



CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

PNC Bank

4030 S East St, Indianapolis, IN 46227

Google

NNN INVESTMENT
—ADVISORS—
THE NATIONWIDE NNN EXPERTS

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OFFERING SUMMARY

THE OFFERING

Property	PNC Bank
Property Address	4030 S East St Indianapolis, IN 46227
Price	\$1,925,000
Capitalization Rate	5.5%
Net Operating Income	\$106,461
Price/SF	\$390.07

PROPERTY DESCRIPTION

Year built	2003
Gross Leasable Area	4,935 SF
Type of Ownership	Fee Simple
Lot Size	1.66 Acres

LEASE SUMMARY

Tenant Trade Name	PNC BANK
Lease Type	Ground Lease
Landlord Responsibility	None
Lease Term Remaining	4.10 years
Original Lease Term	20 years
Lease Commencement	04/01/2003
Lease Expiration	03/31/2023
Renewal Options	2 - 5 Year
Rent Escalations	13% in Each Option
Guarantor	Corporate / PNC Financial Services Inc

RENT SCHEDULE

YEARS	ANNUAL RENT	MONTHLY RENT	ANNUAL RENT (PER SF)	RENT INCREASES	CAP RATE
16-20	\$106,461	\$8,871.75	\$21.57	-	5.53%
21-25	\$122,430	\$10,202.5	\$24.80	13%	6.4%
26-30	\$140,795	\$11,732.92	\$28.53	13%	7.3%



PROPERTY DESCRIPTION



PROPERTY OVERVIEW

This is an opportunity to purchase a 4,935SF Freestanding corporate guaranteed PNC Bank ground lease with 4 outside Drive thru's on an over sized lot of 1.66 ac.. PNC's strong investment grade credit rating with S&P of (A-) and operating in 19 States with 2500 branches make it a very attractive asset to passive investors in the NNN investment market. The subject property is strategically located on an out parcel of a very busy Kroger Supermarket that includes a fueling station and next to a Steak N Shake on a main north to south thoroughfare with high visibility and excellent sign exposure to over 23,000 cars passing daily.

Interstate 465 encircles Indianapolis and this subject property benefits from an excellent location off a major interstate and S East Street is a main artery that leads to the business district of Indianapolis, placing the property in the middle of one of the city's most sought-after locations. PNC bank is less than a mile North of the South side of Interstate 465 which is approx. 5 mi South of the Indianapolis business district.

LOCATION OVERVIEW

Indianapolis is the capital and most populous city of the state of Indiana. Traffic counts in front of the subject property are approximately 29,000 vehicles per day. The property benefits from an excellent location off major interstate 465 and S East Street is a main artery connecting to Madison Ave that leads to the business district of Indianapolis, placing the property in the middle of one of the city's most sought-after locations. The property is only 5 miles south of Indianapolis's business district. A large U-Haul facility and a pre-owned auto facility sit directly across. Situated in an out parcel of a large Kroger Supermarket with a Marshall's and a Ross anchored retail shopping center just on the south side of Kroger. Other National Retailers in the immediate vicinity include Midas, Dunkin Donuts, Pizza Hut, Fed-Ex, BP, Speedway, Harbor Freight, AMC Movie Theater, Public Storage, Autozone, KFC and Walgreens. Located only a half mile away is the University of Indianapolis with over 7,200 students and only 12 miles from Indianapolis International Airport.

