

HIGH-INCOME TRADE AREA | SERVICE RETAIL WITH LONG-TERM LEASES | 100% LEASED WITH TWO DRIVE-THRU'S



Uncle & Bill's  
Your Place For Pets

LA BRISE HAVEN  
NAIL LOUNGE DENTAL STUDIO

CLASSIC CLEANERS  
Flours of Mexico

## APPALOOSA CROSSING SHOPPING CENTER

3091 US-421, Zionsville, IN



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CONFIDENTIAL  
OFFERING MEMORANDUM



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## EXECUTIVE SUMMARY

<b>\$11,500,000</b>	<b>\$737,346</b>
PRICE	NOI (1/1/2026)
<b>6.41%</b>	<b>23,073 SF on 3.38 Acres</b>
CAP RATE	BUILDING & LAND SIZE

Bellagio Real Estate Partners, LLC, is pleased to present, Appaloosa Crossing, a six-tenant shopping center, located steps from the signalized intersection of Michigan Road (US-421) and E 300 S in Zionsville, Indiana. The property consists of approximately 23,073 square feet of retail and situated on 3.38 acres in a well-established and affluent part of Zionsville. With frontage along Michigan Road, the center offers strong visibility and access near major regional connectors including Interstate 465 and State Road 32. The property is currently 100% leased to a mix of regional and local service-oriented tenants.

Current tenants include Classic Cleaners and Aspasia Coffee & Bake Shop—both featuring drive-thru service—Haven Dental Studio, Uncle Bill's Pet Center, and Verde, a popular full-service Mexican restaurant featuring a closed-in patio dining area. The tenant mix is comprised entirely of daily-needs and service-oriented operators, creating durable in-person demand that is highly resistant to e-commerce disruption. The center offers modern construction, ample parking, and two drive-thrus that create flexibility and long-term tenant appeal. Existing leases range from 7 to 12 years in the remaining term, with scheduled rent escalations providing built-in income growth. Located in one of Indiana's most affluent communities, Appaloosa Crossing is surrounded by population growth and exciting new commercial and corporate developments.

*\*Original developer has ROFR to purchase*



# EXECUTIVE SUMMARY

## Investment Highlights

- Anchored by Verde, multi location concept with a full-service Mexican restaurant and bar with enclosed patio.
- Located steps from the signalized intersection of Michigan Road (US-421) and E 300 S (146th st) in Zionsville's growing retail corridor.
- Classic Cleaners and Aspasia Coffee both feature drive-thru lanes for convenience and increased traffic.
- Long-term leases with between 7 to 12 years remaining with built-in rent escalations every year or every 5 years.
- Strong demographics with average household incomes over \$218,906 within a 1-mile radius.
- High visibility with approximately 20,000 vehicles per day at the corner of Michigan Road and E 300 S.
- Near I-465 and State Road 32, offering regional access to Carmel, Westfield, Whitestown, and Indianapolis.
- Monument signage along Michigan Road provides strong tenant visibility and branding.
- Multiple access points from Michigan Road and E 300 S allow smooth traffic flow and easy entry/exit.
- Recently constructed, the property features attractive architecture, efficient layouts, and modern infrastructure, minimizing near-term capital expense exposure.
- The center features a diverse mix of in person service businesses including dental, pet care, grooming, dry cleaning, coffee, spa, and full-service restaurant uses. This combination creates continuous daily foot traffic, strong tenant synergy, and a durable, e commerce resistant revenue stream.



