

**1175 ETNA AVENUE
HUNTINGTON, IN 46750**





NAI Hanning & Bean (“Broker”) has been engaged as the exclusive agent for the sale of the real estate located at 1175 Etna Avenue, Huntington, Indiana (the “Property”).

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject Property, as applicable. Independent estimates of proforma income and expenses should be developed by you before

any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The Asset Owner(s), their servicers, representatives and/ or Brokers, including but not limited to NAI Hanning & Bean and its respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from

any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Hanning & Bean
Rachel Romary, Senior Broker
200 E. Main Street, Suite 580
Fort Wayne, IN
tel 260.422.2152
cell 260.341.0230
fax 260.422.2169
www.naihb.com

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1175

Etna Avenue

Terms of Sale

The Property is being offered “as is,” “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto other than a special warranty of title in the deed conveying the Properties to the Buyer. Buyer acknowledges that Buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

No Contact with Tenants & Property Management

All contact with tenants and property management shall be conducted through the Seller’s Broker with prior written approval.

Offering Procedure

NAI Hanning & Bean hereby solicits offers to purchase the property. This transaction will be conducted through an offer process in accordance with the terms and provisions of this Offering Memorandum, which Seller may, in its sole discretion, amend or update (provided that Seller has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to Seller as a condition of its receipt of this Offering Memorandum.

Distribution of Offering Materials and Review Period

All due diligence materials that will be provided will be made available through Rachel Romary at rromary@naihnb.com.

Tours

Private tours will be offered by appointment only. Please schedule your site visit by sending an email to Rachel Romary at rromary@naihnb.com or via phone at 260.341.0230.

Investment Highlights

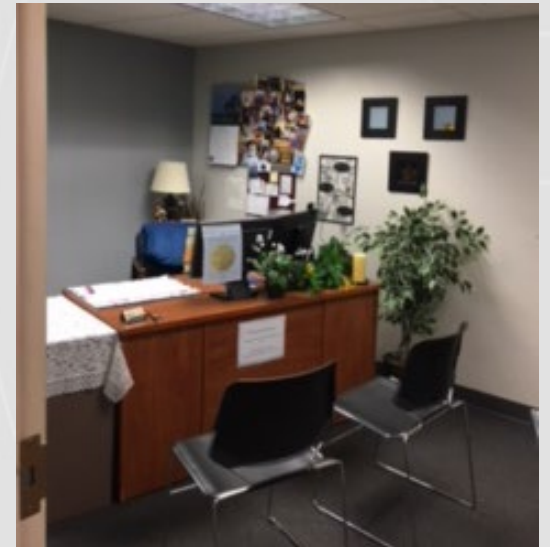
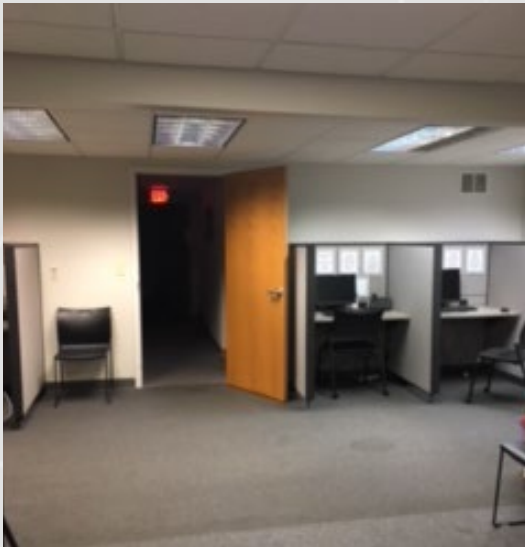
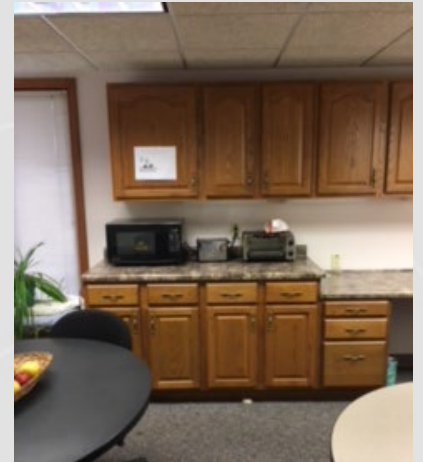
Property Overview

