



WARSAW, IN



**ABSOLUTE
NNN LEASE**

**18 YEARS REMAINING
ON BASE LEASE TERM**

**2% ANNUAL
RENTAL INCREASES**

**HIGH TRAFFIC
MAIN CORRIDOR**

OFFERING MEMORANDUM

Marcus & Millichap
THE KLINK GROUP

CONFIDENTIALITY & DISCLOSURE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap if not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation, sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT THE KLINK GROUP FOR MORE DETAILS**

FOR MORE INFORMATION

Jordan Klink

Senior Managing Director of Investments
The Klink Group of Marcus & Millichap
Phone: 317-218-5316
Cell: 317-250-6734
Email: Jordan.Klink@marcusmillichap.com
License: IN: RB14043752

Richard Niewiadomski

The Klink Group of Marcus & Millichap
Phone: 317-218-5345
Cell: 317-502-2539
Email: Richard.Niewiadomski@marcusmillichap.com
License: IN: RB21000331

Marcus & Millichap
THE KLINK GROUP



WARSAW, IN



An Absolute NNN Lease Investment with 18 Years Remaining and 2% Annual Rental Increases Thru Base Term & Option Periods (4x5 Years) Surrounded By Retailers

INVESTMENT HIGHLIGHTS

Absolute NNN Lease | Zero Landlord Responsibilities | 2% Annual Increases

- 18 years remaining with four, five-year option periods.
- Tenant is responsible for all expenses at the property (Real Estate Taxes, Insurance, Roof, Structure and Parking Lot).
- 2% annual rental increases during base term (12.92% Cap Rate @ Year 20) and throughout each four, five-year option periods.

Growing Franchise Concept | Brand-New Location | Recently Renovated

- Brand-new location and building underwent significant remodel in 2025-2026.
- Beef-A-Roo has been nationally recognized as a fast-growing franchise concept.
- The lease is guaranteed by Elysian Capital (Private Equity) as well as Personal Guarantee (thru 2029)-Contact Agent for Details.

Main Thoroughfare Location | Next to Hard-Corner Signalized Intersection | Surrounded by Retailers

- Main corridor location and direct access to US-30, main highway that encircles Warsaw.
- Warsaw transforms into a vibrant summer destination that attracts steady tourism and fuels local business activity.
- Strong national retailer presence around the property fueled by steady growth and regional demand.
- Known as the “Orthopedic Capital of the World,” Warsaw, Indiana serves as a global hub for orthopedic device manufacturing and innovation companies.



OFFERING SUMMARY



LIST PRICE
\$2,190,000

CAP RATE
9.23%

ANNUAL RENT
\$202,097

Address	2401 E Center Street Warsaw, IN 46580
Building Size	+/-3,200 SF
Year Built	1970/2026
Lot Size	.77 Acres
Tenant Trade Name	Beef-A-Roo
Lease Guarantor	Corporate + Personal
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Landlord Responsibilities	None
Original Lease Term	20 Years
Rent Commencement	May 01, 2024
Lease Expiration	April 30, 2044
Term Remaining on Lease	18 Years
Increases	2% Annually (Base Term + Options)
Options Remaining	4x5 Years

Year	Start	End	Annual Rent	Cap Rate
2	May 1, 2025	- April 30, 2026	\$198,134	
3	May 1, 2026	- April 30, 2027	\$202,097	9.23%
4	May 1, 2027	- April 30, 2028	\$206,139	9.41%
5	May 1, 2028	- April 30, 2029	\$210,262	9.60%
6	May 1, 2029	- April 30, 2030	\$214,467	9.79%
7	May 1, 2030	- April 30, 2031	\$218,756	9.99%
8	May 1, 2031	- April 30, 2032	\$223,131	10.19%
9	May 1, 2032	- April 30, 2033	\$227,594	10.39%
10	May 1, 2033	- April 30, 2034	\$232,146	10.60%
11	May 1, 2034	- April 30, 2035	\$236,789	10.81%
12	May 1, 2035	- April 30, 2036	\$241,525	11.03%
13	May 1, 2036	- April 30, 2037	\$246,355	11.25%
14	May 1, 2037	- April 30, 2038	\$251,282	11.47%
15	May 1, 2038	- April 30, 2039	\$256,308	11.70%
16	May 1, 2039	- April 30, 2040	\$261,434	11.94%
17	May 1, 2040	- April 30, 2041	\$266,663	12.18%
18	May 1, 2041	- April 30, 2042	\$271,996	12.42%
19	May 1, 2042	- April 30, 2043	\$277,436	12.67%
20	May 1, 2043	- April 30, 2044	\$282,985	12.92%

