

# NORTH CLARK MEDICAL OFFICE PORTFOLIO

THREE-BUILDING MEDICAL OFFICE PORTFOLIO



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## EXCLUSIVELY BY

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Marcus & Millichap  
DISALVO | BENDER | NULF  
GROUP

### Gus Poulos

Senior Associate

National Office and Industrial Properties Group

Indianapolis Office

Office: (317) 218-5348

Cell: (317) 42-1046

LicenseIN: RB18000371

[Gus.Poulos@MarcusMillichap.com](mailto:Gus.Poulos@MarcusMillichap.com)

### Forest Bender

Senior Director Investments

Director - National Office & Industrial Properties Group

Indianapolis Office

Office: (317) 218-5346

Cell: (765) 748-6570

License IN: RB14049223 / AB21405968

[Forest.Bender@MarcusMillichap.com](mailto:Forest.Bender@MarcusMillichap.com)

### Joseph DiSalvo

Senior Managing Director Investments

Senior Director - National Office & Industrial Properties Group,  
National Healthcare Group

Indianapolis Office

Office: (317) 218-5334

Cell: (317) 410-8788

License: IN: RB14051407

[Joseph.DiSalvo@MarcusMillichap.com](mailto:Joseph.DiSalvo@MarcusMillichap.com)

BOR: Josh Caruana | Indianapolis, IN | License: RB14034355

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# INVESTMENT OVERVIEW

SECTION 1







## THREE-BUILDING MEDICAL OFFICE PORTFOLIO

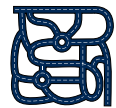
Total of ± 34,313 SF

- **Three-Building Medical Office Sale-Leaseback** located in the Louisville MSA
  - Attractive Return Profile – minimal landlord responsibilities with strong, stable cash flow
  - **10-Year NNN Lease Term** providing passive income with **2.5% annual rental escalations**
  - Established, Reputable Medical Practice with a strong presence both locally and nationally
  - **Comprehensive Healthcare Services** offered on-site, including Primary Care, Urgent Care, Lab, and Behavioral Health
- 



## PROXIMITY TO LOUISVILLE MSA

- Jeffersonville is part of the Louisville Metro Statistical Area (MSA), directly across the Ohio River from downtown Louisville, Kentucky.
  - The city benefits from seamless interstate connectivity via I-65, I-265, and I-64, providing immediate access to the Louisville CBD, airport, and regional distribution hubs.
  - Downtown Louisville is less than 10 minutes away, making Jeffersonville a prime location for businesses seeking metro access without the congestion or cost of the urban core.
- 



## ECONOMIC & REGIONAL CONNECTIVITY

- Jeffersonville anchors the Southern Indiana “Boom Corridor”, driven by the River Ridge Commerce Center, Port of Indiana–Jeffersonville, and growing logistics and advanced manufacturing sectors.
- The completion of the Lewis and Clark Bridge (East End Crossing) has expanded direct cross-river access to Louisville’s eastern suburbs, reducing commute times and boosting commercial development.
- The area attracts major corporate and institutional investment, including Meta’s \$800M data center and expanding regional healthcare systems, both of which strengthen employment and population growth.



## MAJOR REDEVELOPMENT & PLACEMAKING PROJECTS

### Jeffboat Waterfront Redevelopment

An 80-acre plan to transform the former Jeffboat shipyard into a large mixed-use riverfront project (marina, amphitheater, retail, office, residential and hotel components) is advancing through master-planning and early funding phases — a game-changing placemaking project for Jeffersonville’s riverfront.



## META’S \$800 MILLION DATA CENTER DEVELOPMENT

### Transformational Regional Investment

- In **early 2024, Meta Platforms, Inc. (Facebook’s parent company)** announced plans to build a **\$800 million, 700,000+ square-foot hyperscale data center** within the River Ridge Commerce Center — a 6,000-acre master-planned business park located just minutes north of your property sites in Jeffersonville.
- The project represents **one of the largest private investments** in Southern Indiana’s history and solidifies the region’s position as a **technology and innovation hub** within the Louisville MSA.
- Meta’s Jeffersonville facility will join the company’s growing network of U.S. data centers, serving as a critical piece of its global infrastructure supporting platforms like Facebook, Instagram, and WhatsApp.