## MARKET AERIAL



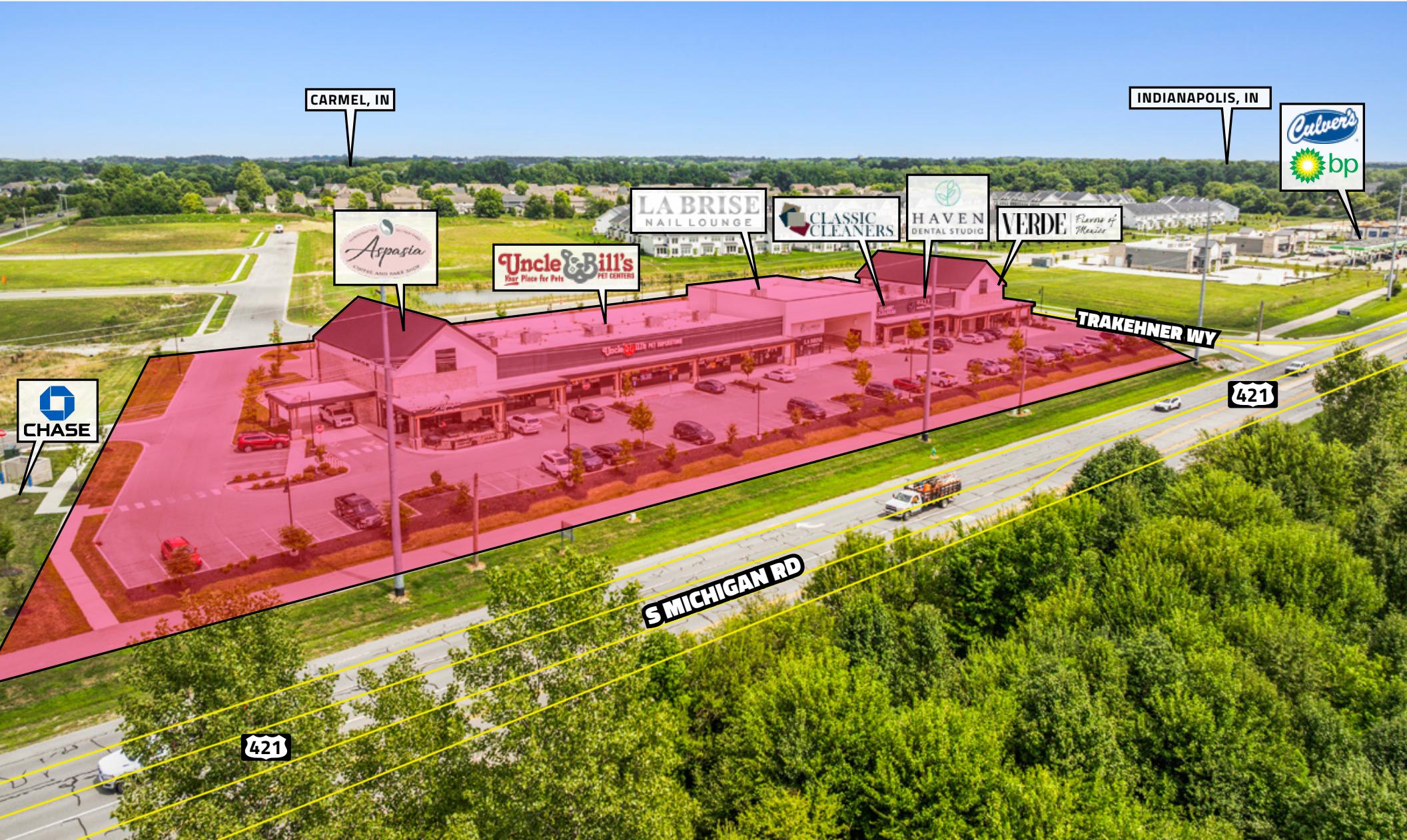
## MIDRANGE AERIAL



# DRONE AERIAL



# DRONE AERIAL



# SITE PLAN



# ASPASIA COFFEE AND BAKE SHOP

<b>Tenant</b>	Geoffrey Café Company, LLC
<b>Space Size</b>	2,279 Sf (9.80% Pro Rata Share)
<b>Lease Commencement</b>	September 1, 2022
<b>Current Lease Expiration</b>	August 31, 2032
<b>Current Annual Base Rent</b>	\$84,647.26
<b>Renewal Options</b>	Two, 5-year options
<b>Rent Increases</b>	2.0% Annually
<b>Roof &amp; Structure</b>	Tenant Reimburses for Pro Rata Share
<b>Common Areas</b>	Tenant Reimburses for Pro Rata Share
<b>Taxes</b>	Tenant Reimburses for Pro Rata Share
<b>HVAC</b>	Tenant Responsibility
<b>Insurance</b>	Tenant Reimburses for Pro Rata Share
<b>Utilities</b>	Tenant pays Utilities
<b>ROFR</b>	None
<b>Mgmt/Admin Fee</b>	Yes
<b>Termination Option</b>	Tenant has one-time right to terminate at the end of year five with 9-month written notice



Actual Site



Actual Site

## UNCLE BILL'S PET CENTERS ZIONSVILLE

<b>Tenant</b>	Pet Centers of Indiana
<b>Space Size</b>	11,042 Sf (47.86% Pro Rata Share)
<b>Lease Commencement</b>	December 1, 2022
<b>Current Lease Expiration</b>	November 30, 2032
<b>Current Annual Base Rent</b>	\$292,613.00
<b>Renewal Options</b>	None
<b>Rent Increases</b>	7.50% at the start of year 6
<b>Roof &amp; Structure</b>	Tenant Reimburses for Pro Rata Share
<b>Common Areas</b>	Tenant Reimburses for Pro Rata Share
<b>Taxes</b>	Tenant Reimburses for Pro Rata Share
<b>HVAC</b>	Tenant Responsibility
<b>Insurance</b>	Tenant Reimburses for Pro Rata Share
<b>Utilities</b>	Tenant pays Utilities
<b>ROFR</b>	None
<b>Mgmt/Admin Fee</b>	Yes



