



JACK'S DONUTS STRIP CENTER

CRAWFORDSVILLE, IN

 1550 S WASHINGTON ST | CRAWFORDSVILLE, IN



5,364SF
GLA



\$670,500
PRICE



\$125.00
PRICE PSF

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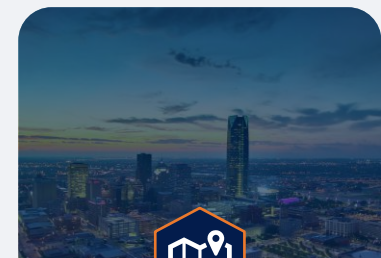
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FINANCIAL OVERVIEW



77%
OCCUPANCY



MIXED
LEASE TYPES



\$11.68
RENT PSF

JACK'S DONUTS STRIP CENTER

1550 S Washington St, Crawfordsville, IN 47933

PROPERTY SNAPSHOT

\$21,600

NOI

3.22%

CAP RATE

77%

OCCUPANCY

\$11.68

RENT/PSF

4

SUITES

1998

YEAR BUILT

INVESTMENT SUMMARY

Price	\$670,500
Price Per SF	\$125.00
Building Square Footage	5,364
Year Renovated	1998
Lot Size	1.05AC

EXPENSES (2025)

EXPENSE	\$/SF	AMOUNT
Taxes	\$4.76	\$25,545
Insurance	\$0.56	\$3,001
CAM	\$2.22	\$11,910
Management Fee	4.00%	\$2,586
TOTAL EXPENSES	\$8.02	\$43,041

OPERATING STATEMENT

REVENUE

Scheduled Gross Income	\$63,673
Tax Reimbursement	\$8,401
Insurance Reimbursement	\$987
CAM Reimbursement	\$3,917
Management Fee Reimbursement	\$665

TOTAL INCOME

\$76,641

Less: Actual Vacancy **(\$12,000)**

GROSS OPERATING INCOME

\$64,641

Less: Expenses **(\$43,041)**

NET OPERATING INCOME

\$21,600

Less: Capital Reserves **(\$1,073)**

TOTAL RETURN BEFORE TAXES

\$33,211

NOI WATERFALL



RENT ROLL

TENANT	SQ FEET	GLA %	LEASE END	MONTHLY RENT	ANNUAL RENT	RENT PSF	TAX REIMB	INS REIMB	CAM REIMB	MGMT REIMB	LEASE TYPE	OPTIONS
JACK'S DONUTS	1,764	32.89%	8/12/2029	\$1,512	\$18,152	\$10.29	\$8,400	\$986	\$3,916	\$664	NNN	(1), 5-YR
		Increase	8/13/2027	\$1,663	\$19,962	\$11.32						
		Option I	8/13/2029	\$1,830	\$21,960	\$12.45						
		Option I	8/13/2032	\$2,112	\$25,346	\$14.37						
VACANT	1,200	22.37%		\$1,000	\$12,000	\$10.00						
HANNA'S NAIL SPA	1,200	22.37%	9/14/2029	\$1,400	\$16,800	\$14.00					Gross	None
		Increase	9/15/2027	\$1,600	\$19,200	\$10.88						
SIMPLY YOU MED SPA	1,200	22.37%	8/31/2028	\$1,200	\$14,400	\$12.00					Gross	None
		Increase	9/1/2026	\$1,400	\$16,800	\$9.52						
PLANET FITNESS (SIGN)	SIGN		7/31/2026	\$110	\$1,320							
TOTALS	5,364	100%		\$5,223	\$62,673	\$11.68	\$8,401	\$987	\$3,917	\$665		
OCCUPIED	4,164	77.63%		\$4,223	\$50,673	\$12.17	\$8,401	\$987	\$3,917	\$665		
VACANT	1,200	22.37%		\$1,000	\$12,000	\$10.00						