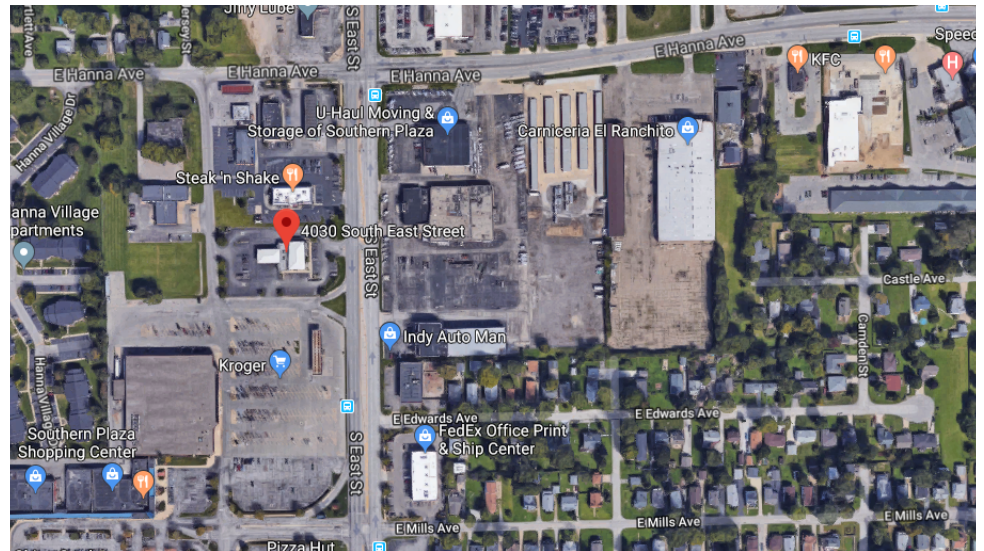
COMPLETE HIGHLIGHTS

INVESTMENT HIGHLIGHTS

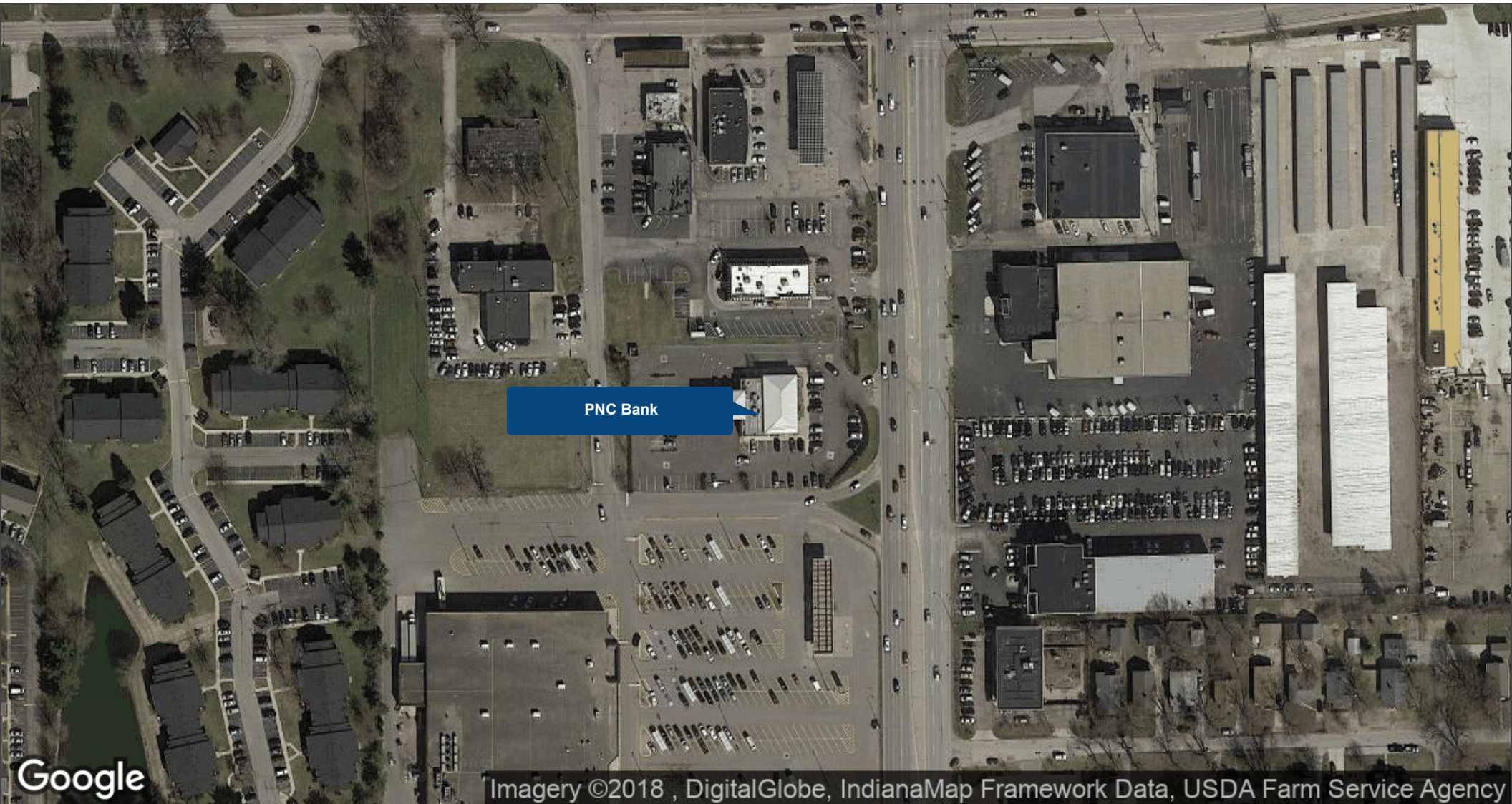
- Ground lease
- No landlord responsibilities
- Below Market Rent
- 2, 5-year options with 13% rent increases
- Kroger Outparcel
- Surrounded by numerous investment grade credit retailers
- High visibility to over 29,000 VPD
- Located 1/2 mile from University of Indianapolis
- Strong corporate guarantee
- PNC is the sixth largest bank by deposits in the United States.
- Established Location
- The subject property benefits from an excellent location off a major interstate 465 with over 92,000 VPD
- Densely populated with over 70,000 people within three miles and over 200,000 People within 5 miles



