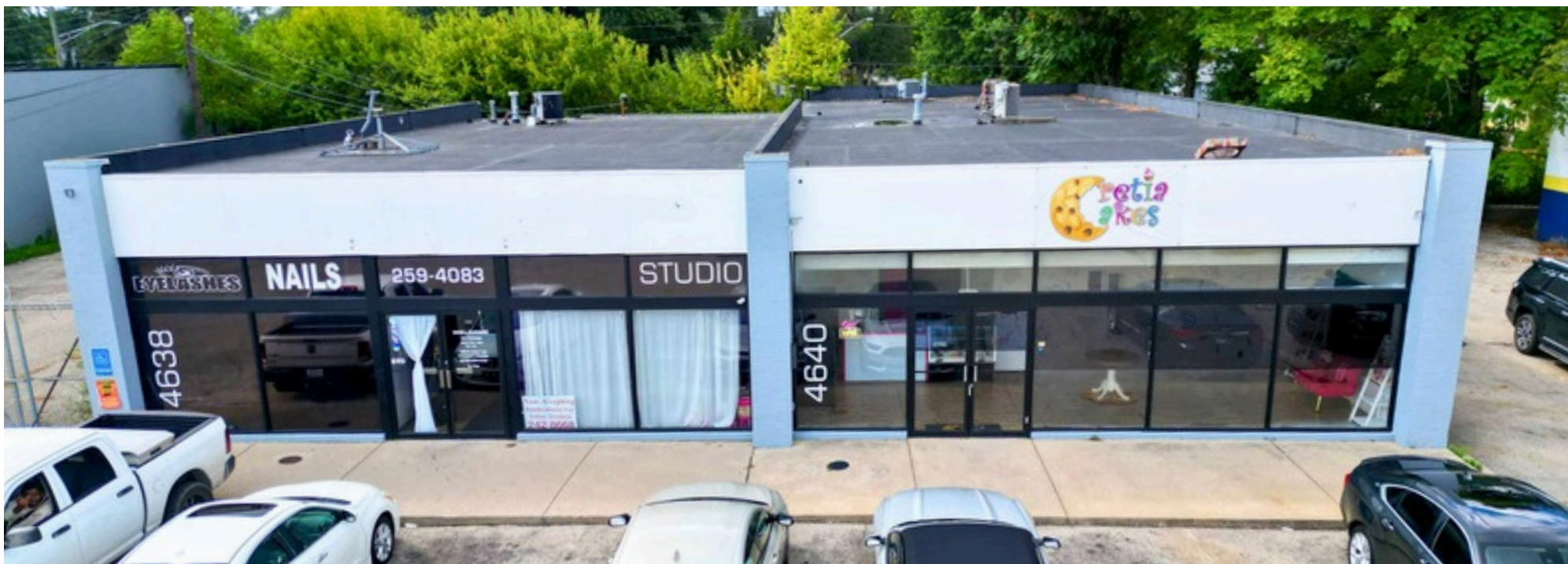


OFFERING MEMORANDUM



4638-40 N KEYSTONE AVE, INDIANAPOLIS, IN

VERITAS
REALTY



ASKING PRICE

\$ 562,467

CAP RATE

9.00%

NET INCOME

\$ 50,622

PROPERTY INFO

ADDRESS	4638 - 40 Keystone Ave
CITY, ST	Indianapolis, IN
COUNTY	Marion
ACREAGE	0.56 AC
BUILT	1967
SQ. FT	5,491 SF
UNITS	2 Units
WALT	2.68 Years

