



MIDWEST PORTFOLIO

FOUR SINGLE-TENANT NET-LEASE ASSETS
(AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO)



Green Park, MO



Muncie, IN



Ypsilanti, MI



Lafayette, IN



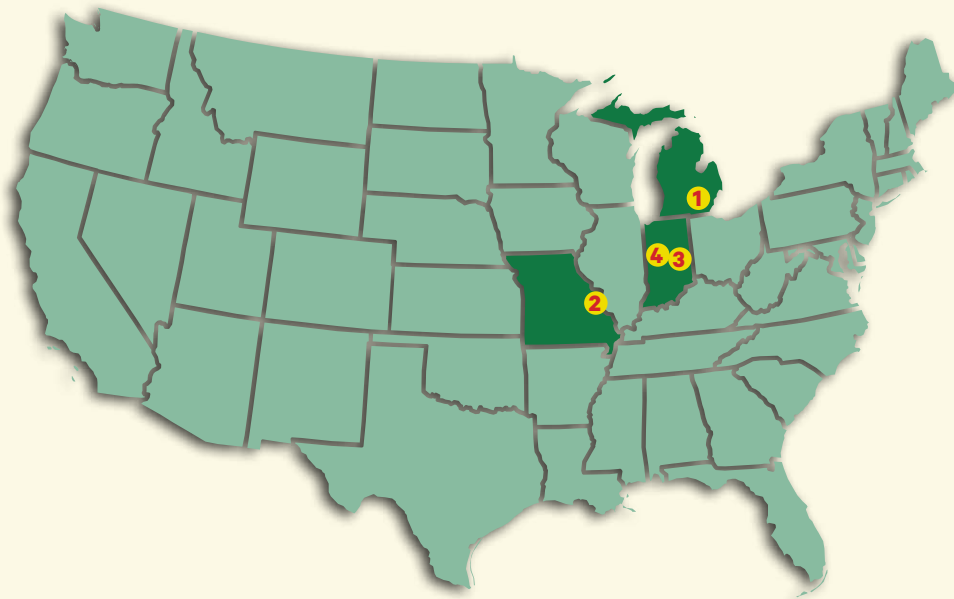
MIDWEST PORTFOLIO

Four Single-Tenant Net-Lease Assets

(Available Individually or as a Portfolio)

MIDWEST PORTFOLIO OVERVIEW

	TENANT	ADDRESS	CITY	STATE	SQUARE FOOTAGE	TERM REMAINING	NOI	ASKING PRICE	CAP RATE
1	Fresh Thyme Market	2985 Washtenaw Avenue	Ypsilanti	MI	29,510	5.5	\$734,767	\$9,480,865	7.75%
2	Fresh Thyme Market	9920 Lin Ferry Drive	Green Park	MO	28,079	6.5	\$828,240	\$10,686,968	7.75%
3	Fresh Thyme Market	505 W. McGalliard Road	Muncie	IN	28,709	6.9	\$653,130	\$8,427,484	7.75%
4	Fresh Thyme Market	220 S. Creasy Lane	Lafayette	IN	28,924	3.3	\$564,183	\$6,838,582	8.25%
TOTAL					115,222		\$2,780,320	35,433,898	



 **115,222**
Portfolio Square Feet

 **5.6 YRS**
Portfolio WALT



PORTFOLIO OVERVIEW



**220 S. CREASY LANE
LAFAYETTE, IN**



**505 W MCGALLIARD ROAD
MUNCIE, IN**



**2985 WASHTENAW AVENUE
YPSILANTI, MI**



**9920 LIN FERRY DRIVE
GREEN PARK, MO**



TENANT PROFILE

Fresh Thyme Farmers Market is a full-service, natural and specialty grocer offering a farmer's market concept with nutritious options at an affordable price and the convenience of a neighborhood store. Fresh Thyme's extensive produce department offers organic and local fruits and vegetables. Other products throughout the store include natural meat raised without hormones, seafood, hearty breads, delicious treats from local artisan bakeries, barrels of natural and organic bulk foods, earth-friendly cleaning supplies, and gluten free and dairy free options among many others. Founded in 2012, Fresh Thyme has had substantial growth in the Midwest and currently operates 70 locations in 10 states throughout the Midwest. The company is headquartered in Downers Grove, IL.

Fresh Thyme is backed by an investment from Meijer Companies, Ltd. Meijer is a Grand Rapids, Michigan based retailer, offering a one-stop shopping concept. Founded in 1934, the privately-owned and family operated company has more than 258 stores throughout Michigan, Ohio, Indiana, Illinois, Kentucky, and Wisconsin. Meijer was ranked by Forbes as one of America's largest private companies. Meijer reported a annual revenue exceeding \$22 billion for its 2025 figures.



70

Retail Stores



10

States



FRESHTHYME.COM

Website

FOR MORE INFORMATION PLEASE CONTACT:

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