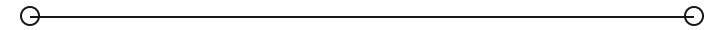


SALE

100% Occupied Two Tenant Retail Investment

303 N GREEN RIVER RD

Evansville, IN 47715



PRESENTED BY:

ANDY MARTIN, CCIM

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IN #RB14043658

CHRIS STUARD

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

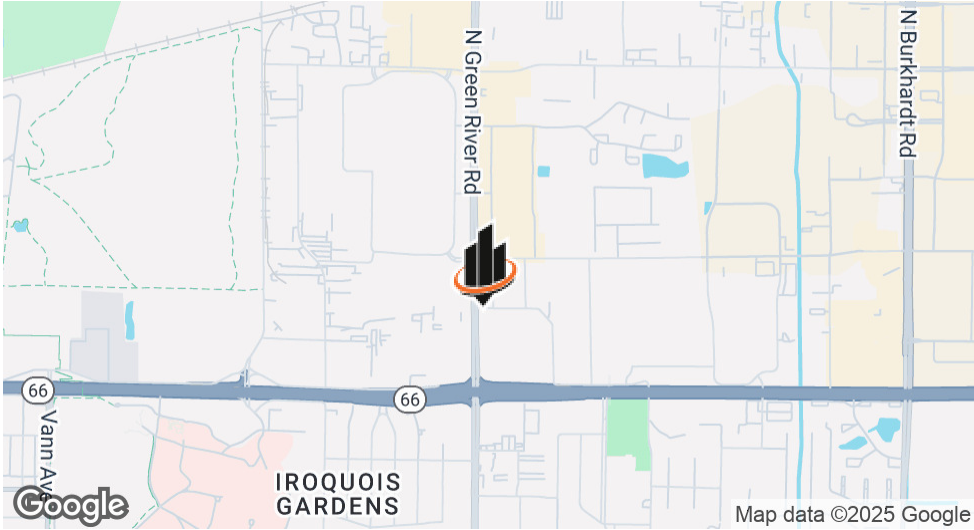
- 100% Leased - Two (2) Tenant Retail Center
- Exceptional Access: Immediate proximity to Lloyd Expressway for regional connectivity
- Strong Local Demand Drivers: Near medical centers, retail nodes and regional mall
- Tenants Include: T-Mobile and Parlor Doughnuts

OFFERING SUMMARY

| | |
|-------------|-------------|
| SALE PRICE: | \$1,850,000 |
| NOI: | \$142,885 |
| CAP RATE: | 7.72% |

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PROPERTY DESCRIPTION

SVN | The Martin Group is pleased to offer the exclusive opportunity to acquire Ella Plaza located at 303 N Green River Rd, a two-tenant neighborhood retail center located on a hard corner along Green River Rd (32,443 ADT) in the heart of Evansville, IN. The property is 100% leased to established national tenants with a long operating history at the center, providing a stable income stream and minimal landlord responsibilities under NNN leases. T-Mobile occupies 2,791 SF and Parlor Doughnuts occupies 3,521 SF.

LOCATION DESCRIPTION

Located in the East Side submarket of the Evansville MSA along N Green River Rd, the center benefits from signalized access to the Lloyd Expressway and strong drive-by visibility. The trade area supports robust daytime demand with nearby employers, retail and services including Deaconess medical campuses, Eastland mall retail nodes, banks, grocery and national quick-service restaurants.

