

T Mobile™ **HOTBOX pizza**

OFFERING MEMORANDUM



2415 N NATIONAL RD, COLUMBUS IN

VERITAS
REALTY

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
ABOUT THE TENANT	4
LEASE ABSTRACTS & FINANCIALS	5
CITY MAP & DEMOGRAPHICS	8
SITE PLAN	10
ABOUT VERITAS REALTY	12
CHAINLINKS SUMMARY	13
CONFIDENTIALITY	14



COLUMBUS, IN

EXCLUSIVELY LISTED BY

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VERITAS
REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



LIST PRICE

CAP RATE

NET INCOME

\$ 1,878,923

6.50%

\$ 122,130

ADDRESS	2415 N NATIONAL RD
CITY, STATE	COLUMBUS, IN (COUNTY SEAT)
COUNTY	BARTHOLOMEW COUNTY
OWNERSHIP	FEE SIMPLE
LOT SIZE	0.54 ACRES
BUILDING SIZE	4,161 SF
BUILT / RENOVATED	2006 / 2021
UNITS	2
OCCUPANCY	100%
WALT	6.44 YEARS

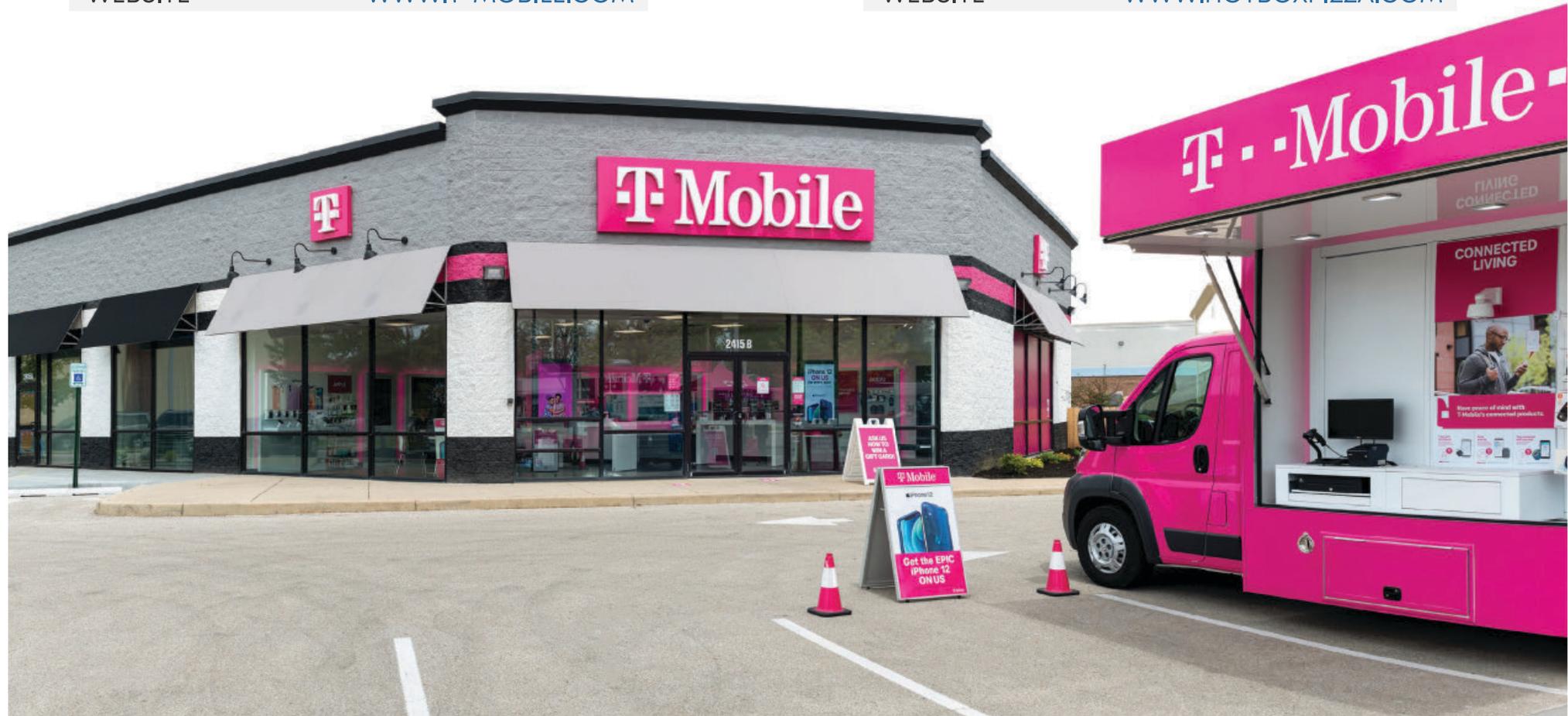
Veritas Realty is pleased to present the sale listing of a two-tenant retail center in Columbus, IN. This property is located in the heart of the retail corridor and surrounded by national tenants such as Target, WalMart Supercenter, Kroger Marketplace, Lowe's, Walgreens, Starbucks, Panera Bread, Chipotle, Ulta Beauty, T.J. Maxx, Chick-Fil-A, Petco, Hobby Lobby, Best Buy, and many more. The retail center is located on N National Rd, which is the main North & South thoroughfare in the market, seeing an average of 22,138 cars daily. Because of its great placement and visibility, the center was able to attract both T-Mobile and Hot Box Pizza (first location in this market). T-Mobile is a world-leader in the telecom industry with over 75,000 employees and a 2020 Revenue of \$68.4 Billion. Hot Box Pizza is a staple in Central Indiana with 22 existing locations and a reputation for the best pizza and breadsticks in the area.