TENANT INFO

**G.H. HAIRDESIGN
STUDIO**

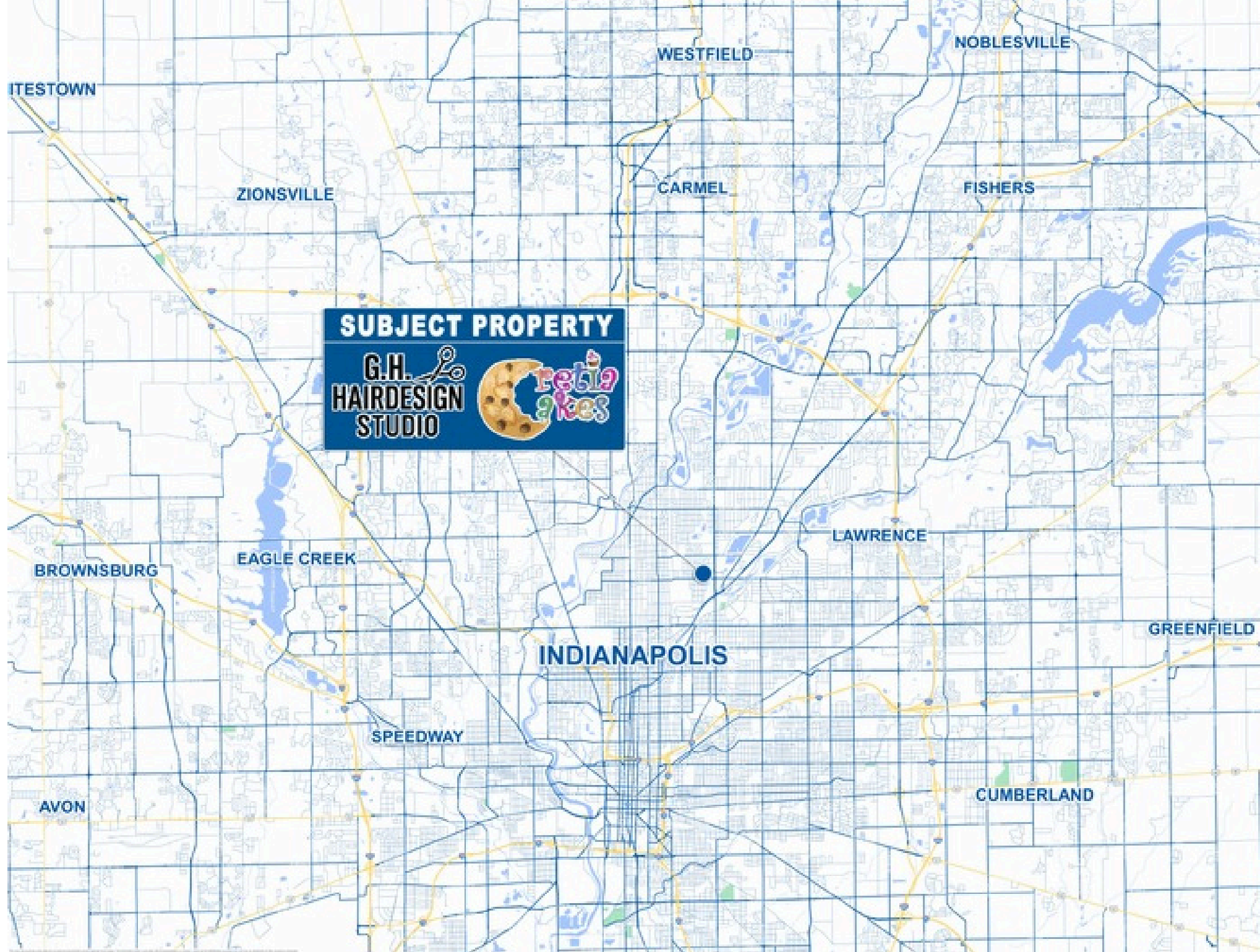
- Operating at This Location Since 2018,
- 4.6 Star Ratings on Google Reviews
- "GH Hair Design stands as a haven for beauty enthusiasts seeking top-notch salon services."



- Operating Since 2006
- 4.6 Star Ratings on Google Reviews
- Loyal Customers with Over 3,300 Followers on Instagram

RENT ROLL				BASE RENT				NNN REIMB				
SF	LCD	EXP		START	PSF	MO.	ANNUAL	CAM	RET	INS	MGMT	OPTIONS
G & H Hair Salon	2,500	1/25/2018	2/29/2028	3/1/2018	\$8.52	\$1,775	\$21,305	Pro Rata	N/A	N/A	N/A	N/A
				3/1/2021	\$9.00	\$1,875	\$22,505					
Cretia Cakes	3,176	8/1/2025	7/31/2028	8/1/2025	\$7.56	\$2,000	\$24,000	Pro Rata	Pro Rata	Pro Rata	4%	One 3-Year
				11/1/2025	\$10.13	\$2,680	\$32,160					
				8/1/2026	\$11.92	\$3,156	\$37,872					
5,676					\$9.63	\$4,555	\$54,665					