### Economic & Employment Impact

- The project is expected to generate **hundreds of construction jobs** during its multi-year buildout and **dozens of permanent high-tech and operations positions** once completed.
- River Ridge officials anticipate that Meta’s presence will attract complementary industries, including cloud services, fiber and energy suppliers, and advanced data infrastructure partners — further boosting the local economy.
- With Meta’s global brand recognition, the investment also serves as a magnet for additional high-profile tenants seeking the same connectivity, logistics, and workforce advantages that drew Meta to the area.

 1802 E 10th Street Jeffersonville, IN. 47130

**YEAR BUILT** 1985

**TOPOGRAPHY** Flat

**FOUNDATION** Concrete Slab

**EXTERIOR** Masonry

**FRAMING** Fire Resistant

**ROOF** Flat



### PARKING

Asphalt

**75 Free Surface Spaces Available**

Ratio of 5.70/1,000 SF



### APN

10-19-01-000-623.000-010



### ZONING

C/I Building



### HIGHWAY ACCESS

I-65 | US-31



### AIRPORT

16 Minutes to Louisville International Airport

**01**

NUMBER OF UNITS



**01**

NUMBER OF BUILDINGS



**01**

NUMBER OF STORIES

 1804 E 10th Street Jeffersonville, IN. 47130

**YEAR BUILT** 1985

**TOPOGRAPHY** Flat  
**FOUNDATION** Concrete Slab  
**EXTERIOR** Masonry  
**FRAMING** Fire Resistant  
**ROOF** Pitched Shingles



### PARKING

Asphalt  
**45 Free Surface Spaces Available**  
Ratio of 8.17/1,000 SF



### APN

10-19-01-000-613.000-010



### ZONING

C/I Building



### HIGHWAY ACCESS

I-65 | US-31



### AIRPORT

16 Minutes to Louisville International Airport

**01**

NUMBER OF UNITS



**01**

NUMBER OF BUILDINGS



**01**

NUMBER OF STORIES

 1806 E 10th Street Jeffersonville, IN. 47130

---

**YEAR BUILT** 1972

---

**TOPOGRAPHY** Flat

**FOUNDATION** Concrete Slab

**EXTERIOR** Masonry

**FRAMING** Wood Joist

**ROOF** Pitched Shingles

---

**01**  
NUMBER OF UNITS



**01**  
NUMBER  
OF BUILDINGS



**01**  
NUMBER  
OF STORIES



### **PARKING**

Asphalt

**85 Free Surface Spaces Available**

Ratio of 5.42/1,000 SF



### **APN**

10-19-01-000-578.000-010



### **ZONING**

C/I Building



### **HIGHWAY ACCESS**

I-65 | US-31



### **AIRPORT**

16 Minutes to Louisville International Airport

## RESTAURANTS

Angie's Cafe	Kabuki Hibachi Ramen
Arby's	KFC
Burger King	Panda Express
Chick-Fil-A	Papa John's
Chipotle	Papa Murphy's
Culver's	Roosters
Domino's Pizza	Starbucks
Dunkin Donuts	Taco Bell
El Sombrero	Texas Roadhouse
Food Lab	Waffle House
Golden Blossom Buffet	Wendy's
Harry's Taphouse	White Castle
Jersey Mike's	Zaxby's

## RETAILERS

ALDI	Indiana Members Credit Union
Autozone Auto Parts	Jiffy Lube
Bass Pro Shops	Kohl's
Ben's Bargain Center	Kroger
Big O Tires	McDonald's
Chase	Meijer
Circle K	Michael's
Dollar General	Planet Fitness
Enterprise Rent-A-Car	Rose Transfers
Extra Space Storage	Rural King
Feeders Pet Supply	Take 5 Car Wash
First Financial	The Home Depot
First Harrison Bank	The UPS Store
Golden Wash Landromat	Tires Plus
Goodwill	Valvoline Oil Change
Harbor Freight	Verizon

## MEDICAL

**NORTON CLARK HOSPITAL CAMPUS**  
 Norton Clark Hospital Emergency  
 Norton Community Medical Associates  
 Southern Indiana Oral Surgery