IMMEDIATE RETAIL

PAPA JOHN'S
FedEx Office
WYNDHAM GARDEN
Bob Evans RESTAURANT
WISHBONE MEDICAL
Deluxe Inn
Applebee's
WorkOne Northern Indiana
Ruby Tuesday
Holiday Inn by Hilton
KinderCare LEARNING CENTERS
Mex express grill
AVIS
tru
EL CORRAL Mexican Grill & Bar

Hampton Inn
OLLIE'S GOOD STUFF CHEAP
planet fitness
Gabe's
TACO BELL
1st Source Bank
PHILLIPS 66
Sears
Beacon CREDIT UNION
SUBWAY
Days Inn
Burger King
Warsaw Lodge

Wendy's
Pizza Hut
DOLLAR GENERAL
Lake City Bank
DOLLAR TREE
McDonald's
TIRE BARN WAREHOUSE
OPS FITNESS CLUB
Great Clips
STAPLES
Arby's
HARBOR FREIGHT Quality Tools at Remarkable Low Prices
WINGS ETC. GRILL & PUB
MARATHON
GNC
Red Roof Inn



verizon ✓ PETSMART
 ULTA BEAUTY KOHL'S
 TACO BELL Culver's
 Walmart * Fairfield
 THE UPS STORE T.J. MAXX
 SHOE CARNIVAL at&t LOWE'S pop shelf
 DOLLAR TREE MATTRESSFIRM
 GameStop SALLY BEAUTY McDonald's AspenDental

INDIANA 15



US 30

Hidden Lake

INDIANA 15



meijer BELLE TIRE
 verizon ✓
 STARBUCKS COFFEE
 McALISTER'S DELICIOUS
 goodwill

US 30

Harrison Elementary School

Aaron's LASSUS
 BUFFALO WILD WINGS
 Advance Auto Parts
 Arby's CVS pharmacy
 Jimmy John's
 McDonald's O'Reilly AUTO PARTS
 NAPA
 Pizzeria Uno
 Pizza Hut

Pike Lake

Lutheran Hospital Campus

TSUNAMI EXPRESS
 Martin's ALDI
 DISCOUNT TIRE
 CUI CommunityWide
 AVIS
 Culver's
 CROSSROADS BANK
 SUBWAY
 Applebee's Gabe's
 Bob Evans RESTAURANT
 Burger King
 OLLIE'S GOOD STUFF CHEAP
 5th Source Bank
 planet fitness
 Days Inn Comfort
 Wendy's
 Ruby Tuesday DOLLAR GENERAL
 Pizza Hut
 WINGS ETC. GRILL & PUB
 Arby's TIRE BARN
 Rural King STAPLES HARBOR FREIGHT
 LOUISIANA HOT CHICKEN
 M MARATHON
 FRESenius
 Popeyes
 Lake City Bank
 McDonald's meineke

Center Lake

INDIANA 15

Walgreens Kroger
 Jimmy John's
 DUNKIN' WYNDHAM GARDEN
 Hampton



Heavy Manufacturing & Industrial Area

County Fairgrounds

Winona Lake

Warsaw Community High School

US 30

TENANT SUMMARY



Beef-A-Roo is a privately held, Midwest-based fast-casual restaurant company founded in 1967 in Rockford, where it remains headquartered today. Over nearly six decades, the brand has grown from a single location into a regional chain with a mix of corporate-owned and franchised restaurants. Operating in the fast-casual segment, Beef-A-Roo positions itself between traditional quick-service and full-service dining by offering made-to-order food, efficient service, and moderate price points that appeal to families and everyday consumers. The company's menu is centered around its signature roast beef sandwiches, complemented by burgers, chicken, salads, and other classic American items, reinforcing its reputation for quality and consistency.

