



Net Lease Investment Opportunity

Asking Price: \$6,500,000

CAP Rate: 6.05%



6013 Elsner Drive
Seymour, Indiana

CONFIDENTIALTY

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Seymour, Indiana

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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 Millman Realty Partners, Inc. in compliance with all fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY

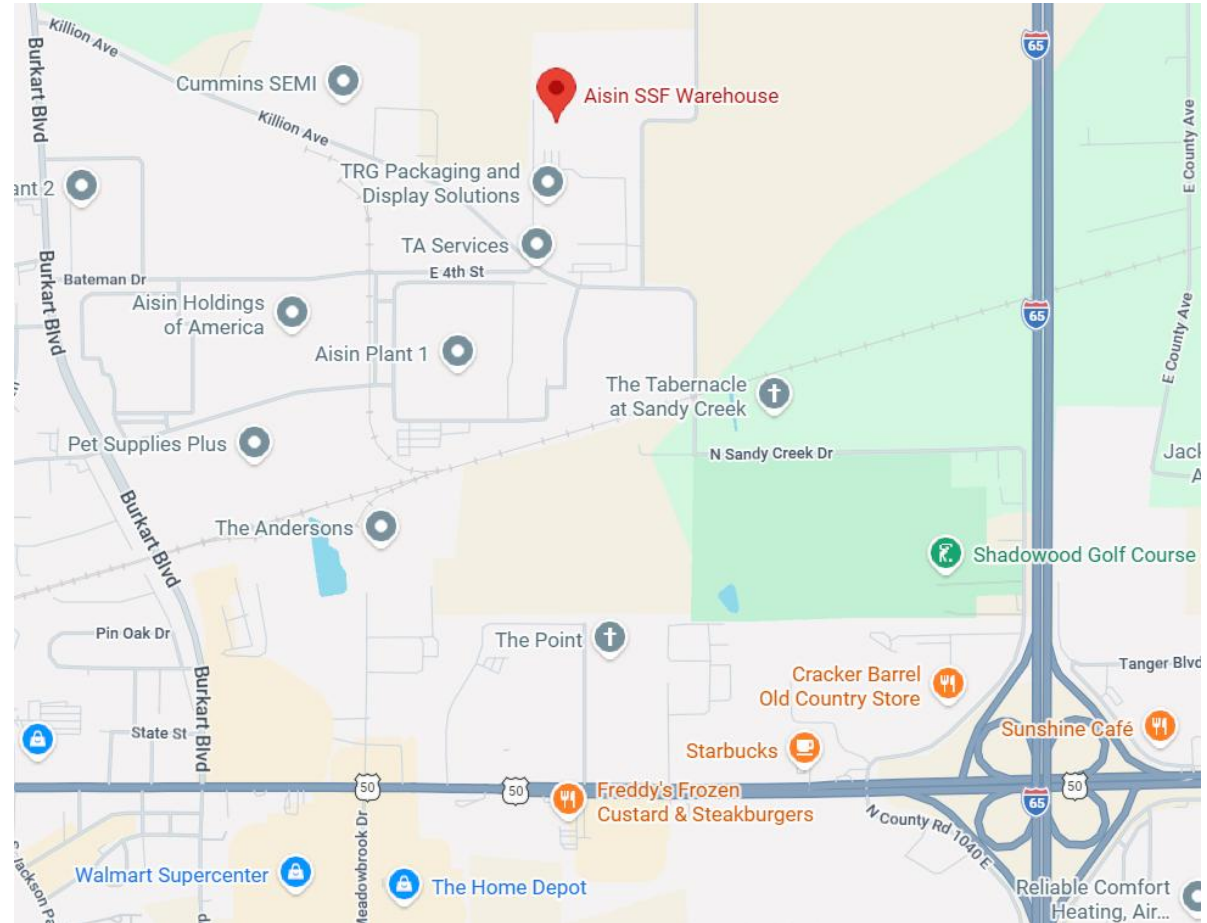
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PROPERTY HIGHLIGHTS

- 70,000 SF Net Leased Steel Building
- Expandable to 140,000 SF
- Year Built: 2017
- 39' to 50' Eave Heights
- 3 docks, (1) 14' Drive-thru Door
- (1) 10' Drive-thru Door
- 30 Employee Parking Spaces
- 8.73 Acres
- Zoned I-2



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OVERVIEW

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Aisin USA took possession of the building in October 2018, the initial lease had two options with an initial rate of \$5.25 PSF NNN. The second option was exercised \$5.62 PSF with an expiration date of May 31st, 2028. There is a third option with base rent at \$6.01 PSF.