Address	1175 Etna Ave.	Frontage	160.8' on Etna; 84.09' on Elm; 269.9' on Joe
City, State	Huntington, IN 46750	Sprinklers	Not sprinkled
County	Huntington	Construction	Wood joist frame
Township	Huntington	Foundation	Monolithic concrete slab
Parking	23 surface spaces	Exterior	Brick and masonry
Parcel	35-05-22-200-124.900-005 0.938 AC	Roof	Built-up roof
Total Building SF	5,700 SF	Site Access	One curb cut on Etna Avenue; one curb cut on Elm.
Year Built	1960	Improvement	One irregular shaped building
Zoning	MXD	Occupancy	100%
HVAC	New heat exchangers in Units B & D	Reduced List Price	\$465,000 (\$495,000) 7% CAP Rate

Property Photos



Property Photos



Aerial



Tenancy Profile



Family and Social Services Administration (FSSA) **Occupancy - 2,830 SF | 5/31/2024 Lease Expiration**

The Family and Social Services Administration (FSSA) was established by the General Assembly in 1991 to consolidate and better integrate the delivery of human services by state government. FSSA is led by the Secretary who is appointed by the Governor and is a member of the Governor's cabinet. FSSA is a health care and social service funding agency. Ninety-four percent (94%) of the agency's total budget is paid to thousands of service providers ranging from major medical centers to a physical therapist working with a child or adult with a developmental disability. The six care divisions in FSSA administer services to over one million Hoosiers.



Huntington County Child Advocacy Center, Inc. **Occupancy – 2,830 SF | 7/31/2027 Lease Expiration**

The Huntington County Child Advocacy Center, Inc. is dedicated to providing: a child focused center to investigate child abuse, the coordination of a unified response to child abuse reports so that every child is treated with equal importance and care, and educational information to the community that promotes the prevention of and appropriate response to child abuse.

City of Huntington, IN

Market Overview

Located approximately 17 miles southwest of Fort Wayne in Huntington County, the City of Huntington, known as the “Lime City,” is the largest city in and the county seat of Huntington County, Indiana. It is in Huntington and Union Townships with an estimated 17,391 residents. Surrounding communities include Wabash to the southwest, Roanoke to the northeast, Warren to the southeast, and North Manchester to the northwest.

For business and industry, Huntington offers a unique combination of advantages:

- Easy access to major Interstates (I-69 and US-24), rail (Norfolk Southern) and air (cargo, airline and private aviation)
- Pro-business city and county governments
- Range of housing options
- Modern and well-ranked schools
- Plentiful retail choices
- Higher education resources at Huntington University and branch campuses of three other colleges
- Lots of recreational opportunities, including biking & hiking trails, lively festivals, and quality restaurants

