

100% OCCUPIED
MULTI TENANT

LOCAL
NEIGHBOR
CENTER

METRO
Plaza

50% BELOW
MARKET RENT

BUSINESS
FRIENDLY
STATE



1016 S WEINBACH AVE, EVANSVILLE, IN 47714

METRO PLAZA | EVANSVILLE, IN

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PARTNERS®

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LEASE[■]PARTNERS[©]

EXCLUSIVELY MARKETED

METRO PLAZA (EVANSVILLE, IN)

METRO
Plaza

In Association with Scott Reid & ParaSell, Inc. | A Licensed Indiana Broker #RC51900187

LEAD CONTACT

Patrick Druet

Value Net Lease
D: (949) 996-5469
patrick.druet@valuenetlease.com
CA License # 02223722

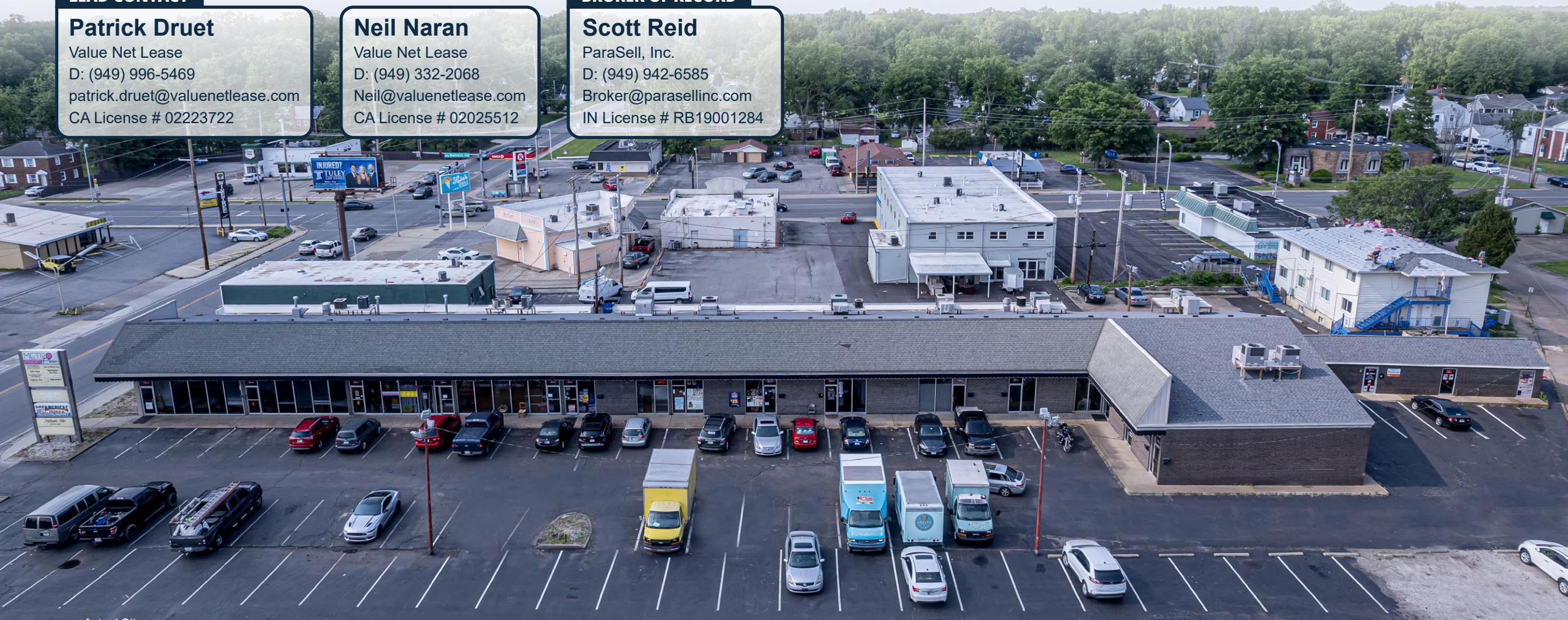
Neil Naran

Value Net Lease
D: (949) 332-2068
Neil@valuenetlease.com
CA License # 02025512

BROKER OF RECORD

Scott Reid

ParaSell, Inc.
D: (949) 942-6585
Broker@parasellinc.com
IN License # RB19001284



Actual Site

INVESTMENT HIGHLIGHTS

METRO PLAZA (EVANSVILLE, IN)