T Mobile™

HOTBOX pizza

OWNERSHIP	PUBLIC (NASDAQ: TMUS)
FRANCHISE / CORPORATE	CORPORATE
LOCATIONS	6,254
ESTABLISHED	1999
HEADQUARTERS	BELLEVUE, WA
# OF EMPLOYEES	70,000+
2024 REVENUE	\$81.4 BILLION
WEBSITE	WWW.T-MOBILE.COM

OWNERSHIP	PRIVATE
FRANCHISE / CORPORATE	FRANCHISE
LOCATIONS	22
ESTABLISHED	2004
HEADQUARTERS	INDIANAPOLIS, IN
# OF EMPLOYEES	PRIVATE
ESTIMATED REVENUE	PRIVATE
WEBSITE	WWW.HOTBOXPIZZA.COM





LEASE ABSTRACT

LEASEHOLDER	T-Mobile Central, LLC	Hot Box Pizza, LLC
DBA	T-Mobile	Hot Box Pizza
EFFECTIVE DATE	4.1.2021	9.13.2021
RENT COMMENCEMENT	4.1.2021	9.13.2021
EXPIRATION DATE	4.30.2031	9.30.2031
LEASE TERM	6.1 Years Remaining	6.5 Years
RENEWAL OPTIONS	Two 5-Year Options	One 5-Year Options
RENTAL INCREASES	10% every 5 Years	\$4.00/SF every 5 Years
OPERATING EXPENSES	Tenant Reimburses	Tenant Reimburses
REAL ESTATE TAXES	Tenant Reimburses	Tenant Reimburses
INSURANCE EXPENSES	Tenant Reimburses	Tenant Reimburses
ADMIN FEE	10% of CAM	15% of CAM
PERMITTED CAPITAL EXPENDITURES	N/A	N/A
ROOF & STRUCTURE	Landlord Repairs, Maintains, and Replaces	Landlord Repairs, Maintains, and Replaces
PARKING LOT	Landlord Repairs, Maintains, and Replaces	Landlord Repairs, Maintains, and Replaces
HVAC	Tenant Responsibility	Tenant Responsibility
TERMINATION RIGHT	Tenant has termination right with 180 days notice between May 1, 2028 – July 31, 2028; Tenant to pay termination fee of unamortized TIA & Broker Fees (Est +/- \$21,918)	None
RIGHT OF FIRST REFUSAL	None	None

RENT ROLL	SF		START	END	BASE RENT			TYPE	
					PSF	MONTH	ANNUAL		
	2,139	51.4%	4.30.2021	4.30.2026	\$ 33.00	\$ 5,882	\$ 70,587	NNN	
			5.1.2026	4.30.2031	\$ 36.30	\$ 6,470	\$ 77,646		
			Option 1	5.1.2031	4.30.2036	\$ 39.93	\$ 7,118		\$ 85,410
			Option 2	5.1.2036	4.30.2041	\$ 43.92	\$ 7,829		\$ 93,945
	2,022	49.6%	9.13.2021	9.30.2026	\$ 18.00	\$ 3,033	\$ 36,396	NNN	
			10.1.2026	9.30.2031	\$ 22.00	\$ 3,707	\$ 44,484		
			Option 1	10.1.2031	9.30.2036	\$ 26.00	\$ 4,381		\$ 52,572
4,161					\$29.35	\$10,177	\$ 122,130		