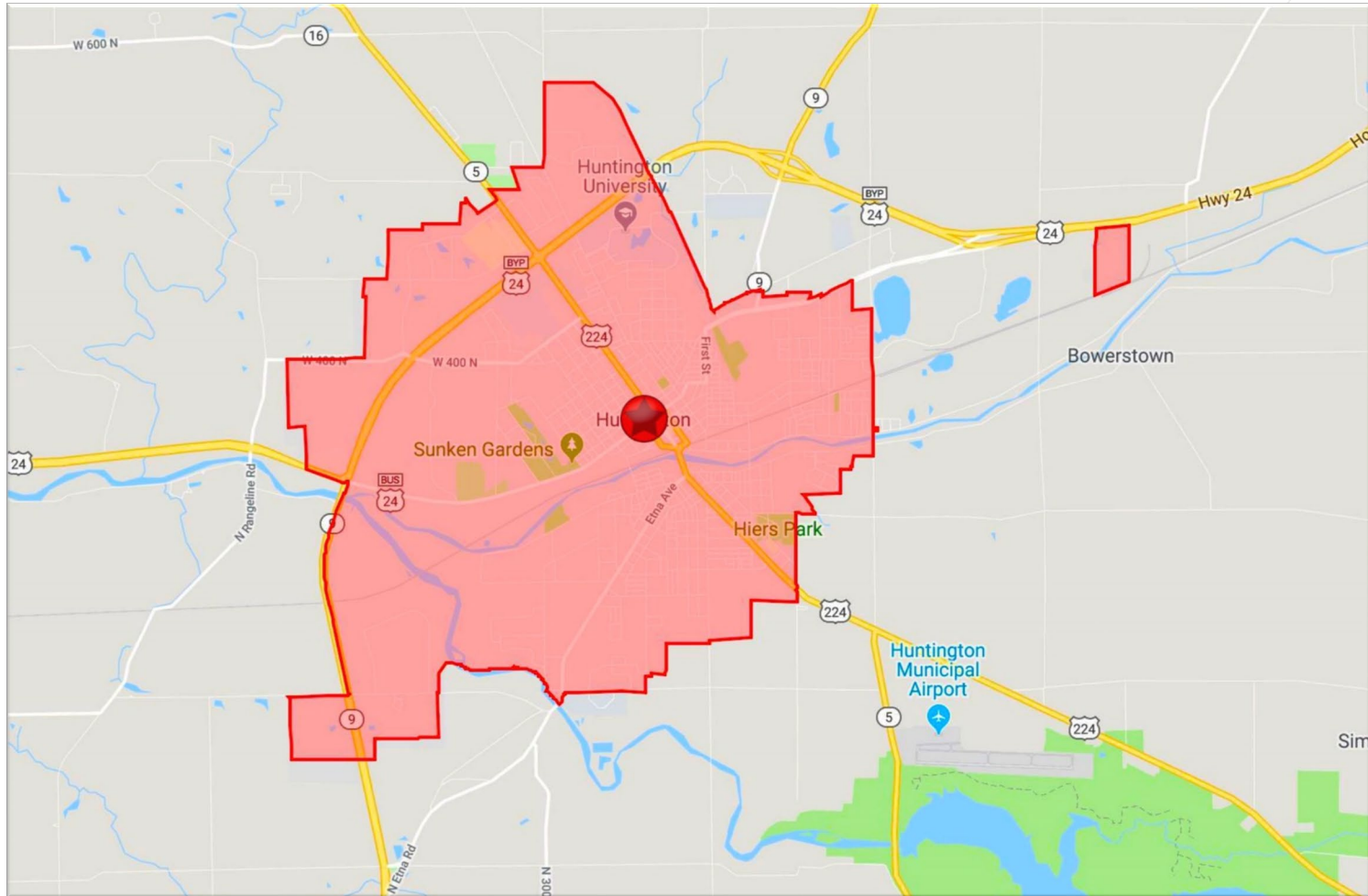
Property Location

3 Market Overview



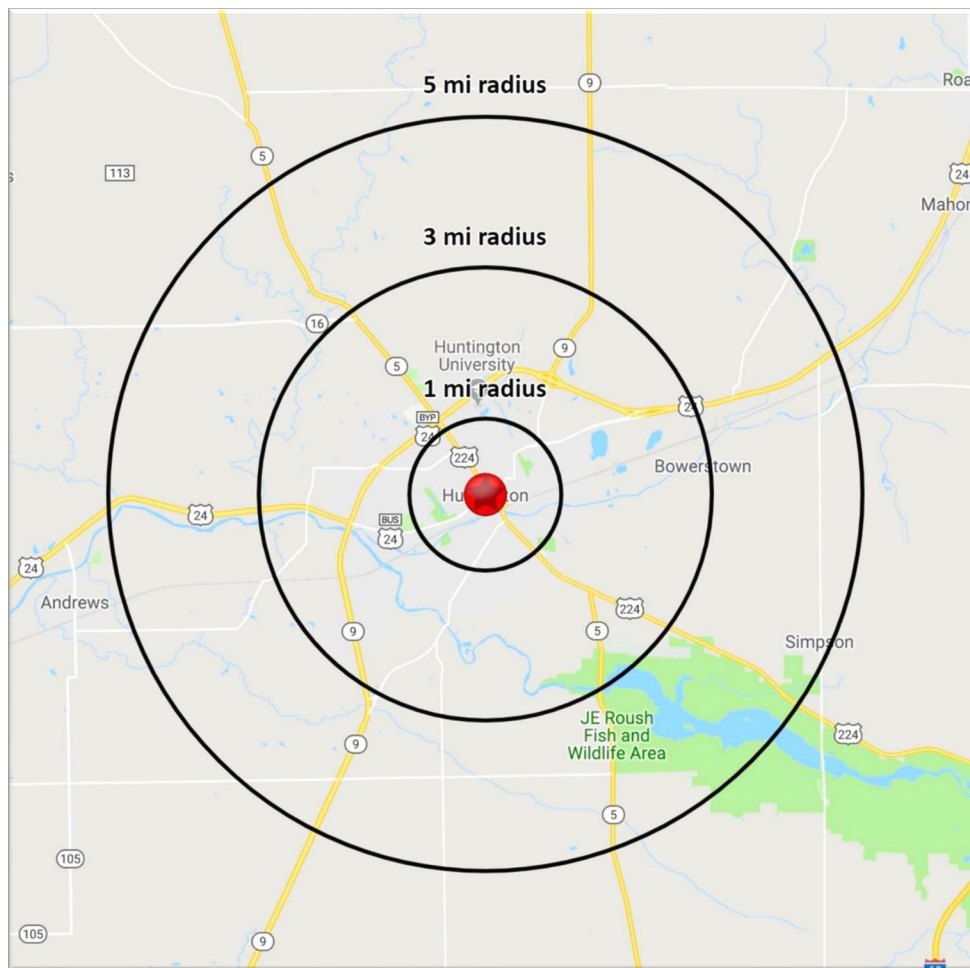
Property Location

3 Market Overview



Demographics

3 Market Overview



POPULATION	1 MILE	3 MILES	5 MILES
Population	7,820	19,134	22,163
2026 Projected Population	8,114	19,962	23,073
Projected Annual Growth (2021-2026)	294 0.8%	828 0.9%	910 0.8%
Median Age	37.3	37.0	37.9
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	3,212	7,686	8,922
2026 Projected Households	3,298	7,950	9,206
Average Household Income	\$57,486	\$60,677	\$64,064
Average Household Size	2.4	2.4	2.4
Median Home Value	\$83,182	\$97,900	\$107,156

Competitive Set

3 Market Overview



PROPERTY ADDRESS	1175 Etna Avenue Huntington, IN	1211 W. Coliseum Blvd. Fort Wayne, IN 46808	6605 E. State Blvd. Fort Wayne, IN 46815	210-212 N. Buffalo St. Warsaw, IN 46580
TOTAL BUILDING SIZE	5,700 SF	7,466 SF	9,536 SF	8,552 SF
TOTAL ACREAGE	0.9684 AC	1.16 AC	1.01 AC	1.14 AC
NUMBER OF TENANTS	3 (100% Occupied)	Single	Multi-Tenant	Multi-Tenant
YEAR BUILT	1960	1984	1973	1956
PARKING	23 Spaces	84 Spaces	55 Spaces	18 Spaces
ASSESSED VALUE	\$179,200	\$399,900 (with improvements)	\$329,800 (with improvements)	\$467,000 (with improvements)
ANNUAL TAXES	\$2,671.50	\$11,582.68	\$9,544.88	\$4,121.48
SALE PRICE	N/A	\$405,000	\$500,000	\$650,000
SALE PRICE PSF	N/A	\$54.25	\$52.43	\$76.00
SALE DATE	N/A	10/10/2019	2/15/2022	9/1/2021

Rachel Romary, Senior Broker



Rachel Romary is a broker on the NAI Hanning & Bean team representing all business lines of real estate, specializing in retail tenant representation. After obtaining her real estate license in 2013, Rachel's first project was the development and leasing of a multitenant retail strip center in Fort Wayne, Indiana. From the start, she has been highly driven to assist her clients in achieving their goals.