ADDITIONAL PHOTOS



AERIAL MAP



Google Imagery ©2018 , DigitalGlobe, IndianaMap Framework Data, USDA Farm Service Agency

RETAILER MAP







INDIANAPOLIS, IN

Indianapolis/Marion County is the twelfth largest city in the United States, and it is by-far one of our country's most livable big cities. Visitors are drawn from all over the globe to enjoy our top-notch professional sports venues, a thriving convention industry and numerous cultural attractions. Referred to as the Racing Capital of the World thanks to the Indianapolis Motor Speedway, which takes up 560 acres on the west side of the city property. Every May, hundreds of thousands of people show up to watch the largest-attended sporting event in the U.S., the Indianapolis 500. Sports in general play a huge role in the region's economy. By hosting other major sporting events, like NCAA tournaments and the 2012 Super Bowl, Indianapolis has benefited in the multi million-dollar range from increased business opportunities, job creation and more taxes going directly to the metro area.

While it's true that Indianapolis has a large number of racing fans, the metro area has worked hard at increasing its cultural value beyond the track. The Indianapolis Cultural Trail, an 8-mile urban-planned pedestrian and bike pathway, connects neighborhoods and cultural districts, and offers access to multiple entertainment venues, public art, restaurants and shops along the way.

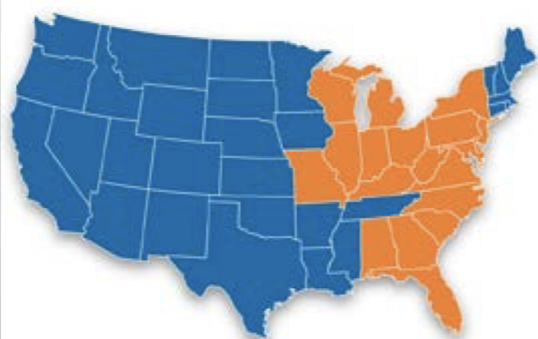
Spread out across 152 acres and featuring more than 54,000 works of art spanning 5,000 years, the Indianapolis Museum of Art is an impressive institution. It's also among the 10 largest art museums in the U.S.. Not only does it offer paintings, contemporary art and Chinese ceramics, but it also boasts one of the largest contemporary art parks in the U.S. — The Virginia B. Fairbanks Art & Nature Park: 100 Acres. The acclaimed outdoor space features a 35-acre lake and art installations set amidst woodlands and wetlands. And bonus: kids are welcome to play on the interactive installations. While you're outside, consider visiting the Oldfields-Lilly House & Gardens, a 26-acre estate on the grounds of the IMA that is a National Historic Landmark.

A few miles northeast of downtown, Eagle Creek Park's more than 3,900 acres of land and 1,400 acres of water host many community-based clubs for activities like sailing, rowing and shooting. Indianapolis' events calendar represents its diverse population with celebrations like the Italian, German, Asian and Greek festivals.



PNC Corporate Profile

The PNC Financial Services Group, Inc. (NYSE: PNC) is one of the largest diversified financial services institutions in the United States with assets of \$371 billion as of March 31, 2017. Operating primarily in 19 states and the District of Columbia, PNC is organized around its customers and communities for strong relationships and local delivery of retail and business banking, including a full range of lending products; specialized services for corporations and government entities, including corporate banking, real estate finance and asset-based lending; wealth management and asset management.



