapolis, Indianapolis Zoo, and Indiana Landmarks. The city is notable as headquarters for the American Legion and home to a significant collection of monuments dedicated to veterans and war dead, the most in the U.S. outside of Washington, D.C.



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**Subject
Property**

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INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT INVESTMENT OPPORTUNITY

Recent Lease Extension | Densely Populated Area and Growing

10925 Cork Place, Indianapolis, IN 46236



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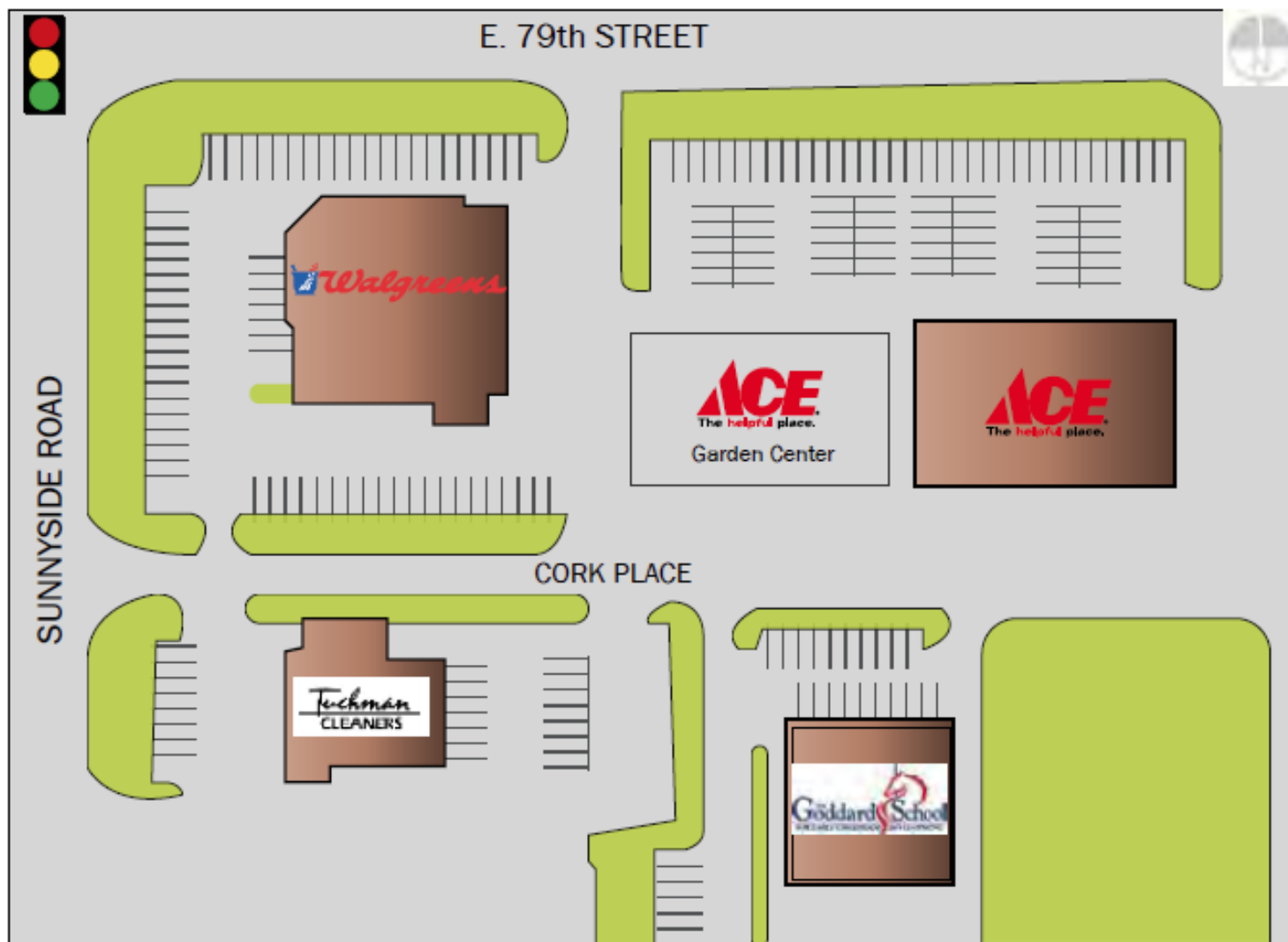
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Amy Beverland
Elementary School

