

OFFERING MEMORANDUM



THE DISALVO GROUP

Commercial Real Estate
Investment Sales - Midwest

in partnership with



BANTA TRAILS OFFICE PARK

6313-6411 S East St
Indianapolis, Indiana 46227



GLA +/- 78,352 SF
LOT SIZE +/- 7.81 ACRES



\$8,877,000



9.05%





THE DISALVO GROUP

in partnership with



MERRILL
PROPERTY GROUP



PRESENTED BY



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INVESTMENT OVERVIEW >>

Investment Summary

Property Maps

Property Details

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FINANCIAL ANALYSIS >>

Offering Highlights

Financial Statement

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MARKET OVERVIEW >>

Demographic Analysis

Market Analysis



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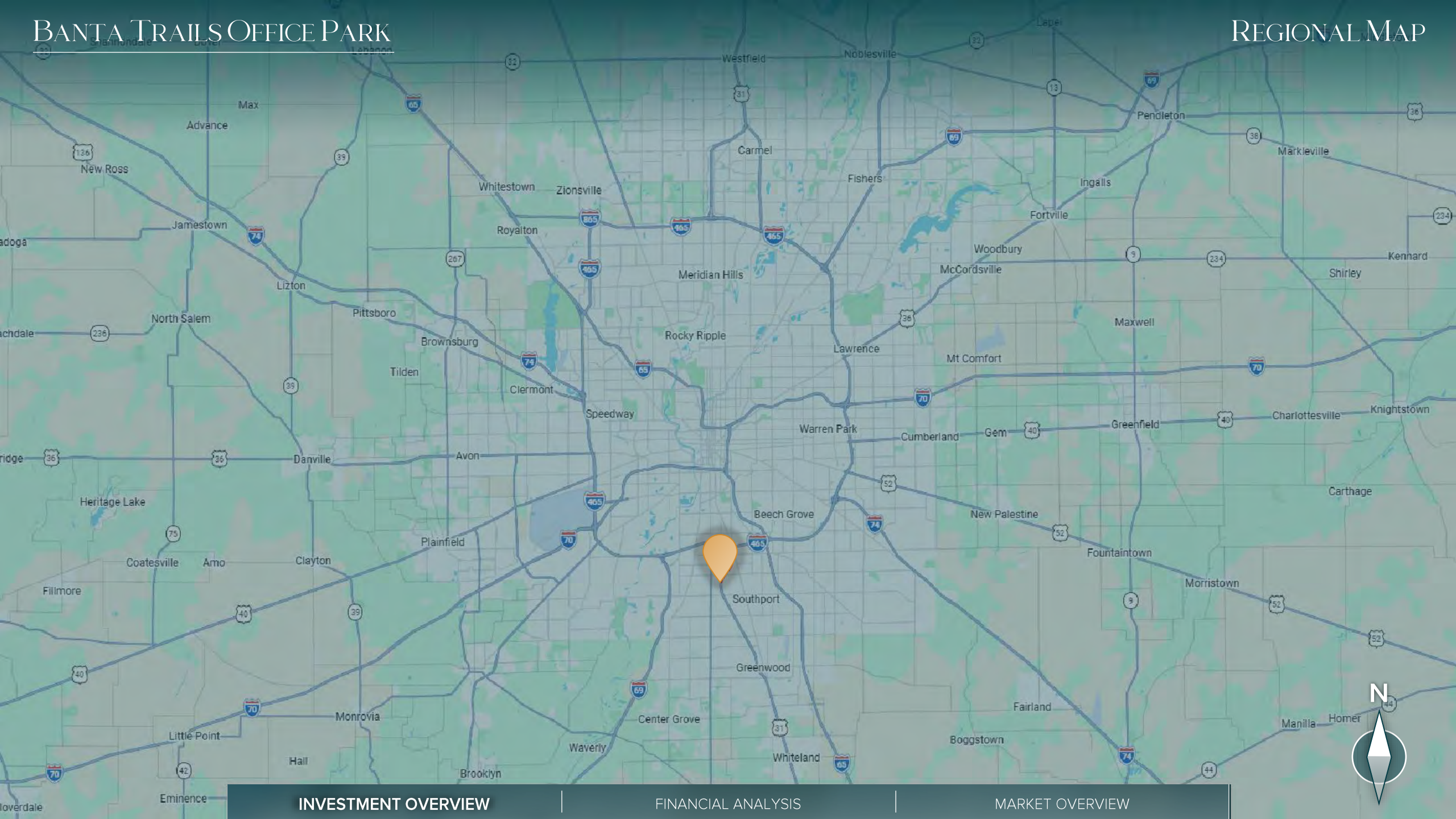
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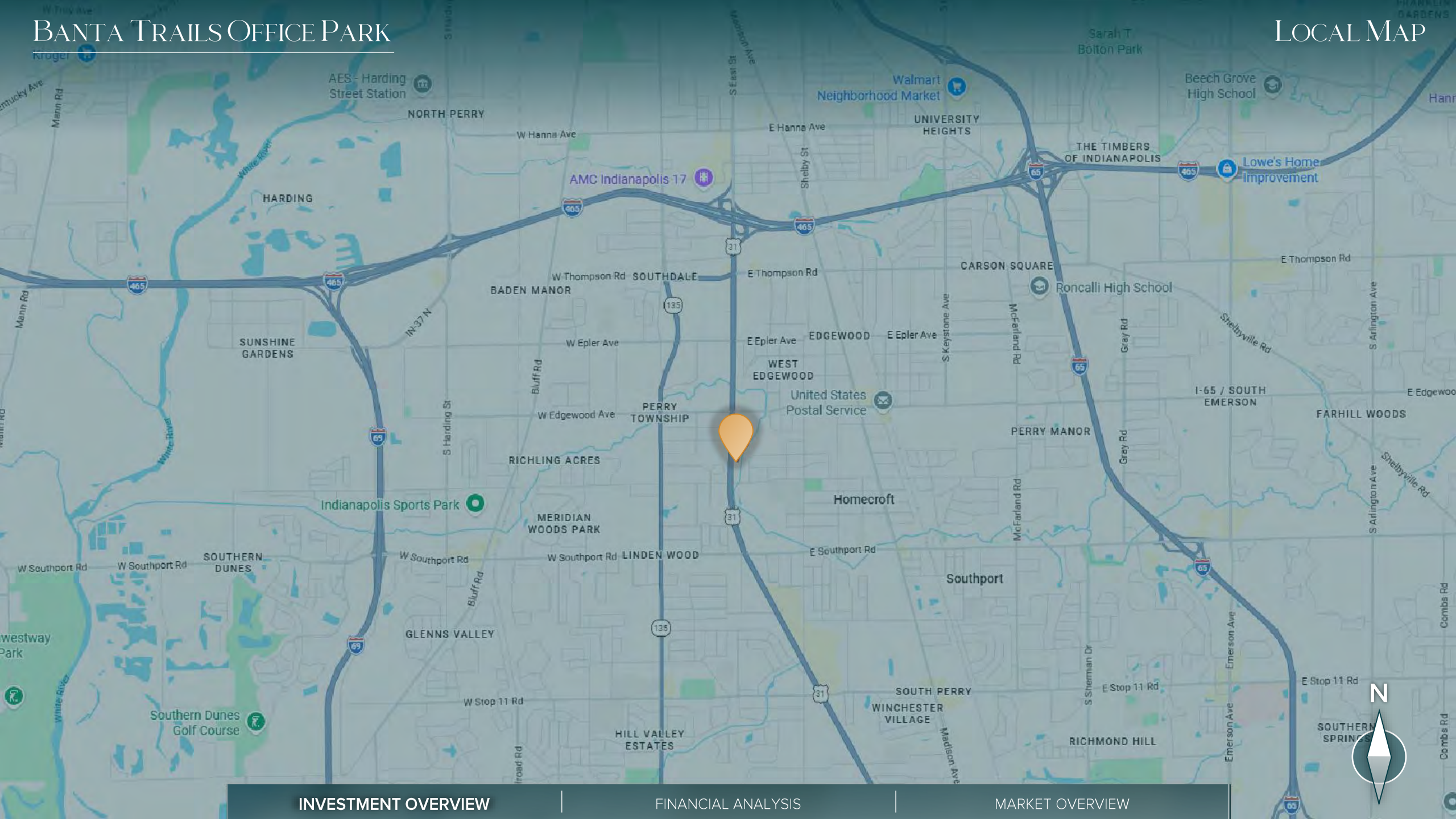
INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW





BANTA TRAILS OFFICE PARK

DOWNTOWN INDIANAPOLIS
8 MILES



Indianapolis International Airport
16 MINUTES



Speedway



INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

BANTA TRAILS OFFICE PARK





*Property lines are approximate for marketing purposes on aerial



BANTA TRAILS OFFICE PARK



INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

BANTA TRAILS OFFICE PARK

 6313-6411 S East St Indianapolis, Indiana 46227

 GLA +/- 78,352 SF | LOT SIZE +/- 7.81 ACRES

 49-14-12-139-014.000-500 | 49-14-12-139-022.000-500
49-14-12-139-021.000-500 | 49-14-12-139-023.000-500



HIGHWAY ACCESS
I-465 | US-31 | I-65 | I-69 | SR-135



AIRPORT
16 Minutes to Indianapolis
International Airport

YEAR BUILT

1991

ZONING

Commercial Office (General)
Medical Building/Clinic

TOPOGRAPHY

Flat

BUILDINGS

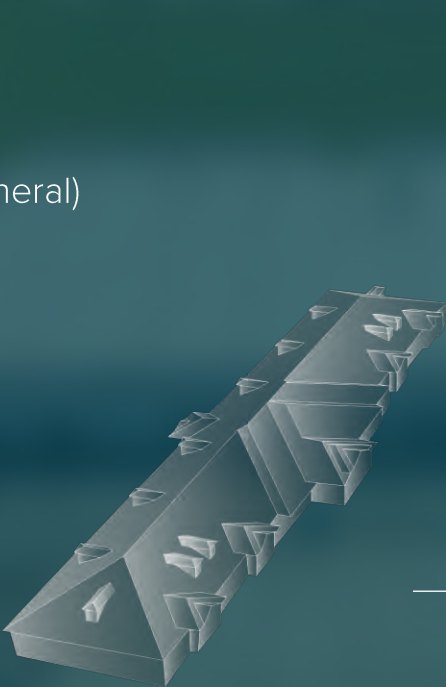
4

STORIES

2

HVAC

Separately Controlled Suite
HVAC



ROOF

Pitched Shingles

EXTERIOR

Masonry

INTERIOR

Metal stud framing
with drywall

PARKING

Asphalt |
345 Available Spaces
Ratio of 4.40/1,000 SF

CENTRAL PSYCHOLOGICAL SERVICES

SUITE 6335

SF

% OF PARK

5,194 SF 6.63%



Central Psychological Services (CPS) is an Indianapolis-based mental health practice founded in 2008. The multidisciplinary group provides individual, couples, family and group psychotherapy, psychological assessments, career counseling and professional consultation, with treatment centered on a collaborative, whole-person approach. CPS serves clients through both in-office and telehealth appointments and includes psychologists, licensed mental health counselors, social workers and other behavioral health professionals.

DIALING INNOVATIONS, LLC

SUITE 6401

SF

% OF PARK

2,296 SF 2.93



Dialing Innovations is an Indianapolis-based software and telecommunications company providing business automation and communications technology. Its services include call center software, hosted phone systems, AI agents, CRM and HR platforms, web conferencing, and custom software integrations designed to streamline customer service and business operations.

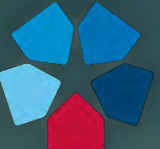
ONEMAIN FINANCIAL

SUITE 6423

SF

% OF PARK

5,074 SF 6.48%



OneMain Financial is a national consumer finance company specializing in personal lending to nonprime borrowers. The company provides secured and unsecured personal loans, auto financing, credit cards, and related financial products through its digital platform and extensive branch network, which includes more than 1,300 locations nationwide.

DEWESTER TREATMENT & RESEARCH CENTER (DTRC)

SUITE 6447D

SF

% OF PARK

5,226 SF 6.67%



DeWester Treatment & Research Center (DTRC) is a behavioral health practice providing specialized mental health treatment, psychological services, and research-based care. Led by Dr. Robert DeWester, the practice emphasizes evidence-based treatment and individualized care designed to address a range of behavioral and psychological needs.