Ms. Romary has worked with a variety of clients and sectors including telecommunications, governmental, nonprofit, medical, institutional, health & fitness, restaurant, and hospitality. Rachel understands the complexities involved in any real estate transaction: from business planning to budgeting, property/site searches to negotiations, opinion of values to rezoning - Rachel works closely with her clients to determine the best possible solution to their needs. From industrial to commercial and office to investment, she offers her vast experience, knowledge, guidance and support from the very beginning to the end of the process.

Having worked with developers, investors, REITs, property managers, accountants, buyers, sellers, landlords, and tenants, Rachel represents local, regional and national clients in northern Indiana. Past and present clients include: AT&T, BAE Systems, Casey's General Store, Chow Hound Pet Supplies, Cricket Wireless, Frontier, Herbalife 24, Jackson Hewitt Tax Services, Queen Nails, Metro PCS, Palogix, Premier Martial Arts, Shoe Show, State Farm, Summit City Prosthetics & Orthotics, Versona, Wash 'N Roll, and Wings Etc. With her superior level of services and the backing of NAI Global, Rachel has access to all the tools for your success and is affiliated with the following organizations: National Association of Realtors, Indiana Association of Realtors, Indiana Commercial Board of Realtors, and the International Council of Shopping Centers.

If you're looking to buy, lease, sell, develop, or invest, Rachel has built a reputation on integrity, professionalism, commitment, and proven innovative processes.

NAI Hanning & Bean

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naihb.com