The building is a steel building constructed by TDAK Development, Inc., a local contractor. The building is 70,000 SF with dimensions of 200 X 350 feet. The structure was designed to be expanded up to 140,000 SF with 39' eave height on the south side of the building and 50' on the north side. There are presently 3 dock doors. The building features include the following: 33' Column Spacing, 39' Eave Height, Duro-Last Roof System, 34' Minimum - 50' Maximum Ceiling Height. Features include for 480-3 Phase Electric, LED High Bay Lighting Package, Gas Overhead Heating System Wet Sprinkler System and 6" Floor based upon a buyer's requirements. This property also has a Property Tax Abatement which transfers with the ownership.



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FINANCIALS

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The initial lease commenced on October 1st, 2018 and the Tenant extended the lease and is presently completing the third year in the current renewal option, the current rate is \$5.62 PSF NNN; the third renewal option is \$6.01 PSF.

Lease Option	Rate PSF	Annual Income
Current Option 10/1/23 – 5/31/2028	\$5.62	\$393,400
Second Option 6/1/28 -5/31/2033	\$6.01	\$420,700

Landlord bills Tenant for Property Taxes, Insurance & Maintenance for Fire Suppression System and HVAC is collected monthly with rent.

Expense Item	Annual Total Expense	PSF Annual Expense
RE Property Taxes	\$55,780.56	\$.80
Building Insurance	12,314.00	\$.18
Management Fees	\$12,065.14	\$.17
Utilities	\$4,618.25	\$.07
Total NNN Charges	\$84,777.95	\$1.21

***Grounds Maintenance is
Tenant's Responsibility



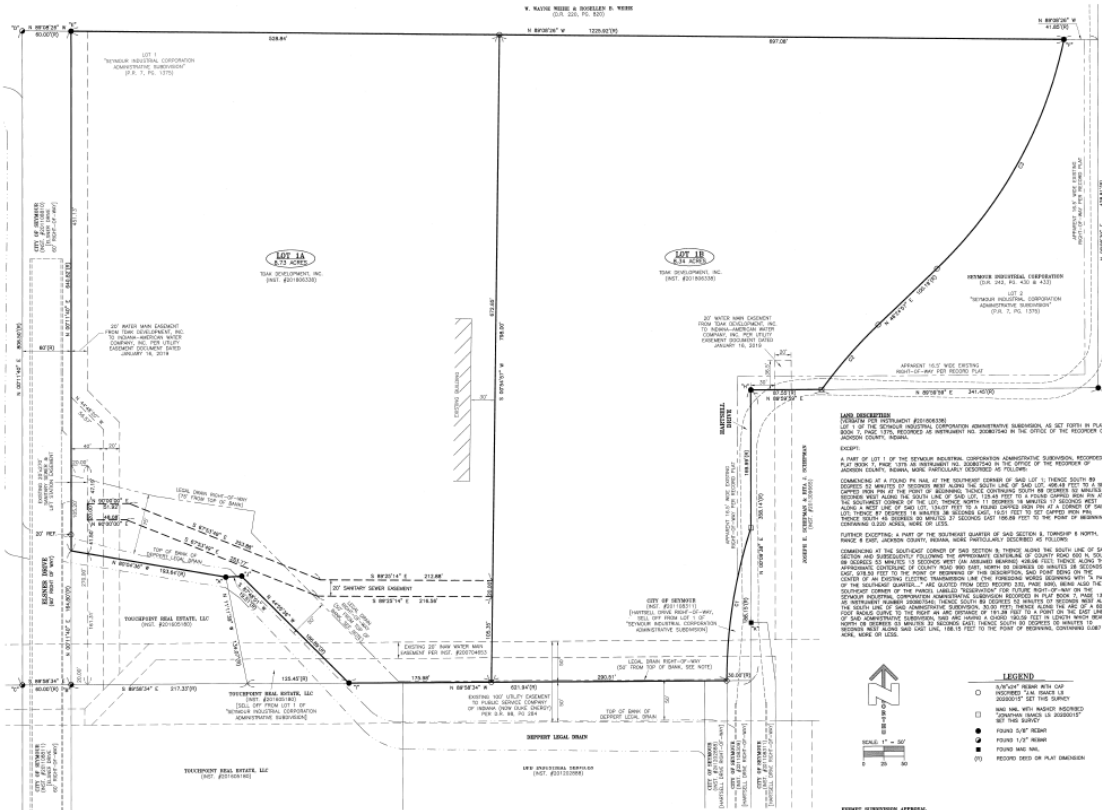
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SURVEY

