

Offering Memorandum



9765 Olympia Drive

Fishers, IN, 46037

Kevin Dick
kdick@bradleyco.com
317.213.6692

Nicholas R. Miller
nmiller@bradleyco.com
317.517.2310

www.bradleyco.com

Table of Contents

9765 Olympia Drive, Fishers, IN 46037



Table of Contents

Executive Summary	3
Property Overview	4
Floor Plan	5
Location-Market	6
Location-Submarket	6
Demographics	7-8
Tenant Information	9
Fishers, Indianaon	10

Confidentiality & Disclaimer

All materials and information received or derived from Bradley Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Bradley Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Bradley Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bradley Company, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bradley Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Executive Summary

9765 Olympia Drive, Fishers, IN 46037



Summary

Sale Price: \$2,289,135 (\$213/SF)

NOI & Cap Rate: \$177,408 (7.75%)

Annual Rent Escalations: 2%

Building Size: 10,752 SF

Lot Size: 1.55 AC

Year Built: 1994

Zoning: C-1

Property Highlights

- Attractive, free-standing, single tenant, childcare property in Fishers, Indiana which is ranked among Top 10 best places to live in U.S.
- New ten (10) year NNN lease at closing
- Well-located in an affluent submarket and surrounded by strong demographics.
- Proximity to retail amenities.