100% OCCUPIED MULTI TENANT RETAIL / STRONG TENANT PERFORMANCE AND COMMITMENT

- All Tenants have expressed interest in early lease extension.
- Tenant Mix is non-credit and mom/pop providing local market servicing which increase business profitability for tenant.
- Surrounding national credit tenants creating excellent retail synergies for local market mom/pop tenants.

DENSE LOCAL MARKET NEIGHBORHOOD PLAZA WITH CREDIBLE DEMAND GENERATORS | CLOSE PROXIMITY TO HIGH SCHOOL & UNIVERSITY

- Less than One (1.0) mile away from Benjamin Bosse High School which is a local neighborhood high school with an enrollment of 1,000 students and faculty.
- Benjamin Bosse High School notably known for it's athletic program with notable alumni ranging from NFL to NBA players.
- University of Evansville Indiana is a Four (4) year public college university with an endowment of more than \$100 million and a student and faculty enrollment of more than 3,000.
- University of Evansville also known for it's athletic programs being award-ed as a NCAA Division I University and #7 of top Universities within the Midwest of the US.

PROFORMA CAP RATE OF 8% / CURRENTLY UNDER-MARKET RENTS, EXPECTED TO BE RAISED WITH EARLY LEASE EXTENSIONS

- Rental Increase expected by Q2 of 2025.
- Fully leased plaza with rents currently below market.
- Majority of Tenants have expressed interest in extending leases to provide credibility to the area.

PREMIUM HIGH TRAFFIC COUNTS OF 25,000 CARS PER DAY | DENSE TRAFFIC CORNER WHICH PROVES LOCAL MARKET DESIRABILITY

- Property is located on a signalized hard corner with traffic counts exceeding 25,000 cars per day. This demonstrates credibility to the local market success of a neighborhood strip center.
- Desirability and credibility to the future success of tenants with a 5 mile population exceeding 120,000 people and an average household income of \$59,828.
- Evansville is the third largest city, by volume, in Indiana.

FINANCIAL SUMMARY

METRO PLAZA (EVANSVILLE, IN)



PRICING SUMMARY

Property Name	Metro Plaza
Property Address	1016 S Weinbach Ave, Evansville, IN 47714
Price	\$1,175,000
Proforma CAP Rate	8.00%
Proforma NOI	\$94,001
Approx. Building Size	12,884 SF
Approx. Lot Size	1.22 AC
Year Built/Renovated	1963
Tenancy	Multi Tenant
# of Units/Suites	9 Units

LOAN QUOTE

Loan to Value	65% - 70%
Interest Rate	6.50%
Fixed Term	3 years
Amortization	25 years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
Population	16,941	74,993	125,144	242,120
Total Households	6,769	32,082	53,888	99,353
Household Income	\$59,267	\$53,049	\$58,609	\$73,475

INCOME & EXPENSES

	2024	2025 Proforma
Annual Rent:	\$109,500	\$120,450
Expense Reimbursement:		
Operating Expenses:	\$26,449	\$26,449
Total NOI	\$83,051	\$94,001

OPERATING EXPENSES

	2024	2025 Proforma
Property Taxes	\$13,858	\$13,858
Insurance	\$5,691	\$5,691
CAMs	\$300	\$300
Utilities	\$6,600	\$6,600
Total Expenses:	\$26,449	\$26,449



RENT SCHEDULE

METRO PLAZA (EVANSVILLE, IN)



