



OFFERING MEMORANDUM



1523 EAST EPLER AVE, INDIANAPOLIS, IN

VERITAS
REALTY



ASKING PRICE

\$ 969,600

CAP RATE

9.00%

NET INCOME

\$ 87,264

TENANT	Auto Mechanic Pro
ADDRESS	1523 East Epler Ave
CITY, ST	Indianapolis, IN
COUNTY	Marion
ACREAGE	0.31 AC
BUILT	1970
SQ. FT	8,200 SF
UNITS	1 Unit
TERM REMAINING	2.50 Years



Services Offered: Alternators & Starters, Brakes, Radiator Repair & Service, Oil Change & Tune Ups, Fuel Pumps, Belts & Hoses, Battery/Headlights, Heating & Cooling, Steering & Suspension, & Inspections/Diagnostics

5.0 Star Ratings on Google Reviews

They are known for quick repairs, fair pricing, and trustworthy service. Customers consistently highlight the shop's reliability, expertise, and polite, professional staff.

RENT ROLL				BASE RENT				NNN REIMB				OPTIONS
	SF	LCD	EXP	START	PSF	MO.	ANNUAL	CAM	RET	INS	MGMT	
AUTO MECHANIC PRO	8,200	3/12/2021	3/31/2028	4/1/2025	\$8.78	\$6,000	\$72,000	Pro Rata	Pro Rata	Pro Rata	5%	N/A
				10/1/2025	\$10.54	\$7,200	\$86,400					
				4/1/2026	\$11.06	\$7,560	\$90,720					
				4/1/2027	\$11.62	\$7,938	\$95,256					
	8,200				\$10.54	\$7,200	\$86,400					

INCOME STATEMENT		CURRENT
BASE RENTAL INCOME		\$86,400
REIMB CAM		-
REIMB RE TAX		\$3,347
REIMB INSURANCE		\$2,870
MANAGEMENT (5% of Base Rent)		\$4,320
TOTAL INCOME		\$96,937
CAM EXPENSES		-
REAL ESTATE TAXES		\$3,347
INSURANCE		\$2,870
MANAGEMENT (4% of Base Rent)		\$3,456
TOTAL EXPENSES		\$9,673
NET OPERATING INCOME		\$87,264

LEASE ABSTRACT	AUTO MECHANIC PRO
LEASE COMMENCEMENT	3/12/2021
RENT COMMENCEMENT	4/1/2021
INITIAL EXPIRATION DATE	3/31/2024
INITIAL LEASE TERM	3 Years
FIRST AMENDMENT EXTENSION	Extended to 3/31/2025
SECOND AMENDMENT EXTENSION	Extended to 3/31/2028
RENEWAL OPTIONS	None
SECURITY DEPOSIT	\$5,500
CAM EXPENSES	Tenant Reimburses
MANAGEMENT FEE	Tenant Reimburses 5% of Base Rent
REAL ESTATE TAXES	Tenant Reimburses
PROPERTY INSURANCE	Tenant Reimburses
HVAC	Tenant Maintains & Repairs
ROOF & STRUCTURE	Landlord Responsibility
PERSONAL GUARANTEE	Yes









NOTABLE COMPANIES HEADQUARTERED IN INDY



CONNECTIVITY

- 1-Day drive to 57% of U.S. population
- #1 In passthrough highways
- #1 Airport in north America for 12 consecutive years
- 51 Direct flights to key markets
- Home to the 2nd largest Fedex hub globally

WORKFORCE & TALENT

- 40+ higher education institutions
- 250,000+ students within 70 miles
- Access to Indiana University & Purdue University

QUALITY OF LIFE

- Top 5 city's with best parks
- Top 10 Most walkable cities
- Top 10 Sports cities in U.S.
- Top 10 Best Downtowns
- #4 City for job seekers
- Top 10 markets for future tech growth
- #4 Best startup city in the Midwest

VERITAS

REALTY

At Veritas Realty, we focus on **Retail, Restaurant, Medical & Entertainment** real estate. We are a full-service commercial real estate company with expertise in all aspects of the industry including local and national tenant representation, landlord representation, investment sales, development, acquisitions and property management.

With a team of 18 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

Veritas Realty is recognized as one of the leading, full service independent retail real estate firms in the country. We know who is expanding and where. Our clients include national and local retailers, restaurants and healthcare providers, as well as developers, institutions and private investors. We view the relationship with our clients as a partnership that is built on common goals and communication in order to efficiently implement strategies that maximize outcomes and values.

INVESTMENT TEAM

The Veritas Realty Investment Sales is led by Jon Bannister who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. Mitch Ostrowski and Phoebe Aaron round out the Investment Sales team, and provide a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.



RECENT TRANSACTIONS

Harvest Landing 2	Avon, IN
Auburn Shoppes	Auburn, IN
Techway Building	Fishers, IN
Main Street Shops	Speedway, IN
County Line Crossing	Indianapolis, IN
Johnson Fields	Indianapolis, IN
Windridge Shops	Indianapolis, IN
Fishers Shoppes	Fishers, IN
Chipotle Mexican Grill	Multiple
Starbucks Coffee	Multiple
Valvoline Oil Change	Multiple



VERITAS REALTY

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