Actual Site



Actual Site

## LA BRISE NAIL LOUNGE

<b>Tenant</b>	Cali Spa Inc.
<b>Space Size</b>	2,030 Sf (8.75% Pro Rata Share)
<b>Lease Commencement</b>	May 22, 2023
<b>Current Lease Expiration</b>	May 21, 2033
<b>Current Annual Base Rent</b>	\$81,200.00
<b>Renewal Options</b>	None
<b>Rent Increases</b>	Starting year 6, rent will increase every two years by the CPI increase of the previous two years
<b>Roof &amp; Structure</b>	Tenant Reimburses for Pro Rata Share
<b>Common Areas</b>	Tenant Reimburses for Pro Rata Share
<b>Taxes</b>	Tenant Reimburses for Pro Rata Share
<b>HVAC</b>	Tenant Responsibility
<b>Insurance</b>	Tenant Reimburses for Pro Rata Share
<b>Utilities</b>	Tenant pays Utilities
<b>ROFR</b>	None
<b>Mgmt/Admin Fee</b>	Yes



Actual Site



Actual Site

## CLASSIC CLEANERS

<b>Tenant</b>	Classic Cleaners Inc.
<b>Space Size</b>	1,290 Sf (5.64%)
<b>Lease Commencement</b>	October 8, 2022
<b>Current Lease Expiration</b>	October 7, 2032
<b>Current Annual Base Rent</b>	\$47,730.00
<b>Renewal Options</b>	Two, 5-year options
<b>Rent Increases</b>	9.5% increase at the start of year 6
<b>Roof &amp; Structure</b>	Tenant Reimburses for Pro Rata Share
<b>Common Areas</b>	Tenant Reimburses for Pro Rata Share
<b>Taxes</b>	Tenant Reimburses for Pro Rata Share
<b>HVAC</b>	Tenant Responsibility
<b>Insurance</b>	Tenant Reimburses for Pro Rata Share
<b>Utilities</b>	Tenant pays Utilities
<b>ROFR</b>	None
<b>Mgmt/Admin Fee</b>	Yes



Actual Site



Actual Site

# HAVEN DENTAL STUDIO

<b>Tenant</b>	Haven Dental Studio, LLC
<b>Space Size</b>	2,432 Sf (10.54% Pro Rata Share)
<b>Lease Commencement</b>	December 1, 2022
<b>Current Lease Expiration</b>	November 30, 2032
<b>Current Annual Base Rent</b>	\$82,587.45 (As of 12/1/2025)
<b>Renewal Options</b>	Two, 5-year options
<b>Rent Increases</b>	2% annual increase
<b>Roof &amp; Structure</b>	Tenant Reimburses for Pro Rata Share
<b>Common Areas</b>	Tenant Reimburses for Pro Rata Share
<b>Taxes</b>	Tenant Reimburses for Pro Rata Share
<b>HVAC</b>	Tenant Responsibility
<b>Insurance</b>	Tenant Reimburses for Pro Rata Share
<b>Utilities</b>	Tenant pays Utilities
<b>ROFR</b>	None
<b>Mgmt/Admin Fee</b>	Yes



Actual Site



Actual Site

## VERDE FLAVORS OF MEXICO ZIONSVILLE

<b>Tenant</b>	PA Indiana, LLC
<b>Space Size</b>	4,000 Sf (17.34% Pro Rata Share)
<b>Lease Commencement</b>	January 1, 2023
<b>Current Lease Expiration</b>	December 31, 2037
<b>Current Annual Base Rent</b>	\$148,569.12 (As of 1/1/2026)
<b>Renewal Options</b>	Two, 5-year options
<b>Rent Increases</b>	2% annual increase
<b>Roof &amp; Structure</b>	Tenant Reimburses for Pro Rata Share
<b>Common Areas</b>	Tenant Reimburses for Pro Rata Share
<b>Taxes</b>	Tenant Reimburses for Pro Rata Share
<b>HVAC</b>	Tenant Responsibility
<b>Insurance</b>	Tenant Reimburses for Pro Rata Share
<b>Utilities</b>	Tenant pays Utilities
<b>ROFR</b>	None
<b>Mgmt/Admin Fee</b>	Yes



