

Offering Memorandum

# Hopebridge Autism Therapy Center

5511 Coventry Lane, Fort Wayne, Indiana

10 Year Lease | 2% Annual Rental Increases | 2025 Renovation

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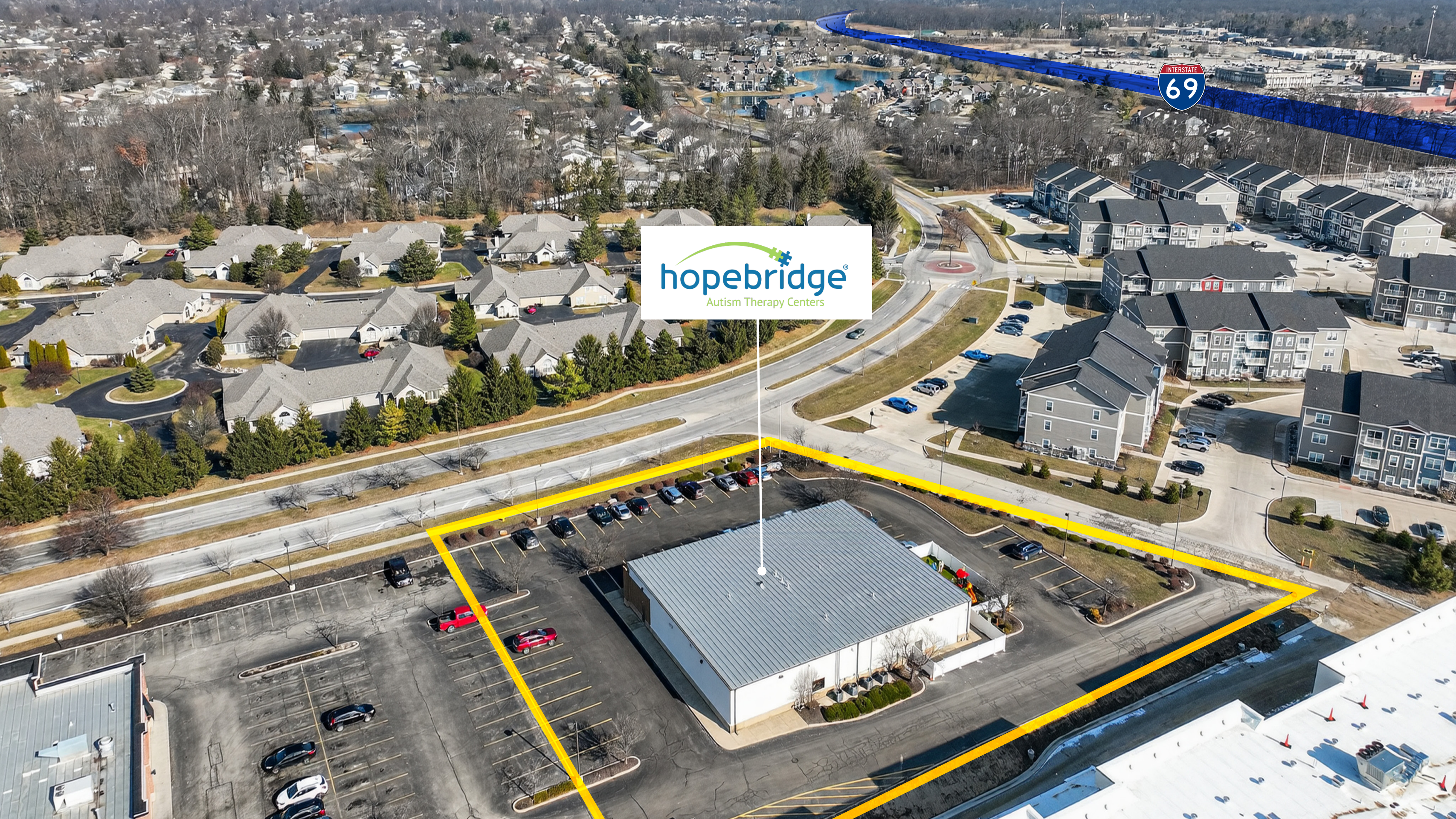
Tenant  
Overview

