

PIN OAK PLAZA



INVESTMENT OFFERING

PIN OAK PLAZA
LEXINGTON, KENTUCKY

HOGAN
REAL ESTATE

CONFIDENTIALITY AGREEMENT

PIN OAK PLAZA
LEXINGTON, KENTUCKY

This Confidential Offering has been prepared by Hogan Real Estate (“Agent”) in cooperation with the Owner for informational purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date.

This Offering is subject to prior placement, errors, omissions, changes, withdrawal or cancellation without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Agent or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

The projections set forth in this Offering do not constitute a representation, warranty or a guaranty by Agent or the owner of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of pro forma income and expenses before making any decisions on whether to acquire the Property.

Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

This Offering is the property of Agent and may be used only by parties to whom Agent delivered the Offering or to whom Agent has approved such delivery. By accepting a copy of the Offering, the party who has possession thereof agrees to return it to Agent immediately upon Agent's request. No copies of this Offering may be made without Agent's prior written consent and no excerpts or summaries thereof may be distributed, reproduced or included in any document without such consent.

HIGHLIGHTS

PIN OAK PLAZA
LEXINGTON, KENTUCKY

CLASS A RETAIL CENTER

in Thriving Trade Area
of South-East Lexington, KY



40,000 VPD (2I)
ON RICHMOND RD
in front of site



7,755 SF
PANERA ANCHORED
inline center in prominent retail
and restaurant hub



Centrally Located
BETWEEN
New Circle Rd & Man O'War Blvd

The Offering

Qualified investors are extended the opportunity to acquire a 100% fee simple interest in a premier three-tenant inline retail center located in Lexington, KY and fully guaranteed by Panera Bread, Next Level Sports Nutrition and AT&T corporate.

The subject development was completed in 2022 by Louisville, KY based firm, Hogan Real Estate. The 7,755 SF building is fully leased with original 10-year terms which commenced in Q4 of 2022, all with rent escalations and additional option periods. Next Level Sports Nutrition and AT&T have two (2), five (5) year option periods and Panera Bread has three (3), five (5) year option periods.

The site is situated in front of Lowe's and has excellent street-front visibility from the heavily trafficked Richmond Road, which receives nearly 40,000 VPD. The property is centrally located in a prominent, bustling retail and restaurant hub between New Circle Road and Man O' War Boulevard, with a newly constructed retail development directly across Richmond Road. The development also features a large pylon sign very visible from both directions on Richmond Road. The surrounding area is home to a wide array of employers including Valvoline World Headquarters, Aramark and International Paper, providing a thriving daytime population.

Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

Investment Highlights

10 Year Lease Terms

- Corporate backed guarantees by Panera Bread, Next Level Sports Nutrition & AT&T.

Maximum Visibility

- The site offers great visibility and large pylon signage on Richmond Road, which receives nearly 40,000 VPD (21).

Premium Construction

- Designed and developed by a longstanding Louisville, KY based firm, the center is best in class construction-type.

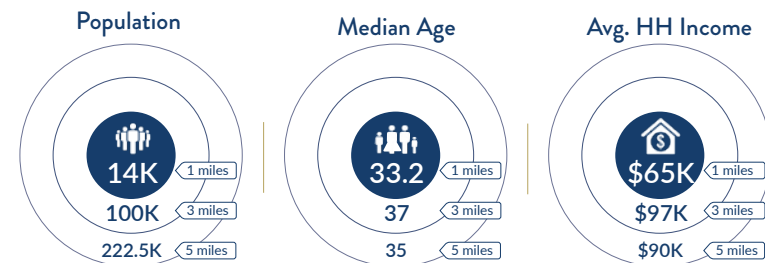
Location

- The site is centrally located between Lexington's New Circle Rd & Man O'War Blvd. The surrounding area boasts dense residential and a thriving daytime population and is home to a wide array of employers, including Valvoline World Headquarters, Aramark and International Paper.

Successful Relocation

- Very successful relocation of Panera Bread from its former location on Richmond Rd, with the added convenience of a drive-thru window.