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

| | |
|--------------|-------------|
| PRICE | \$1,850,000 |
| PRICE PER SF | \$293 |
| CAP RATE | 7.72% |

OPERATING DATA

| | |
|----------------------|-----------|
| NET OPERATING INCOME | \$142,885 |
|----------------------|-----------|

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T Mobile

OVERVIEW

| | |
|-----------------------|--|
| COMPANY: | T-Mobile |
| FOUNDED: | 1994 |
| TOTAL REVENUE: | Estimated \$81.4B in 2024 |
| NET INCOME: | Estimated \$11.34B in 2024 |
| NET WORTH: | Estimated \$243.6B |
| HEADQUARTERS: | Bellevue, Washington |
| WEBSITE: | www.t-mobile.com |

TENANT HIGHLIGHTS

- A national top-tier carrier with strong creditworthiness
- Strong customer traffic

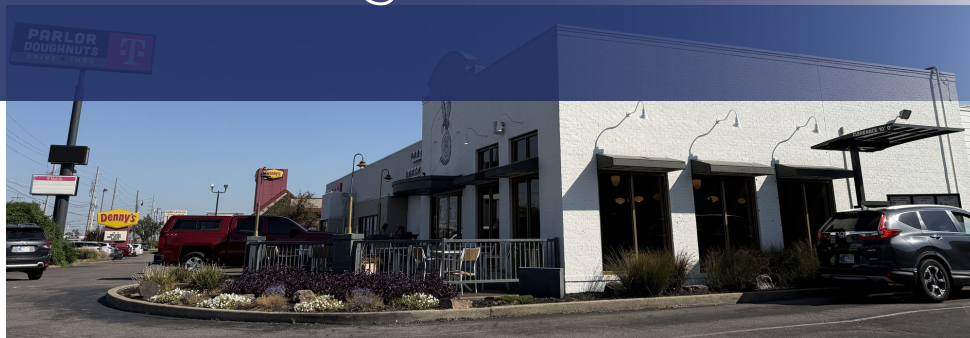
ABOUT T-MOBILE

T-Mobile is a major national wireless communications provider. Founded in 1994 as (VoiceStream Wireless PCS) and later evolving into the T-Mobile brand, the company is headquartered in Bellevue, Washington and serves millions of customers across the United States. With annual revenue of approximately \$81.4B in 2024 and net income of about \$11.34B, the company demonstrates considerable financial strength and scale. The market capitalization estimated at \$243.6B further underlines its commanding position in the telecom space.

T-Mobile's retail stores deliver strong brand visibility and occupy prime retail nodes. Their leases are viewed by investors as quality corporate - guaranteed tenants with favorable lease terms and stability.

T-Mobile is well positioned for ongoing growth in the current telecom market of wireless network upgrades, device ecosystem expansion, and broadband demand. Its leadership in 5G and broadband services supports the view that its retail footprint remains relevant rather than static.

Parlor Doughnuts



OVERVIEW

| | |
|----------------------|--|
| COMPANY: | Parlor Doughnuts |
| FOUNDED: | 2019 |
| HEADQUARTERS: | Evansville, IN |
| WEBSITE: | www.parlordoughnuts.com |

TENANT HIGHLIGHTS

- Rapidly growing gourmet doughnut and speciality coffee brand with strong consumer appeal and niche positioning.
- Offers vegan, gluten-friendly and keto-friendly menu items, broadening customer base.
- Franchise model in expansion mode across the US with more than 50 units.
- Attractive destination traffic driver with boutique artisanal positioning.

ABOUT PARLOR DOUGHNUTS

Parlor Doughnuts originated in downtown Evansville, Indiana in 2019 and has quickly built a reputation for high-quality, craft "Layered Doughnuts" and speciality coffee. From its base in Indiana the brand has expanded through corporate and franchise locations across multiple states, positioning itself as a fast-growing contender in the premium breakfast/brunch and dessert segment. With franchise units reported to generate average gross revenue of approximately \$1.03M, the business offers strong brand traction.

Parlor Doughnuts differentiates itself by offering menu items that appeal to modern dietary preferences including vegan, gluten-friendly and keto options, as well as traditional indulgences. This breadth allows Parlor Doughnuts to appeal to both mainstream consumers and niche segments, increasing its potential foot traffic and draw. Its rapid expansion and operational sophistication underscores the viability of the concept.