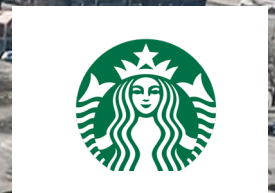
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# The Offering

## Investment Highlights

|          |             |
|----------|-------------|
| Price    | \$3,000,000 |
| Cap Rate | 7.00%       |

|                  |                                    |
|------------------|------------------------------------|
| Address          | 5511 Coventry Lane                 |
| City, State      | Fort Wayne, Indiana                |
| Tenant           | Hopebridge, LLC                    |
| Lease Term       | 10 Years                           |
| Lease Expiration | October 31, 2035                   |
| Annual Rent      | \$210,300                          |
| Rent Increases   | 2.00% Annual                       |
| Expenses         | NNN                                |
| OpEx             | Reimbursed as defined in the Lease |
| Option Periods   | None                               |
| Building Size    | +/- 8,000 SF                       |
| Land Size        | +/- 1.16 AC                        |

### Long-Term Passive Income Stream

The subject property is secured by a 10-year NNN lease with an expiration of October 31, 2035, providing stable, predictable cash flow with minimal landlord responsibilities.

### Built-In Rental Growth

The lease features scheduled 2% annual rent escalations, delivering consistent income growth and serving as a natural hedge against inflation.

### Established and Expanding Healthcare Operator

The tenant, Hopebridge, is a leading provider of autism therapy services. Founded in 2005, the company has expanded to 113 locations across 10 states, demonstrating a strong growth trajectory and operational scale within the behavioral health sector.

### Headquartered in Indiana – Strong Local Commitment

With corporate headquarters in Indianapolis, Hopebridge maintains a meaningful presence within the state, reinforcing operational commitment and regional brand strength.

### Strategic Location in a Growing Regional Hub

The property is located in Fort Wayne, Indiana — an economic and healthcare hub of Northeast Indiana. The broader submarket serves approximately 2.3 million residents within the region, while the Fort Wayne MSA exceeds 450,000 residents and continues to demonstrate steady population and economic growth.