Geographically, Beef-A-Roo's footprint is concentrated throughout the Midwest, particularly in Illinois, Wisconsin, and Indiana, with continued expansion into surrounding markets. The company has increasingly leaned into franchising as its primary growth strategy, targeting experienced multi-unit operators and focusing on suburban and secondary markets where there is strong demand for established but not oversaturated dining concepts. This approach has allowed Beef-A-Roo to scale its presence while maintaining brand standards through structured systems and operational support.

At its core, Beef-A-Roo's brand identity is built on its long-standing Midwest roots, strong community engagement, and a commitment to fresh, high-quality food. This combination of legacy brand recognition and disciplined, franchise-driven growth has positioned the company for steady regional expansion while maintaining the customer loyalty it has developed over decades.



LEASE GUARANTOR SUMMARY



Elysian Capital, Inc. is a private equity investment firm headquartered in Dallas, Texas, specializing in acquiring and nurturing companies across various sectors, including retail, light manufacturing, healthcare services, and restaurants. Founded in 2020, Elysian Capital focuses on partnering with existing and new companies to facilitate growth through fresh capital, increased liquidity, or asset monetization.

The firm's investment portfolio encompasses a diverse array of businesses, notably including Beef-A-Roo, a regional fast-casual restaurant chain and Total Point Healthcare, which operates multiple healthcare facilities and concepts such as urgent care centers and emergency rooms.

Strategically located in downtown Dallas at Thanksgiving Tower, Elysian Capital leverages its central position to effectively manage and expand its investment portfolio. The firm's commitment to operational excellence and strategic growth positions it as a significant player in the private equity landscape, fostering the development of its portfolio companies while delivering value to stakeholders.



Jeff Love

Chief Executive Officer

Jeff Love is the founder and Chief Executive Officer. As founder and CEO, Jeff oversees the strategic development of the firm and deployment of the firm's capital. In addition, he directs the investment and growth strategy of the company while managing all acquisition transactions.

QSR MAGAZINE ARTICLES

QSR Magazine is the leading business-to-business media brand covering the billion-plus quick-service and fast-casual restaurant industries. It provides news, in-depth reports, and trends on franchising, technology, and food, serving owners, operators, and industry executives with a focus on limited-service dining. [CLICK ARTICLES BELOW TO LEARN MORE](#)



[Beef-a-Roo Looks to Accelerate Growth with Eight New Locations](#)

[Beef-A-Roo Recognized as Top New and Emerging Franchise](#)

[Beef-a-Roo Ramps Up Expansion with Five Openings](#)

[Beef-a-Roo Plans to Grow in Southern Wisconsin](#)

[Beef-A-Roo Aims to Bring Cult Status to National Scene](#)