PROPERTY PHOTOS



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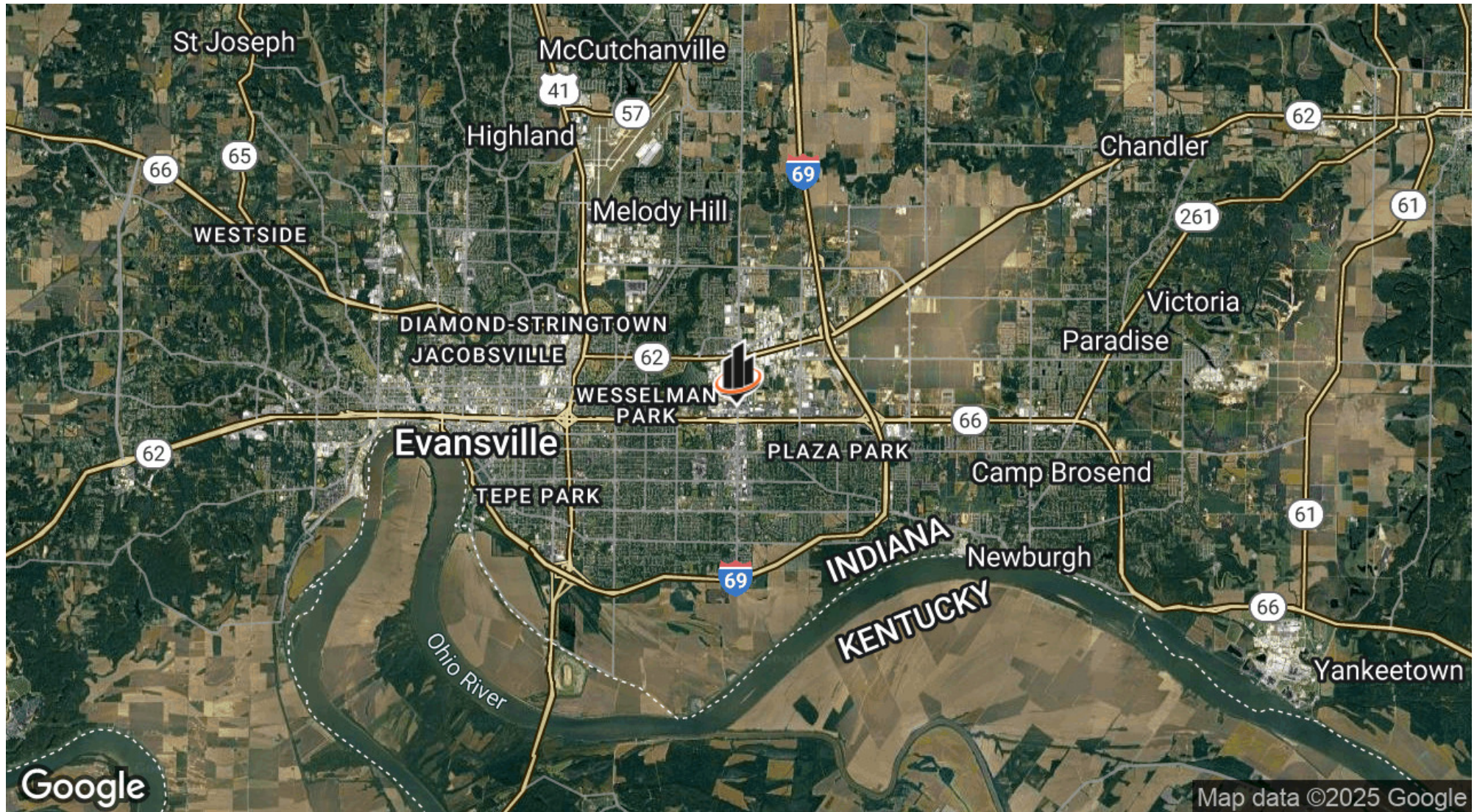
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REGIONAL MAP



