

ABSOLUTE NNN DAYCARE INVESTMENT SALE PACKAGE

2441 LAFAYETTE RD INDIANAPOLIS, IN 46222

ABSOLUTE NNN DAYCARE / CHILDCARE PROPERTY

LEASED REAL ESTATE | LANDLORD-NET STRUCTURE | PASSIVE INCOME POSITIONING

OFFERING SNAPSHOT

\$600,000

ASKING PRICE

10.00%

CAP RATE

\$60,000

ANNUAL RENT

\$5,000

MONTHLY RENT

5,108 SF Building | 0.70 Acres / 30,378 SF | Absolute Triple Net (NNN) | Marion County, Indiana

Draft assumes \$600,000 asking price based on \$60,000 annual rent. Update price/cap before final distribution if needed.

NAVY BLUE + WHITE + LIGHT GRAY INVESTMENT PACKAGE

CONFIDENTIALITY AND USE

Confidential Investment Offering

This sale package is prepared for discussion purposes in connection with the potential sale of the commercial daycare property located at 2441 Lafayette Rd, Indianapolis, IN 46222. It is intended to present the property as an Absolute NNN daycare investment with the tenant responsible for the operating expenses described in the lease package.

IMPORTANT DRAFT ASSUMPTION

This package assumes an asking price of \$600,000 and annual rent of \$60,000, producing a 10.00% cap rate. Tenant identity, executed lease status, lease start date, lease expiration date, rent increases, guaranty status, and closing terms should be confirmed before distribution to buyers.

Buyer and buyer's advisors should independently verify the lease, tenant, rent payments, title, survey, zoning, licenses, insurance, tax records, property condition, environmental condition, and all public record information before closing.

DOCUMENT TYPE

NNN Investment Sale Package

PROPERTY USE

Daycare / Childcare Facility

LEASE POSITIONING

Absolute Triple Net

VERIFICATION LEVEL

Buyer Due Diligence Required

SECTION I

EXECUTIVE SUMMARY

OFFERING POSITION, ASSET STORY, AND CORE INVESTMENT FACTS

2441 LAFAYETTE RD | ABSOLUTE NNN DAYCARE INVESTMENT

SECTION I - EXECUTIVE SUMMARY

Executive Summary

2441 Lafayette Rd is being positioned as an Absolute NNN daycare investment property in Indianapolis, Indiana. The investment story is simple: a commercial daycare asset supported by a landlord-net lease structure, with the tenant intended to be responsible for taxes, insurance, utilities, maintenance, repairs, replacements, permits, licenses, and operating costs.

The package is designed to help buyers understand the rent stream, property facts, lease structure, and diligence items needed to evaluate the property quickly. The strongest sales angle is the combination of daycare use, commercial property fundamentals, and a clear Absolute NNN rent structure.

ADDRESS

**2441 Lafayette Rd, Indianapolis, IN
46222**

USE

Daycare / Childcare Facility

BUILDING SIZE

5,108 SF

LOT SIZE

0.70 Acres / 30,378 SF

MONTHLY RENT

\$5,000

ANNUAL RENT

\$60,000

ASKING PRICE

\$600,000

CAP RATE

10.00%

SALES POSITION

A buyer should see this as a leased daycare real estate investment where the lease is the primary value driver and the Absolute NNN structure is intended to reduce landlord expense exposure.

SECTION I - EXECUTIVE SUMMARY**Investment Highlights**

- Absolute NNN daycare investment positioning.
- Seller-provided rent assumption of \$5,000 per month, equal to \$60,000 per year.
- Draft asking price of \$600,000 creates a 10.00% cap rate based on \$60,000 annual rent.
- Commercial daycare / childcare facility use in Indianapolis, Indiana.
- 5,108 SF single-story commercial building on approximately 0.70 acres / 30,378 SF.
- Tenant responsibility intended to include taxes, insurance, utilities, repairs, maintenance, replacements, code compliance, licenses, and permits.
- NNN lease document prepared separately to support buyer diligence and sale process.

Core Buyer Message

The buyer is not just buying a building. The buyer is buying a rent-backed commercial daycare investment structured for landlord-net income. The lease, estoppel, rent records, and tenant financial verification should be packaged together to make the transaction easier to underwrite and close.

