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INVESTMENT OVERVIEW

SECTION 1



MERIDIAN HEALTH SERVICES

201 E South St. Markle, IN. 46770

WHY MERIDIAN HEALTH SERVICES?

- Long-term NNN lease structure with healthcare tenant
- Tenant provides essential outpatient and community-based medical services
- Strategic location with access to Fort Wayne healthcare network
- Stable demand driven by regional population and limited local supply of medical services

The DiSalvo | Bender | Nulf Group of Marcus & Millichap is pleased to present the opportunity to acquire a single-tenant net lease medical property located in Markle, Indiana, within the Fort Wayne Metropolitan Statistical Area. The subject property is leased to an established healthcare provider serving the Northeast Indiana region, offering essential outpatient and community-based medical services.

This well-located facility supports ongoing patient demand within Markle and the surrounding rural and suburban communities, providing critical access to care in a market with limited healthcare supply. The tenant has demonstrated commitment to the location through continued operations and investment in the facility, positioning the asset as a stable, long-term investment within the healthcare real estate sector.

Market: Markle, Indiana is located within the Fort Wayne MSA, a regional economic hub known for its strong healthcare, manufacturing, and logistics sectors. The market benefits from proximity to major healthcare systems including Parkview Health and Lutheran Health Network, which anchor regional medical services and employment. The surrounding area is characterized by a mix of residential communities, small businesses, and agricultural uses, creating consistent demand for accessible healthcare services. As healthcare providers continue to expand into secondary markets, locations like Markle play a key role in delivering outpatient and specialty care closer to patient populations.

Location: The property is strategically located at 201 E South St in Markle, Indiana, with convenient access to Interstate 69, providing connectivity to Fort Wayne and surrounding communities. Markle is situated approximately 20–25 minutes southwest of Fort Wayne, allowing the tenant to serve both local residents and patients traveling from nearby markets.

The location offers strong accessibility via local roadways and regional corridors, supporting patient convenience and operational efficiency. Its positioning within a smaller community enhances visibility and accessibility while benefiting from proximity to a larger metropolitan healthcare network.

INVESTMENT OVERVIEW



SINGLE-TENANT NET LEASE MEDICAL ASSET

- Long-term NNN lease structure with healthcare tenant
 - Tenant provides essential outpatient and community-based medical services
 - Strategic location with access to Fort Wayne healthcare network
 - Stable demand driven by regional population and limited local supply of medical services
-




INVESTMENT HIGHLIGHTS

- Single-Tenant Net Lease Medical Asset providing passive ownership
 - Long-term lease structure with minimal landlord responsibilities (NNN)
 - Tenant operates within a recession-resistant healthcare sector
 - Property serves as a critical access point for local and regional patient populations
-



MARKET & LOCATION HIGHLIGHTS

- Located within the Fort Wayne MSA, a strong regional healthcare hub
- Proximity to I-69 and Fort Wayne (≈20–25 minutes)
- Stable, predictable income with limited volatility compared to traditional office assets
- Positioned within a supply-constrained secondary market for medical services

