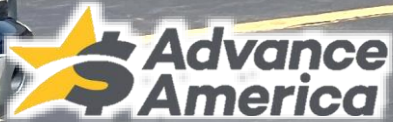


THE DIXIE CENTER

LOUISVILLE, KY



**100% OCCUPIED WITH
NET LEASES**

**BRAND-NEW
LEASE RENEWALS**

**20+ YEARS OPERATING
HISTORY AT SITE**

Marcus & Millichap
THE KLINK GROUP

OFFERING MEMORANDUM

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.

COVID-19 SPECIAL NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is 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

EXCLUSIVELY LISTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

JORDAN KLINK

Senior Vice President of Investments
Senior Director, National Retail Group
Senior Director, National Net-Leased Properties Group
Phone: 317-218-5316
Cell: 317-250-6734
Email: Jordan.Klink@marcusmillichap.com

ADDITIONAL KLINK GROUP MEMBERS

David Klink

Anna Hogston

Richard Niewiadomski

Alex Chase

Liz Popp

Courtney Wurzelbacher

Marcus & Millichap
THE KLINK GROUP

FOLLOW US ON SOCIAL MEDIA



BROKER OF RECORD
Grant Fitzgerald
Broker of Record
9300 Shelbyville Rd., Ste. 1012
Louisville, KY 40222
P: (502) 329-5900
Lic.# 286261

TABLE OF CONTENTS

4 OFFERING SUMMARY

11 LOCATION OVERVIEW

17 FINANCIAL ANALYSIS

21 LOUISVILLE, KY MARKET OVERVIEW

THE DIXIE CENTER

3943 Dixie Highway
Louisville, KY 40216





Property Address	3943 Dixie Highway Louisville, KY 40216
Offering Price	\$1,242,500
Current Cap Rate	7.50%
Year Built/Renovated	1999/2014
Lot Size	0.50 Acres
Number of Tenants	Two
Parking Spaces	32 Spaces
Zoning	Commercial
Ownership Interest	Fee Simple

INVESTMENT OVERVIEW

The Klink Group of Marcus & Millichap is pleased to present for sale The Dixie Center, a two-tenant, net-leased, 6,500-square foot retail property in Louisville, Kentucky. The Dixie Center was built in 1999. **Current ownership replaced the roof in 2014, installed LED lighting in 2018 and replaced the A/C units in 2021.** The Dixie Center is 100% leased with an excellent mix of internet-resistant and recession resilient tenants. The Property has a long history of high occupancy. **Advance America has been operating at this location since 1999 and has a lease in place until August 2027, Buddy's Furnishings has been operating at this location since 2013 and recently extended their lease until April 2029; both showcasing long-term commitment to this location.** **Advance America was acquired by Purpose Financial, a large financial service corporation with over 1,000 locations and 2,700 employees, in 2020.** The acquisition reflects the company's future evolution in becoming a family of brands offering a suite of consumer credit products. Additionally, this **Buddy's Home Furnishings location was acquired by Bebe Stores, Inc., a publicly-traded retailer based out of San Francisco, in 2021** and now operates under the corporate parent company. Bebe Stores, Inc. has approximately 55 Buddy's Home Furnishings locations with the additional franchise rights to open more stores throughout the Midwest.

The Dixie Center sits on 0.50 acres of prime real estate along Dixie Highway, one of Louisville's main north and south corridors that connects outer suburbs directly into downtown Louisville. The Property also benefits from **multiple points of ingress/egress** as the Dixie Center sits in between Dixie Highway and 7th Street Road and benefits from combined traffic counts of approximately 32,000 vehicles-per-day and is also just blocks north of **Interstate 264 which experiences approximately 91,000 vehicles-per-day.**

This offering provides an incoming buyer an investment with a **diversified mix of internet-resistant and recession-resilient tenants** that cater to the immediate neighborhood and surrounding businesses. The Dixie Center also operates under **net leases, significantly lowering landlord responsibilities** and offering a passive income stream with virtually little to no management.