INCOME STATEMENT		CURRENT	LEASE ABSTRACT		G & H HAIR SALON	CRETIA CAKES
BASE RENTAL INCOME		\$54,665	LEASE COMMENCEMENT		1/25/2018	5/6/2025
REIMB CAM		\$1,280	RENT COMMENCEMENT		3/1/2018	8/1/2025
REIMB RE TAX		\$2,880	EXPIRATION DATE		2/29/2028	7/31/2028
REIMB INSURANCE		\$1,112	INITIAL LEASE TERM		10 Years	3 Years
MANAGEMENT		\$1,286	RENEWAL OPTIONS		None	One 3-Year
TOTAL INCOME		\$61,222	SECURITY DEPOSIT		\$1,500	\$2,000
CAM EXPENSES		\$1,280	CAM EXPENSES		Tenant Reimburses	Tenant Reimburses
REAL ESTATE TAXES		\$5,147	MANAGEMENT FEE		N/A	Tenant Reimburses 4% of Base Rent
INSURANCE		\$1,987	REAL ESTATE TAXES		Landlord Expense	Tenant Reimburses
MANAGEMENT (4% of Base Rent)		\$2,187	PROPERTY INSURANCE		Landlord Expense	Tenant Reimburses
TOTAL EXPENSES		\$10,600	HVAC		Tenant Maintains, Repairs, Replaces	Tenant Maintains, & Repairs
NET OPERATING INCOME		\$50,622	ROOF & STRUCTURE		Landlord Responsibility	Landlord Responsibility
			PERSONAL GUARANTEE		Yes	Yes

