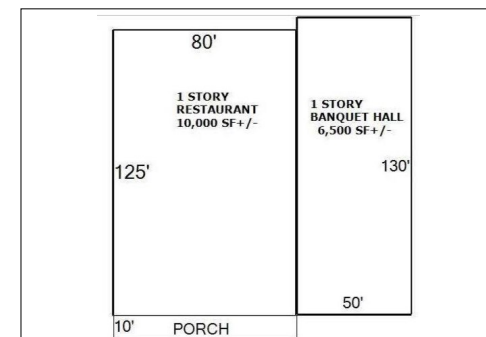


INVESTMENT REAL ESTATE FOR SALE

512 Barret Blvd, Henderson, KY 42420

OFFERING MEMORANDUM

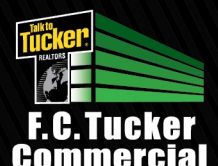


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PROPERTY DETAILS

Sale Price	NEW PRICE \$1,550,000	
Building SF	16,500 SF	
Tenant 1 -	10,000 SF	Firedome
	4 Restrooms	
Tenant 2 -	6,500 SF	Imagination Oasis Play Cafe
	2 Restrooms	
Features	3 Overhead Doors 1- 8 ft x 10 ft 2- 20 ft x 12 ft 3- 16 ft x 12 ft 2 HVAC Units 1- 2018 Installed 2- 2017 Installed Roof Replaced 2016 Includes Warranty	

TENANT DETAILS

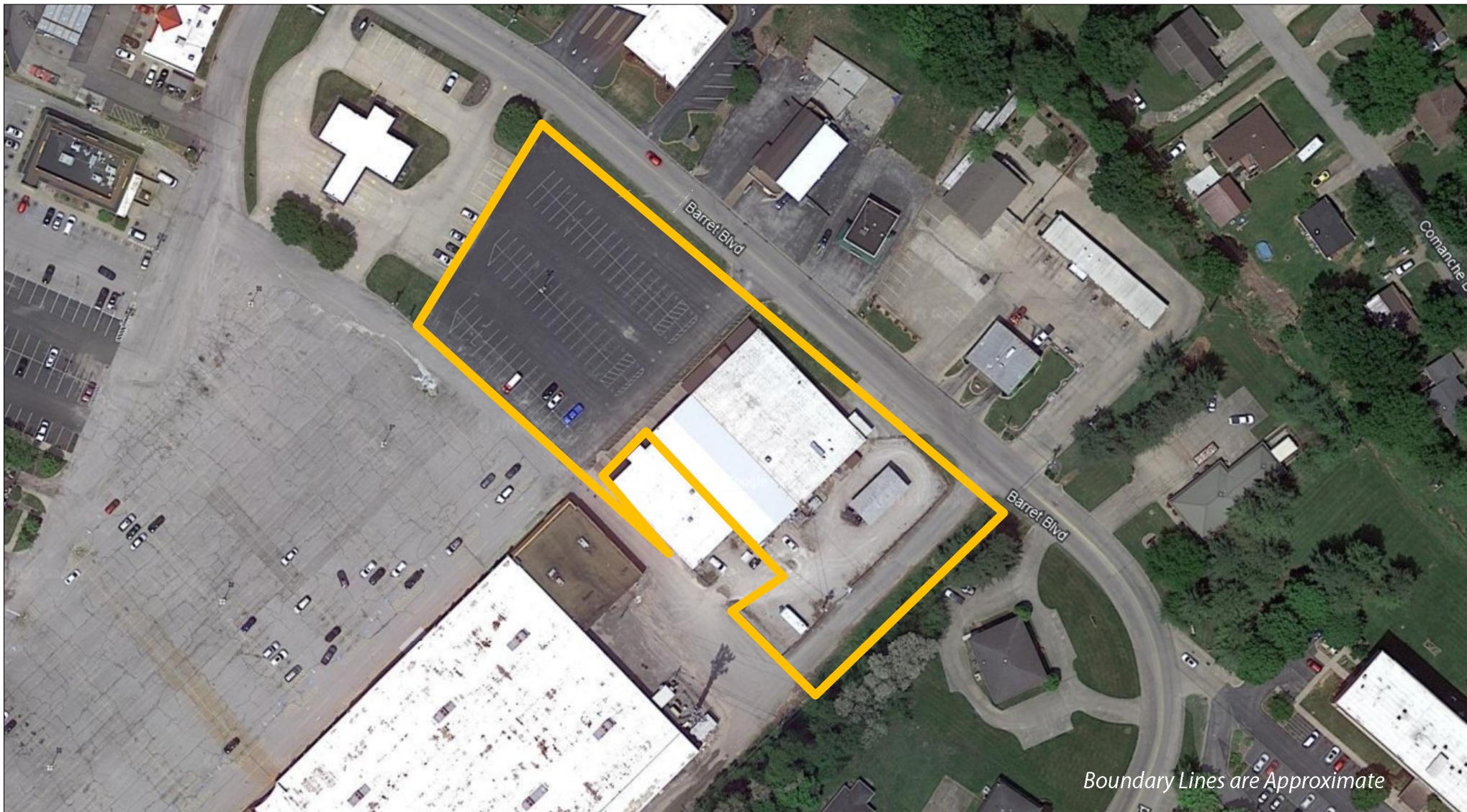
Annual Income	\$143,600 - 100% Occupancy
Tenant 1 - Firedome	NNN Lease Terms Will Sign New 3 Year Term at Closing
Tenant 2 - Imagination Oasis Play Cafe	Modified Gross Lease 5 Year Term with Renewals
Annual Expenses (2025)	\$5,545 - County Taxes \$2,450 - City Taxes \$4,253.76 - Insurance