# FINANCIAL ANALYSIS

SECTION 2



# NORTH CLARK MEDICAL OFFICE PORTFOLIO

 1802, 1804, 1806 E 10th Street Jeffersonville, IN. 47130

OFFERING HIGHLIGHTS

# \$6,656,000

OFFERING PRICE

# 8.76%

CAP RATE



**34,313 SF**  
GROSS LEASEABLE AREA



**5.03 ACRES**  
LOT SIZE



# \$193.98

PRICE/SF



# \$583,321

NOI



# 100%

OCCUPANCY

OFFERING HIGHLIGHTS

SUMMARY	
Price:	\$ 6,656,000
Down Payment (1st): 25.00%	\$ 1,664,000
Current CAP:	8.76%
Pro Forma CAP:	8.76%
Approx. Gross Square Feet:	34,313
Cost per Gross Square Foot:	\$ 193.98
Zoning:	Commercial
Parking Spaces:	147 Spaces
Site Area (Acres):	5.03 Acres
Year Built:	1985

PROPOSED FINANCING (1)	
First Loan Amount:	75.00% \$ 4,992,000
Terms:	6.50% interest
	25 yr. amortization
	5 yr. term
Monthly Payment:	\$ 33,706

- UNDERWRITING ASSUMPTIONS**
- (1) Proposed Financing is based upon current market rates.
  - (2) Expenses for the property have been estimated. The tenant reimburses all operating expenses.
  - (3) RE tax expense pulled from Clark County Treasurer's Office
  - (4) Management fees calculated at a projected market value at 4% of EGI.
  - (5) Tenant will execute a 10yr NNN lease upon closing.

CURRENT & PRO FORMA OPERATING DATA				
For the 12 Months Starting:	February 2026		February 2031	
<b>Gross Potential Rent:</b>	\$	583,321	\$	583,321
CAM Recapture:	\$	51,470	\$	56,826
Tax Recapture:	\$	65,883	\$	72,740
Insurance Recapture:	\$	12,010	\$	13,260
Mgmt. Recapture:	\$	28,507	\$	29,046
Base Stop Recapture:	\$	-	\$	-
Other Income	\$	-	\$	-
<b>Scheduled Gross Income:</b>	\$	741,190	\$	755,193
Vacancy	\$	- 0.00%	\$	- 0.00%
<b>Effective Gross Income:</b>	\$	741,190	\$	755,193
Less Expenses:	\$	157,869	\$	171,872
<b>Net Operating Income:</b>	\$	583,321 8.76%	\$	583,321 8.76%
Capital Reserves:	\$	6,863 \$0.20/SF	\$	6,863 \$0.20/SF
Loan Payments:	\$	404,476 1.44 DCR	\$	404,476 1.44 DCR
<b>Pre Tax Cash Flow:</b>	\$	171,982 10.34%	\$	171,982 10.34%
Plus Principal Reduction:	\$	89,536 Cash on Cash	\$	114,593 Cash on Cash
<b>Total Return Before Taxes:</b>	\$	261,518 15.72%	\$	286,575 17.22%

PROJECTED EXPENSES (2)	
<b>Utilities</b>	
	\$ -
	\$ -
	\$ -
	\$ -
	\$ - \$ -
<b>COMMON AREA MAINTENANCE</b>	
Estimated CAM	\$ 51,470
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ - \$ 51,470
<b>Total CAM / Utilities</b>	\$1.50 \$ 51,470
<b>Real Estate Taxes (3)</b>	\$1.92 \$ 65,883
<b>Insurance</b>	\$0.35 \$ 12,010
<b>Management Fees (4)</b>	4.0% \$ 28,507
<b>Total Expenses:</b>	\$ 157,869
Per Rentable Square Foot:	\$ 4.60

## LEASE SUMMARY

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM</b>	10 Years
<b>LEASE EXPIRATION DATE</b>	01/31/2036
<b>LEASE TERM REMAINING</b>	Ten (10) Years
<b>TAXES, CAM &amp; INSURANCE</b>	Tenant reimburses taxes, CAM and insurance.

### COMMENTS:

Tenant to sign 10 year NNN lease upon closing.

<b>LEASE YEAR</b>	<b>ANNUAL INCREASE</b>	<b>BASE RENT PER MONTH</b>	<b>BASE RENT SF / MONTH</b>	<b>BASE RENT PER YEAR</b>	<b>BASE RENT SF/YEAR</b>
2026	2.50%	\$46,610.08	\$1.42 SF	\$583,321.00	\$17.00 SF
2027	2.50%	\$49,825.34	\$1.45 SF	\$597,904.03	\$17.43 SF
2028	2.50%	\$51,070.97	\$1.49 SF	\$612,851.63	\$17.86 SF
2029	2.50%	\$52,347.74	\$1.53 SF	\$628,172.92	\$18.31 SF
2030	2.50%	\$53,656.44	\$1.56 SF	\$643,877.24	\$18.76 SF
2031	2.50%	\$54,997.85	\$1.60 SF	\$659,974.17	\$19.23 SF
2032	2.50%	\$53,672.79	\$1.64 SF	\$676,473.52	\$19.71 SF
2033	2.50%	\$57,782.11	\$1.68 SF	\$693,385.36	\$20.21 SF
2034	2.50%	\$59,226.67	\$1.73 SF	\$710,720.00	\$20.71 SF
2035	2.50%	\$60,707.33	\$1.77 SF	\$728,488.00	\$21.23 SF