Actual Site



Actual Site

# OPERATING PROFORMA

Operating Proforma (1/1/26)				
RETAIL				
Tenant	Unit	SF	Rent / SF	Annual Rent
Geoffrey Café Company, LLC	100	2,279	\$37.14	\$84,647
Uncle Bill's Pet Superstore	400	11,042	\$26.50	\$292,613
Cali Spa Inc.	700	2,030	\$40.00	\$81,200
Classic Cleaners	800	1,290	\$37.00	\$47,730
Haven Dental Studio, LLC	900	2,432	\$33.96	\$82,587
PA Indiana, LLC	1000	4,000	\$37.14	\$148,569
<b>TOTAL</b>		<b>23,073</b>	<b>\$31.96</b>	<b>\$737,346</b>
<i>Gross Rental Income</i>			\$31.96	\$737,346
<i>Reimbursable Expenses</i>				
Management/Admin Fee		\$2.06	\$47,607	
Real Estate Taxes		\$7.06	\$162,824	
CAM		\$2.38	\$54,900	
Insurance		\$0.83	\$19,069	
<i>Total Reimbursements</i>		\$12.33	\$284,401	
<i>Effective Gross Revenue</i>		\$44.28	\$1,021,747	
<i>Expenses</i>				
Management/Admin Fee		5%-15%	\$47,607	
Real Estate Taxes		\$7.06	\$162,824	
CAM		\$2.38	\$54,900	
Insurance		\$0.83	\$19,069	
<i>Total Operating Expenses</i>		\$12.33	\$284,401	
<b>In-Place Net Operating Income</b>		<b>\$31.96</b>	<b>\$737,346</b>	



# RENT ROLL

Tenant	Lease Type	Start Date	Expiration Date	Square Footage	Prorata Share %	Renewal Options Remaining	Start Date	End Date	Rent PSF	Annual Rent	% Annual Change
Geoffrey Café Company, LLC	NNN	9/1/2022	8/31/2032	2,279 SF	9.88%	Two, 5-year options	9/1/2022	8/31/2023	\$35.00	\$79,765	N/A
							9/1/2023	8/31/2024	\$35.70	\$81,360	2.0%
							9/1/2024	8/31/2025	\$36.41	\$82,988	2.0%
							9/1/2025	8/31/2026	\$37.14	\$84,647	2.0%
							9/1/2026	8/31/2027	\$37.89	\$86,340	2.0%
							9/1/2027	8/31/2028	\$38.64	\$88,067	2.0%
							9/1/2028	8/31/2029	\$39.42	\$89,828	2.0%
							9/1/2029	8/31/2030	\$40.20	\$91,625	2.0%
							9/1/2030	8/31/2031	\$41.01	\$93,457	2.0%
							9/1/2031	8/31/2032	\$41.83	\$95,327	2.0%
Uncle Bill's Pet Superstore	NNN	12/1/2022	11/30/2032	11,042	47.86%	None Remaining	12/1/2022	11/30/2027	\$26.50	\$292,613	N/A
							12/1/2027	11/30/2032	\$28.50	\$314,697	7.5%
Cali Spa Inc.	NNN	5/22/2023	5/21/2033	2,030	8.80%	None Remaining	5/22/2023	5/21/2028	\$40.00	\$81,200	N/A
							5/22/2028	5/21/2030		Rent shall adjust every two years beginning with Year 6 by the CPI increase for the previous two Lease Years.	
							5/22/2030	5/21/2032			
							5/22/2032	5/21/2033			
Classic Cleaners	NNN	10/8/2022	10/7/2032	1,290	5.59%	Two, 5-year options	10/8/2022	10/7/2027	\$37.00	\$47,730	N/A
							10/8/2027	10/7/2032	\$40.50	\$52,245	9.5%
Haven Dental Studio, LLC	NNN	12/1/2022	11/30/2032	2,432	10.54%	Two, 5-year options	12/1/2022	11/30/2023	\$32.00	\$77,824	N/A
							12/1/2023	11/30/2024	\$32.64	\$79,380	2.0%
							12/1/2024	11/30/2025	\$33.29	\$80,968	2.0%
							12/1/2025	11/30/2026	\$33.96	\$82,587	2.0%
							12/1/2026	11/30/2027	\$34.64	\$84,239	2.0%
							12/1/2027	11/30/2028	\$35.33	\$85,924	2.0%
							12/1/2028	11/30/2029	\$36.04	\$87,642	2.0%
							12/1/2029	11/30/2030	\$36.76	\$89,395	2.0%
							12/1/2030	11/30/2031	\$37.49	\$91,183	2.0%
							12/1/2031	11/30/2032	\$38.24	\$93,007	2.0%
PA Indiana, LLC	NNN	1/1/2023	12/31/2037	4,000	17.34%	Two, 5-year options	1/1/2023	12/31/2023	\$35.00	\$140,000	N/A
							1/1/2024	12/31/2024	\$35.70	\$142,800	2.0%
							1/1/2025	12/31/2025	\$36.41	\$145,656	2.0%
							1/1/2026	12/31/2026	\$37.14	\$148,569	2.0%
							1/1/2027	12/31/2027	\$37.89	\$151,541	2.0%
							1/1/2028	12/31/2028	\$38.64	\$154,571	2.0%
							1/1/2029	12/31/2029	\$39.42	\$157,663	2.0%
							1/1/2030	12/31/2030	\$40.20	\$160,816	2.0%
							1/1/2031	12/31/2031	\$41.01	\$164,032	2.0%
							1/1/2032	12/31/2032	\$41.83	\$167,313	2.0%
							1/1/2033	12/31/2033	\$42.66	\$170,659	2.0%
							1/1/2034	12/31/2034	\$43.52	\$174,072	2.0%
							1/1/2035	12/31/2035	\$44.39	\$177,554	2.0%
							1/1/2036	12/31/2036	\$45.28	\$181,105	2.0%
							1/1/2037	12/31/2037	\$46.18	\$184,727	2.0%