Suite #	Tenant Name	Sq. Ft.	Lease Start	Lease End	Total Rent Annual	Rent PSF Annual	Total Rent Monthly	Options	Guarantee	Lease Type	Increases
A	Las Americas	4,000 SF	02-01-17	31-03-30	\$30,000	\$7.50	\$2,500				2% every April starting 2027
F	Las Americas	1,000 SF	02-01-17	31-03-30	\$6,000	\$6.00	\$500	One 1-Year	Personal	Double Net (NN)	2% every April starting 2027
G	Rasin Boutique LLC	1,000 SF	03-05-21	31-07-26	\$9,300	\$9.30	\$775		Personal	Double Net (NN)	2% every April starting 2027
H	Westmorland Barber	904 SF	01-01-23	31-07-25	\$8,100	\$8.96	\$675		Personal	Double Net (NN)	
I	Lolly's Pops	880 SF	03-11-19	31-01-30	\$10,200	\$11.59	\$850	One 1-Year	Personal	Double Net (NN)	4% every Feb starting 2029
J	Eliassaint Elionot	1,000 SF	03-08-23	31-01-30	\$10,200	\$9.60	\$850		Personal	Double Net (NN)	2% every Feb starting 2029
K	Nightengale's Tattoo	1,224 SF	08-01-18	31-12-29	\$10,800	\$7.60	\$900		Personal	Double Net (NN)	
L	KeganAlley	560 SF	04-01-22	31-05-30	\$9,600	\$15.00	\$800	Two 1-Year	Personal	Double Net (NN)	3% every June starting 2026
M	Las Americas	600 SF	02-01-17	31-03-30	\$8,100	\$13.50	\$675	One 1-Year	Personal	Double Net (NN)	2% every April starting 2026
NOP	Tax Company	1,235 SF	11-01-22	31-12-25	\$9,600	\$7.77	\$800	One 1-Year	Personal	Double Net (NN)	
Total		12,403 SF			\$111,900	\$9.68	\$9,325				



SITE MAP

METRO PLAZA (EVANSVILLE, IN)