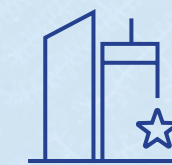
# Aerial Map



Most Affordable City in 2024  
& 2025 – US News & World  
Report



Second largest city in Indiana,  
and fastest growing



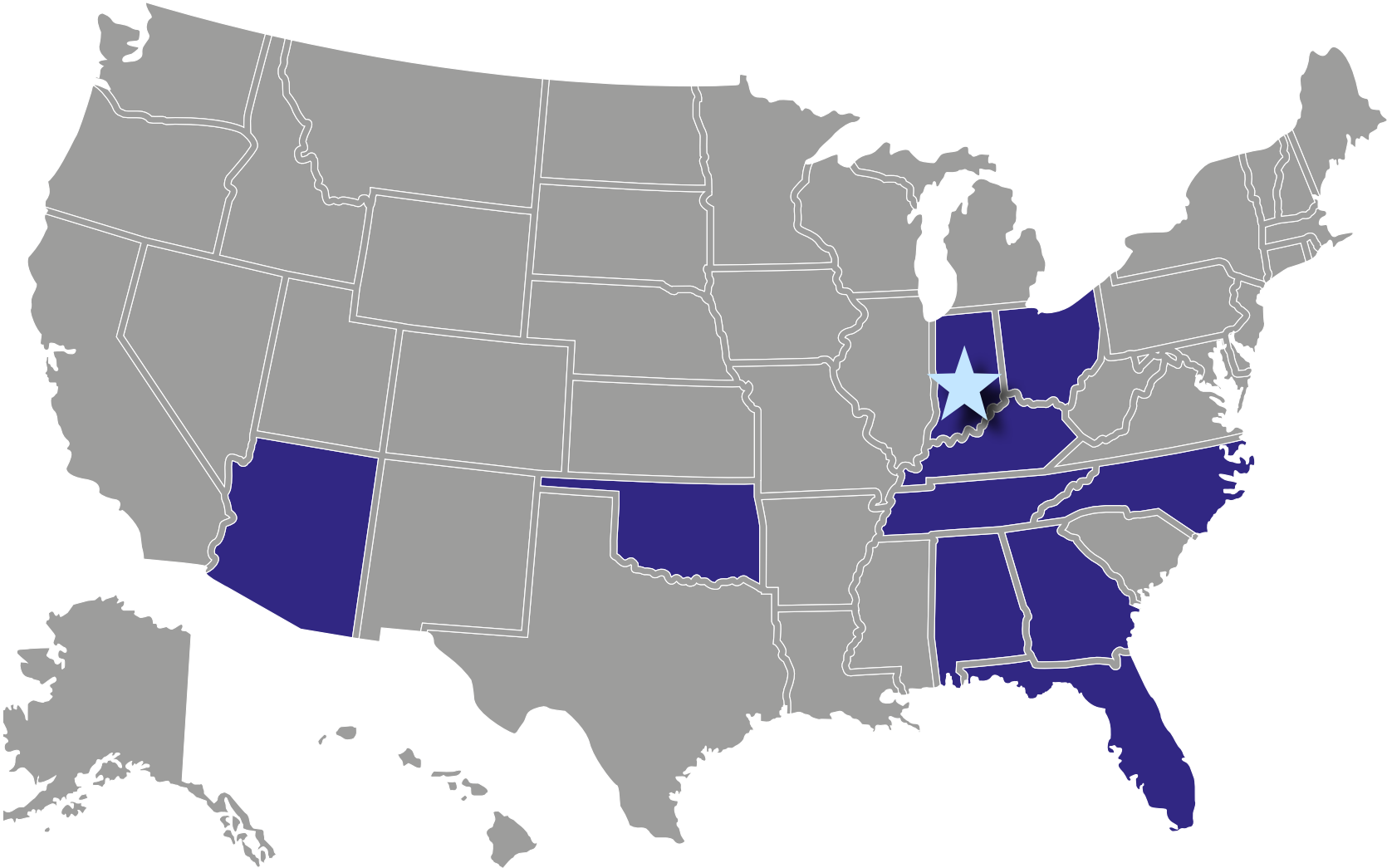
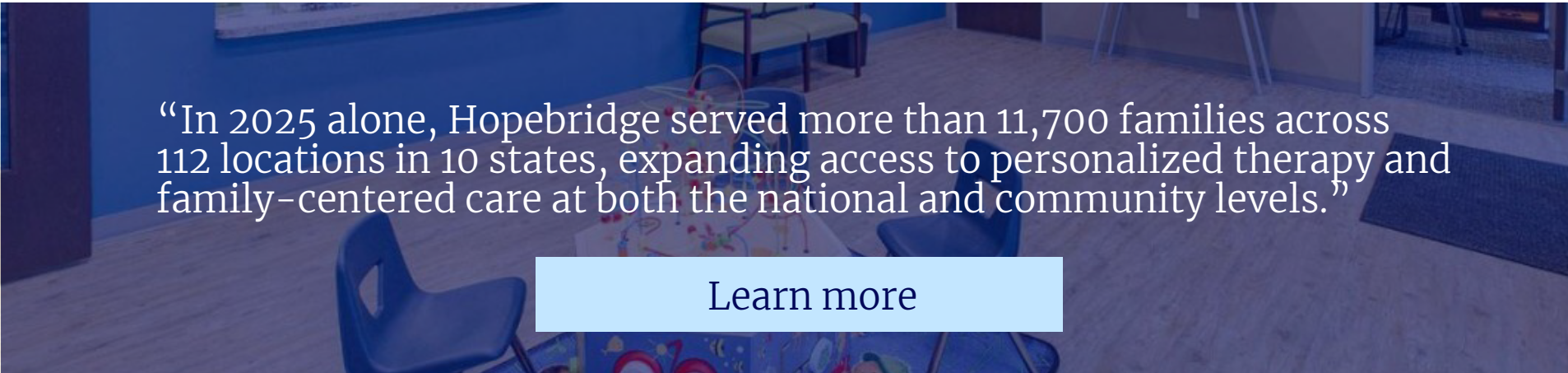
Diverse economy driven  
by healthcare, logistics,  
manufacturing, and financial