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TKDAK DEVELOPMENT, INC. - EXEMPT SUBDIVISION A REPLAT OF A PART OF LOT 1 OF SEYMOUR INDUSTRIAL CORPORATION ADMINISTRATIVE SUBDIVISION



REMARKS:
1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, INDIANA.
2. THE SURVEY WAS PERFORMED ON THE 21ST DAY OF FEBRUARY, 2019.
3. THE SURVEY WAS PERFORMED BY JONATHAN H. SHACKS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF INDIANA.
4. THE SURVEY WAS PERFORMED AT THE REQUEST OF TKDAK DEVELOPMENT, INC.
5. THE SURVEY WAS PERFORMED ON THE PART OF LOT 1 OF THE SEYMOUR INDUSTRIAL CORPORATION ADMINISTRATIVE SUBDIVISION.
6. THE SURVEY WAS PERFORMED ON THE PART OF LOT 1 OF THE SEYMOUR INDUSTRIAL CORPORATION ADMINISTRATIVE SUBDIVISION.
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REVIEWED AND APPROVED BY:
[Signature]
JONATHAN H. SHACKS
PROFESSIONAL LAND SURVEYOR
NO. 12345
STATE OF INDIANA

INDEPENDENT LAND SURVEYING
A PART OF A SURVEY
OF THE SEYMOUR INDUSTRIAL CORPORATION ADMINISTRATIVE SUBDIVISION
CITY OF SEYMOUR, INDIANA
DATE: FEBRUARY 21, 2019
BY: JONATHAN H. SHACKS
PROFESSIONAL LAND SURVEYOR
NO. 12345
STATE OF INDIANA

SUBDIVISION NOTES:
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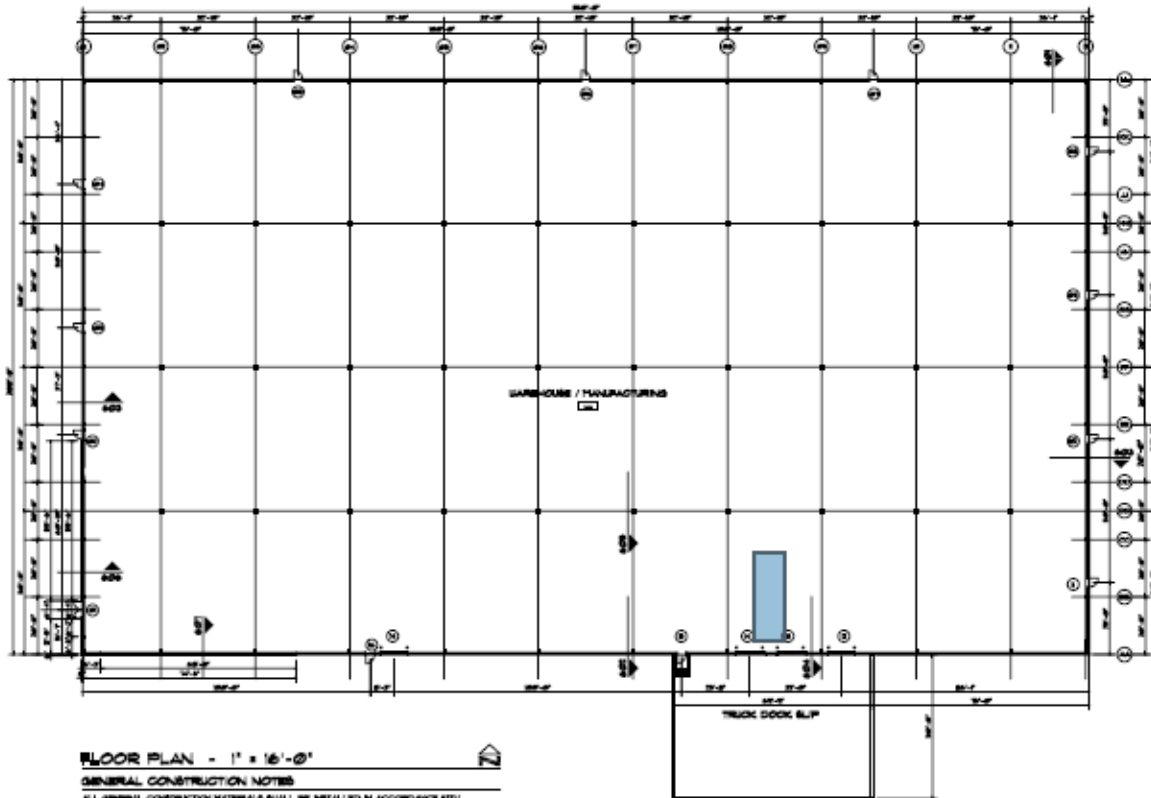
PROFESSIONAL REAL ESTATE SERVICES