# MARKET OVERVIEW

SECTION 3





# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2029 PROJECTION	9,613	62,890	165,948	596,069
2024 ESTIMATE	9,228	60,268	162,282	591,056
2020 CENSUS	8,918	57,974	160,605	593,664
2010 CENSUS	7,700	55,669	156,260	570,937
2024 DAYTIME POPULATION	7,740	64,607	231,725	726,856

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2029 PROJECTION	4,203	28,781	76,914	263,177
2024 ESTIMATE	3,995	27,342	74,677	259,422
2020 CENSUS	3,710	25,376	71,616	254,293
2010 CENSUS	3,154	24,034	68,463	243,533

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME	\$66,751	\$76,976	\$87,890	\$91,494
MEDIAN HOUSEHOLD INCOME	\$46,670	\$50,353	\$52,509	\$54,575
PER CAPITA INCOME	\$29,360	\$34,761	\$40,338	\$39,841

# LOUISVILLE

## KENTUCKY

Home to the famous Kentucky Derby, the Louisville metro is composed of Indiana's Harrison, Washington, Clark, Floyd and Scott counties, as well as Kentucky's Jefferson, Spencer, Oldham, Trimble, Shelby, Bullitt and Henry counties.



Louisville, Kentucky is the region's most populous city, with more than 387,000 citizens, followed by Jeffersonville, Indiana, which has 51,000 residents. The Ohio River cuts through the region and was an important player in the area's development.



### CENTRALIZED LOCATION

Approximately 60 percent of United States cities are within a one-day drive of the metro, providing access to large economic centers.



### MAJOR DISTRIBUTION CENTER

Louisville's strategic geographic placement has made it a hub for logistics and distribution industries.



### THE DERBY

Every May, attention is focused on Louisville when it hosts the Kentucky Derby – the most acclaimed horse racing event in the world.

POPULATION  
**1.3M**



**2.2%**  
GROWTH 2023-2028\*



HOUSEHOLDS  
**541K**

MEDIAN HOUSEHOLD INCOME

**\$63,600**



U.S.  
MEDIAN  
\$68,500

**2.4%**  
GROWTH 2023-2028\*



## ECONOMY

- Although the region's economy has been historically dominated by the shipping and rail industries, contemporary Louisville boasts a well-diversified economy that is focused on advanced manufacturing, logistics, life sciences and health care, as well as other industry sectors.
- The UPS Worldport global air freight hub at Louisville International Airport makes the region an important player in global shipping and logistics.
- The metro is headquarters to Humana, a Fortune 500 company. Additional major employers include UPS, Ford Motor Co., Norton Healthcare, Kroger Co. and the University of Louisville.



**Gus Poulos**

Senior Associate  
National Office and Industrial  
Properties Group  
Indianapolis Office  
Office: (317) 218-5348  
Cell: (317) 42-1046  
LicenseIN: RB18000371  
[Gus.Poulos@MarcusMillichap.com](mailto:Gus.Poulos@MarcusMillichap.com)

**Forest Bender**

First Vice President Investments  
Director - National Office & Industrial  
Properties Group  
Indianapolis Office  
Office: (317) 218-5346  
Cell: (765) 748-6570  
License: IN: RB14049223 / IN:  
AB21405968  
[Forest.Bender@MarcusMillichap.com](mailto:Forest.Bender@MarcusMillichap.com)

**Joseph DiSalvo**

Senior Managing Director Investments  
Senior Director - National Office & Industrial  
Properties Group,  
National Healthcare Group  
Indianapolis Office  
Office: (317) 218-5334  
Cell: (317) 410-8788  
License: IN: RB14051407  
[Joseph.DiSalvo@MarcusMillichap.com](mailto:Joseph.DiSalvo@MarcusMillichap.com)