Historical Occupancy- Advance America Has Been Operating at this Location Since 1999 & Buddy's Furnishings Since 2013; Both of Which Are Internet-Resistant and Recession Resilient Tenants & Recently Extended Their Leases

High Visibility Location- The Dixie Center is Located Along Dixie Hwy, a Major North and South Thoroughfare that Leads Directly into Downtown Louisville

Capital Expenditures- Current Ownership Replaced the A/C Units in 2021, Installed LED Lighting IN 2018 and Installed a New Roof in 2014

Corporate Guaranty- Both Tenants Operate Under Large Corporations. Advance America Acquired by Purpose Financial (Private) in 2020 and Buddy's Home Furnishings Franchise Acquired by Bebe Stores, Inc. (Public) in 2021

Ideal 1031 Investment Opportunity- The Dixie Center Offers Minimal Landlord Responsibilities with Net Leases

TENANT OVERVIEW



TENANT	UNIT SIZE	ANNUAL RENT	RENT PER SF	RECOVERIES	ANNUAL REIMBURSEMENTS	GUARANTOR
BEBE STORES, INC. dba Buddy's Home Furnishings	5,000 SF	\$72,360	\$14.47	NET LEASE	\$13,000.00	CORPORATE
PURPOSE FINANCIAL dba Advance America	1,500 SF	\$18,600	\$12.40	NET LEASE	\$3,682.92	CORPORATE

TENANT OVERVIEWS

Tenant	BB BHF Store, LLC Dba Buddy's Home Furnishings
Parent Company	Bebe Stores, Inc. (Publicly Traded)
Parent Company Website	https://www.bebe.com/
Guaranty	Corporate
Annual Rent	\$72,360.00
Lease Type	Net
Least Start Date	10/08/2013
Lease End Date	04/30/2029
Options	One, Five-Year
Options Annual Rent Schedule	TBD

Over the last half century, the Buddy's team has built our business one satisfied customer at a time. Since 1961, Buddy's has worked every day to provide rent to own furniture, appliances and electronics that you can own Faster For Less. Today, **Buddy's operates over 300 Franchise and corporate locations nationwide.** Buddy's puts the customer in control. Select your own payment schedule, including a shorter term to own it Faster For Less. With Buddy's lifetime reinstatement program, you'll never lose a dollar you've invested with us.



bebe

“Women’s Apparel Retailer Bebe Purchases 47 Buddy’s Home Furnishings Stores For \$35 Million”

CLICK [HERE](#) FOR NEWS ARTICLE

Multi-Unit Group Bebe Stores to Refranchise 8 Buddy’s Home Furnishings

CLICK [HERE](#) FOR NEWS ARTICLE

Bebe joins home retail boom through Buddy’s rent-to-own franchises

CLICK [HERE](#) FOR NEWS ARTICLE



TENANT OVERVIEWS

Tenant	First American Cash Advance of Kentucky, LLC Dba Advance America
Parent Company	Purpose Financial (Privately Owned)
Parent Company Website	https://www.havepurpose.com/
Guaranty	Corporate
Annual Rent	\$18,600.00
Lease Type	Net
Lease Start Date	09/01/1999
Lease End Date	08/31/2027
Options	One, Three-Year
Options Annual Rent Schedule	\$19,530

With convenient locations nationwide and 24/7 online loan services, we will meet you where you are, not the other way around.

Advance America is a proud community lender that services thousands of individuals locally and online. We offer a variety of personalized financial solutions to fit your specific needs — from Payday Loans and Installment Loans to Title Loans and Personal Lines of Credit.



“Purpose Financial to be parent company of Advance America, diversifying family of brands”

CLICK [HERE](#) FOR NEWS ARTICLE

Meet The Brands Under The Purpose Financial Umbrella



Our in-person and online-lending brand, Advance America, services thousands of individuals locally and online through a variety of personalized financial solutions.



Fortuna Credit is an online lending marketplace, focused on financial wellness tools and connecting consumers with the best options on financial services.



Perch Loans is our online lending brand with lower rates, longer terms and larger loan amounts than many short-term loans.



