

DUNKIN'

HOGAN
REAL ESTATE



INVESTMENT OFFERING

**DUNKIN' | 9913 BROWNSBORO ROAD, LOUISVILLE, KY
HIGH PERFORMING LOCATION WITH MULTI-UNIT OPERATOR GUARANTEE**

This Confidential Offering has been prepared by Hogan Real Estate ("Agent") in cooperation with the Owner for informational purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date.

This Offering is subject to prior placement, errors, omissions, changes, withdrawal or cancellation without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Agent or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

The projections set forth in this Offering do not constitute a representation, warranty or a guaranty by Agent or the owner of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of pro forma income and expenses before making any decisions on whether to acquire the Property.

Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

This Offering is the property of Agent and may be used only by parties to whom Agent delivered the Offering or to whom Agent has approved such delivery. By accepting a copy of the Offering, the party who has possession thereof agrees to return it to Agent immediately upon Agent's request. No copies of this Offering may be made without Agent's prior written consent and no excerpts or summaries thereof may be distributed, reproduced or included in any document without such consent.



IMMEDIATE AREA IS HOME
TO THE PADDOCK SHOPS,
OLD BROWNSBORO
CROSSING, &
NORTON COMMONS



Prime Location
IN THE MOST SOUGHT
After Area in Louisville



Single Tenant Building
WITH EXCELLENT VISIBILITY
And Frontage on Brownsboro Rd



Over 27,000 VPD
ON BROWNSBORO RD
In Front of Site

The Offering

Qualified Investors are extended the opportunity to acquire a single-tenant, NNN lease Dunkin in affluent eastern Louisville, Kentucky. The 2,050 square foot building on 0.55 acres is prominently located on Brownsboro Road (Highway 22) just east of the Interstate 265 exchange near Interstate 71.

The area has experienced major residential and commercial growth over the past two decades with the development of Louisville’s only lifestyle center. The Paddock Shops, Old Brownsboro Crossing (Bass Pro Shop/Cabela’s, Lowe’s, Costco, Norton Hospital, Norton Children’s Hospital), Louisville’s only “New Urbanism” planned community Norton Commons, and various other shopping centers, Class A multifamily developments, professional office buildings, and single family residence neighborhoods.

Fast growing population, affluent demographics, and interstate access to both I-265 and I-71 have made the Brownsboro Road trade area one of Louisville’s premier commercial corridors. The subject’s strategic site offers maximum exposure to 27,000 VPD on Brownsboro Road.

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,762	56,106	127,119
Average Household Income	\$149,266	\$151,714	\$151,785

Investment Highlights: Dunkin’ | Louisville, KY

- + **High Performing Location with Multi-Unit Operator Guarantee:** The lease is backed by an established 40-unit multi-state QSR operator with a decade of successful history at this specific site. The tenant recently signaled their long-term confidence in this location by signing a 10-year lease extension.
- + **Prime Real Estate in High-Barrier Corridor:** Strategically situated in a “land-locked” corridor where developable land is virtually non-existent, this property offers significant long-term residual value. The location features excellent visibility on Brownsboro Road (27,000+ VPD) and is just 0.5 miles from I-265, serving as a primary commuter artery for the region.
- + **Exceptional Demographics & Growing Trade Area:** Located in one of Kentucky’s most affluent suburbs, the site boasts an average household income of \$151,785 and 127,000 residents within five miles. The immediate trade area is a premier retail destination, anchored by major national brands like Costco, Publix, and Kroger, and supported by the prestigious Norton Commons lifestyle community.
- + **Significant Rent Upside & Yield Growth:** The current rental rates are deeply below market value, with neighboring ground leases commanding nearly double the subject property’s rent. Investors benefit from immediate value-add potential alongside contractual 10% rent increases every five years to drive yield growth.
- + **Passive Structure with Tax Efficiency:** The Net Lease structure provides a passive income stream, with the tenant responsible for all taxes, insurance, and common area maintenance. Additionally, the owner retains all building depreciation benefits, significantly enhancing the after-tax return on investment compared to typical ground lease structures.

Sales Terms

The property is being offered on an “as-is” basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.