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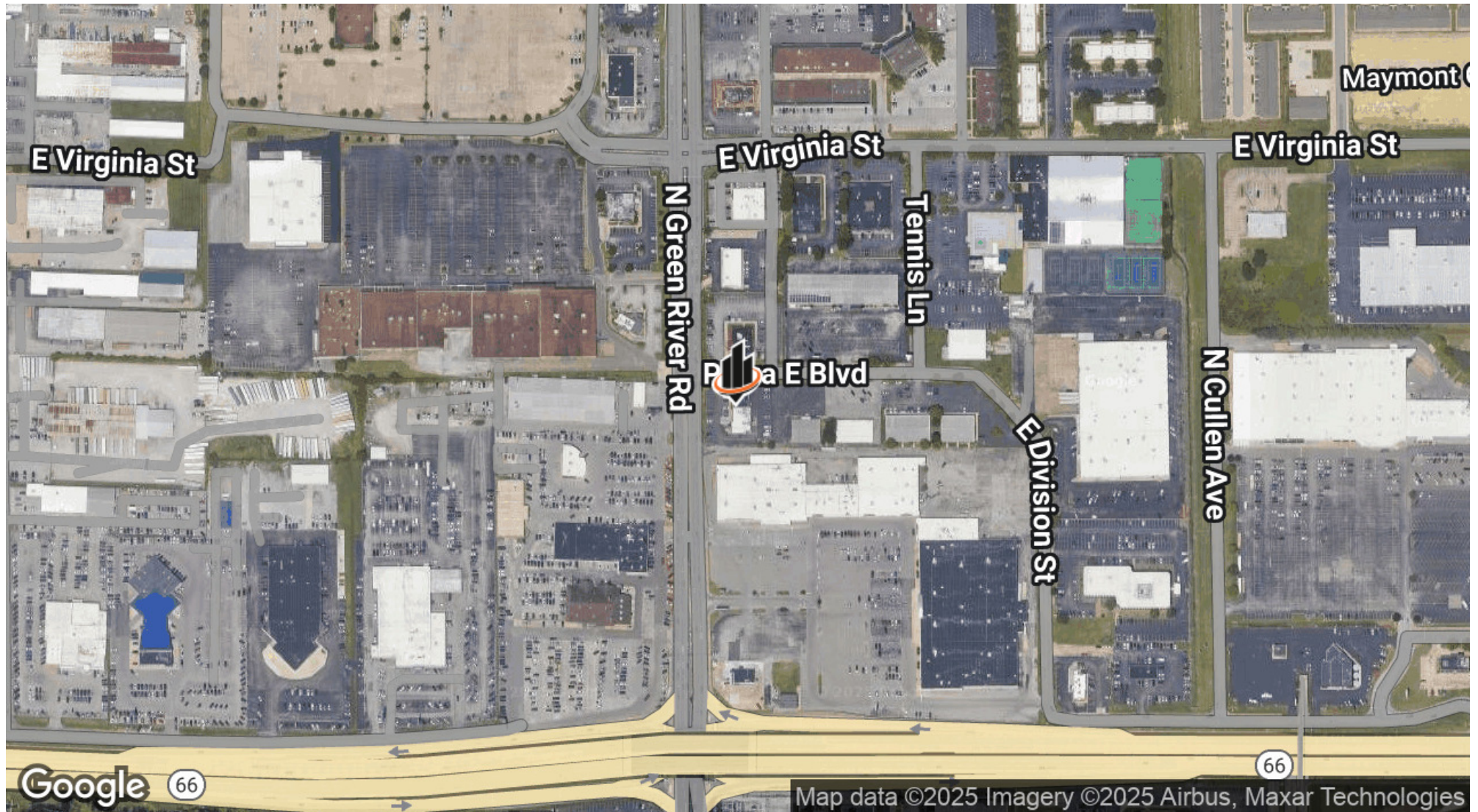
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LOCATION MAP



