

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,466,300

Price / SF: \$110.25

Building Size: 13,300 SF

Lot Size: 1.53 Acres

Zoning: Business Park

'25 Pay '26 RE Taxes: \$10,287.39

PROPERTY OVERVIEW

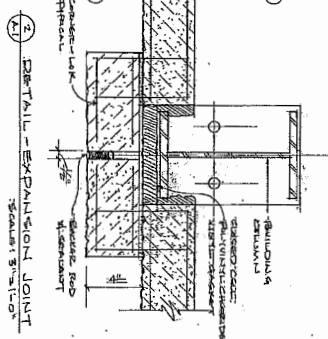
This is a 13,300 SF pre-engineered steel frame steel sided warehouse/distribution building built in 1995, featuring 4 loading docks, 2 drive in doors 12'x14' & 8'x10', 18' ceiling height, 1,500 SF of office space with two private offices, two restrooms, mezzanine storage above and room for building expansion up to 24,000 SF or a fenced yard. Single phase 240V 200 AMP. There is a 6 month lease in place. Built in 1995.

LOCATION OVERVIEW

1 block west of Silhavy, 1/4 miles north of S.R. 2, 1 mile from S.R. 49/2 Interchange and 50 minutes southeast of Chicago. Well located in the rapidly growing East Side Corridor of Valparaiso, the property can be accessed from many directions. On the south side of Beech Street, between Sturdy Road to the west and Silhavy Road to the east. Close access to S.R. 49, S.R. 2 and U.S. 30. Very close to Valparaiso Market Place anchored by Menards, Target, Home Depot, Panera Bread, Fashion Bug, Quiznos, Qdoba, Bath and Body Works, McDonald's and close to Porter's Vale Shopping Center anchored by Dick's, Meijer's, Cinemark, Hobby Lobby, Kirkland's and more!

OFFICE PHOTOS



[illegible]

PLAN

[illegible]