INVESTMENT SUMMARY

DUNKIN' | 9913 BROWNSBORO RD
LOUISVILLE, KENTUCKY

Tenant	Dunkin'
Lease Entity	Anju Donuts of Louisville, LLC
Personal Guaranty	Yes
# of Units	40
Location	9913 Brownsboro Road, Louisville, Kentucky 40241
Year Built	2016
Square Footage	2,050
Lot Size	± 0.6 Acres
Rent Commencement	August 2016
Lease Expiration	August 31, 2036
Term Remaining	10.7 Years
Option Terms	None
Rent Escalations	10% on September 1, 2031
Lease Type	Net
Annual Rent	\$83,331.60
Traffic Counts	Brownsboro Rd (27,587 VPD) I-265 (76,799 VPD) Hwy 1694 (11,645)



1,633,000
ASKING PRICE



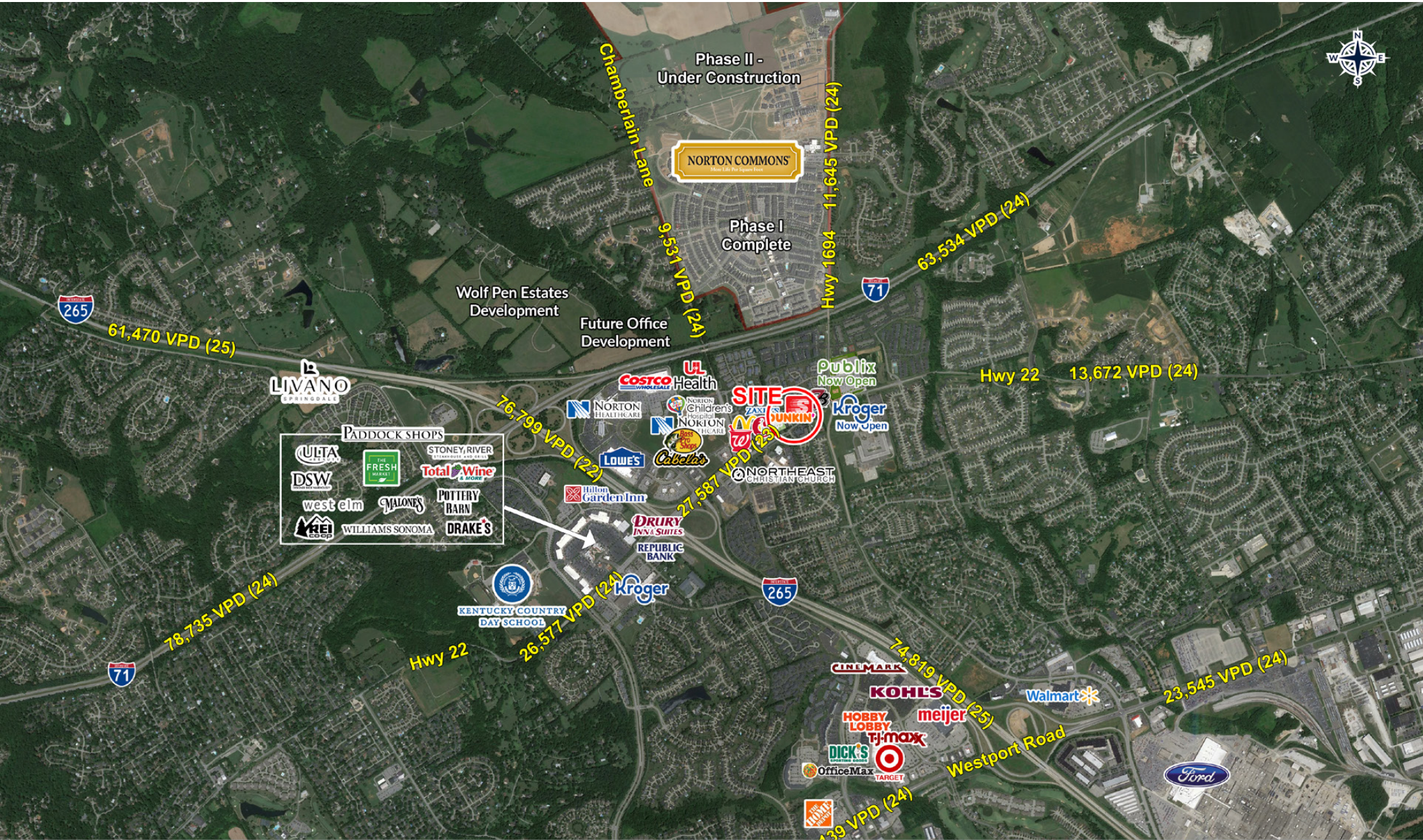
5.10 %
CAP RATE



\$83,331
ANNUAL RENT

TRADE AREA AERIAL

DUNKIN' | 9913 BROWNSBORO RD
LOUISVILLE, KENTUCKY



EAST-FACING AERIAL

DUNKIN' | 9913 BROWNSBORO RD
LOUISVILLE, KENTUCKY



WEST-FACING AERIAL

DUNKIN' | 9913 BROWNSBORO RD
LOUISVILLE, KENTUCKY



DUNKIN'

HOGAN
REAL ESTATE



PROPERTY CONTACT

HUNTER JACOBS | HJACOBS@HOGANDEV.COM

D: 502.271.5812 C: 502.639.4727 M: 502.426.1050 F: 502.426.1223