# Tenant Overview



Hopebridge was founded in 2005 to serve the growing need for autism treatment services and to improve the lives of affected children and families. Hopebridge is committed to providing personalized outpatient ABA, occupational, speech, and feeding therapies for children touched by autism spectrum disorder and behavioral, physical, social, communication and sensory challenges. Hopebridge continues to open state-of-the-art autism therapy centers in new communities to reach patients and families who need services. Hopebridge currently operates 113 locations across 10 states and is continuing to grow their footprint.

| Hopebridge Details  |                       |
|---------------------|-----------------------|
| Headquarters        | Indianapolis, Indiana |
| Year Founded        | 2005                  |
| Locations           | 113                   |
| States of Operation | 10                    |
| Ownership           | Private               |
| Website             | www.hopebridge.com    |

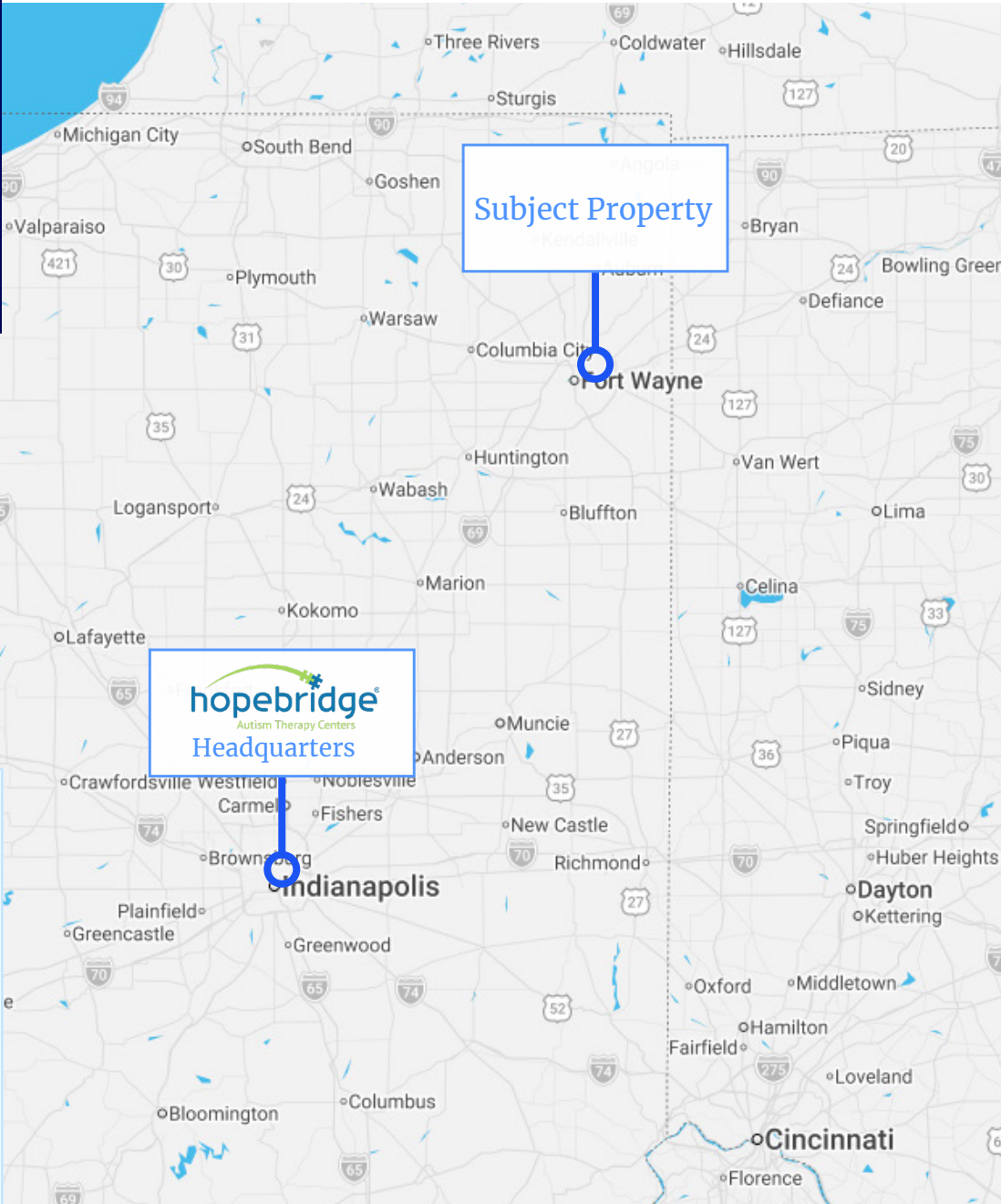


# Market Overview

## Fort Wayne, IN

### Regional Healthcare Hub

Fort Wayne is anchored by Parkview Health and Lutheran Health Network, driving strong, sustained demand for outpatient and behavioral healthcare services — supporting long-term tenant stability and defensive investment performance.



### Fort Wayne Top Employers



### Location Overview

Fort Wayne, Indiana, is experiencing strong and steady economic growth supported by significant private investment and job creation. Allen County has attracted billions in new capital investment in recent years, reflecting business confidence in the region. The city’s population growth is