**25 years in
business**



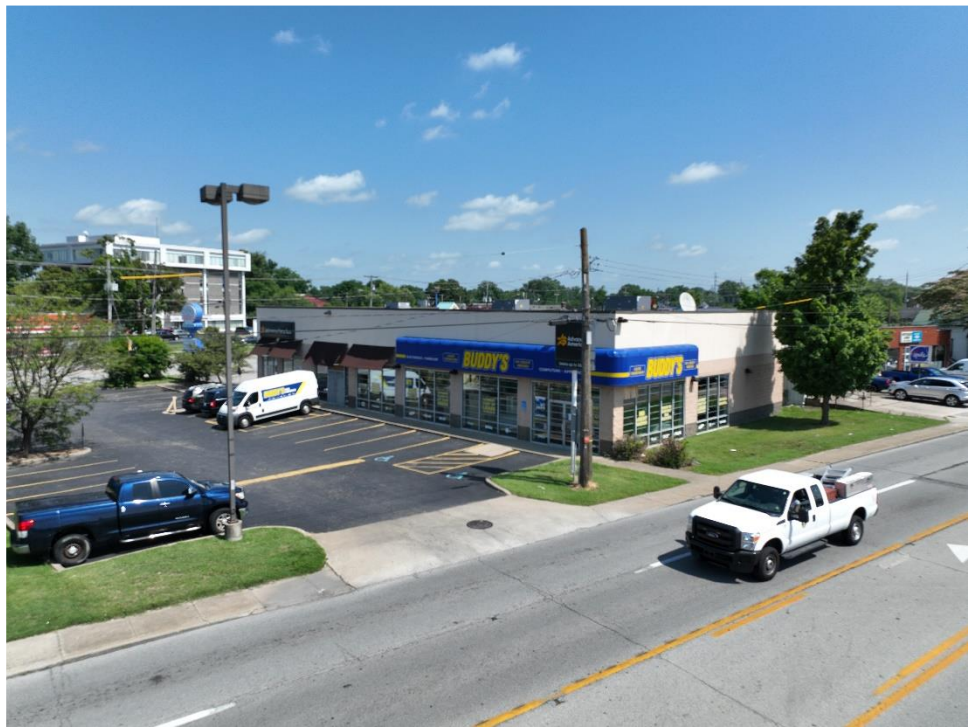
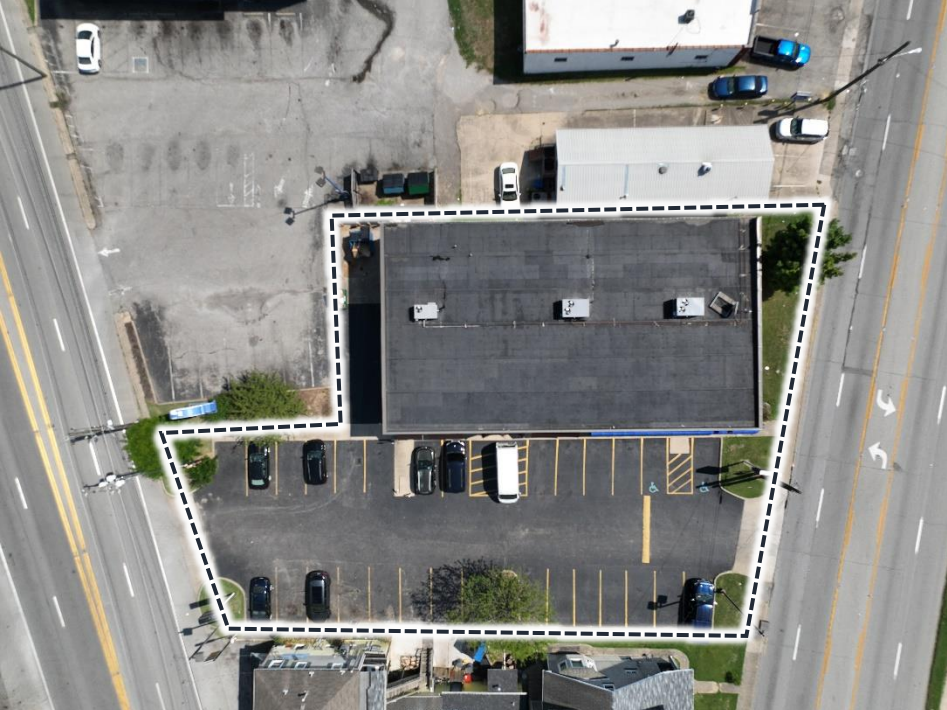
2,700+ employees