## TENANT OVERVIEW - ASPASIA COFFEE AND BAKE SHOP



Aspasia Coffee and Bake Shop is a niche-focused, 100% gluten-free coffee shop and bakery with a strict no-cross-contamination kitchen, ensuring safe, indulgent dining for gluten-sensitive customers. At its Zionsville location (3091 US-421 N), the shop features dine-in seating—including upstairs event lounges—plus a drive-thru window, enhancing convenience and accessibility for guests and to-go customers. From wedding cakes, cookies, brownies, cupcakes, artisan breads, and more, Aspasia offers a wide variety of baked goods alongside coffee, tea, gluten-free beer and wine. They also ship their handcrafted products nationwide, making their gluten-free treats available beyond the local market.

In addition to retail, Aspasia operates a production kitchen in Carmel (9830 N Michigan Rd, Ste C) dedicated to wholesale, custom orders, and delivery programs—allowing other coffee shops or restaurants to become wholesale partners for their gluten-free offerings. The Zionsville shop maintains core retail hours of Mon–Wed 7 AM–4 PM, Thu–Sat 7 AM–6 PM, and is closed Sundays and major holidays.



### Tenant Facts

<b>Tenant</b>	Aspasia Coffee and Bake Shop
<b>Company &amp; Guarantor</b>	Geoffrey Café Company, LLC
<b>Locations</b>	1 retail location & production kitchen
<b>Company Headquarters &amp; Website</b>	Carmel, IN   <a href="https://www.aspasiabakeshop.com/">https://www.aspasiabakeshop.com/</a>



## TENANT OVERVIEW - UNCLE BILL'S PET CENTERS ZIONSVILLE



Uncle Bill's Pet Center is a full-service, family-owned retail pet store that has been serving Indiana pet owners for over 40 years, celebrating its 40th anniversary in 2025. With six locations across the state, including Zionsville, Greenwood, Fishers, Fort Wayne, and two in Indianapolis, Uncle Bill's has become a trusted name in pet care and supplies, combining retail excellence with a deep commitment to animal welfare and customer education. The Zionsville location offers an expansive, in-store experience featuring a wide variety of pets, ranging from rescued kittens and USDA-/CCC-certified puppies to exotic species like reptiles, amphibians, birds, rabbits, hamsters, and even saltwater fish. Customers also benefit from a massive selection of pet foods and supplies, spanning all animal categories. Uncle Bill's follows a strictly ethical sourcing model, partnering exclusively with vetted breeders and rescue organizations, and offering health warranties on puppies. Their knowledgeable staff are trained to guide and educate pet owners, reinforcing their role as both retailer and trusted resource.

Customer convenience is a priority, with services like in-store self-service dog wash stations, curbside pickup, and local delivery available at all locations. In addition to their brick-and-mortar presence, customers can also shop online for delivery or pickup, blending the benefits of e-commerce with local support. Store hours are Monday through Saturday, 10 AM to 8 PM, and Sunday, 10 AM to 7 PM, providing broad accessibility for families and pet owners throughout the week.