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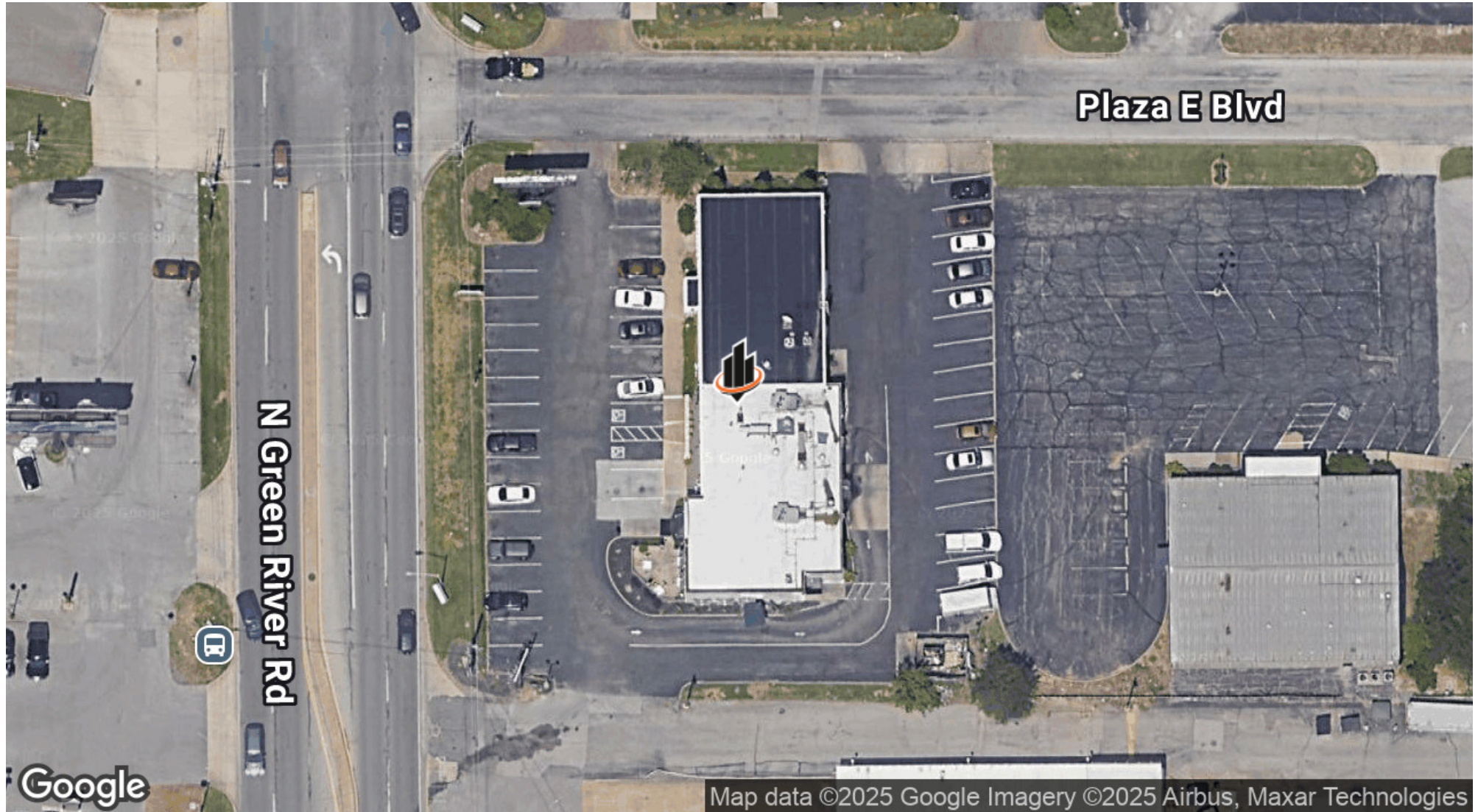
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AERIAL MAP



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RETAILER MAP



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