**1,000+ store
locations**



24 states



THE DIXIE CENTER

3943 Dixie Highway
Louisville, KY 40216



LOCATION OVERVIEW

The Dixie Center is located along Dixie Highway, just north of Interstate 264 which is the main outer loop thoroughfare that surrounds Louisville and provides access to various suburbs around the city. The intersection of Interstate 264 and the Dixie Highway exit experiences approximately 91,000 VPD and The Dixie Center experiences approximately 32,000 VPD; of which 17,000 VPD are along Dixie Highway and 15,000 VPD are along South 7th Street; both streets provide access to the Subject Property.

The Subject Property is located in the neighborhood of Shively, Louisville, Kentucky, which is approximately 4 miles SW of downtown Louisville and conveniently located within the Louisville metropolitan statistical area (MSA). Originally settled and farmed in 1780, Shively has grown to become known as a neighborhood that is filled with family parks, schools/universities, renowned bourbon distilleries, and great place to raise a family.

The Dixie Center is surrounded by various, local, regional and national retailers including: Dollar Tree, Champs Sports, Harbor Freight Tools, CVS, Pap Johns Pizza, Walgreens, Krispy Kreme, Domino's Pizza, Captain D's, AutoZone, Penn Station, Valvoline, Burger King and more.



The Dixie Center



Downtown Louisville



Office Building

Burger King



Office Building

Walgreens



Dixie Highway
(Approx. 17,000 VPD)



7th Street Road
(Approx. 15,000 VPD)





Southland Terrace Shopping Center

T-Mobile HARBOR FREIGHT **cricket** wireless SALLY BEAUTY. Foot Locker. Rainbow

DOLLAR TREE PAPA JOHN'S SUBWAY SHOE SHOW

GameStop



CVS
pharmacy

7th Street Road
(Approx. 15,000 VPD)

Injury Care
Auto-Injury Work-Injury

Walgreens

Dixie Highway
(Approx. 17,000 VPD)

Office Building

AutoZone



The Dixie Center



Downtown Louisville



McDonald's



Fantastic Sams

Zaxby's



usbank stadium



Walgreens

Dixie Highway
(Approx. 60,000 VPD)

THE DIXIE CENTER

3943 Dixie Highway
Louisville, KY 40216



FINANCIAL OVERVIEW

PROPERTY INFORMATION

ADDRESS	3943 Dixie Highway Louisville, KY 40216
BUILDING SIZE	6,500 Square Feet
OCCUPANCY	100%
YEAR BUILT/RENOVATED	1999/2014
LOT SIZE	0.50 Acres
PARKING SPACES	32 Spaces
PARCEL ID:	109500900000
COUNTY	Jefferson

OFFERING SUMMARY

OFFERING PRICE	\$1,242,500
NET OPERATING INCOME-YEAR1	\$93,134
CAP RATE-CURRENT	7.50%
PRICE PER SF	\$191.15



ANNUALIZED OPERATING DATA

Potential Gross Rent	\$13.99	\$90,960
----------------------	---------	----------

Expense Reimbursements		\$16,683
------------------------	--	----------

Effective Gross Income		\$107,643
------------------------	--	-----------

Operating Expenses		\$14,509
--------------------	--	----------

Net Operating Income	7.50%	\$93,134
-----------------------------	--------------	-----------------

Operating Expenses

CAM	\$0.38	\$2,475
-----	--------	---------

Taxes	\$1.58	\$10,249
-------	--------	----------

Insurance	\$0.27	\$1,785
-----------	--------	---------

Total	\$2.23	\$14,509
-------	--------	----------

Note: Current Ownership Self-Manages The Property And Collects a Fixed Common Area Maintenance, Insurance And Real Estate Taxes Reimbursement Charges Per Tenant's Leases.