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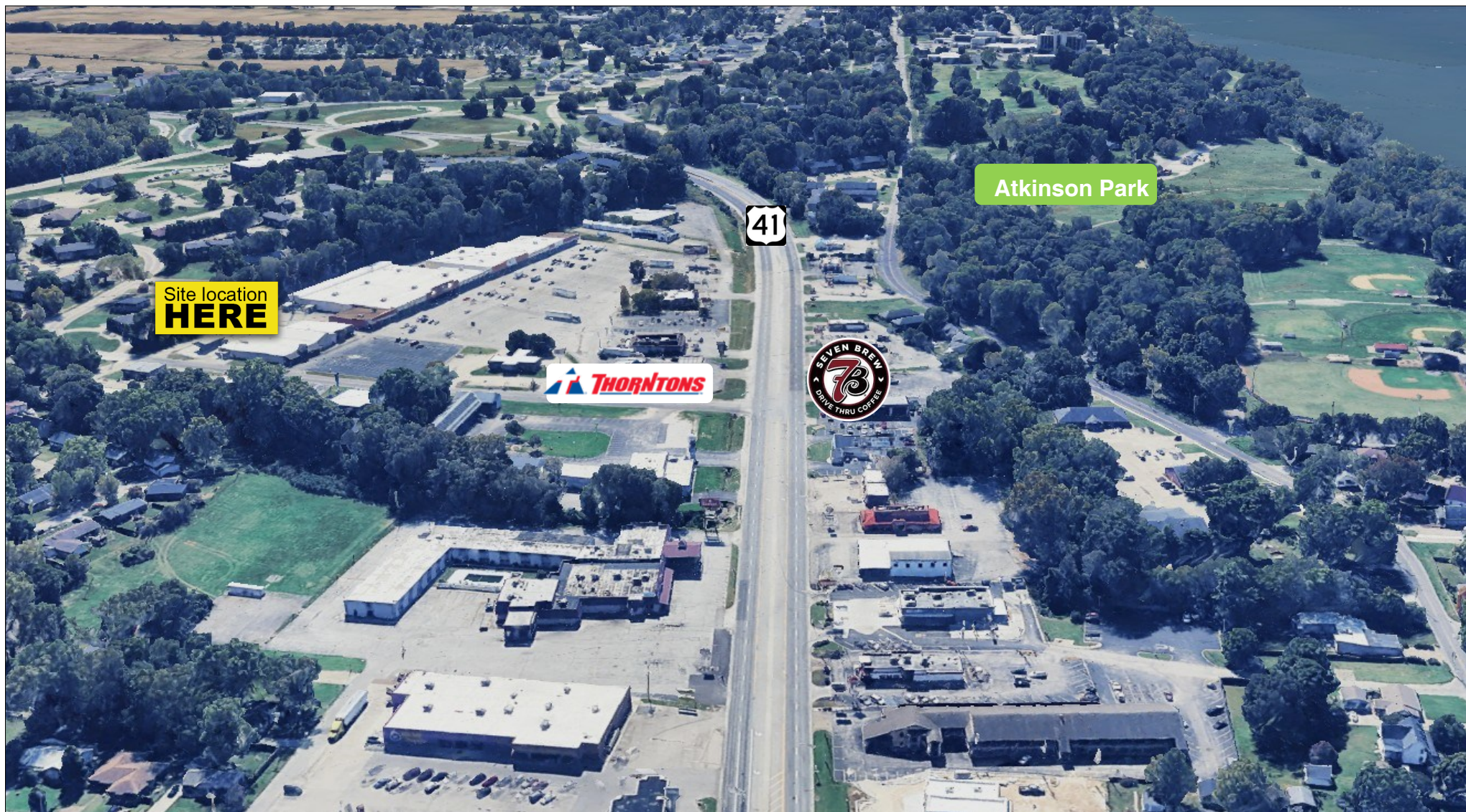


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