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FINANCIAL ANALYSIS

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

 6313-6411 S East St Indianapolis, Indiana 46227

 GLA +/- 78,352 SF | LOT SIZE +/- 7.81 ACRES

OFFERING PRICE

\$8,877,000

NOI

\$803,762

CAP RATE

9.05%

PRICE/SF

\$113.11

OCCUPANCY

90.09%

SUMMARY			PROPOSED FINANCING* (1)		
Price:		\$8,877,000	First Loan Amount:	75.00%	\$6,657,750
Down Payment (1st):	25.00%	\$2,219,250	Terms:	7.50% interest	
Current CAP:		9.05%		25 year amortization	
Pro Forma CAP:		10.52%		5 year term	
Approx. Gross Square Feet:		78,478			
Cost per Gross Square Foot:		\$113.11	Monthly Payment:		\$49,200
Zoning:		Commercial			
Site Area (Acres):		7.81			
Year Built:		1991			
Net Operating Income:	\$803,762	9.05%			
Cash on Cash:	\$197,664	8.91%			
Total Return**	\$300,110	13.52%			

*Proposed Financing is based upon current market rates. **Includes principal reduction

CURRENT & PRO FORMA OPERATING DATA					PROJECTED EXPENSES (2)			UNDERWRITING ASSUMPTIONS	
For the 12 Months Starting		Feb 2027		Feb 2032		UTILITIES			1. Proposed Financing is based upon current market rates. 2. Expenses calculated from the 2025 income statement. 3. RE tax expense pulled from Marion County Treasurer's Office 4. Management fees calculated at a projected market value at 4% of EGI. 5. Each tenant operates on a base year lease. CAM recaptures have been estimated at \$70,000 in accordance with their current monthly collections.
Gross Potential Rent:		\$1,353,515		\$1,503,388		Electricity \$39,792			
CAM Recapture:		\$ -		\$ -		Gas \$3,676			
Tax Recapture:		\$ -		\$ -		Water \$5,493			
Insurance Recapture:		\$ -		\$ -		Sewer \$7,269			
Mgmt. Recapture:		\$ -		\$ -		Trash \$6,077			
Base Stop Recapture:		\$ -		\$ -		\$62,308			
Other Income (5)		\$70,000		\$77,286		COMMON AREA MAINTENANCE			
						Cleaning / Janitorial \$22,104			
						Landscaping \$27,799			
Scheduled Gross Income:		\$1,423,515		\$1,580,674		Snow Removal \$23,650			
Vacancy		\$136,133 10.17%		\$112,754 7.50%		Repairs & Maintenance \$41,953			
						Contract Maintenance \$34,463			
Effective Gross Income:		\$1,287,382		\$1,467,919		HVAC \$18,967			
Less Expenses:		\$483,621		\$533,816		Lighting \$11,056			
						Fire/Life/Safety \$731			
Net Operating Income:		\$803,762 9.05%		\$934,103 10.52%		Internet \$3,482			
Capital Reserves:		\$15,696 \$0.20/SF		\$15,696 \$0.20/SF		\$193,645			
Loan Payments:		\$590,402 1.36 DCR		\$590,402 1.58 DCR		Total CAM/Utilities \$3.26			
Cash on Cash:		\$197,664 8.91%		\$328,005 14.78%		Real Estate Taxes (3) \$1.64			
Plus Principal Reduction:		\$102,446		\$137,855		Insurance \$0.42			
Total Annual Return:		\$300,110 13.52%		\$465,860 20.99%		\$32,597			
						Management Fees (4) 4.0%			
						\$51,495			
						Nonreimbursable Expenses \$0.19			
						\$15,000			
						Total Expenses \$483,621			
						Per Rentable Square Foot \$6.16			

*Proposed Financing is based upon current market rates.