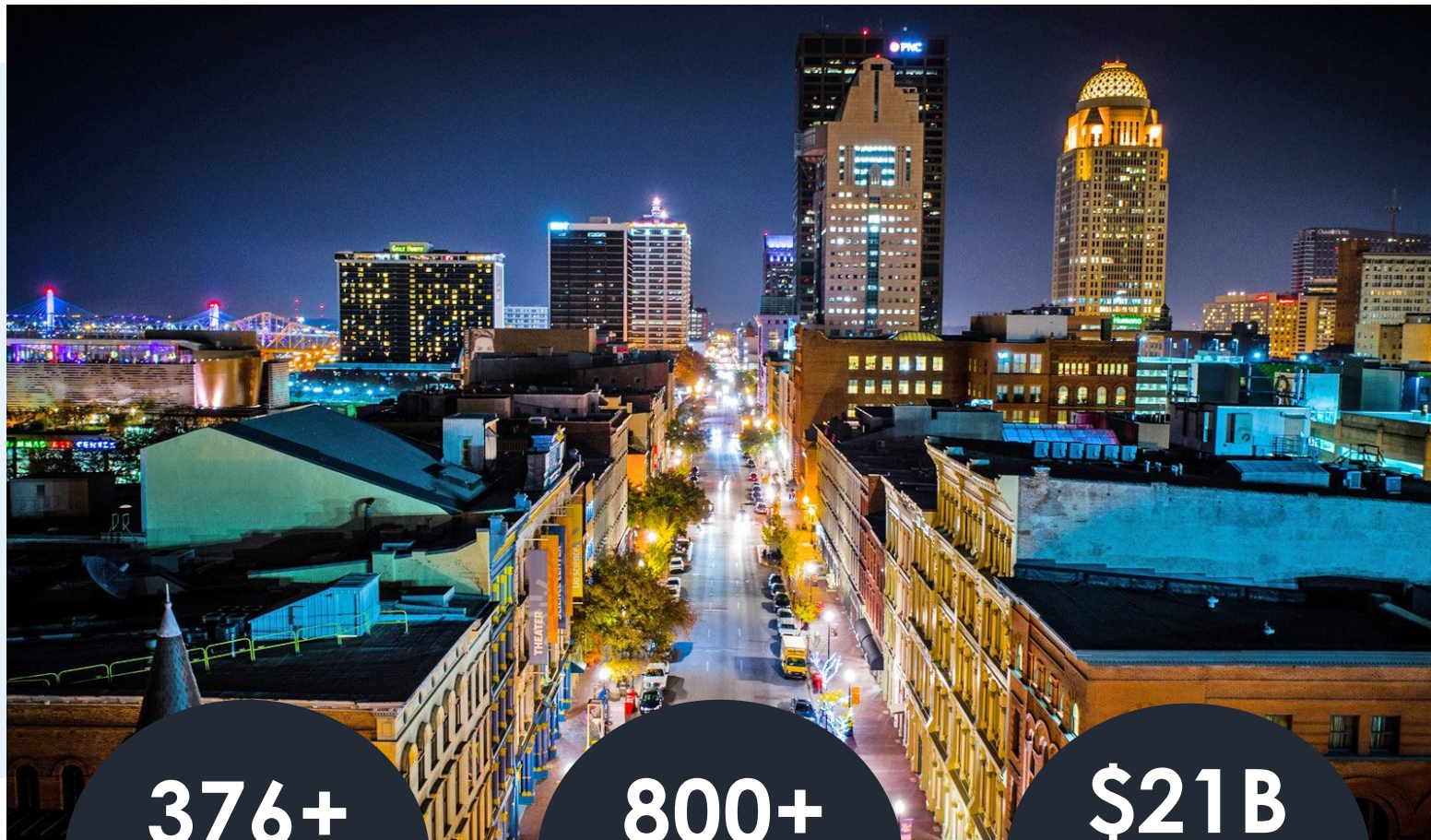


THE DIXIE CENTER

3943 Dixie Highway
Louisville, KY 40216



LOUISVILLE IS A COMPETITIVE, AUTHENTIC, GLOBAL CITY, HOME TO **UPS WORLDPORT** AND A CENTER FOR ADVANCED MANUFACTURING AND LOGISTICS, THE **WORLD'S LARGEST CONCENTRATION OF HEALTH AND AGING INNOVATION COMPANIES**, AS WELL AS AMONG ONLY A DOZEN U.S. CITIES THAT HAVE ALL FIVE MAJOR PERFORMING ARTS GROUPS. AS THE HOMETOWN OF MUHAMMAD ALI, LOUISVILLE PUNCHES ABOVE ITS WEIGHT. SINCE 2014, **LOUISVILLE HAS EXPERIENCED \$21 BILLION IN INVESTMENTS**. THE WORD IS OUT... LOUISVILLE IS THE PLACE TO BE!



376+
COMPANIES WITH
100+ EMPLOYEES

800+
NEW JOBS
SINCE 2021

\$21B
IN CITY INVESTMENTS
SINCE 2014

ECONOMIC DRIVERS

UPS Worldport

Worldport is a technological marvel;. It's the largest automated package handling facility in the world, and the center point of UPS's worldwide air network. More than 300 flights arrive and depart daily and the hub processes roughly two million packages a day, increasing to more than four million during the December peak holiday shipping season.

Churchill Downs

Churchill Downs is a horse racing complex located on Central Avenue in south Louisville, Kentucky. The first Kentucky Derby, a Thoroughbred sweepstakes and part of today's horse racing Triple Crown, and the first Kentucky Oaks were held here. The racetrack is owned and operated by Churchill Downs Incorporated. With the infield open for the Kentucky Derby, the capacity of Churchill Downs is roughly 170,000.