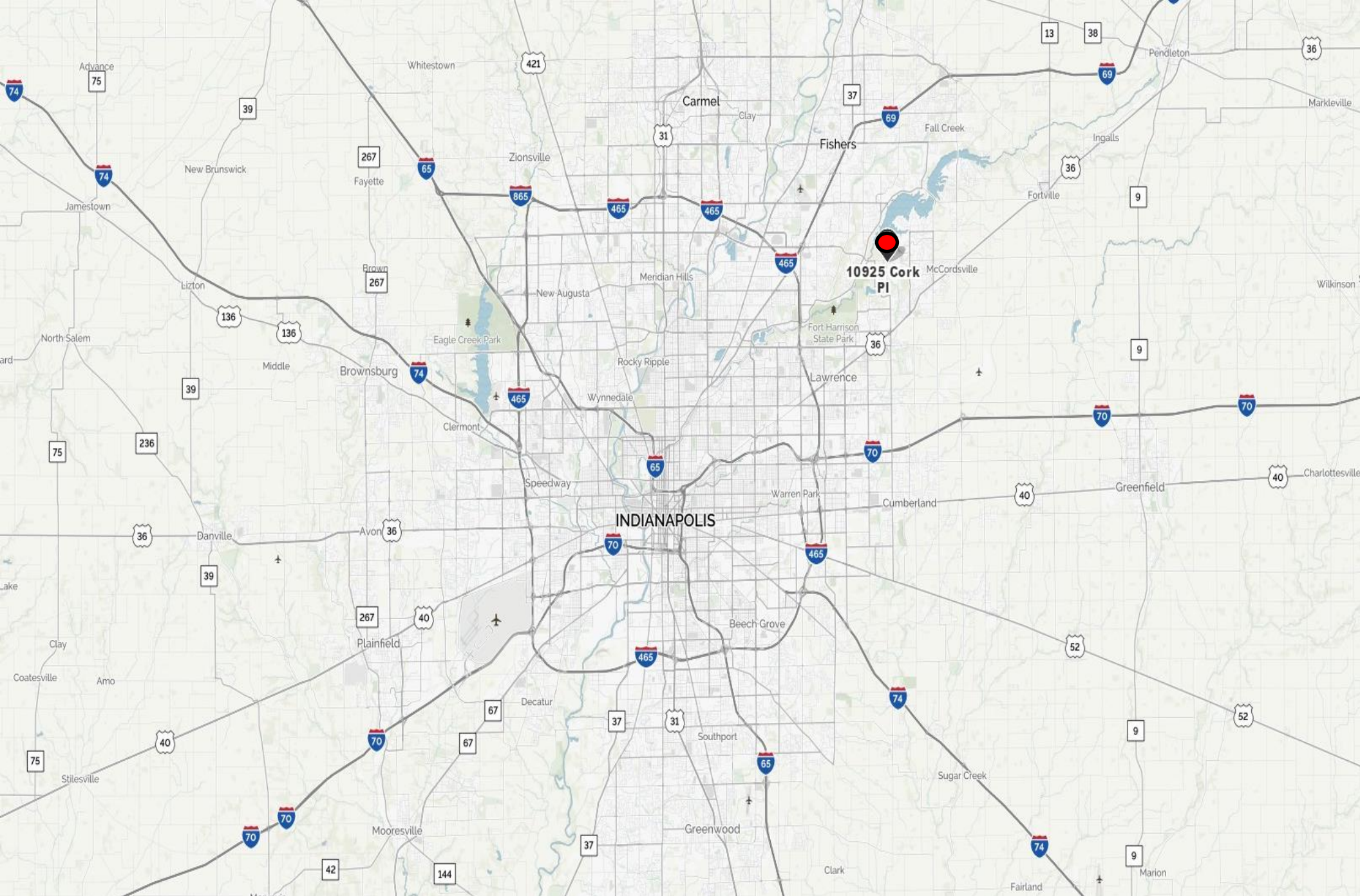


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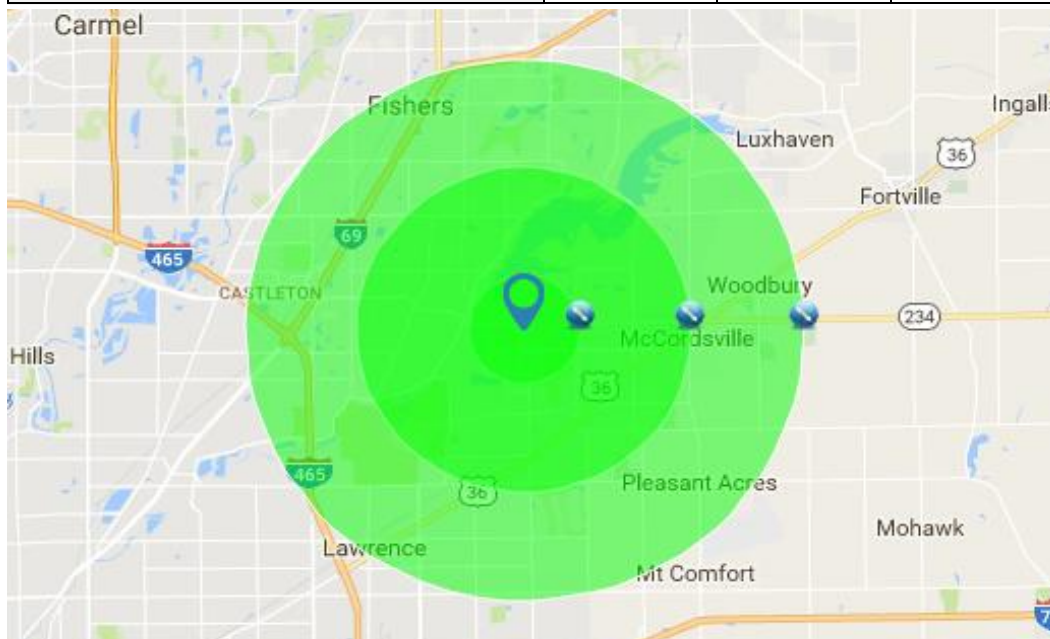
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Recent Lease Extension | Densely Populated Area and Growing

10925 Cork Place, Indianapolis, IN 46236

Population:	1 Mile	3 Mile	5 Mile
2021 Projection	6,610	53,720	151,236
2016 Estimate	6,389	51,752	143,861
2010 Census	6,206	50,756	136,668
Growth 2016-2021	3.46%	3.80%	5.13%
Growth 2010-2016	2.95%	1.96%	5.26%
2016 Population Hispanic Origin	179	2,087	11,285
2016 Population by Race:			
White	5,390	41,494	104,043
Black	686	7,272	30,571
Am. Indian & Alaskan	15	122	521
Asian	161	1,519	4,708
Hawaiian & Pacific Island	4	33	136
Other	132	1,313	3,882
U.S. Armed Forces:	0	34	129
Households:			
2021 Projection	2,662	19,886	57,804
2016 Estimate	2,574	19,161	55,066
2010 Census	2,508	18,792	52,514
Growth 2016 - 2021	3.42%	3.78%	4.97%
Growth 2010 - 2016	2.63%	1.96%	4.86%
Owner Occupied	2,276	17,093	38,521
Renter Occupied	299	2,069	16,546
2016 Avg Household Income	\$107,922	\$107,364	\$89,488
2016 Med Household Income	\$88,349	\$87,310	\$67,382
2016 Households by Household Inc:			
<\$25,000	154	1,577	9,059
\$25,000 - \$50,000	470	2,846	11,429
\$50,000 - \$75,000	420	3,536	9,649
\$75,000 - \$100,000	456	3,296	7,969
\$100,000 - \$125,000	387	2,438	5,053
\$125,000 - \$150,000	220	1,937	3,893
\$150,000 - \$200,000	198	1,609	3,725
\$200,000+	270	1,925	4,290



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FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

MORE THAN \$4.7 BILLION IN SALES

Fortis Net Lease is a national investment real estate brokerage firm specializing in the acquisition and disposition of investment real estate. We help developers, franchisees, private investors and institutional funds accomplish their short and long term investment goals. The principals of Fortis Net Lease have successfully sold hundreds of properties in over three dozen states with a total transaction volume topping \$4.7 billion.

Fortis Net Lease specializes in the acquisition and disposition of the following:

- Net leased single tenant properties (Pharmacies, Auto Parts, Dollar Stores, Banks, QSR, Office/Industrial, Medical, Junior/Big Box, etc.)
- Portfolios & Corporate Sale-Leaseback Transactions (Burger King, Arby's, Tutor Time, Taco Bell, Wendy's, etc.)
- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

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