SECTION II

PROPERTY OVERVIEW

PHYSICAL FACTS, SITE DETAILS, AND DAYCARE USE PROFILE

2441 LAFAYETTE RD | ABSOLUTE NNN DAYCARE INVESTMENT

SECTION II - PROPERTY OVERVIEW

Property Facts

PROPERTY ADDRESS

**2441 Lafayette Rd, Indianapolis, IN
46222**

COUNTY

Marion County, Indiana

PARCEL / APN

49-06-28-110-013.000-901

BUILDING SIZE

5,108 SF

LOT SIZE

0.70 Acres / 30,378 SF

YEAR BUILT

1940

CURRENT / INTENDED USE

Daycare / Childcare Facility

ASSET TYPE

Commercial daycare real estate**Property Description**

The property is a commercial building located at 2441 Lafayette Rd in Indianapolis, Indiana. The asset is being presented as a daycare / childcare facility and should be marketed around the lease income, operating expense pass-through structure, and tenant responsibility under the Absolute NNN lease.

DATA VERIFICATION NOTE

Building size, lot size, APN, year built, taxes, zoning, flood zone, and legal description should be confirmed against the Marion County property record, title commitment, survey, and buyer's diligence materials before closing.

SECTION II - PROPERTY OVERVIEW**Daycare / Childcare Facility Use**

The property should be presented around its daycare / childcare facility use. Daycare real estate can be attractive to buyers because the use is service-based, local-market oriented, and often tied to a specific physical location built out for child care operations.

DAYCARE PROPERTY ANGLE

- Childcare facility use
- Community-facing commercial asset
- Potential long-term tenant stickiness
- Operational permits and licenses to be verified

BUYER VERIFICATION ITEMS

- Executed lease and rent roll
- Tenant license / regulatory status
- Insurance certificates
- Property condition and code compliance

Marketing Language

Use this sentence in buyer outreach: '2441 Lafayette Rd is a 5,108 SF Indianapolis daycare property positioned as an Absolute NNN investment, with \$5,000 monthly rent and \$60,000 annual rent under a landlord-net lease structure.'

SECTION III

FINANCIAL SUMMARY

RENT, CAP RATE, VALUATION, AND INCOME PRESENTATION

2441 LAFAYETTE RD | ABSOLUTE NNN DAYCARE INVESTMENT

SECTION III - FINANCIAL SUMMARY

Financial Snapshot

MONTHLY BASE RENT

\$5,000

ANNUAL BASE RENT

\$60,000

ASKING PRICE

\$600,000

CAP RATE

10.00%

Metric	Amount / Detail
Monthly Rent	\$5,000
Annual Rent	\$60,000
Asking Price	\$600,000
Cap Rate	10.00%
Calculation	\$60,000 annual rent / \$600,000 price

CAP RATE LOGIC

The 10.00% cap rate is calculated using the stated annual rent of \$60,000 divided by a \$600,000 purchase price. If the asking price changes, the cap rate should be recalculated before distribution.

SECTION III - FINANCIAL SUMMARY

Pricing Sensitivity

The table below shows how the same \$60,000 annual rent translates into value at different sale prices. This helps choose the cleanest number for marketing and negotiation.

Sale Price	Annual Rent	Approx. Cap Rate	Positioning
\$650,000	\$60,000	9.23%	Higher price / lower yield
\$600,000	\$60,000	10.00%	Clean 10 cap headline
\$599,000	\$60,000	10.02%	Under \$600k psychological price

Recommended Headline

For speed and clarity, the strongest simple headline is: '\$600,000 Absolute NNN Daycare Property - 10.00% Cap - \$60,000 Annual Rent.'

SECTION IV

ABSOLUTE NNN LEASE SUMMARY

LEASE STRUCTURE, TENANT OBLIGATIONS, AND LANDLORD-NET POSITIONING

SECTION IV - ABSOLUTE NNN LEASE SUMMARY

Lease Summary

LEASE TYPE

Absolute Triple Net (NNN)

TENANT

Daycare / Childcare Operator [TO CONFIRM]

LEASE STATUS

Absolute NNN lease package - execution status to confirm

TERM

10 Years [TO CONFIRM]

RENT INCREASES

To Confirm

USE

Daycare / Childcare Facility

The central value of the sale package is the Absolute NNN lease structure. A buyer should be able to review the lease and see that the landlord is intended to receive rent net of property-level expenses, while the tenant carries the operational and property-cost burden.