RENT ROLL SUMMARY

5,364	77%	\$62,673	\$11.68
TOTAL SQ. FT.	% OCCUPIED	ANNUAL RENT	WEIGHTED AVG RENT PSF

LEASE OPTIONS

1	(1), 5-YR	NONE	NONE
TOTAL OPTIONS	JACK'S DONUTS	HANNAH'S NAILS	SIMPLY YOU

TENANT PROFILE



Jack's Donuts was founded in 1961 in New Castle, Indiana and is a family owned, donut shop that sells fresh donuts every morning. 65 years in the business, they have grown to 9 different locations across Indiana in New Castle, Southport, Franklin, Plainfield, Camby, Brownsburg, Richmond, Connersville, and Rushville. Jack's offers franchising opportunities, catering and community events. Their coveted purple box, is known and recognized by any longtime Indiana resident.



9

OF LOCATIONS



INDIANA
ALL LOCATIONS IN



65 YEARS
YEARS IN BUSINESS



1961
YEAR FOUNDED



PROPERTY OVERVIEW



4
SUITES



1.05AC
LOT SIZE



1998
YEAR BUILT

INVESTMENT HIGHLIGHTS



77% OCCUPIED FOUR-TENANT RETAIL STRIP

- 5,364 square foot retail strip center
- Anchored by Jack's Donuts (9 Locations in Indiana)



EMBEDDED RENT GROWTH SCHEDULED FOR 2027

- 13.04% rent growth in base term leases by September 2027



VALUE-ADD OPPORTUNITY

- Upside in leasing 1,200 square foot vacant space
- Additional upside in converting 67% of the GLA to triple net leases



MINIMAL NEAR-TERM LEASE ROLLOVER RISK

- 55% of the GLA is leased until at least August 2029
- Zero lease rollover until August 2028



DENSE RETAIL CORRIDOR

- Shadowed by Crawfordsville Square - Home to Kroger, Rent-a-Center, Applebee's, McDonald's, Starbucks, Burger King, Domino's & Arby's
- Adjacent to AMC Theatre and Goodwill
- Walmart, Home Depot, Runnings, Culver's, Buffalo Wild Wings and Aldi are all located down the street



EXCELLENT VISIBILITY ALONG US.231

- U.S. 231 is a highway that runs for 921 miles from Indiana to Florida – Longest numbered highway in Indiana
- 49 miles outside Indianapolis
- 29 miles from West Lafayette – Home to Purdue University (Enrollment: 58,000+)



77%
OCCUPIED



DIVERSE
TENANT MIX



MIXED
LEASE TYPES



2027
RENT GROWTH

SITE PHOTOS



DRONE PHOTOS



DRONE AERIAL



231

231

JACK'S DONUTS STRIP

DRONE AERIAL

KROGER MARKETPLACE
-\$38 MILLION | 123,000 SQ FT | Kroger Mega-Store
-179-Lot Residential Subdivision
-400-Unit Apartment Complex