INCOME STATEMENT

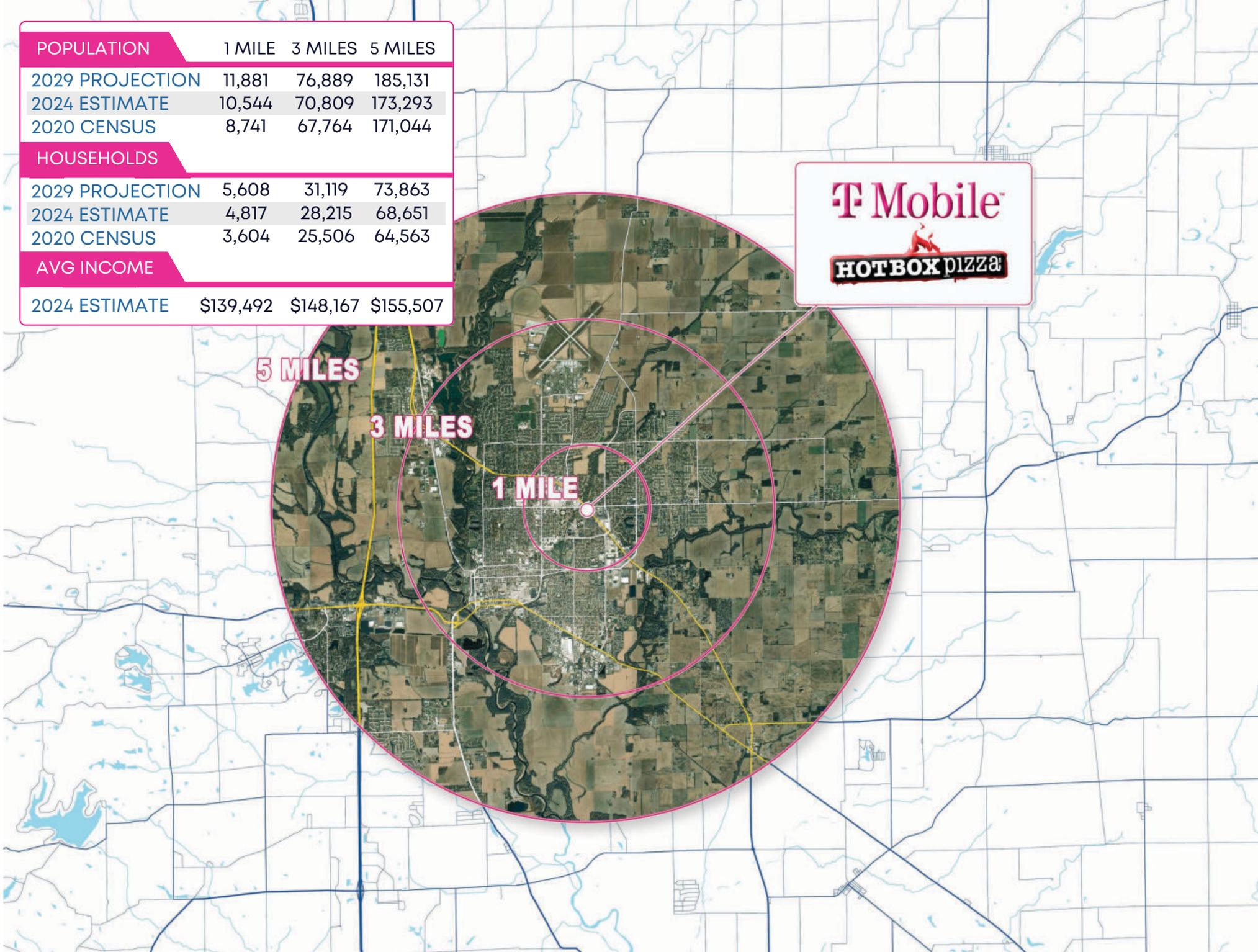
	YEAR 1
BASE RENT	\$ 122,130
CAM REIMBURSEMENTS	\$ 9,237
RET REIMBURSEMENTS	\$ 18,600
INSURANCE REIMBURSEMENTS	\$ 2,081
TOTAL INCOME	\$ 152,048
CAM EXPENSES	\$ 9,237
RET EXPENSES	\$ 18,600
INSURANCE EXPENSES	\$ 2,081
TOTAL EXPENSES	\$ 29,918
NET OPERATING INCOME	\$ 122,130



POPULATION	1 MILE	3 MILES	5 MILES
2029 PROJECTION	11,881	76,889	185,131
2024 ESTIMATE	10,544	70,809	173,293
2020 CENSUS	8,741	67,764	171,044

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 PROJECTION	5,608	31,119	73,863
2024 ESTIMATE	4,817	28,215	68,651
2020 CENSUS	3,604	25,506	64,563