CRITICAL CLOSING DOCUMENT

Before closing, seller should provide the executed lease, rent ledger, tenant estoppel certificate, proof of insurance, and confirmation of tenant responsibility for taxes, insurance, utilities, maintenance, and repairs.

SECTION IV - ABSOLUTE NNN LEASE SUMMARY

Tenant Expense Responsibility Matrix

Expense / Obligation	Tenant Responsibility	Buyer Verification
Real Estate Taxes	Tenant pays / reimburses	Tax bill and lease clause
Insurance	Tenant pays and names landlord	COI and policy terms
Utilities	Tenant pays directly	Utility transfer / bills
Repairs	Tenant responsible	Lease and condition report
Maintenance	Tenant responsible	Service records
HVAC	Tenant maintains / repairs	Quarterly service records
Roof / Structure	Tenant responsibility intended	Lease clause
Parking Lot	Tenant responsibility intended	Lease clause
Licenses / Permits	Tenant responsible	Regulatory verification
Code Compliance	Tenant responsible	Inspection / permits

SECTION V

BUYER DILIGENCE PACKAGE

DOCUMENTS NEEDED TO MAKE THE ASSET EASY TO UNDERWRITE AND CLOSE

2441 LAFAYETTE RD | ABSOLUTE NNN DAYCARE INVESTMENT

SECTION V - BUYER DILIGENCE PACKAGE**Documents To Provide To Buyer**

- Executed Absolute NNN lease agreement.
- Tenant estoppel certificate confirming rent, lease term, defaults, deposits, and no offsets.
- Rent ledger or proof of rent payments showing \$5,000 monthly rent.
- Tenant certificate of insurance naming landlord as additional insured.
- Property tax bill and parcel record for Marion County parcel 49-06-28-110-013.000-901.
- Title commitment, deed, legal description, and seller authority documents.
- Property photos, inspection report, roof/HVAC information, and maintenance records.
- Tenant business/license/regulatory information for daycare use, if available.
- Utility account transfer or operating expense confirmation.
- Purchase and sale agreement with lease assignment language and closing timeline.

FAST CLOSING TIP

Package the executed lease, tenant estoppel, rent proof, tax record, and title contact together before marketing. Buyers move faster when the income story is already documented.

SECTION V - BUYER DILIGENCE PACKAGE

Buyer Questions This Package Should Answer

INCOME QUESTIONS

- Is rent actually \$5,000/month?
- Is the lease signed?
- How long is the lease term?
- Are there rent increases?
- Is there a guaranty?

PROPERTY QUESTIONS

- What is the building size?
- What is the lot size?
- Who pays taxes and insurance?
- What repairs are needed?
- Is daycare use permitted/licensed?

The sale package should not rely on words alone. The strongest proof is a clean document stack: executed lease, estoppel, rent ledger, property record, insurance certificate, and photos.

SECTION VI

OFFERING TERMS

SALE STRUCTURE, BUYER MESSAGE, AND TRANSACTION PATH

2441 LAFAYETTE RD | ABSOLUTE NNN DAYCARE INVESTMENT

SECTION VI - OFFERING TERMS

Draft Offering Terms

ASKING PRICE

\$600,000 [TO CONFIRM]

CAP RATE

10.00% based on \$60,000 annual rent

PROPERTY SALE

Fee simple real estate [TO CONFIRM]

LEASE ASSIGNMENT

Lease to be assigned at closing

TITLE / ESCROW

To Confirm

CLOSING TIMELINE

As fast as buyer diligence allows

Suggested Buyer Message

This is a clean Absolute NNN daycare investment in Indianapolis with \$5,000 monthly rent and \$60,000 annual rent. At a \$600,000 purchase price, the property produces a 10.00% cap rate, with the tenant intended to carry taxes, insurance, utilities, repairs, maintenance, and property-level operating expenses under the Absolute NNN lease structure.

NEGOTIATION ANCHOR

Lead with the 10.00% cap at \$600,000. If a buyer pushes on condition or tenant verification, move the conversation to executed lease, estoppel, rent proof, and closing speed rather than discounting immediately.

SECTION VI - OFFERING TERMS**Recommended Closing Sequence**

- Send one-page teaser or this sale package to qualified buyers.
- Require proof of funds or lender pre-approval before full diligence release, if desired.
- Provide lease, rent ledger, tax record, title contact, and photos.
- Negotiate purchase price, deposit, due diligence period, and closing date.
- Open escrow with a title company familiar with commercial property closings.
- Obtain tenant estoppel confirming rent, lease term, no defaults, and no offsets.
- Assign lease and deliver deed at closing.