### Tenant Facts

<b>Tenant</b>	Uncle Bill's Pet Centers Zionsville
<b>Company &amp; Guarantor</b>	Pet Centers of Indiana, Inc
<b>Number Locations</b>	6 locations
<b>Company Headquarters &amp; Website</b>	Indianapolis, IN   <a href="https://www.unclebills.com/">https://www.unclebills.com/</a>



## TENANT OVERVIEW - LA BRISE NAIL LOUNGE

# LA BRISE NAIL LOUNGE

La Brise Nail Lounge is an upscale, full-service nail salon that delivers a luxurious and personalized spa experience in a sophisticated, modern setting. The space features elegant seating, a beverage bar, and beautifully appointed décor that creates a relaxing, boutique atmosphere. Service offerings include gel, acrylic, and dip powder manicures, classic and deluxe pedicures, and signature spa treatments, as well as unique options like fish pedicures, head spa treatments, waxing, and add-on massages. Guests often enjoy complimentary drinks and snacks during their visit, and the lounge frequently hosts group events such as bridal parties. Services are available by appointment or walk-in, with online booking and transparent pricing for added convenience. Operating hours are Monday through Friday from 9 AM to 8 PM, Saturday from 9 AM to 7 PM, and Sunday from 11 AM to 5 PM.



### Tenant Facts

**Tenant** LA Brise Nail Lounge

**Company & Guarantor** LA Brise Nail Lounge, LLC

**Number Locations** 1 location

**Company Headquarters & Website** Zionsville, IN | <https://labrisenaillounge.com/>



## TENANT OVERVIEW - CLASSIC CLEANERS



Classic Cleaners is a locally owned, full-service dry cleaner that has proudly served Indiana communities since 1985 and is celebrating its 40th year in business. The Zionsville location, which opened in October 2022, is one of 20 stores operated by the company across Central Indiana. This location offers a full range of garment care services including dry cleaning, wash and fold, shirt laundering, wedding gown preservation, alterations and repairs, leather and shoe care, eco-friendly cleaning, and cleaning for household items, costumes, band uniforms, and horse blankets. Customers benefit from convenient attended hours with service available Monday through Friday from 8 AM to 6 PM and Saturday from 9 AM to 3 PM, along with 24-hour access to drop off and pick up through kiosk-based lockers. Classic Cleaners also offers a Convenience Club program with home and office pickup and delivery, a mobile app for easy order tracking and payment, and automated kiosks for round-the-clock service. Known for its outstanding reputation, Classic Cleaners is the official cleaner of the Indianapolis Colts and has earned over 9,500 five-star reviews with an average rating of 4.7 stars.



Actual Site

Tenant Facts	
<b>Tenant</b>	Classic Cleaners
<b>Company &amp; Guarantor</b>	Classic Cleaners Inc.
<b>Number Locations</b>	20 locations
<b>Company Headquarters &amp; Website</b>	Indianapolis, IN   <a href="https://classiccleaners.com/">https://classiccleaners.com/</a>



Actual Site

## TENANT OVERVIEW - HAVEN DENTAL STUDIO



Haven Dental Studio is a modern, spa-inspired dental practice dedicated to providing exceptional oral care in the Zionsville community. Led by Dr. Krupa Desai, the clinic offers a full range of services including preventive and cosmetic dentistry, teeth whitening, veneers, implants, pediatric care, orthodontic solutions, emergency treatment, and wisdom tooth removal. Opened in late 2022, Haven features sleek, contemporary interior design and state-of-the-art technology, such as AirFlow prophylaxis and digital imaging systems. The clinic emphasizes cleanliness, comfort, and patient-centered design, with same-day and flexible scheduling options to accommodate busy lifestyles. With an average rating of 4.9 stars from over 100 reviews, Haven Dental Studio is quickly becoming a trusted provider in the area.



Actual Site

Tenant Facts	
<b>Tenant</b>	Haven Dental Studio, LLC
<b>Company &amp; Guarantor</b>	Haven Dental Studio, LLC
<b>Number Locations</b>	1 Location
<b>Company Headquarters &amp; Website</b>	Zionsville, IN   <a href="https://havendentalstudio.com/">https://havendentalstudio.com/</a>



Actual Site

## TENANT OVERVIEW - VERDE



Verde, Flavors of Mexico is a contemporary Mexican steakhouse offering an elevated dining experience that blends authentic family recipes with refined presentation and upscale ambiance. Located in Zionsville's Appaloosa Crossing, this location is part of a growing, regional, family-owned restaurant group with additional locations in Carmel, Fishers, Greenwood, and at Ironworks in Indianapolis. Known for its sophisticated interior, handcrafted cocktails, and rich, traditional flavors, Verde appeals to guests seeking both authenticity and atmosphere. In addition to its full-service restaurant, Verde offers complete Mexican food catering for groups of over 300 people. Their catering team prepares and delivers curated meal packages to homes, offices, or event venues, making Verde a popular choice for private parties, corporate events, and celebrations throughout Central Indiana.