JACK'S DONUTS STRIP





MARKET OVERVIEW



\$73,352
3-MILE AHI



8,019
HOUSEHOLDS



13,339
TRAFFIC

MARKET AERIAL



231



JACK'S DONUTS STRIP



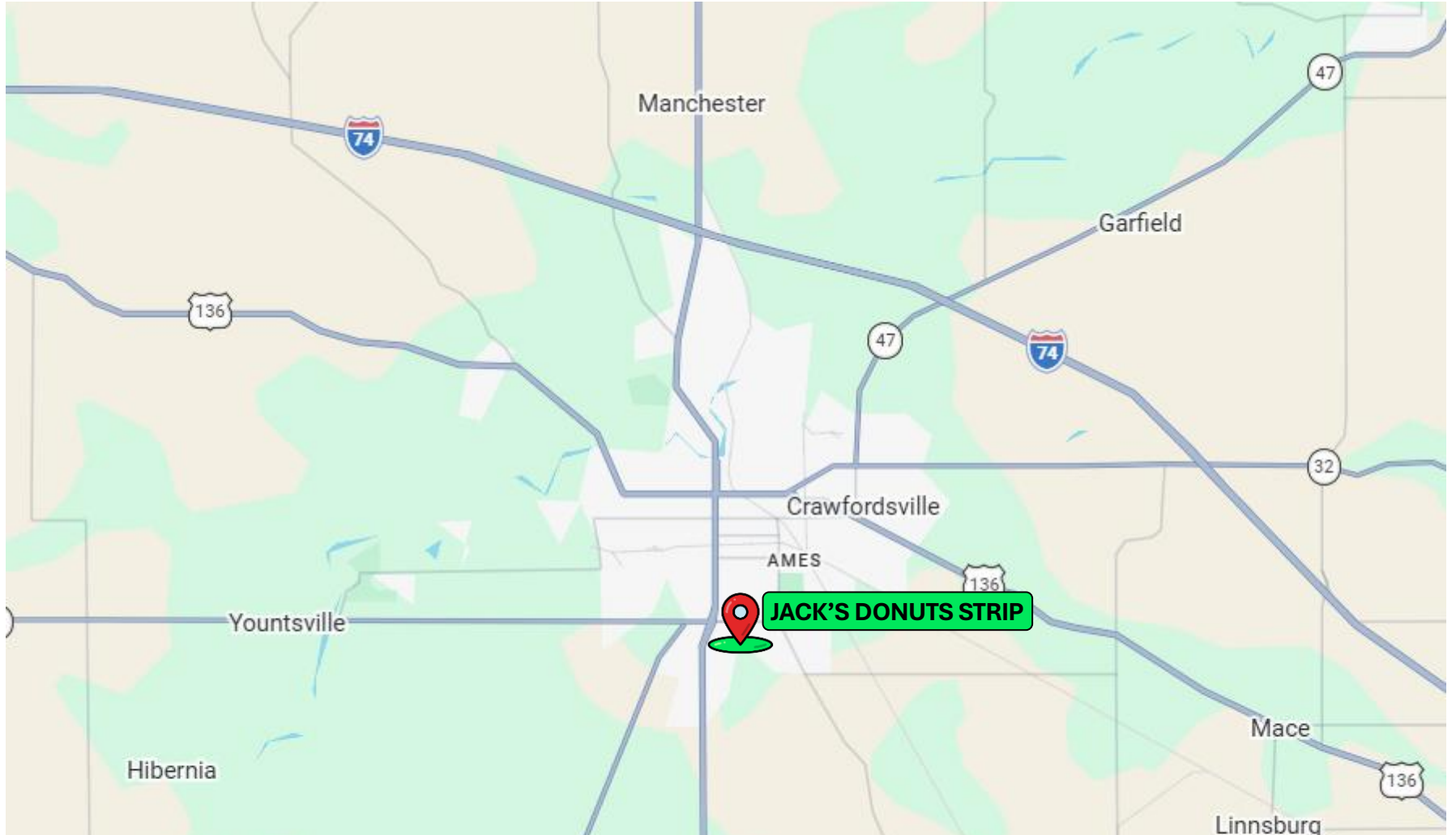
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KROGER MARKETPLACE
-\$38 MILLION | 123,000 SQ FT
Kroger Mega-Store
-179-Lot Residential Subdivision
-400-Unit Apartment Complex