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AERIAL MAP

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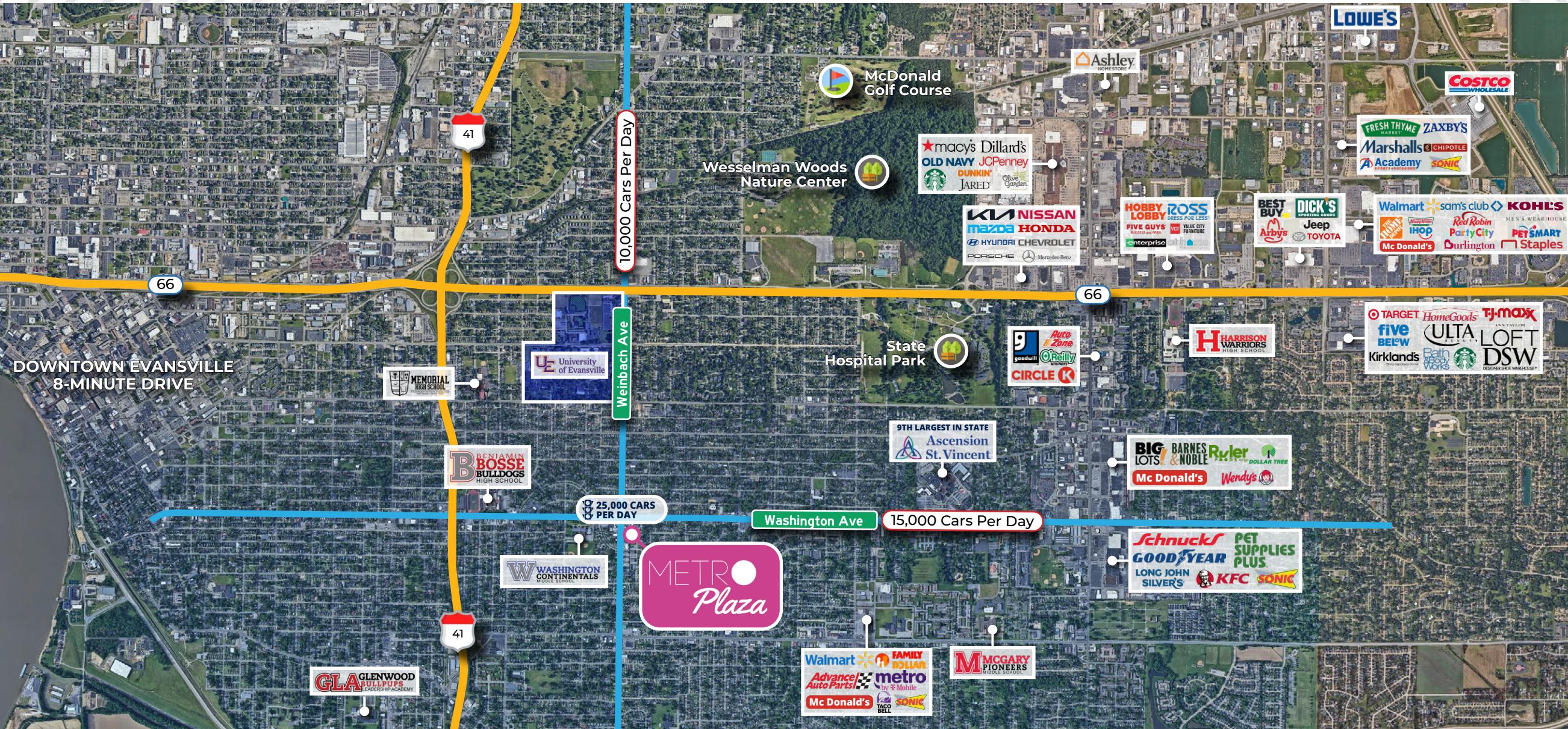
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SATELLITE MAP

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LOCAL MARKET METRO PLAZA (EVANSVILLE, IN)



Downtown Evansville



University of Evansville

EVANSVILLE, IN

Evansville, Indiana, presents a compelling investment opportunity with its robust real estate market characterized by steady growth and promising returns. As the third-largest city in Indiana, Evansville boasts a diverse economy driven by sectors such as healthcare, manufacturing, and education. The local real estate market has seen a consistent appreciation in property values, with a 5.4% increase over the past year and a median home price currently at \$149,000. The city's rental market is equally strong, with an average rent of \$835 per month and a vacancy rate of just 4.5%, indicating a healthy demand for rental properties. Evansville's strategic location along the Ohio River, combined with ongoing infrastructure improvements and a low cost of living, makes it an attractive destination for investors seeking stable and profitable real estate ventures.

UNIVERSITY OF EVANSVILLE

The University of Evansville, a renowned institution with a rich history dating back to 1854, currently serves approximately 2,500 students. This includes a diverse mix of undergraduate and graduate students, contributing to a dynamic and thriving campus environment. The university is known for its strong academic programs, cutting-edge research facilities, and a commitment to student success, factors that have fueled its steady growth over the years.

With over 80 academic majors and a student-to-faculty ratio of 13:1, the University of Evansville attracts students from across the nation and around the world. This continual influx of students ensures a high demand for nearby rental properties, offering investors a reliable and consistent tenant base. Furthermore, the university's ongoing expansion and development projects, including new residential halls and academic buildings, are set to enhance the area's appeal and drive up property values. Coupled with Evansville's affordable cost of living and vibrant cultural scene, this property represents a prime investment opportunity in a stable and lucrative market.