Actual Site

Tenant Facts	
<b>Tenant</b>	Verde
<b>Company &amp; Guarantor</b>	PA Indiana, LLC
<b>Number Locations</b>	5 locations
<b>Company Headquarters &amp; Website</b>	Indianapolis, IN   <a href="https://verdeflavorsofmexico.com/">https://verdeflavorsofmexico.com/</a>

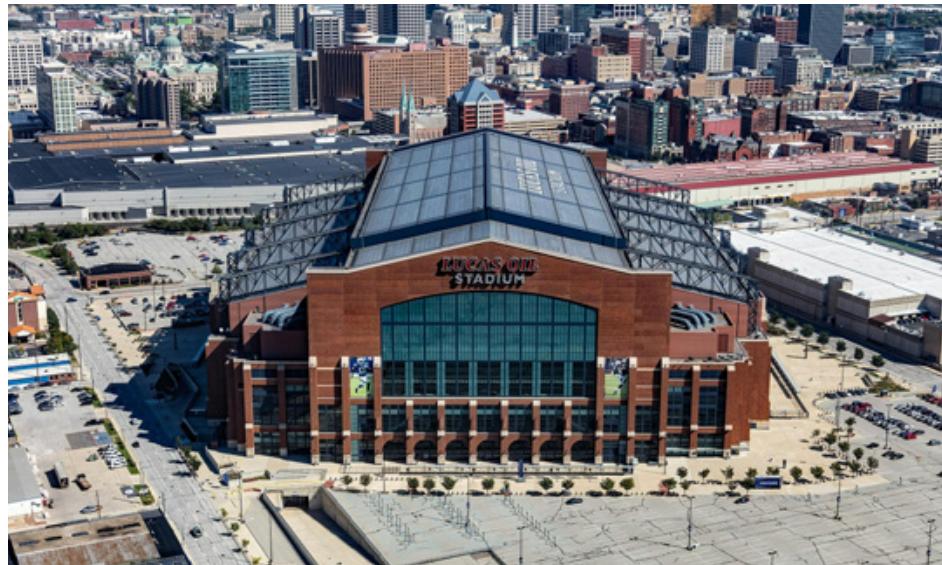


Actual Site

## AREA OVERVIEW

### Zionsville, Indiana

Zionsville, Indiana is an upscale suburban town located just northwest of Indianapolis with a population of approximately 30,000. The subject property strategically positioned along U.S. Route 421 (Michigan Road) and E 300 S in a densely populated area, with new residential and commercial properties. With near access to Interstate 465 and State Road 32, Zionsville benefits from strong regional connectivity to Carmel, Westfield, Whitestown, and downtown Indianapolis. The area is known for its historic charm, high-quality residential developments, and a top-ranked school system, making it one of the most desirable and affluent communities in the state. Healthcare, Professional Services, and Education power the local economy. The town has experienced steady population growth and residential development, leading to higher demand for commercial services and retail options. With its thriving economy, rich historic charm, and welcoming community, Zionsville remains a highly desirable place to live, work, and invest.