WAREHOUSE PHOTOS



WILLIAM J. KRULL
REG. ENGINEER NO. 235
KEVIN A. KRULL
REG. SURVEYOR NO. 20100075

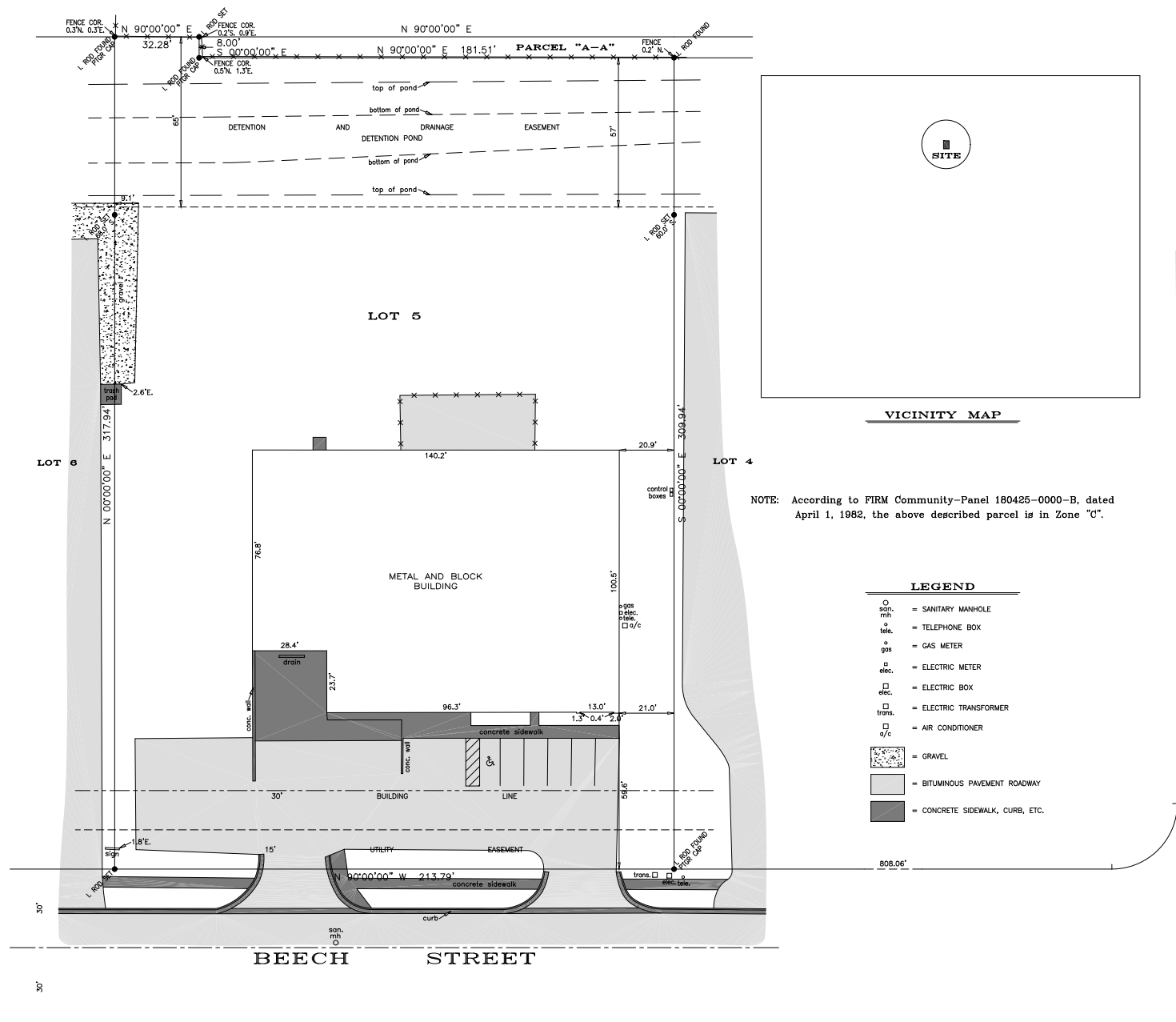
KRULL SURVEYING

ENGINEERS AND SURVEYORS
ESTABLISHED 1914
P.O. BOX 422
208 MAIN STREET
HOBART, INDIANA 46342
OFFICE PHONE 219-947-2568

ROBERT A. KRULL
REG. ENGINEER NO. 3892
REG. SURVEYOR NO. 10516

ALTA/ACSM LAND TITLE SURVEY

NAME OF OWNER:
ADDRESS OF PROPERTY: 2501 Beech Street, Valparaiso, Indiana 46383
DESCRIPTION OF PROPERTY: Lot 5 in the Partial Replat of Parcel B and Parcel C in Silhavy Commercial Park, as per plat thereof, recorded in Plat File 18-E-5B, in the Office of the Recorder of Porter County, Indiana.



SURVEYOR'S REPORT

In accordance with Title 865, Article 1.0, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

The following documents were used in the course of this survey:

- The recorded subdivision plat of Partial Replat of Parcel B and Parcel C in Silhavy Commercial Park prepared by PTGR.
- Chicago Title Insurance Company Commitment Order No. 620101425, effective date August 16, 2010. The description on the hereon drawn plat was obtained from said Commitment.

The following monuments were used for this survey:

- Iron monuments from previous surveys of Lot 5 and adjacent lots in said Partial Replat of Parcel B and Parcel C in Silhavy Commercial Park.
- Iron rods shown as set hereon are 5/8 inch rebar, 24 inches long, with yellow surveyor identification cap stamped "Krull RLS 20100075".

Availability and condition of reference monuments:
The monuments were in good condition and appeared undisturbed and were found at or near grade.

Uncertainties resulting from occupation lines:
Apparent uncertainties in possession were observed. Fences lines, gravel paving, a concrete pad and a sign deviated from the deed lines by as much as 9.1 feet as shown on the hereon drawn plat.

Discrepancies due to record descriptions:
No apparent uncertainties resulted from the record descriptions.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for a Suburban Survey (0.13 feet plus 100 ppm) as defined in IAC 865.

EXPLANATIONS

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT

NOTE - CONTRACTORS OR BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC., AS NOTED IN THIS CERTIFICATE, WITH THE STAKES, POINTS, ETC., GIVEN ON THE PROPERTY, BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENT OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE.

SILHAVY COMMERCIAL PARK, PARTIAL REPLAT P.C.S. B & C
DISK: K1338 FILE: 10-232.*

FIELD BOOK NO. _____ Notes _____ PAGE _____

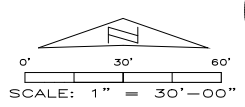
ORDERED BY Commercial Properties PLAT NO. XL-

STATE OF INDIANA
COUNTY OF LAKE)

September 27, 2010

TO, 2501 BEECH STREET, INC., T&BA HOLDINGS, INC., ROYNAT CAPITAL AND CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 10 AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