FLOOR PLAN

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6013 Elsner Drive
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Dimensions: 350 X 200



FLOOR PLAN - 1" = 16'-0"

GENERAL CONSTRUCTION NOTES

ALL GENERAL CONSTRUCTION MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION "UNIFORM" BUILDING CODE AND "UNIFORM" FIRE CODE AS ADOPTED AND AMENDED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF INDIANA



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PHOTOS

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Front Elevation



3 – Drive-Up Dock Doors



(1) 14' Drive-Thru Door
(1) 10' Drive-Thru Door

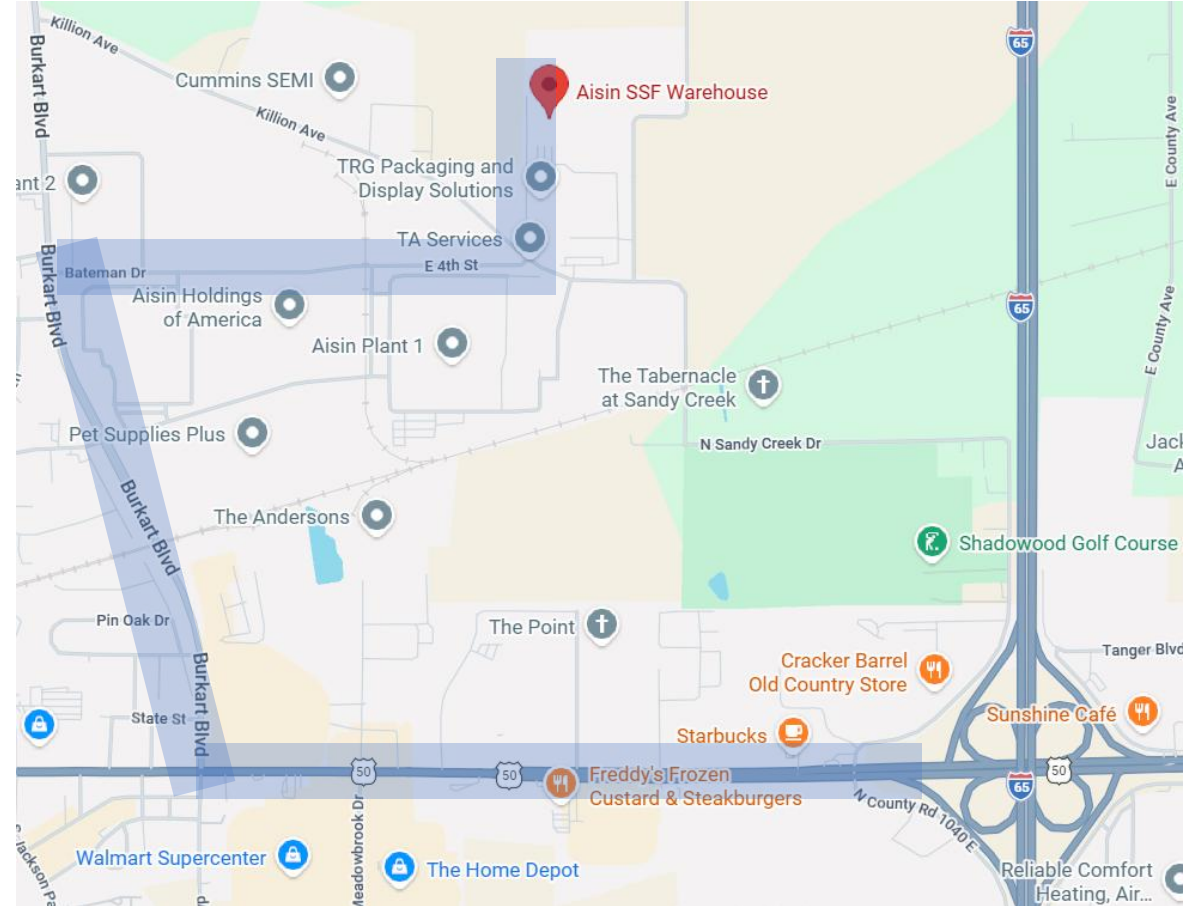


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AERIAL

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ABOUT THE TENANT

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PARENT COMPANY OVERVIEW

Aisin Corporation, headquartered in Kariya City, Aichi, Japan, is one of the world's largest Tier 1 automotive suppliers and a Fortune Global 500 company. The company maintains a global footprint of approximately 200 affiliated companies and over 120,000 employees worldwide. Aisin is publicly traded on the Tokyo and Nagoya Stock Exchanges under ticker symbol 7259.

For the fiscal year ended March 31, 2025, Aisin Corporation reported consolidated revenue of approximately ¥4.9 trillion (approximately \$33.5 billion USD). The company posted a significant increase in operating profit, rising 41.5% year-over-year to approximately ¥203 billion, while net profit attributable to owners grew 18.5% to approximately ¥107.6 billion (\$752 million USD). North American revenue specifically increased 8.6% to ¥1.09 trillion, reflecting strong regional performance.

Aisin is a core member of the Toyota Group. Toyota Motor Corporation, the world's largest automaker by production volume, maintains an approximately 20% equity stake in Aisin Corporation. This strategic affiliation provides Aisin with deep supply chain integration, long-term revenue visibility, and access to one of the most financially robust corporate ecosystems in the global automotive industry.



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ABOUT THE TENANT

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U.S. & Indiana Operations

Aisin U.S.A. Mfg., Inc. was established in 1987 as the company's first North American manufacturing facility. The Seymour, Indiana campus, located in the East Side Industrial Park near Interstate 65, comprises two manufacturing plants and global office headquarters. The facility is strategically positioned approximately one hour south of Indianapolis, one hour north of Louisville, Kentucky, and 30 minutes west of Cincinnati, Ohio.