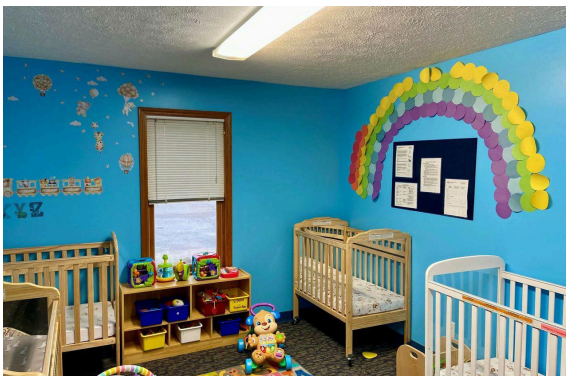
Property Overview

9765 Olympia Drive, Fishers, IN 46037



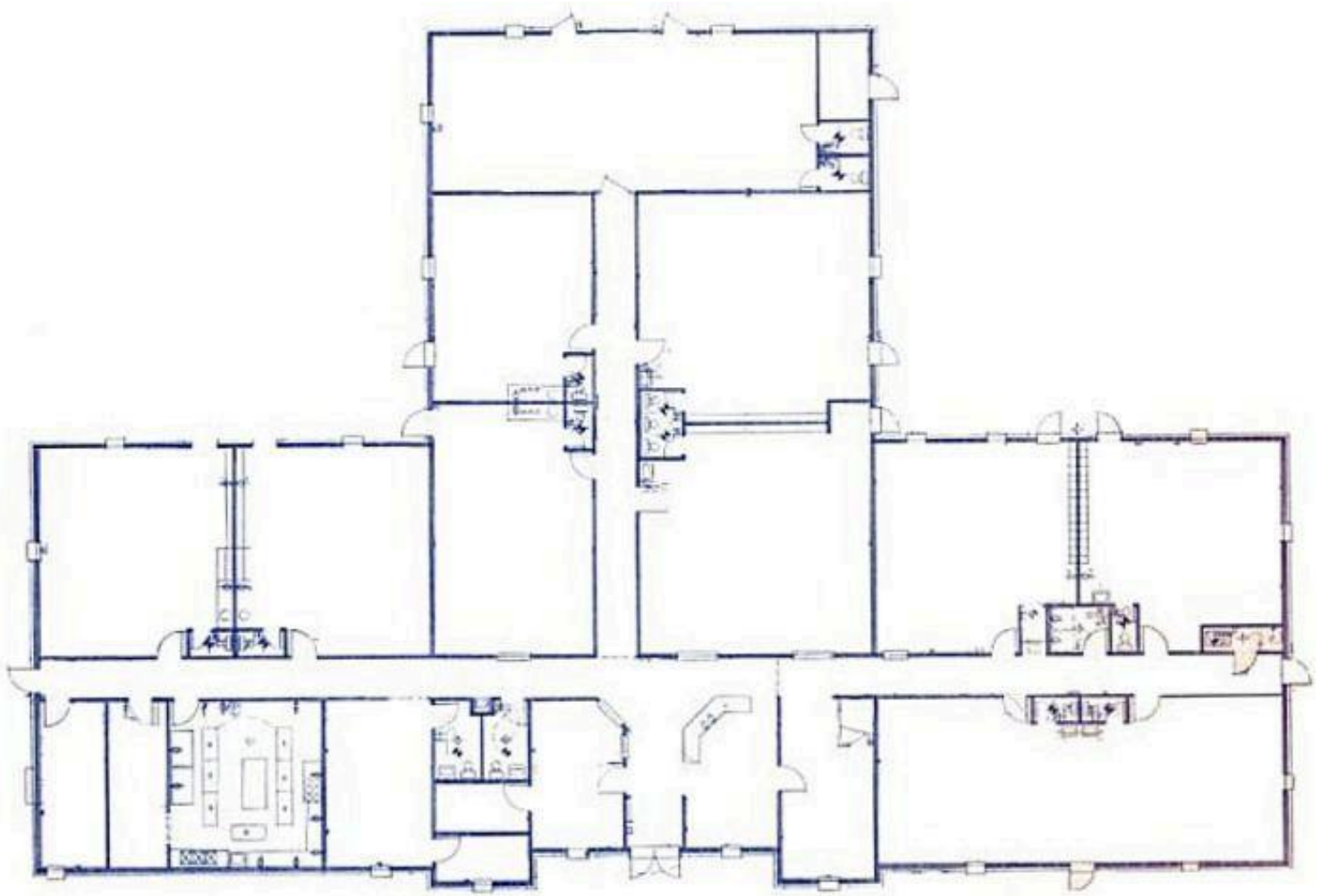
Summary

Address	9765 Olympia Drive, Fishers, IN 46037
Property Type	Childcare facility
Building Size	10,752 SF
Land Size	1.55 AC
Year Built	1994
Zoning	C-1
Construction	Foundation: slab Structure: wood Exterior: brick Roof: pitched/asphalt shingles