KEVIN A. KRULL, REG. LAND SURVEYOR NO. 20100075



AERIAL PHOTOS



AERIAL PHOTOS



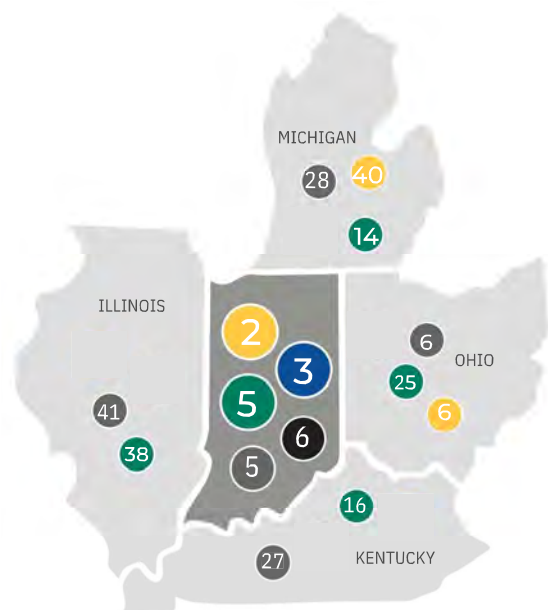
RETAILER MAP



INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)



ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

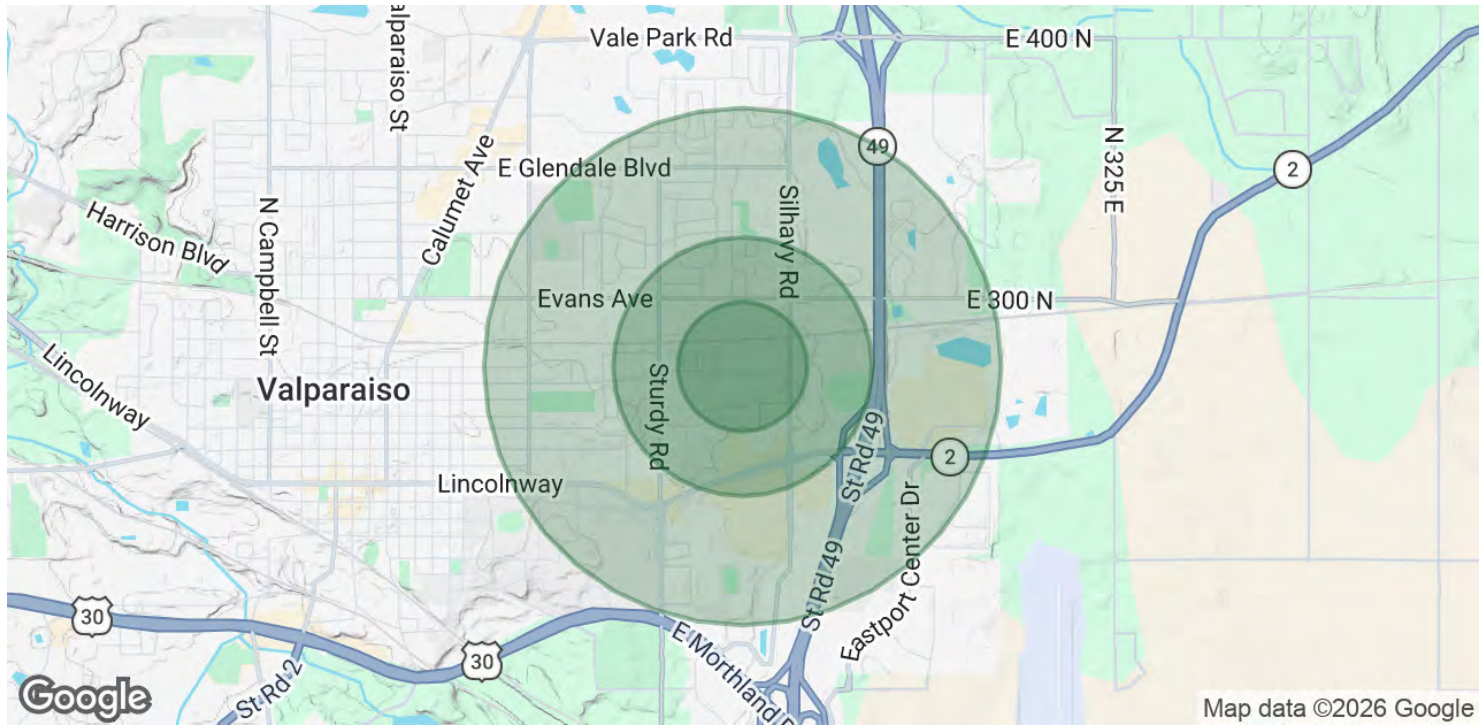
MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,170	2,880	8,759
Average Age	30.5	34.0	35.3
Average Age (Male)	30.7	34.7	35.8
Average Age (Female)	29.6	33.2	35.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	545	1,270	3,508
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$63,467	\$74,998	\$81,004
Average House Value	\$173,857	\$204,662	\$211,099

2023 American Community Survey (ACS)