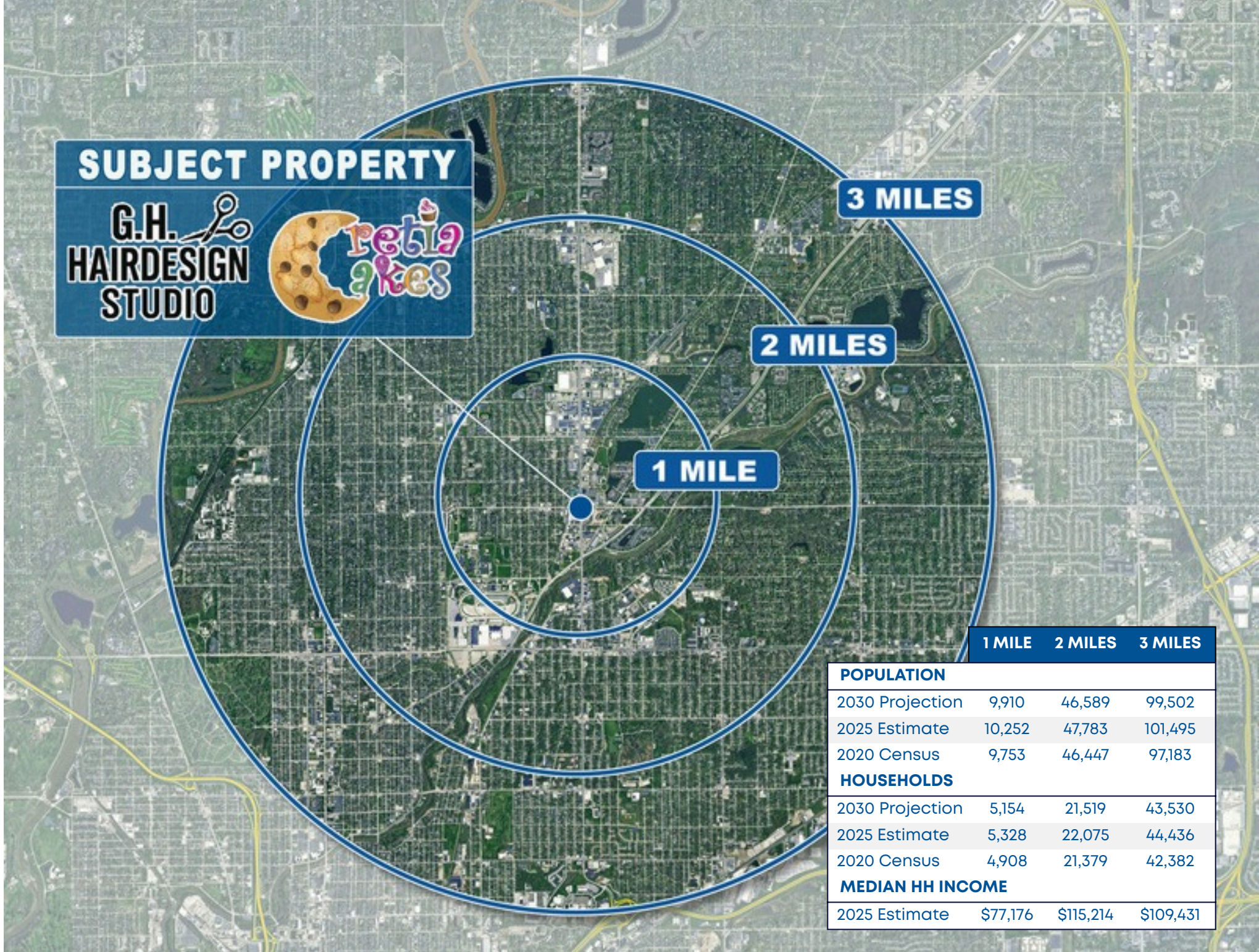




DOWNTOWN INDIANAPOLIS







SUBJECT PROPERTY

G.H. HAIRDESIGN STUDIO

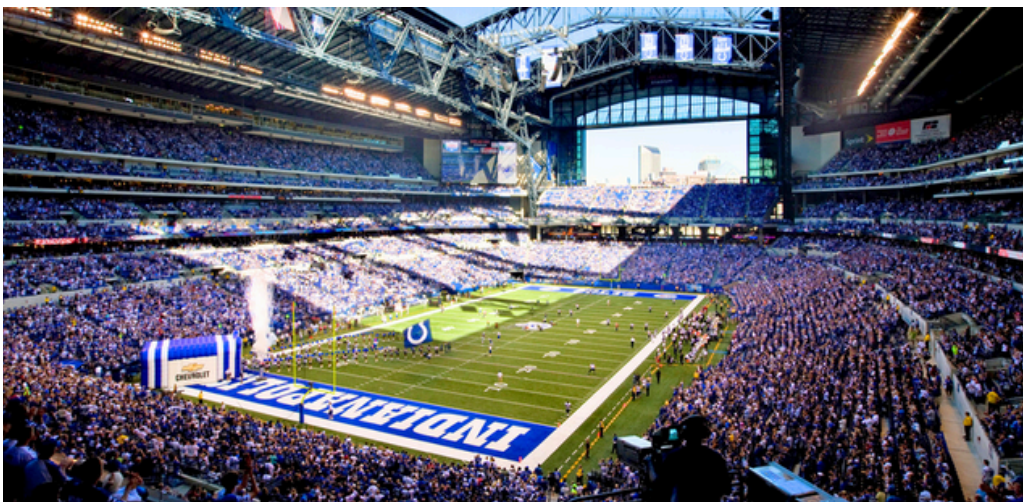
petia cakes

3 MILES

2 MILES

1 MILE

	1 MILE	2 MILES	3 MILES
POPULATION			
2030 Projection	9,910	46,589	99,502
2025 Estimate	10,252	47,783	101,495
2020 Census	9,753	46,447	97,183
HOUSEHOLDS			
2030 Projection	5,154	21,519	43,530
2025 Estimate	5,328	22,075	44,436
2020 Census	4,908	21,379	42,382
MEDIAN HH INCOME			
2025 Estimate	\$77,176	\$115,214	\$109,431



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



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

JON BANNISTER

PRINCIPAL

M: 317.408.0886

JBannister@VeritasRealty.com

JOHN HOLLOWAY

VICE PRESIDENT

O: 317.986.7037

John@VeritasRealty.com

PHOEBE AARON

ASSOCIATE

O: 317.812.1428

Phoebe@VeritasRealty.com

Information contained in this Memorandum is considered confidential. Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Glendale Properties, Inc. dba Veritas. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner, Glendale Properties, Inc., nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Glendale Properties, Inc. dba Veritas