AVG INCOME	1 MILE	3 MILES	5 MILES
2024 ESTIMATE	\$139,492	\$148,167	\$155,507











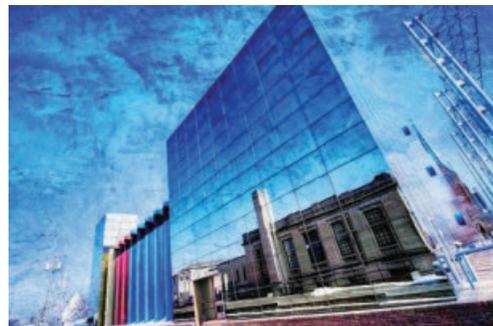


ABOUT COLUMBUS, IN

Few small cities blend world-class ARCHITECTURE and ART and ATTRACTIONS quite like Columbus, Indiana, where art is a way of life and history colors the present.

Seven buildings in Columbus, Indiana, have been recognized by the National Historic Landmarks program, an extraordinary number for a city of 46,000, and one of the reasons the unexpected Columbus collection of architecture is ranked alongside much larger cities like Boston and San Francisco. Columbus is recognized as one of the most important cities for architecture in the U.S. Many of the buildings that have made Columbus famous are located right downtown and very walkable for exploring

You'll find dozens of restaurants, cafés, shops, and boutiques that make it a one-of-a-kind destination. Downtown is also a great place to see much of the modern architecture and public art that has made Columbus famous. We like to think of Downtown as everyone's neighborhood



CUMMINS INC

Cummins Inc., a global power solutions leader, comprises five business segments - Engine, Components, Distribution, Power Systems and Accelera by Cummins - supported by its global manufacturing and extensive service and support network, skilled workforce and vast technological expertise.

Headquartered in Columbus, Indiana, since its founding in 1919, Cummins employs approximately 69,600 people committed to powering a more prosperous world through three global corporate responsibility priorities critical to healthy communities: education, environment and equality of opportunity. Cummins serves its customers online, through a network of company-owned and independent distributor locations, and through thousands of dealer locations worldwide and earned about \$3.9 billion on sales of \$34.1 billion in 2024. See how Cummins is leading your world toward a future of smarter, cleaner power at www.cummins.com.



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

Auburn Shoppes	Auburn, 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
Verizon Wireless	Multiple
WellNow Urgent Care	Multiple
Valvoline Oil Change	Multiple
Domino’s Pizza	Multiple
Enterprise Rental Car	Multiple

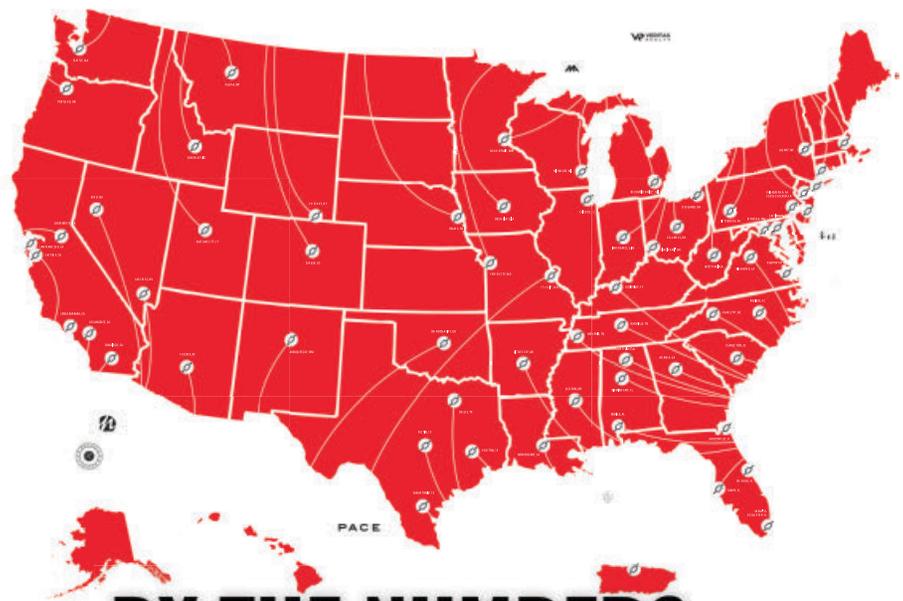


Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.

**LOCAL.
NATIONAL.
EXECUTE.**



BY THE NUMBERS...

REAL ESTATE TRANSACTIONS

6,000+

CONSIDERATION EARNED

\$8.5+B

LANDLORDS REPRESENTED

3,000+

RETAILERS REPRESENTED

1,500+

OFFICES IN THE USA

56

RETAIL BROKERS

750+

VERITAS REALTY

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