DEMOGRAPHICS



LEASE SUMMARIES

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Subject Property	Pin Oak Plaza
Property Location	2887 Richmond Road Lexington, KY 40509
Year Built	2022
Price	\$6,306,524
Cap Rate	5.25%
Rentable Square Feet	7,755
Parking Spaces	63 dedicated spaces
Lot Size	1-acre
Type of Ownership	Fee Simple
Tenants	Panera Bread, Next Level Sports Nutrition, AT&T
Guarantors	Corporate Guaranteed by Panera Bread, Next Level Sports Nutrition & AT&T
Lease Type	Retail Net Lease
Initial Term	10 Years

TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	BASE RENT PER SQ. FT.
Panera	4,200	54%	12/13/2022	12/31/2027	\$15,750.00	\$189,000.00	\$45.00
			1/1/2028	12/31/2032	\$17,325.00	\$207,900.00	\$49.50
			Option 1	1/1/2033	\$19,057.50	\$228,690.00	\$54.45
			Option 2	1/1/2038	\$20,965.00	\$251,580.00	\$59.90
			Option 3	1/1/2043	\$23,058.00	\$276,696.00	\$65.88
Next Level Sports Nutrition	1,555	20%	11/1/2022	1/31/2025	\$4,341.04	\$52,092.50	\$33.50
			2/1/2025	1/31/2032	\$4,665.00	\$55,980.00	\$36.00
			Option 1	2/1/2032	\$5,131.50	\$61,578.00	\$39.60
			Option 2	2/1/2037	\$5,644.65	\$67,735.80	\$43.56
AT&T	2,000	26%	11/17/2022	11/30/2027	\$7,500.00	\$90,000.00	\$45.00
			12/1/2027	11/30/2032	\$8,250.00	\$99,000.00	\$49.50
			Option 1	12/1/2032	\$9,075.00	\$108,900.00	\$54.45
			Option 2	12/1/2037	\$9,983.00	\$119,800.00	\$59.90
OCCUPIED	7,755	100%			\$27,591.04	\$331,092.50	