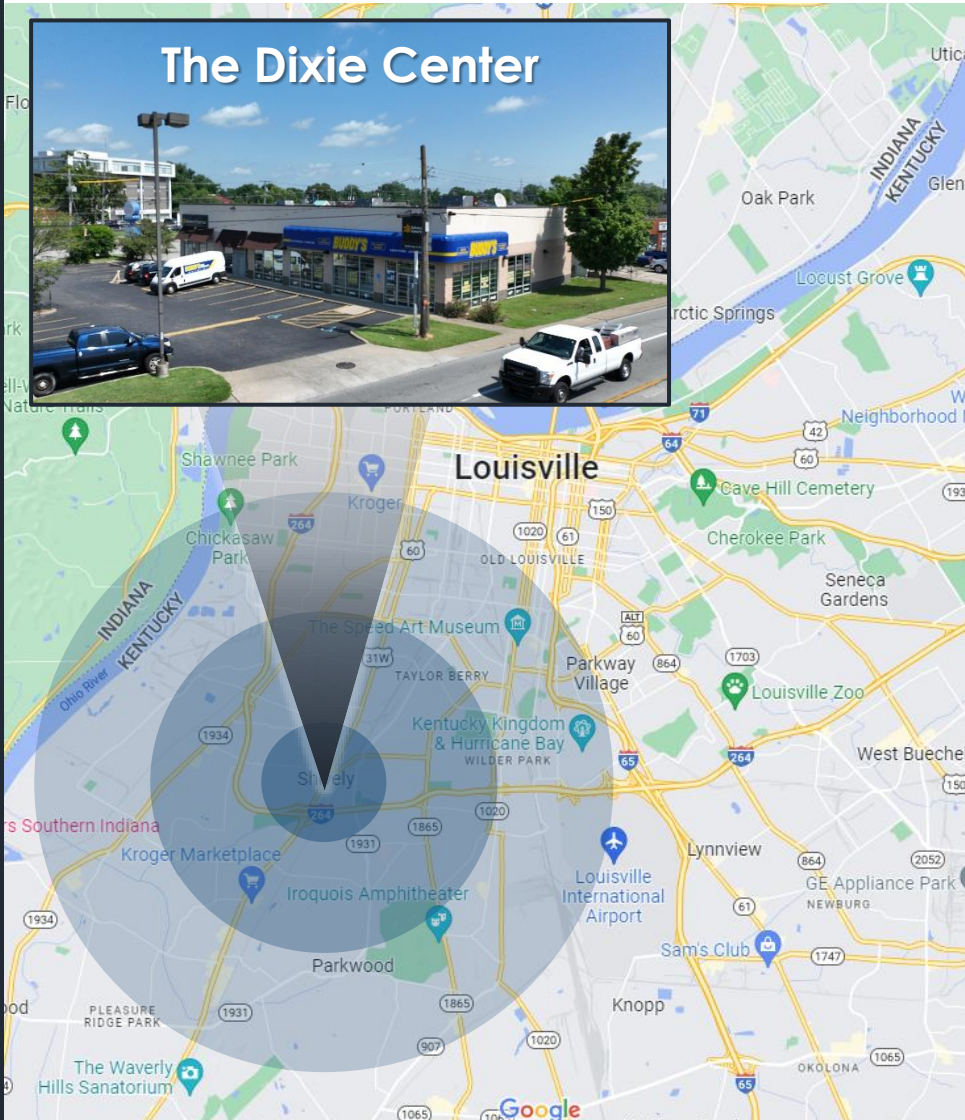
GE Appliance Park

A 1,000-acre campus with its very own zip code, GE Appliances' legendary Appliance Park has been an integral part of the Louisville community since it first opened in 1951. In those 65 years, Appliance Park has seen its share of modifications and upgrades, including but not limited to a facility-wide recycling program, onsite medical center, and a fitness center, which is open to all employees. Currently, Appliance Park employs 6,000 people and manufactures laundry products, water heaters, dishwashers and French-door refrigerators.



LOUISVILLE DEMOGRAPHICS

The Dixie Center



Population	2 mile	3 mile	5 mile
2010 Population	49,278	102,982	227,186

2023 Population	49,946	105,196	233,203
-----------------	--------	---------	---------

2028 Population Projection	50,125	105,719	234,589
----------------------------	--------	---------	---------

Median Age	37.8	37.0	37.2
------------	------	------	------

Bachelor's Degree or Higher	22	22	176
-----------------------------	----	----	-----

Households	2 mile	3 mile	5 mile
------------	--------	--------	--------

2010 Households	20,104	41,801	94,285
-----------------	--------	--------	--------

2023 Households	20,355	42,602	96,889
-----------------	--------	--------	--------

2028 Household Projection	20,438	42,830	97,557
---------------------------	--------	--------	--------