 201 E South St. Markle, IN. 46770

YEAR BUILT 1975

YEAR RENOVATED 2009

TOPOGRAPHY Flat

FOUNDATION Concrete Slab

EXTERIOR Masonry

ROOF Flat

01

NUMBER OF UNITS



01

NUMBER
OF BUILDINGS



01

NUMBER
OF STORIES



6,014 SF

GROSS LEASEABLE AREA

1.36 ACRES

ACRES +/-



PARKING

Asphalt

28 Free Surface Spaces Available

Ratio of 4.66/1,000 SF



APN

90-04-06-200-023.000-017, 0131015806



ZONING

Medical



HIGHWAY ACCESS

I-69 | US-224



AIRPORT

23-Minutes to Fort Wayne International Airport





FINANCIAL ANALYSIS

SECTION 2



MERIDIAN HEALTH SERVICES

📍 201 E South St. Markle, IN. 46770

OFFERING HIGHLIGHTS



\$1,130,000

OFFERING PRICE

8.50%

CAP RATE



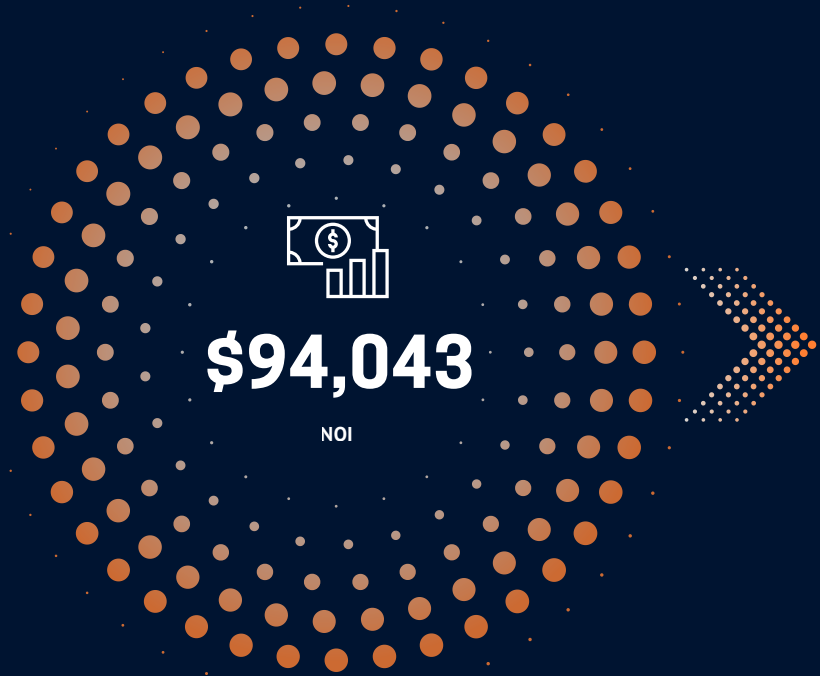
6,014 SF

GROSS LEASEABLE AREA



1.36 ACRES

LOT SIZE



MERIDIAN HEALTH SERVICES



201 E South St. Markle, IN. 46770

LEASE SUMMARY

| | |
|-----------------------------------|--|
| LEASE TYPE | NNN |
| TENANT SINCE | June 2009 |
| LEASE EXPIRATION DATE | September 2031 |
| LEASE TERM REMAINING | Five (5) Years |
| TAXES, CAM & INSURANCE | Tenant reimburses taxes and insurance, handles CAM directly. |
| OWNER'S OBLIGATIONS | Roof, structure, and parking lot |
| OPTIONS TO RENEW | One (5) year Option Notice: 180 days Secton: Amend 2 |

| LEASE YEAR | BASE RENT PER MONTH | BASE RENT SF/ MONTH | BASE RENT PER YEAR | BASE RENT SF/ YEAR |
|-------------------|----------------------------|----------------------------|---------------------------|---------------------------|
| May-2026 | \$7,921.04 | \$1.32 SF | \$95,052.48 | \$15.81 SF |
| Oct-2026 | \$8,020.05 | \$1.33 SF | \$96,240.60 | \$16.00 SF |
| Oct-2027 | \$8,120.30 | \$1.35 SF | \$97,443.60 | \$16.20 SF |
| Oct-2028 | \$8,221.80 | \$1.37 SF | \$98,661.60 | \$16.41 SF |
| Oct-2029 | \$8,324.58 | \$1.38 SF | \$99,894.96 | \$16.61 SF |
| Oct-2030 | \$8,428.63 | \$1.40 SF | \$101,143.56 | \$16.82 SF |

MARKET OVERVIEW

SECTION 3



FORT WAYNE

INDIANA

The Fort Wayne metro is situated in Northeastern Indiana, with Ohio serving as the eastern border and roughly 125 miles northeast of Indianapolis. The market consists of Allen, Wells and Whitley counties. Approximately 85 percent of the metro's population resides in Allen County, including 266,000 people living in Fort Wayne.



The city's downtown is a target for revitalization, as two mixed-use developments near the St. Marys River and the redevelopment of a former General Electric are expected to bring over 1 million square feet of retail space into a revived downtown



THRIVING MEDICAL INDUSTRY

Northeast Indiana has one of the highest concentrations of orthopedic jobs globally, supported by graduates from nearby research universities.



AUTOMOTIVE INDUSTRIAL BASE

Multiple suppliers serving the nearby General Motors (GM) plant provide a cluster of transportation-related manufacturers.

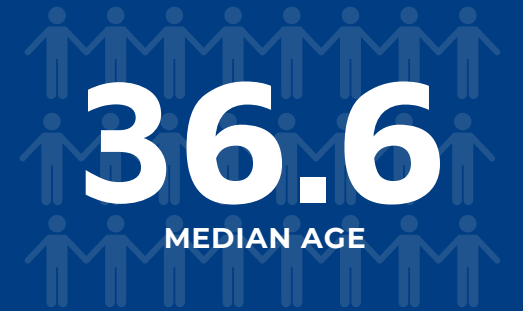


TRANSIT NETWORK

An extensive transportation network across the metro supports notable food packaging industries, including corn, soybeans and ice cream



POPULATION
455K



36.6
MEDIAN AGE



HOUSEHOLDS

180K

3.2%

GROWTH 2023-2028*



MEDIAN HOUSEHOLD INCOME

\$62,000

U.S.
MEDIAN
\$68,500



ECONOMY

- Boosted by Lincoln Financial, the metro is home to numerous insurance companies. This includes MedPro Group and Brotherhood Mutual, which are both headquartered in the market.
- More than 25,000 employees work in the auto industry at companies that include GM, Dana Incorporated and Michelin/BF Goodrich.
- Access to nearby major markets and the FedEx hub in Indianapolis motivated BAE Systems, General Mills and Walmart to invest in logistics infrastructure near Fort Wayne International Airport.
- Regional health care networks provide more than 12,000 jobs, primarily at Parkview Health Systems and Lutheran Health Network.

DEMOGRAPHICS



| POPULATION | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|-------------------------|--------|---------|---------|----------|
| 2030 PROJECTION | 1,153 | 1,714 | 3,368 | 36,415 |
| 2025 ESTIMATE | 1,150 | 1,711 | 3,364 | 36,266 |
| 2020 CENSUS | 1,138 | 1,697 | 3,343 | 36,051 |
| 2010 CENSUS | 1,197 | 1,778 | 3,489 | 36,262 |
| 2024 DAYTIME POPULATION | 881 | 1,183 | 2,041 | 32,160 |

| HOUSEHOLD | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|-----------------|--------|---------|---------|----------|
| 2030 PROJECTION | 509 | 725 | 1,380 | 14,717 |
| 2025 ESTIMATE | 504 | 718 | 1,369 | 14,547 |
| 2020 CENSUS | 496 | 708 | 1,350 | 14,230 |
| 2010 CENSUS | 486 | 691 | 1,314 | 13,682 |

| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------------|----------|----------|----------|----------|
| AVERAGE HOUSEHOLD INCOME | \$92,083 | \$94,318 | \$96,019 | \$79,394 |
| MEDIAN HOUSEHOLD INCOME | \$81,318 | \$83,559 | \$85,784 | \$68,421 |
| PER CAPITA INCOME | \$38,728 | \$39,168 | \$39,227 | \$32,458 |

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