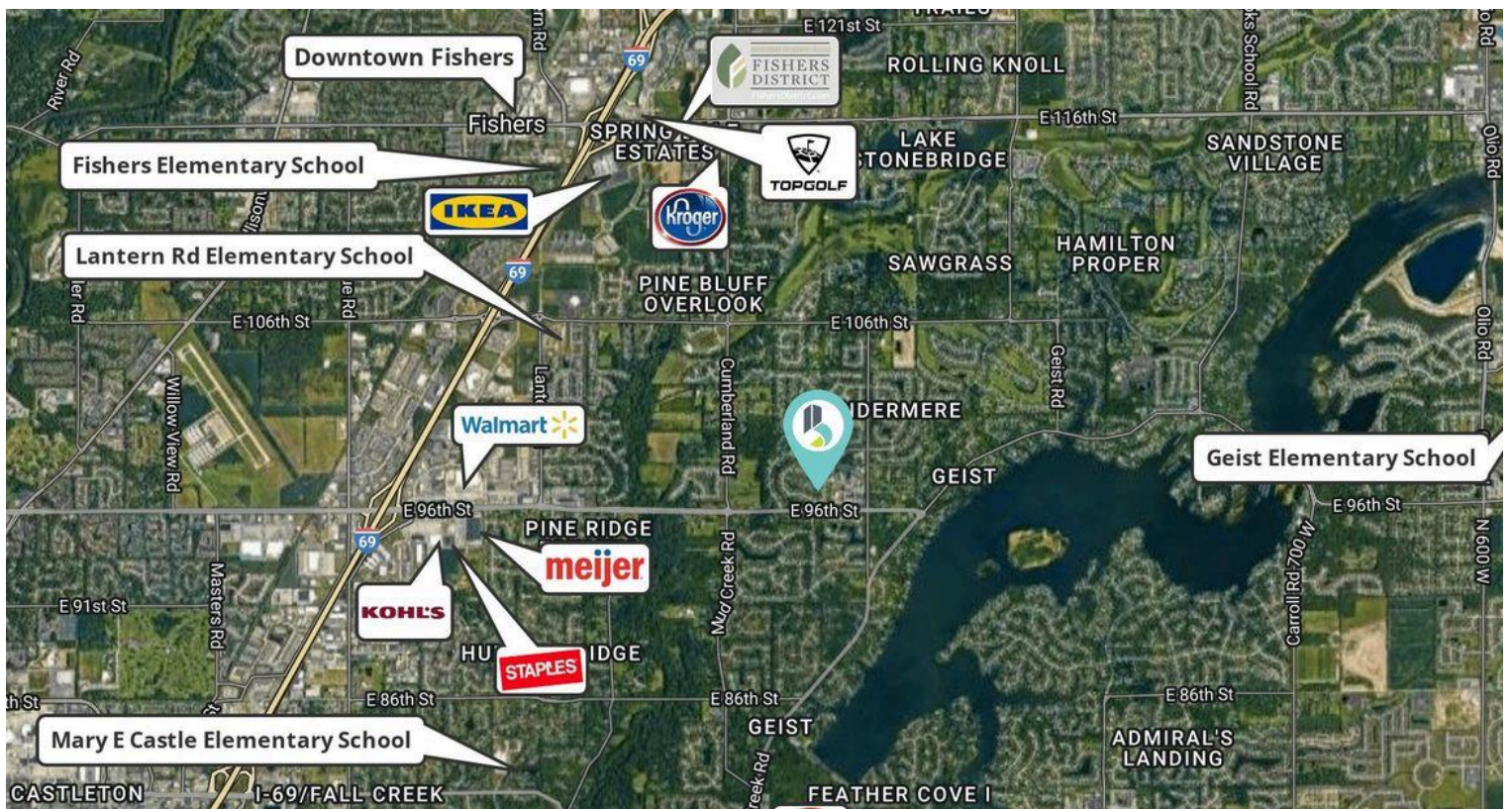