The Seymour operations manufacture and supply a diverse range of high-quality automotive components and systems, including door frame components, latching systems, power and manual seat adjusters, body components, press and heat treat products, roll forming, and molding and belt manufacturing. The company's customer base includes several of the world's largest automakers, supplying parts for vehicles such as the Honda Odyssey, Chevrolet Traverse, Toyota Highlander, Toyota Camry, Toyota Avalon, Toyota Corolla, Toyota RAV4, and various Lexus models.

In addition to its Seymour headquarters, Aisin's broader Indiana presence includes Aisin Drivetrain Inc. and Aisin Chemical Indiana LLC in Crothersville, as well as operations in Tell City, Terre Haute, Franklin, and Rushville. Collectively, the Aisin Group employs approximately 2,900 workers across Indiana, making it one of the state's most significant Japanese-affiliated industrial employers.

Capital Investment History

Aisin USA has demonstrated a sustained and substantial commitment to its Indiana operations through significant capital investment. Since 2005, the company has invested over \$265 million in its Seymour facilities alone. In 2016, Aisin announced a landmark \$100 million expansion of its Seymour manufacturing plants, including real estate improvements, new manufacturing equipment, research and development capabilities, and logistics infrastructure. This expansion created approximately 100 new jobs and reinforced the company's long-term commitment to Jackson County.



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THE OPPORTUNITY

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6013 Elsner Drive presents a compelling below-market acquisition opportunity for investors seeking stable, long-duration industrial income backed by a Fortune Global 500 tenant. The property is offered at \$6,500,000—a price per square foot of \$92.86—which represents a meaningful discount to the current market value of industrial assets in the region. At the prevailing market rate of \$98 per square foot, the replacement and comparable-adjusted value of this asset is approximately \$6,860,000, providing an immediate equity position of approximately \$360,000 at acquisition.

The lease structure delivers a built-in rent escalation: the current rate of \$5.62 PSF NNN steps up to a contractually established \$6.01 PSF NNN upon the final renewal commencing June 1, 2028. This predetermined 6.9% rent increase requires no negotiation and carries no re-leasing risk—a level of income certainty rarely available in the current market. Combined with the remaining current term, the investor secures approximately 5+ years of contracted NNN income from a world-class manufacturing tenant through May 31st, 2033.