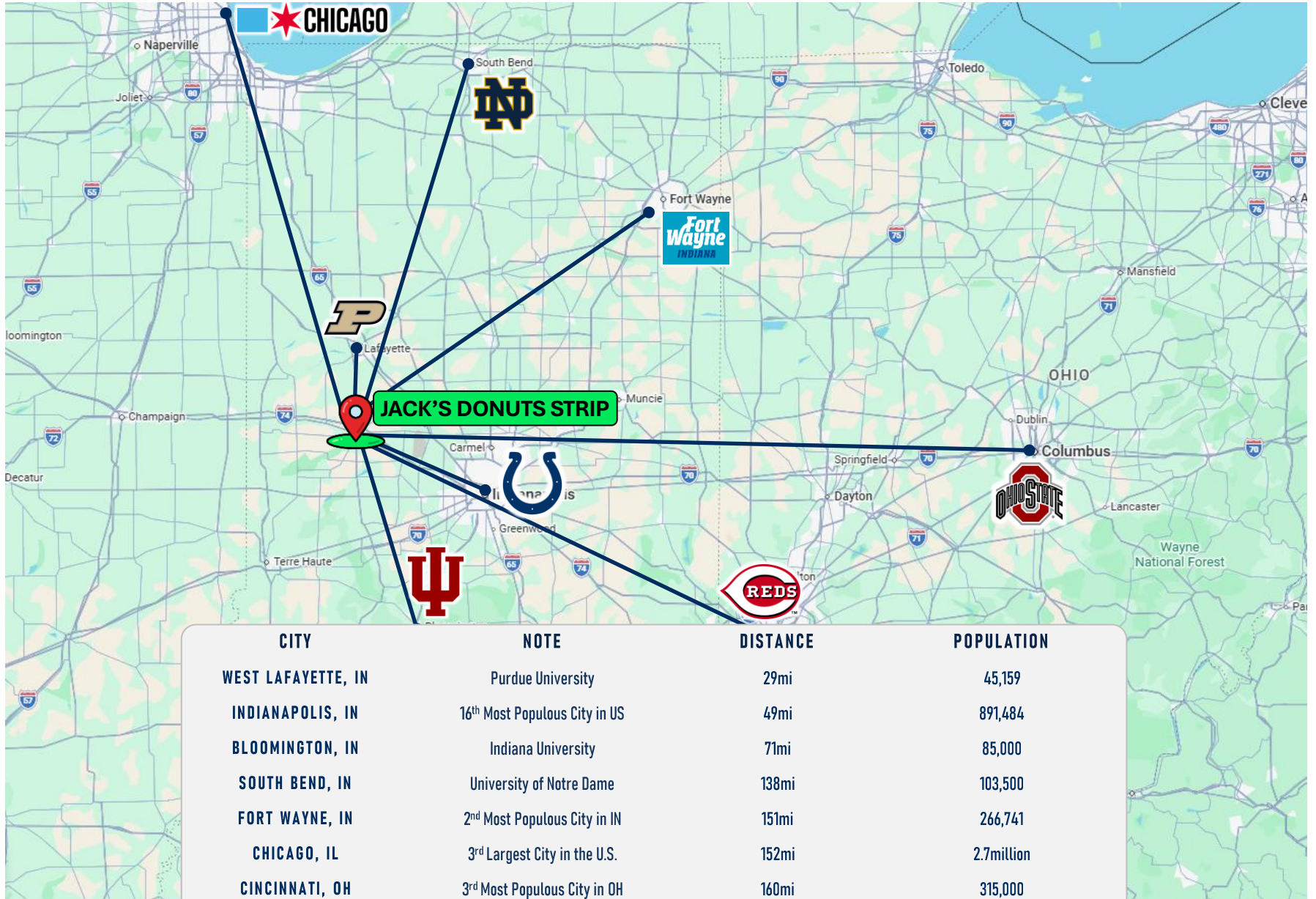


LOCAL MAP



	POPULATION	3-MILES	5-MILES	10-MILES
	2030 POPULATION	20,211	25,415	34,690
	2025 POPULATION	19,775	24,890	33,988
	INCOME	3-MILES	5-MILES	10-MILES
	2025 AVERAGE HH INCOME	\$73,352	\$78,296	\$82,404

REGIONAL MAP



CITY	NOTE	DISTANCE	POPULATION
WEST LAFAYETTE, IN	Purdue University	29mi	45,159
INDIANAPOLIS, IN	16 th Most Populous City in US	49mi	891,484
BLOOMINGTON, IN	Indiana University	71mi	85,000
SOUTH BEND, IN	University of Notre Dame	138mi	103,500
FORT WAYNE, IN	2 nd Most Populous City in IN	151mi	266,741
CHICAGO, IL	3 rd Largest City in the U.S.	152mi	2.7million
CINCINNATI, OH	3 rd Most Populous City in OH	160mi	315,000
COLUMBUS, OH	Ohio State University	220mi	944,402

DISCLAIMERS

JACK'S DONUTS STRIP CENTER

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