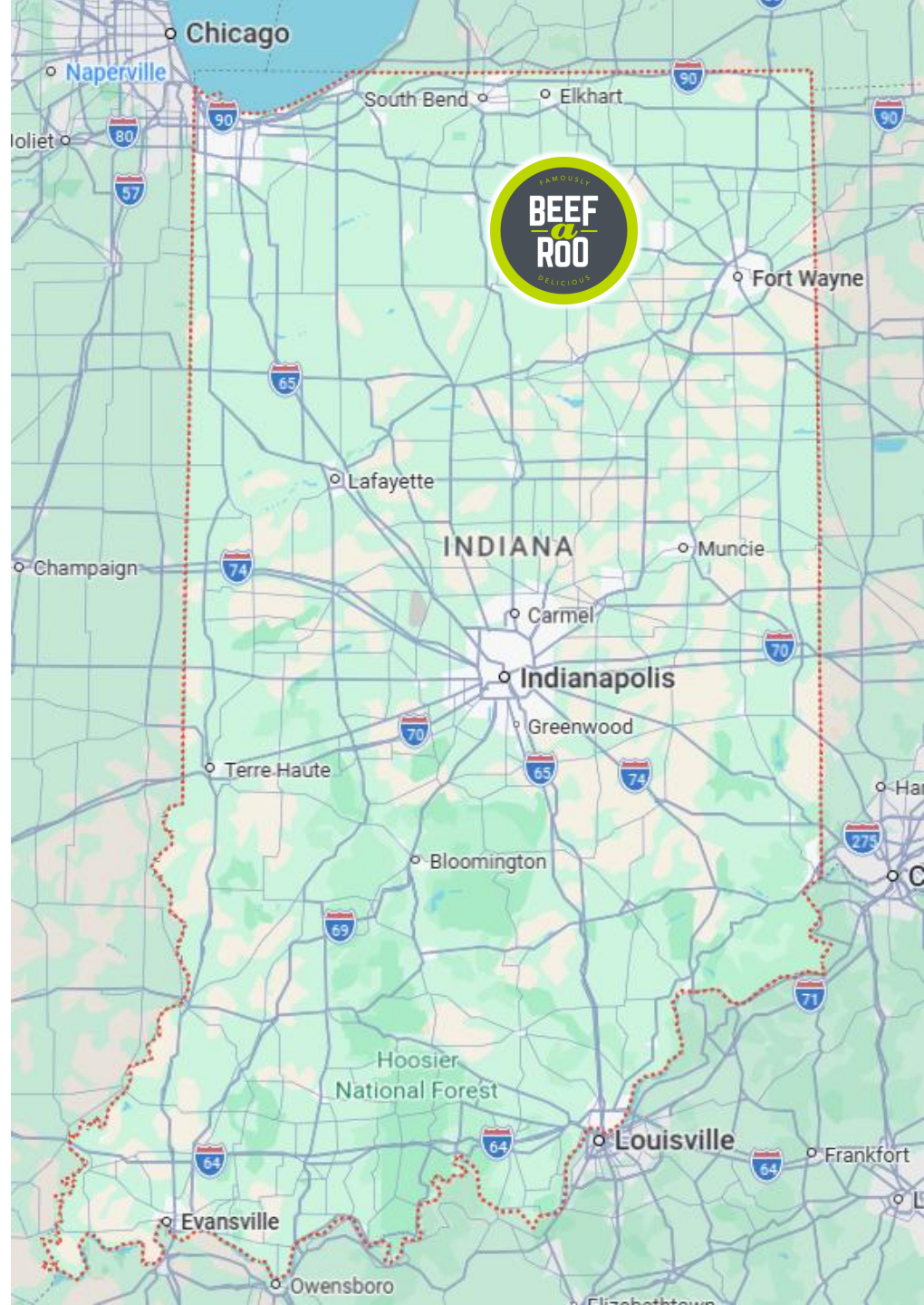


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Population			
2020 Population	5,383	25,360	37,954
2025 Population	5,287	24,595	36,627
2029 Population Projection	5,299	24,588	36,581
Median Age	35.6	36.1	37
Bachelor's Degree or Higher	28%	31%	29%
U.S. Armed Forces	2	10	10

Population by Race	1 MILE	3 MILES	5 MILES
White	4,316	19,899	29,578
Black	103	431	532
American Indian/Alaskan Native	33	118	150
Asian	175	826	1,130
Hawaiian & Pacific Islander	3	6	10
Two or More Races	657	3,314	5,227
Hispanic Origin	646	3,185	5,067