PROPERTY PHOTO

METRO PLAZA (EVANSVILLE, IN)

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PROPERTY PHOTO

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AERIAL PHOTO

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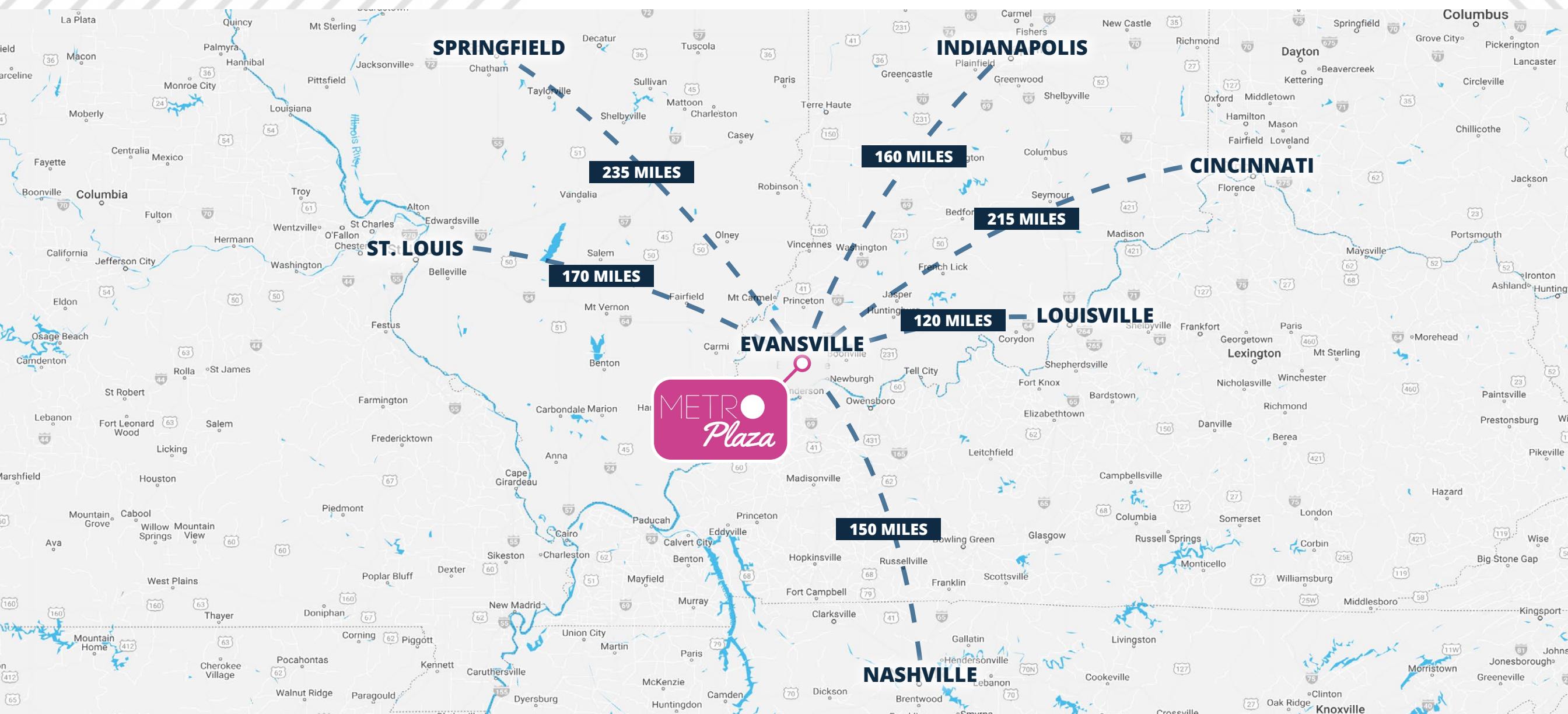
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REGIONAL MAP

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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. 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Value Net Lease

D: (949) 996-5469

patrick.druet@valuenetlease.com

CA License # 02223722

Neil Naran

Value Net Lease

D: (949) 332-2068

Neil@valuenetlease.com

CA License # 02025512

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SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



BUYER NETWORK

Proprietary and up to date buyer contact list



NATIONAL REACH

Network that sources buyers & sellers coast to coast



COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



#1 NET LEASE

Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents