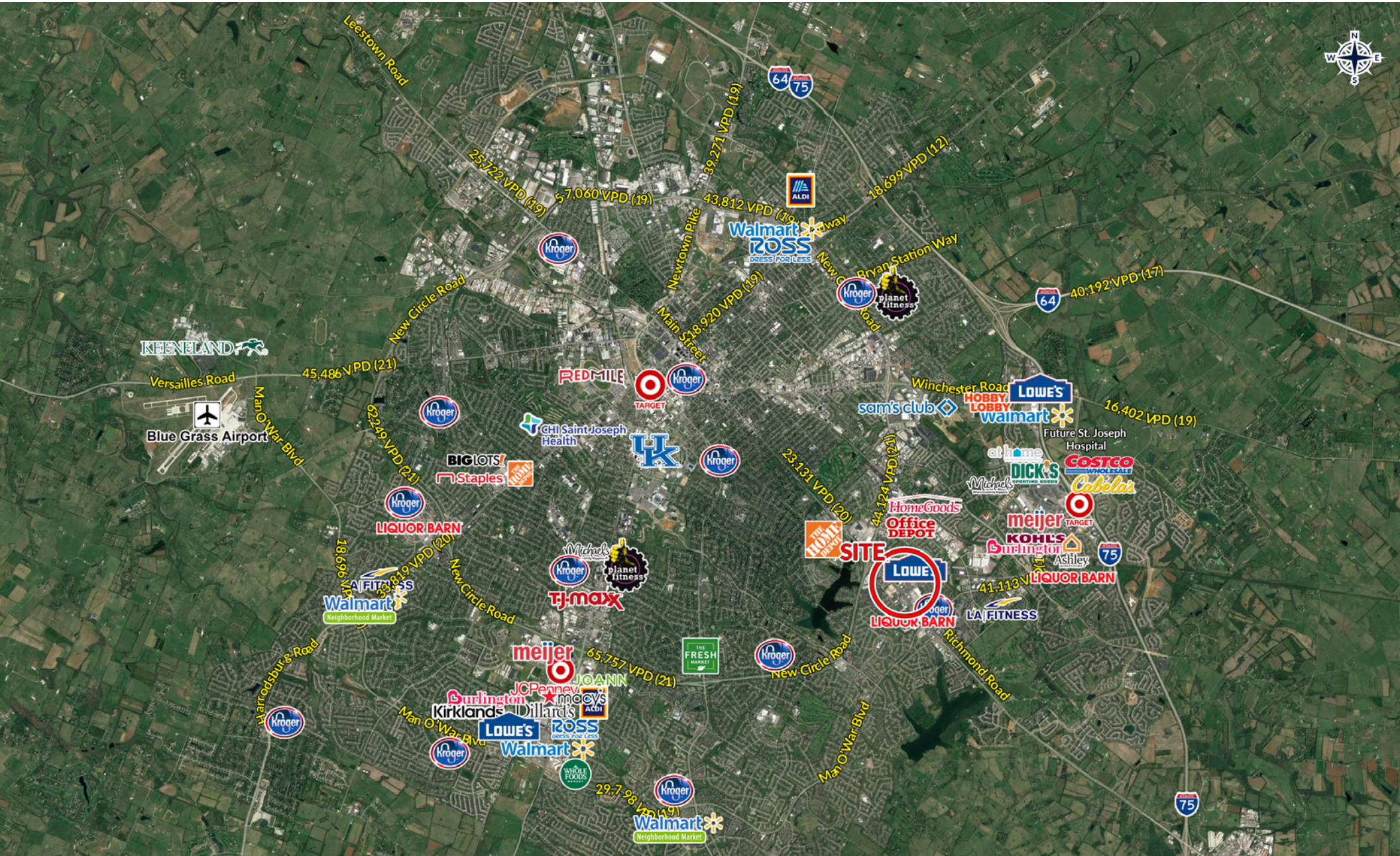
CENTER PHOTOS

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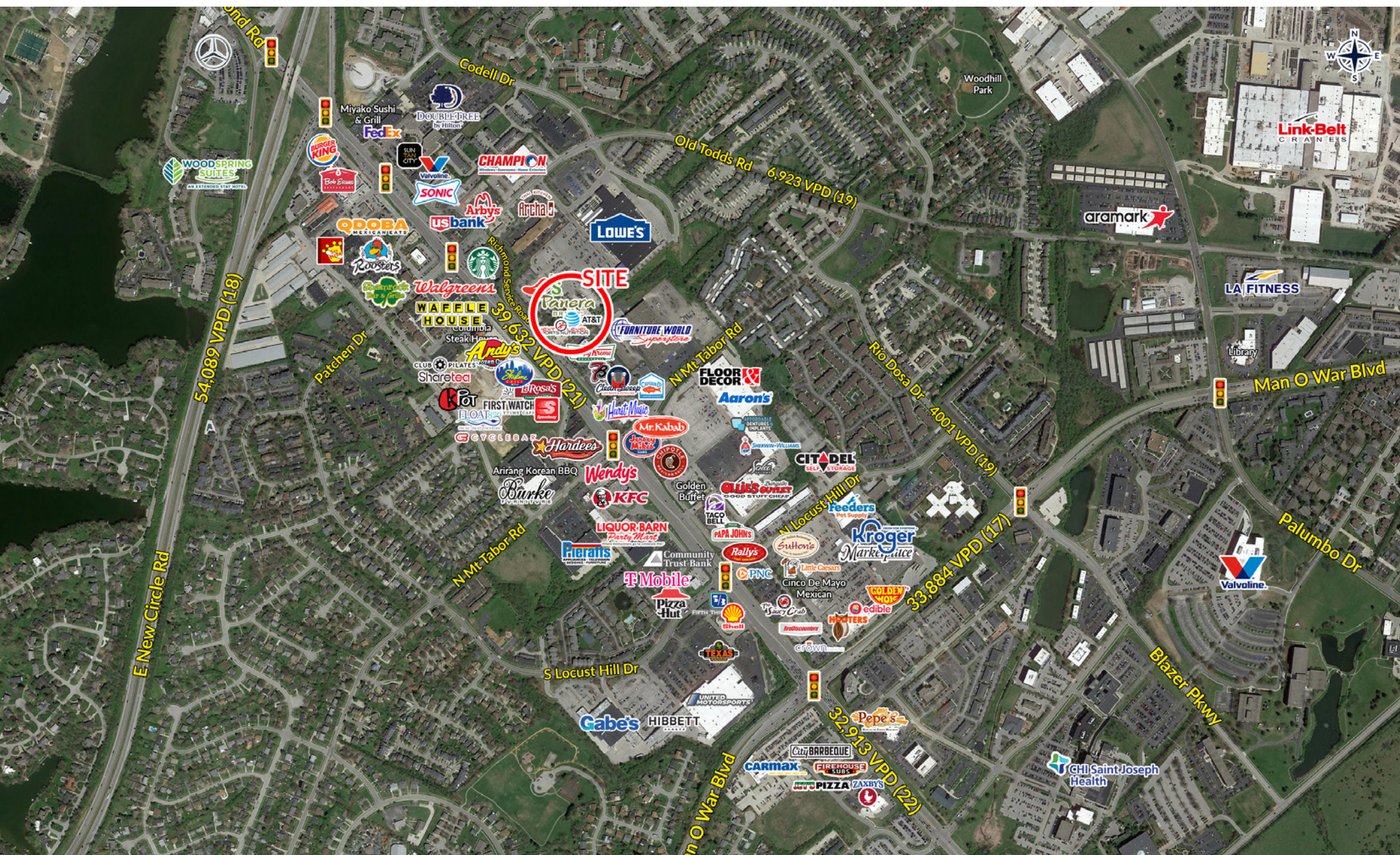