CLEAN SALE LANGUAGE

Property is offered subject to buyer verification of lease, rent, tenant, title, condition, zoning, permits, taxes, insurance, and all due diligence matters.

SECTION VII

MARKETING COPY

READY-TO-USE BUYER LANGUAGE FOR OUTREACH AND LISTING MATERIALS

2441 LAFAYETTE RD | ABSOLUTE NNN DAYCARE INVESTMENT

SECTION VII - MARKETING COPY**One-Paragraph Buyer Description**

2441 Lafayette Rd is a 5,108 SF daycare / childcare facility in Indianapolis, Indiana, positioned as an Absolute NNN investment property. The package assumes \$5,000 monthly rent and \$60,000 annual rent, producing a 10.00% cap rate at a \$600,000 asking price. The Absolute NNN lease structure is intended to make the tenant responsible for property taxes, insurance, utilities, repairs, maintenance, replacements, licenses, permits, code compliance, and property-level operating expenses.

Short Buyer Hook

BUYER HOOK

\$600,000 Absolute NNN daycare property - 10.00% cap - \$60,000 annual rent - 5,108 SF building in Indianapolis.

Email Subject Lines

- 10% CAP Daycare NNN - 2441 Lafayette Rd Indianapolis
- \$60K Annual Rent - Absolute NNN Daycare Property
- Indianapolis Daycare Investment - \$600K / 10% Cap
- 5,108 SF Daycare Property - Absolute NNN Lease Structure

SECTION VIII

VERIFICATION AND DISCLAIMERS

BUYER REVIEW ITEMS, NO WARRANTY LANGUAGE, AND FINAL NOTES

SECTION VIII - VERIFICATION AND DISCLAIMERS**Information To Confirm Before Final Distribution**

- Final asking price and cap rate.
- Tenant legal name and entity status.
- Executed lease status and exact lease commencement/expiration dates.
- Security deposit, guaranty, and rent increase terms.
- Whether roof, structure, HVAC, parking lot, foundation, repairs, and replacements are fully tenant obligations.
- Insurance certificates and additional insured status.
- Actual property taxes, assessments, and whether tenant pays them directly or reimburses seller/landlord.
- Legal description from title commitment or deed.
- Property condition, building systems, environmental condition, and any open code issues.
- Daycare license, permits, zoning, and operational approvals.

SECTION VIII - VERIFICATION AND DISCLAIMERS**Disclaimer**

This package is a draft marketing and discussion document and is not a binding purchase agreement, lease, legal opinion, appraisal, tax advice, securities offering, or title representation. The information contained herein is based on seller-provided assumptions and publicly referenced property-style data that should be independently verified by buyer and buyer's advisors.

No representation is made regarding the accuracy or completeness of any information until verified through executed documents, title records, public records, tenant estoppel, rent records, inspections, and buyer due diligence. All sale terms are subject to a mutually executed purchase and sale agreement and successful closing.

FINAL PACKAGING NOTE

For the strongest buyer package, attach the lease-only PDF, tenant estoppel form, rent ledger, tax record, property photos, title contact, and seller entity authority documents behind this offering package.

APPENDIX

END OF SALE PACKAGE

ATTACH EXECUTED LEASE, ESTOPPEL, RENT PROOF, PROPERTY RECORDS, AND
PHOTOS

2441 LAFAYETTE RD | ABSOLUTE NNN DAYCARE INVESTMENT

BACK COVER

2441 Lafayette Rd - Absolute NNN Daycare Investment

ADDRESS

**2441 Lafayette Rd, Indianapolis, IN
46222**

ASKING PRICE

\$600,000

ANNUAL RENT

\$60,000

CAP RATE

10.00%

BUILDING

5,108 SF

LOT

0.70 Acres / 30,378 SF**NEXT DOCUMENT NEEDED**

Once a buyer is interested, the next closing document is a Purchase and Sale Agreement that sells the property subject to the Absolute NNN lease, assigns the lease at closing, prorates taxes, and sets the deposit, diligence period, and closing date.

Prepared as a same-style navy blue, white, and light gray investment sale package for the Absolute NNN daycare property at 2441 Lafayette Rd, Indianapolis, IN 46222.