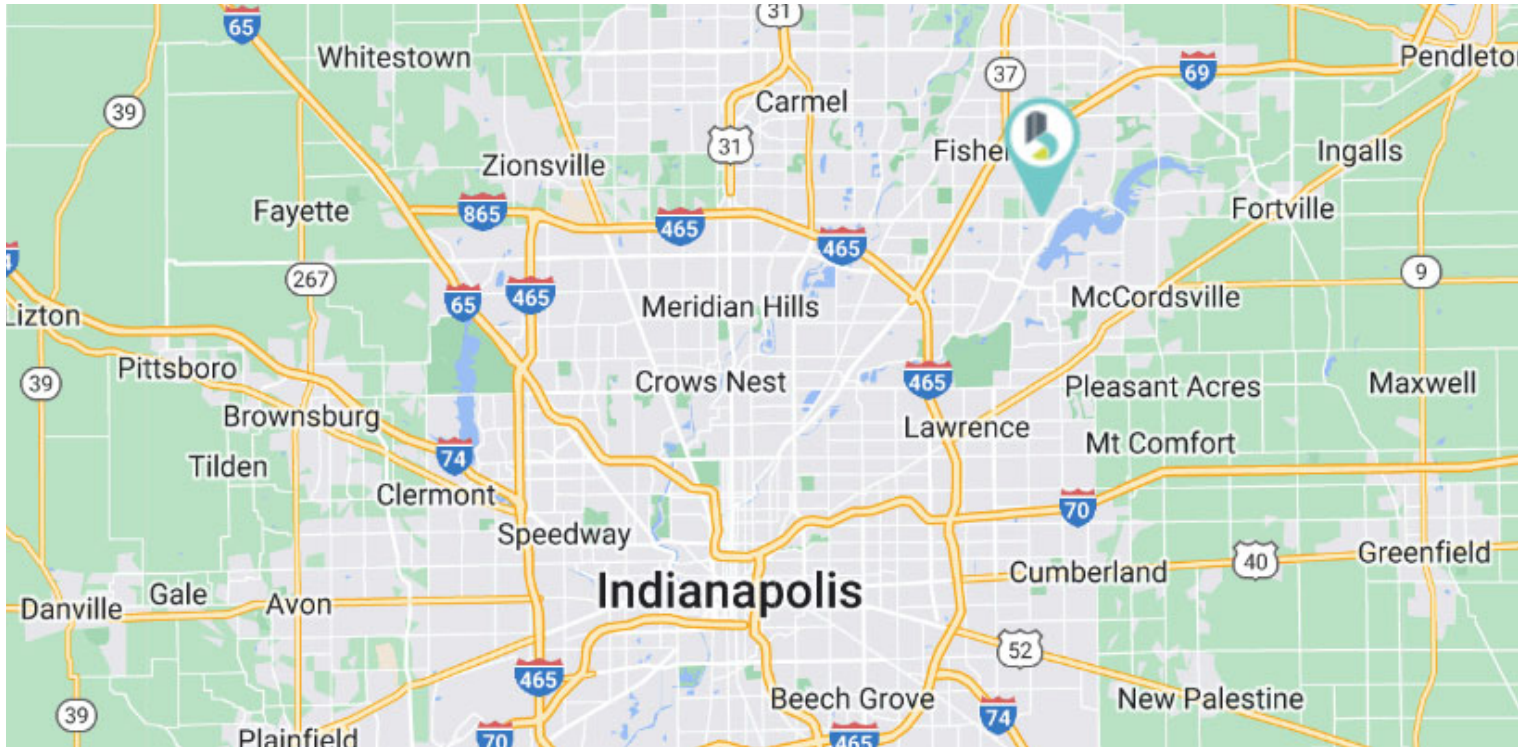
Floor Plan