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Lease Type	Other Lease Terms
6319	Potential Tenant	2,400	3.06%	Feb-27	Jan-28	\$3,400	\$40,800	\$17.00			\$ -	\$ -	\$ -	\$ -	\$ -		
6319A	Vacant	3,316	4.23%			\$4,836	\$58,030	\$17.50			\$ -	\$ -	\$ -	\$ -	\$ -		
6321	MIS Solutions	1,530	1.95%	Jun-25	Jul-30	\$2,222	\$26,668	\$17.43	Aug-27 Aug-28 Aug-29	\$17.87 \$18.31 \$18.77	\$ -	\$ -	\$ -	\$ -	\$ -		1, 3yr Option ROFR to lease adjacent space
6323	Merrill Property Grp LLC	1,981	2.52%	Nov-24	Oct-29	\$2,546	\$30,554	\$15.42	Nov-27 Nov-28	\$15.89 \$16.36	\$ -	\$ -	\$ -	\$ -	\$ -		Termination Option
6325	Lifespan Companion Care	2,414	3.08%	Jan-26	Feb-31	\$3,520	\$42,245	\$17.50	Mar-27 Mar-28 Jan-30	\$18.03 \$18.57 \$19.12	\$ -	\$ -	\$ -	\$ -	\$ -		Termination Option
6333	DDI Technologies	2,985	3.80%	Jun-19	Oct-30	\$4,462	\$53,543	\$17.94	Oct-27 Oct-28 Oct-29	\$18.39 \$18.75 \$19.22	\$ -	\$ -	\$ -	\$ -	\$ -		1, 3yr Option ROFR to lease adjacent space
6325A	CR Security Solutions	1,539	1.96%	Feb-26	Feb-29	\$2,052	\$24,624	\$16.00	Mar-27 Mar-28	\$16.48 \$16.97	\$ -	\$ -	\$ -	\$ -	\$ -		1, 3yr Option
6335	Central Psychological Services	5,194	6.62%	Aug-21	Oct-28	\$6,601	\$79,209	\$15.25	Nov-27	\$15.50	\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option
6335A	Safe Haven Security Services, LLC	1,251	1.59%	Mar-26	Apr-31	\$1,772	\$21,267	\$17.00	Apr-27 Apr-28 Apr-29	\$17.34 \$17.86 \$18.40	\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option
6345	Tradesmen International, LLC	1,767	2.25%	Mar-24	May-28	\$2,421	\$29,056	\$16.44	Jun-27	\$17.00	\$ -	\$ -	\$ -	\$ -	\$ -		1, 3yr Options
6349	Villarrubia & Rosenberger PC	3,544	4.52%	Nov-20	Feb-29	\$4,873	\$58,476	\$16.50	Mar-27 Mar-28	\$17.00 \$17.50							
6351	Professional Financial Svs	2,015	2.57%	Jan-07	Mar-28	\$3,300	\$39,600	\$19.65									
6351A	Harsha Autism Center, LLC	5,840	7.44%	Nov-24	Oct-29	\$7,791	\$93,494	\$16.01	Jul-27 Jul-28 Jul-29	\$16.41 \$16.82 \$17.24							1, 5yr Option

*More detailed rent roll available upon request

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Lease Type	Other Lease Terms
6401	Dialing Innovations, LLC	2,296	2.93%	Mar-19	Feb-29	\$2,870	\$34,440	\$15.00	Mar-27 Mar-28	\$15.30 \$15.61	\$ -	\$ -	\$ -	\$ -	\$ -		2, 3yr Options
6403	Emma Rhodes DC	1,063	1.35%	Jan-25	Feb-30	\$1,680	\$20,165	\$18.97	Mar-27 Mar-28 Mar-29	\$19.54 \$20.13 \$20.73	\$ -	\$ -	\$ -	\$ -	\$ -		
6407	Vacant	2,095	2.67%			\$3,055	\$36,663	\$17.50			\$ -	\$ -	\$ -	\$ -	\$ -		
6409	Nightlight Christian Adoption	2,100	2.68%	Jun-18	Oct-28	\$2,856	\$34,272	\$16.32	Nov-27	\$16.65	\$ -	\$ -	\$ -	\$ -	\$ -		
6411A	Bristol Hospice start 2/1/26	3,464	4.45%	Feb-26	Feb-29	\$4,953	\$59,432	\$17.00	Mar-27 Mar-28	\$17.51 \$18.04	\$ -	\$ -	\$ -	\$ -	\$ -		1, 3yr Option
6411B	Refinery-MedSpa	2,028	2.58%	Sep-25	Nov-30	\$3,046	\$36,555	\$18.03	Dec-27 Dec-28 Dec-29	\$18.57 \$19.12 \$19.70	\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option
6411C	Whitten Law Firm	2,013	2.57%	Jan-26	Feb-29	\$2,936	\$35,228	\$17.50	Mar-27 Mar-28	\$18.03 \$18.57	\$ -	\$ -	\$ -	\$ -	\$ -		1, 3yr Option