Owner Occupied Households	11,636	22,852	49,529
---------------------------	--------	--------	--------

Renter Occupied Households	8,802	19,978	48,025
----------------------------	-------	--------	--------

Avg Household Size	2.4	2.4	2.3
--------------------	-----	-----	-----

Total Specified Consumer Spending (\$)	\$455.5M	\$951.3M	\$2.2B
--	----------	----------	--------

Income	2 mile	3 mile	5 mile
--------	--------	--------	--------

Avg. Household Income	\$51,526	\$52,459	\$54,740
-----------------------	----------	----------	----------

Median Household Income	\$41,260	\$40,323	\$39,940
-------------------------	----------	----------	----------

\$25,000 - 50,000	5,906	12,150	25,917
-------------------	-------	--------	--------

\$50,000 - 75,000	3,689	7,485	16,212
-------------------	-------	-------	--------

\$75,000 - 100,000	2,652	4,995	10,105
--------------------	-------	-------	--------

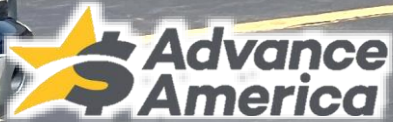
\$100,000 - 125,000	987	2,426	6,163
---------------------	-----	-------	-------

\$125,000 - 150,000	522	1,154	2,967
---------------------	-----	-------	-------

\$25,000 - 50,000	5,906	12,150	25,917
-------------------	-------	--------	--------

THE DIXIE CENTER

LOUISVILLE, KY



**100% OCCUPIED WITH
NET LEASES**

**BRAND-NEW
LEASE RENEWALS**

**20+ YEARS OPERATING
HISTORY AT SITE**

Marcus & Millichap
THE KLINK GROUP

OFFERING MEMORANDUM