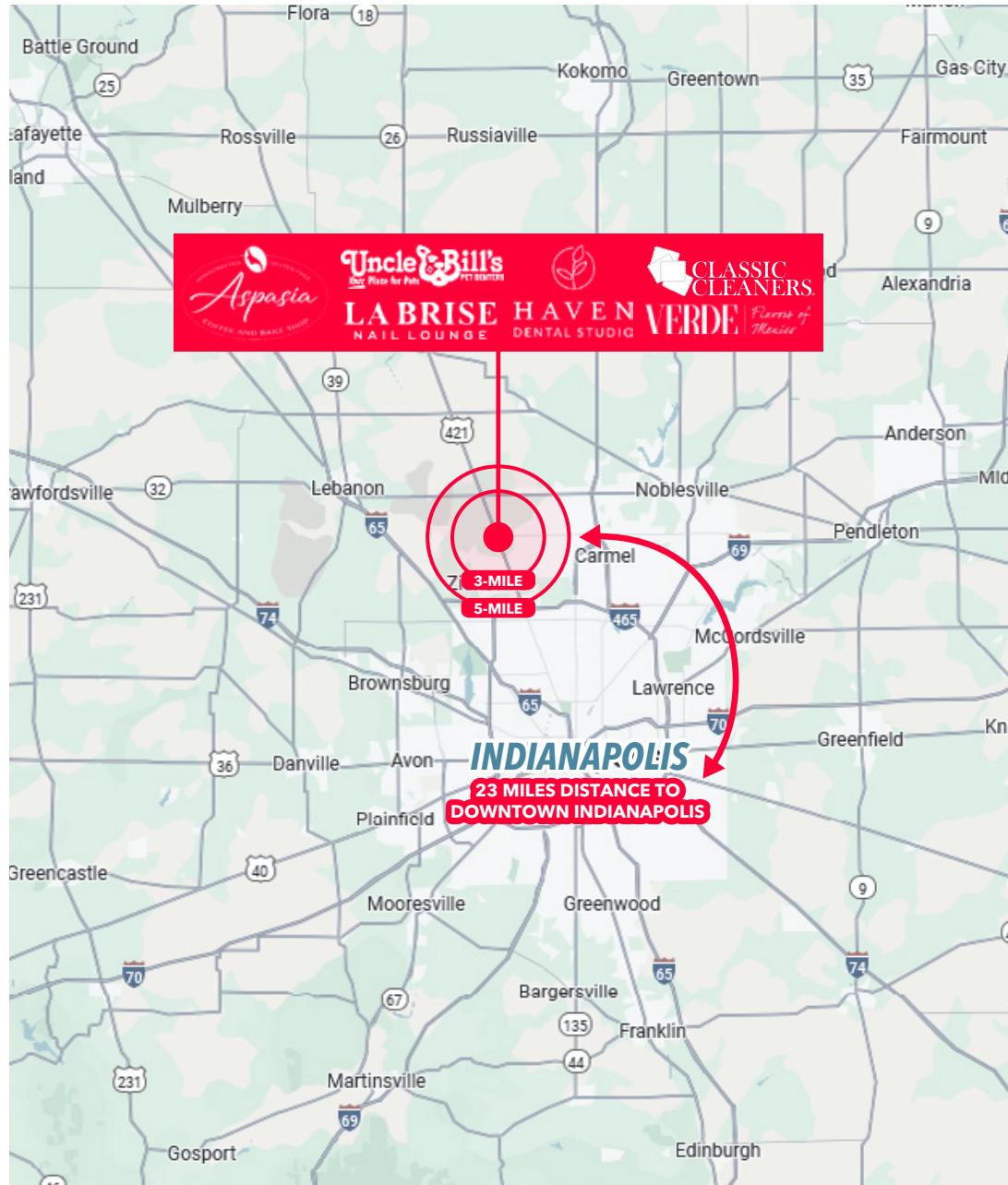


Lucas Oil Stadium - Indianapolis



Downtown Indianapolis

# AREA OVERVIEW



DEMOGRAPHICS	2 Miles	3 Miles	5 Miles
POPULATION	10,786	24,230	72,747
AVERAGE HH INCOME	\$216,066	\$198,203	\$177,118

POPULATION	2 Miles	3 Miles	5 Miles
5 YEAR % GROWTH	11.28%	11.18%	11.88%



## DISCLAIMER

Bellagio Real Estate Partners, LLC ("Bellagio REP") has been retained as the exclusive broker by the owner of record (the "Owner") of 3091 US-421, Zionsville, IN (the "Property") in connection with its sale as described in this Offering Memorandum.

This Offering Memorandum is solely for the use of the person or entity whose name appears herein. You are not permitted to distribute, reproduce or divulge the contents of this Offering Memorandum, either in whole or in part, without the express written consent of Bellagio REP. By accepting this Offering Memorandum, the recipient agrees not to disclose the contents hereof to any third-party, except for the recipient's professional advisors.

This Offering Memorandum is not a contract nor does it purport to provide an all-inclusive accurate summary of the physical or economic aspects of the Property, or any documents related thereto. Certain information contained in this Offering Memorandum, while believed to be true, is based on other sources, assumptions about the general economy and competition, and other factors beyond the control of Bellagio REP and Owner. For the foregoing reasons, Bellagio REP and Owner make no representations as to the accuracy or completeness of this Offering Memorandum, including, but not limited to, the budgets and projections. No such information contained in this Offering Memorandum is or shall be relied upon as a promise, representation or warranty whether as to the past or future performance. Neither Bellagio REP nor the Owner, nor any of their agents shall be held liable for any improper or incorrect use of the information described and/or contained herein and assumes no responsibility for anyone's use of the information. Although the information contained in this Offering Memorandum was produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

The contents of this Offering Memorandum should not be construed as investment, legal or tax advice. Each prospective purchaser is urged to seek independent investment, legal and tax advice concerning the consequences of purchasing the Property. No assurance can be given that existing law, general economy, competition, or other factor beyond the control of Bellagio REP and Owner will not be changed or interpreted adversely to the Property or a purchaser thereof.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. In making a purchase decision, a potential purchaser must rely on their own examination of the Property and the terms of purchase.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any potential purchaser at any time with or without notice. Owner shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived.



Actual Site



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OFFERING MEMORANDUM