LEXINGTON AERIAL

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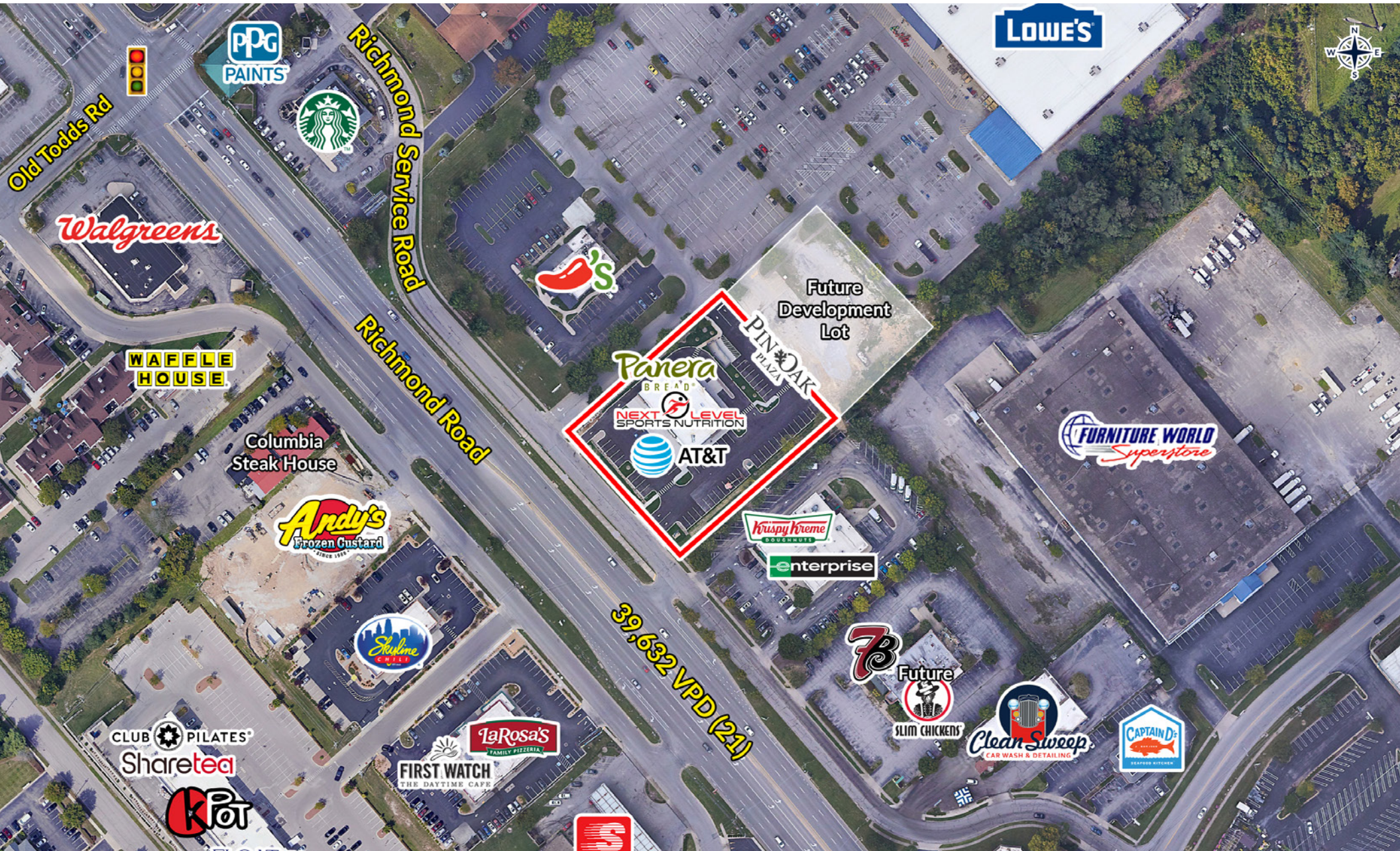


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IMMEDIATE AREA AERIAL

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CENTER SITE PLAN

PIN OAK PLAZA
LEXINGTON, KENTUCKY





HOGAN REAL ESTATE

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