Metric	Current Term	Renewal Term	Post Expiration
Period	Now – 5/31/2028	6/1/2028-5/31/3033	6/1/2033 Forward
Rent PSF (NNN)	\$5.62	\$6.01	\$7.50+ (Est)
Annual Rent	\$393,400	\$420,700	\$525,000 (Est.)
Monthly Rent	\$32,783	\$35,058	\$43,750
CAP Rat on \$6.5M	6.05%	6.47%	8.08%

*** Post-expirations estimates based on projected market rent trends 4.26% average annual escalation from current \$6.41 NNN Baseline*



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DEMOGRAPHICS

Seymour, Indiana

6013 Elsner Drive
Seymour, Indiana

Demographics Based Upon 12 Min. Drive Time

Total Population: 25,960

Median Household Income: \$50,539

Average Household Income: \$60,948

Median Age: 38.6

Housing Units: 11,064

Information taken from ESRI

Jackson Co. Population: 47,420

Workforce: 23,401

Average Wage Per Job: \$57,520

Manufacturing Jobs: 29.5% of workforce

Average Manuf. Wage: \$71,598

Education Bachelors or greater: 20.3%

Information taken from Stats Indiana



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AREA RETAILERS

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Seymour, Indiana has an array of retailers in the marketplace, here is a listing of just a few...

GROCERY STORES

Jay-C operated by Kroger
Foods Plus operated by Kroger
Aldis

RETAILERS

Walmart
JC Penney
Ollies
Hibbett Sports
Pet Sense
B Loved
Maurices
Big Lots
Shoe Carnival
GNC
Ellis Jewelers
Harbor Freight
Home Depot

RESTAURANTS

Applebees
Bonanza
Chilis
Steak N Shake
Freddy's
McDonalds
Burger King
Hardees
White Castle
Arbys
Subway
Papa Johns
Pizza Hut
Taco Bell
Rally's
El Nopal
San Marcos
Puerto Vallarta

KFC
Popeyes
The Pines
Culvers

AUTO PARTS & TOOLS

Auto Zone
Advance Auto
O'Reillys
NAPA
Harbor Freight
Ace Hardware

FARM STORES

Tractor Supply
Premier Ag

DOLLAR STORES

Dollar General
Family Dollar
Dollar Tree

WORKOUT FACILITIES

Anytime Fitness
Seymour Fitness
Studio Health
Seymour Health & Fitness
Cross Fit

PHARMACIES

CVS
Walgreens
Family Drug
Walmart



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LOCAL EMPLOYERS

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Jackson County, Indiana has a vibrant economy with unemployment hovering around 3%. Seymour is the hub for business activity with two industrial parks and many employers.

MAJOR EMPLOYERS IN SEYMOUR

Aisin USA

Valeo North America, Inc.

Cummins Engine Company

Nippon Steel Tube America

Lannett Company, Inc.

Particle Dynamics

Silgan Plastics

Golden Endeavors

Excel Tool

The Royal Group

Dickson's Inc.

Wal-Mart Distribution

Schneck Memorial Hospital

RR Donnelly

Pet Supplies Plus Distribution

Columbus Container

Seymour Housewares Corp.

Seymour Manufacturing

BTS5

O&K

Royalty Roofing

Note: There are many other employers in Jackson County.



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THE MARKET | Seymour Overview

Seymour was recently noted as one of the fastest growing cities in Indiana according to the *Indianapolis Business Journal*. Seymour is considered the crossroads of Southern Indiana well located intersected by I-65 and U.S. Highway 50, only 65 miles south of Indianapolis and 60 miles north of Louisville, Kentucky and 90 miles from Cincinnati, Ohio. Seymour has a diversified economic base of employment in manufacturing-related industries including automotive, plastics and pharmaceuticals.



The city is centrally located making it a distribution hub for many regional industries. The city is served by a Federal Airport, Freeman Field and intersected by two rail lines traveling north-south and east-west.