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
Income			
Avg Household Income	\$70,323	\$76,340	\$79,854
Median Household Income	\$50,144	\$60,079	\$65,326
< \$25,000	301	1,584	2,078
\$25,000 - 50,000	728	2,424	3,381
\$50,000 - 75,000	284	1,830	2,509
\$75,000 - 100,000	369	1,311	2,105
\$100,000 - 125,000	148	956	1,508
\$125,000 - 150,000	59	426	936
\$150,000 - 200,000	117	488	857
\$200,000+	56	389	506



WARSAW, INDIANA



Warsaw, Indiana is a **dynamic and growing community** in northern Indiana that blends small-town livability with a powerful economic engine. Warsaw is home to global industry leaders like Zimmer Biomet and DePuy Synthes, anchoring a **robust employment** base and driving consistent population stability and daytime traffic. This corporate presence fuels a **highly skilled workforce** and brings a level of international connectivity that is rare for a market of its size.

Strategically located along the US 30 corridor, Warsaw benefits from strong regional accessibility and connectivity. The city sits within convenient **driving distance of Fort Wayne, Indiana's second-largest city** and is also **within reach of Chicago**, one of the nation's premier economic and transportation hubs. This positioning allows Warsaw to capture both local and pass-through traffic while offering businesses access to larger metropolitan markets without the associated costs.

Locally, Warsaw serves as the **commercial hub for Kosciusko County** and surrounding communities, supported by **steady household incomes and limited direct retail competition**. Its scenic setting **highlighted by the lakes and the vibrant village atmosphere** near Winona Lake enhances quality of life and continues to attract residents, visitors, and investment alike.

With a unique combination of **global industry presence**, strategic location, and **lifestyle appeal**, Warsaw offers a **compelling opportunity for retailers, investors, and developers** seeking a stable, growing market with long-term upside.



WARSAW, INDIANA

Known as the “**Orthopedic Capital of the World**,” Warsaw, Indiana serves as a **global hub** for orthopedic device manufacturing and innovation. The city is **home to industry leaders** including Zimmer Biomet, DePuy Synthes (a subsidiary of Johnson & Johnson), and Medtronic, among numerous specialized suppliers and contract manufacturers.

This **concentration of world-class companies** has created a highly skilled workforce, robust supply chain, and a collaborative ecosystem focused on research, development, and advanced manufacturing. The region produces a significant share of the world’s orthopedic implants, including hip and knee replacements, reinforcing its global economic importance.

Anchored by decades of industry presence, **Warsaw benefits from strong economic stability, high-paying employment opportunities**, and continued investment in medical innovation, making it one of the most influential life sciences clusters in the United States.



Medical-device business cluster

Warsaw-based orthopedics companies represent almost 50% of the world’s joint-reconstruction market.

- 1 **OrthoPediatrics**
implants maker for children
- 2 **Nextremity Solutions Inc. (now Medartis)**
medical-device maker
- 3 **Zimmer Biomet**
orthopedic-products maker
- 4 **AcceLINX**
health business accelerator
- 5 **Orthoworx**
not-for-profit supporting Indiana’s orthopedics industry
- 6 **Razor Medical Instruments Inc.**
data-analytics company for the orthopedics industry
- 7 **DePuy Synthes,**
The Orthopaedics Company of Johnson & Johnson
medical-technology manufacturer
- 8 **Iconacy Orthopedics Implants LLC**
medical-device maker



Source: IBJ research, © Mapcreator.io | OSM.org | © MapTiler



WARSAW, IN



FOR MORE INFORMATION:

Jordan Klink

Senior Managing Director of Investments
The Klink Group of Marcus & Millichap
Phone: 317-218-5316
Cell: 317-250-6734
Email: Jordan.Klink@marcusmillichap.com

Richard Niewiadomski

The Klink Group of Marcus & Millichap
Phone: 317-218-5345
Cell: 317-502-2539
Email: Richard.Niewiadomski@marcusmillichap.com

Marcus & Millichap
THE KLINK GROUP