9765 Olympia Drive, Fishers, IN 46037



Location-Market

9765 Olympia Drive, Fishers, IN 46037



Demographics

9765 Olympia Drive, Fishers, IN 46037



Population

	1 MILE	3 MILES	5 MILES
2025 Population	6,640	58,580	164,931
2025 Median Age	44.1	39.5	37.9
2025 Population Ages 0-4	348	3,309	9,697
2025 Population Ages 5-9	379	3,709	10,698

Households

	1 MILE	3 MILES	5 MILES
2025 Households	2,512	23,455	65,096
2025 Avg. Household Size	2.6	2.5	2.5
2025 Total Housing Units	2,728	25,436	70,667
2025 Owner Occupied Units	92.0%	75.1%	72.1%
2025 Renter Occupied Units	8.0%	24.9%	27.9%

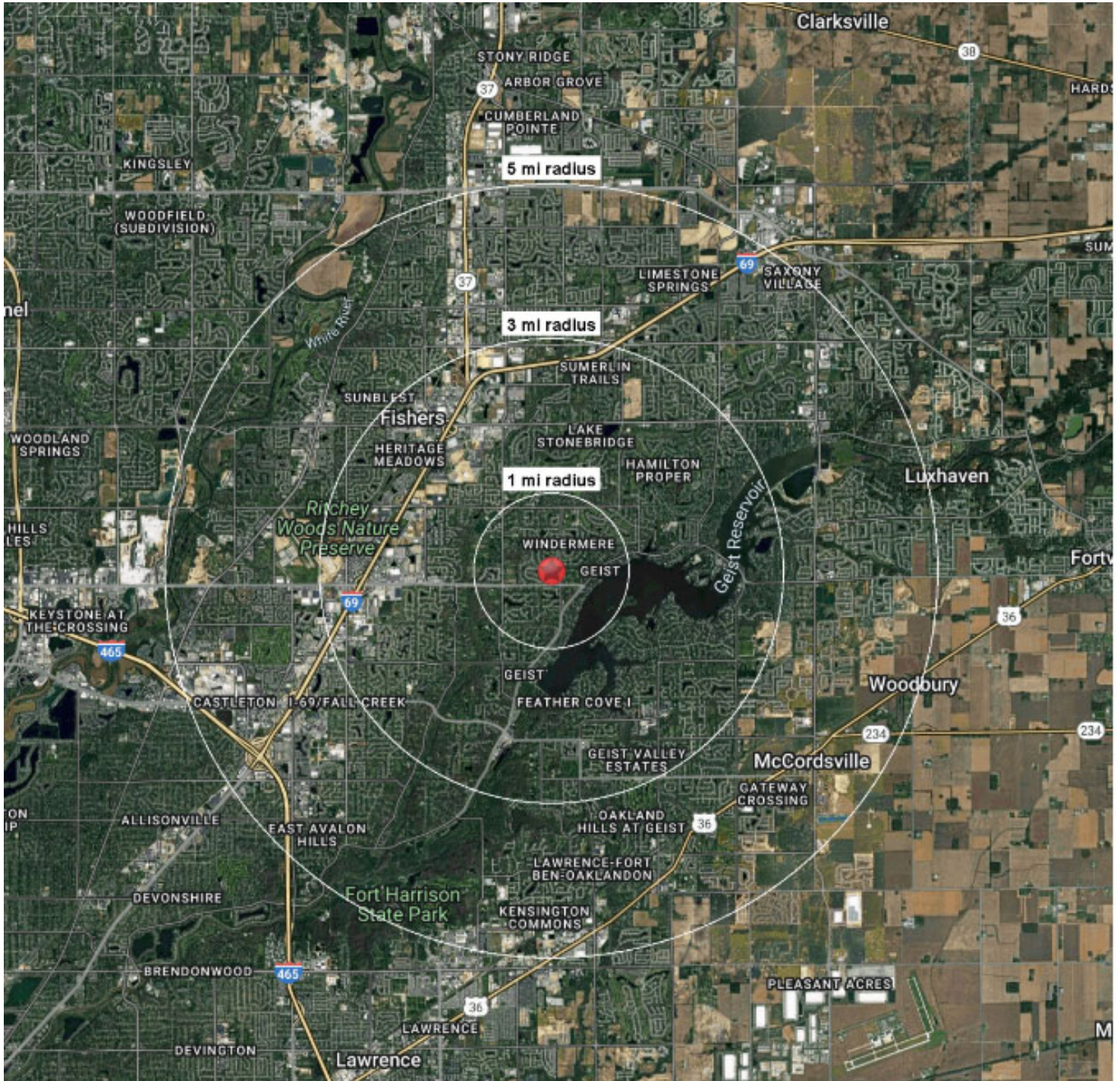
Income

	1 MILE	3 MILES	5 MILES
2025 Median HH Income	\$143,557	\$133,076	\$123,640
2025 Average HH Income	\$183,208	\$165,.986	\$151,961

*U.S. Census Bureau with
ESRI forecasts for 2025*

Demographics

9765 Olympia Drive, Fishers, IN 46037



Tenant Information

9765 Olympia Drive, Fishers, IN 46037



Tenant Information

Company	Teddy Bear Learning Center
Founded	1994
Locations	1
Total Student Capacity	147
Website	https://teddybearlc.com

Property Overview

Teddy Bear Learning Center, LLC has been successfully serving Fishers/Geist families since 1994 when the facility was first built. The first owners of the learning center operated for twenty years before selling the business and the property to the current owners in late 2014. The learning center serves children from birth up until the time they are ready for kindergarten. Services include childcare, motor skills development, and Pre-K education per the guidelines outlined in the Indiana Early Learning Foundations curriculum provided by the Indiana

Area Overview



About Fishers, Indiana

Fishers is one of the fastest growing communities in America. With a population of 100,000 compared to 38,000 in 2000, growth is forecasted to continue at 2% annually for the next 10 years. The town has affordable homes, good healthcare, and a diverse business sector. A growing economy, urban amenities, and a wealth of recreational opportunities, including 14 parks and 85 miles of trails and greenways, are just a few of the reasons Fishers is a mere 20 miles from downtown Indianapolis, Fishers boasts its own bevy of urban amenities.

- #1 Place to Live in America- Money Magazine
- #3 Safest Places in America- Movoto Real Estate
- #1 Fastest Growing Communities- Kelly School of Business
- Outstanding Plan of the Year for the Community Art Master Plan- American Planning Association Indiana Chapter
- Named a "Playful City USA" Community- KaBOOM!
- Top 25 Suburbs for Retirement- Forbes
- #11 Best Place to Move- Forbes
- One of the 10 Best Towns for Families- Family Circle