CASE FOR SEYMOUR

- The Jackson County Learning Center has classes available from Ivy-Tech, IUPUI, Harrison College and other secondary higher learning institutions
- Expansion of Runway at Freeman Field will allow for larger air traffic
- Seymour is a center for retail trade serving four counties, with seven retail centers and choice of many restaurants
- Population of Jackson County: 43,884

Seymour's strategic location between the two large cities in the region — Indianapolis and Louisville provides the opportunity to assist in the support of large events like the Indy 500 and Kentucky Derby, and other large events like the recent Super Bowl. Motels include the recently built Fairfield Inn and Holiday Inn Express, the Hampton, Days Inn, Knights Inn, Econo Lodge, Motel 6, Super 8, Allstate Inn and others with a total of over 800 rooms for lodging in town.



Area Employers

Schneck Medical Center recently completed a \$44 million dollar expansion serving Jackson and surrounding areas with a staff of 1000 employees.

Wal-Mart Distribution employs 1057 people providing stability as a community partner.

Lannett and JD Pharmatech are the largest local life science employers in our area with a financial impact of over \$430 million of annual sales.

Aisin USA, Valeo, Seymour Tubing, Cummins Engine Company and others employ 10,000+ employees in Seymour catering to the needs of the automotive market. Also, a long line of tool makers follow their contingency providing products for automotive and other industry.

The Market



RETAIL DESTINATION

A potpourri of retail centers offers many shopping destinations to local residents including JC Penney, Maurices, Hibbetts, Orscheln and Tractor Supply, Wal-Mart, Home Depot, Foods Plus and Jay-C Store, Save-A-Lot, Aldis, Dollar General, Family Dollar & Dollar Tree, and other national chains. These stores combined with a savory flavoring of many well-run family businesses like Seymour Hardware, local jewelers, and others provide many choices.

There are many national and local restaurant options available including Applebees, Chilis, Ryans, Bonaza, Cracker Barrel, Tumbleweed, El Nopal Mexican, Batar, China Buffet, Rails and of course the full array of all the quick service restaurants.

**CULTURE & ENTERTAINMENT**

The Southern Indiana Center for the Arts offers a great deal to the community in art exhibits and classes. The Royal Off the Square Theatre in Brownstown offers theatric productions and special events throughout the year. There is an endless array of outdoor activities with close proximity to Jackson/Washington State Forest offering 22,000 acres of woods, lakes, ponds, hiking trails, camping, swimming, biking, learning classes and more.



The Seymour Oktoberfest, Brownstown Melonfest, and Fort Vallonia Days provide a local flair of entertainment and novelty in the Fall. And of course, the Jackson County Fair is the state's Blue Ribbon Fair the highlight of the summer with a variety of events and entertainment for young and old.

Seymour is a short drive to Indiana University where events at the IU Auditorium are held throughout the year. Close proximity to large metropolitan areas offers many choices. A staple of local wineries are just a taste away including Seymour's own Chateau De Pique.

**HIGHER EDUCATION**

Seymour's new \$2.4 million education center will offer classes from IVY-Tech, Harrison College and IUPUI. All of these schools are state accredited and offer opportunities to those seeking advanced education in technology, business, and health related occupations with a variety of programs offering two year degrees.



The Market



ROB MILLMAN

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PROFESSIONAL BACKGROUND

Rob Millman is the principal for Millman Realty Partners based in South Central Indiana and specializes in the brokerage of commercial real estate encompassing net leased, multi-family and other investment properties. Rob Millman, CCIM has been involved in sales and marketing for over 35 years and involved in real estate marketing for over 27+ years as a broker for Millman Realty Partners, South Central Realty dba Coldwell Banker, Prudential and Berkshire Hathaway Indiana Realty. During his tenure Rob received numerous awards and accolades as a top producer. He is active in his trade association and has held offices including president of the Indiana Commercial Board of Realtors and recently recognized the ICBR Realtor of the Year. Rob is a graduate of Vincennes University with an A.S. Degree and Purdue University with a B.S. Degree with an emphasis on Agricultural Economics and M.A. from Liberty University. Rob began his career in residential real estate and progressed over time to work in the area of commercial sales and acquisitions. He has completed over 1,700 real estate transactions. Rob has a strong work ethic and a passion to assist those who choose to work with him developing and cementing many long-term relationships. His mantra of providing "Spectacular Customer Service" is noted by those who have established a relationship with him. Rob Millman's personal business philosophy is to provide a high degree of client satisfaction building and sustaining long term relationships built upon mutual trust. He along with Millman Realty Partners is committed with integrity and professionalism to each assignment implementing solutions to fit our client's strategic, operational and financial goals.



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