outpacing state and national averages, reinforcing its appeal as a place to live and work. Fort Wayne has evolved into a diversified economy while maintaining a strong manufacturing foundation. Advanced manufacturing, healthcare, education, logistics, and professional services all play major roles in driving employment. Major healthcare systems and expanding distribution networks continue to generate stable, well-paying jobs. The region is also seeing momentum in technology and innovation, including large-scale data center investment. Tourism contributes over a billion dollars annually to the local economy, supporting hospitality and retail sectors. Workforce development initiatives and affordable housing further strengthen the area’s competitiveness and quality of life..

| Population            | 1-Mile   | 3-Mile   | 5-Mile   |
|-----------------------|----------|----------|----------|
| Five-Year Projection  | 8,920    | 73,850   | 125,600  |
| Current Year Estimate | 8,540    | 70,420   | 120,380  |
| 2020 Census           | 8,120    | 67,980   | 116,740  |
| Growth (Current-5 Yr) | 0.90%    | 0.95%    | 0.85%    |
| Growth (2020-Current) | 1.30%    | 1.75%    | 1.55%    |
| Households            | 1-Mile   | 3-Mile   | 5-Mile   |
| Five-Year Projection  | 8,920    | 73,850   | 125,600  |
| Current Year Estimate | 8,540    | 70,420   | 120,380  |
| 2020 Census           | 8,120    | 67,980   | 116,740  |
| Growth (Current-5 Yr) | 0.90%    | 0.95%    | 0.85%    |
| Growth (2020-Current) | 1.30%    | 1.75%    | 1.55%    |
| Income                | 1-Mile   | 3-Mile   | 5-Mile   |
| Avg. Household Income | \$72,450 | \$66,320 | \$64,180 |



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