- Asset Management and Corporate & Institutional Banking
- Asset Management, Corporate & Institutional Banking and Retail Banking

Strategic international offices:

- Canada
- China
- Germany
- United Kingdom



ASSETS \$371 BILLION

DEPOSITS \$261 BILLION

SHAREHOLDER EQUITY \$46 BILLION

ASSETS UNDER ADMIN \$264 BILLION

BRANCHES APPROX. 2,500

ATM'S APPROX. 9,000

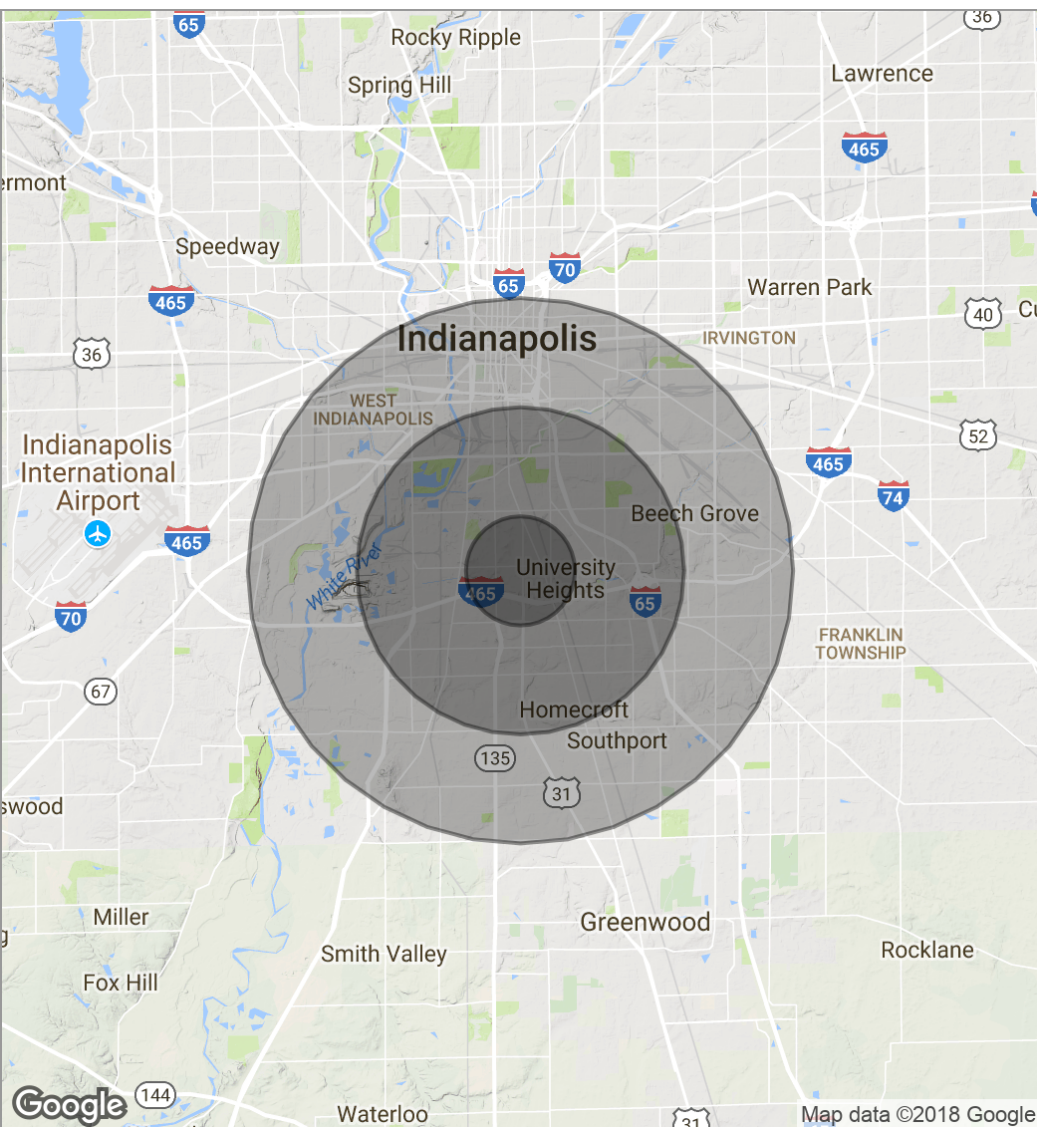
EMPLOYEES APPROX. 52,400



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DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,055	73,316	202,619
Median age	29.5	34.0	34.5
Median age (Male)	29.5	33.6	33.8
Median age (Female)	29.3	34.6	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,685	28,632	79,320
# of persons per HH	2.6	2.6	2.6
Average HH income	\$46,686	\$47,550	\$50,694
Average house value	\$115,819	\$106,021	\$121,415
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.8%	8.9%	8.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	81.9%	84.9%	83.5%
Black	7.8%	6.6%	7.8%
Asian	2.6%	1.2%	2.3%
Hawaiian	0.1%	0.1%	0.0%
American Indian	0.4%	0.3%	0.2%
Other	4.9%	4.3%	4.0%

** Demographic data derived from 2010 US Census*



FOR MORE INFORMATION, PLEASE CONTACT:

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