*More detailed rent roll available upon request

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Lease Type	Other Lease Terms
6423A	One Main Financial Group	5,074	6.47%	Aug-21	Dec-28	\$7,188	\$86,258	\$17.00			\$ -	\$ -	\$ -	\$ -	\$ -		
6425	Mark Dietel Realty <i>*Renewal in progress.</i>	3,253	4.15%	Jul-22	Apr-27	\$4,744	\$56,928	\$17.50			\$ -	\$ -	\$ -	\$ -	\$ -		
6431	Asphalt Pavement Assn (APAI) <i>*Renewal in progress.</i>	2,384	3.04%	Aug-20	Feb-27	\$3,071	\$36,852	\$15.46			\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option
6435A	Steven E Willsey	1,050	1.34%	May-20	Apr-30	\$1,406	\$16,871	\$16.07	May-27 May-28 May-29	\$16.55 \$17.05 \$17.56	\$ -	\$ -	\$ -	\$ -	\$ -		Termination Option
6435B	Vacant	2,368	3.02%			\$3,453	\$41,440	\$17.50			\$ -	\$ -	\$ -	\$ -	\$ -		
6439	Bixler Capital Partners	2,320	2.96%	Feb-20	Feb-31	\$3,132	\$37,584	\$16.20	Mar-27 Mar-28 Mar-29	\$16.61 \$17.02 \$17.45	\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option

*More detailed rent roll available upon request

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Lease Type	Other Lease Terms
6447A	I.C. Pain Solutions	3,136	4.00%	Oct-19	Jan-28	\$4,750	\$56,999	\$18.18			\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option
6447B	Jeremiah J Frasier DDS	2,800	3.57%	Dec-16	Feb-27	\$4,515	\$54,180	\$19.35			\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option
6447D	DTRC LLC	5,226	6.66%	Aug-13	Feb-30	\$8,074	\$96,890	\$18.54	Mar-27 Mar-28 Mar-29	\$19.10 \$19.67 \$20.26	\$ -	\$ -	\$ -	\$ -	\$ -		1, 5yr Option
Total Units: 29		78,478	100.00%			\$111,527	\$1,338,322										
Occupied		70,699	90.09%			89.83%	\$1,205,190	\$ 17.00			\$ -	\$ -	\$ -	\$ -	\$ -		
Vacant		7,779	9.91%			10.17%	\$136,133	\$ 17.50			\$ -	\$ -	\$ -	\$ -	\$ -		

Notes: 1. WALT = 2.18 Years Remaining

*More detailed rent roll available upon request



THE DISALVO GROUP

3

MARKET OVERVIEW

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

INDIANAPOLIS

MARKET OVERVIEW

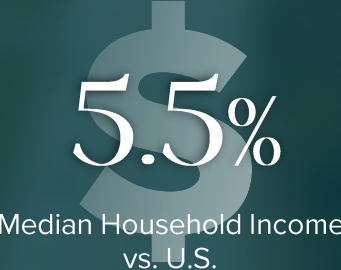


A rapidly **growing technology and logistics hub**, Indianapolis combines **world-class transportation infrastructure**, a diverse economy, and a **business-friendly environment** with **operating costs well below the national average**.

Top Distribution Hub



Above Average Income



Below Average Cost of Living



MAJOR EMPLOYERS



Healthcare and Pharmaceuticals



Logistics and Distribution

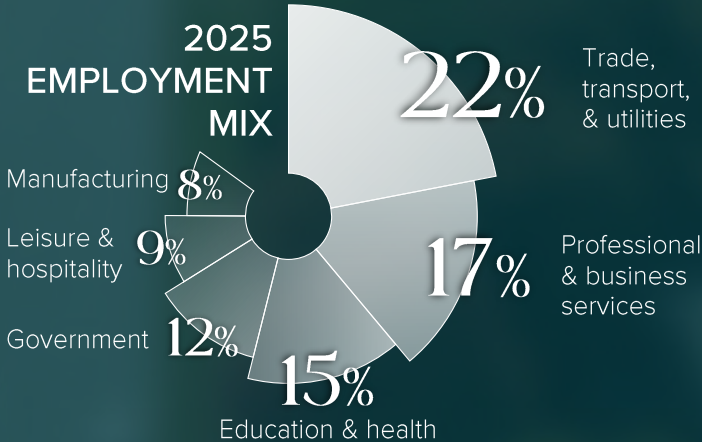


Manufacturing and Aerospace



Technology

POPULATION



Sources: BLS · U.S. Census Bureau · Moody's Analytics · Bureau of Economic Analysis

BANTA TRAILS OFFICE PARK

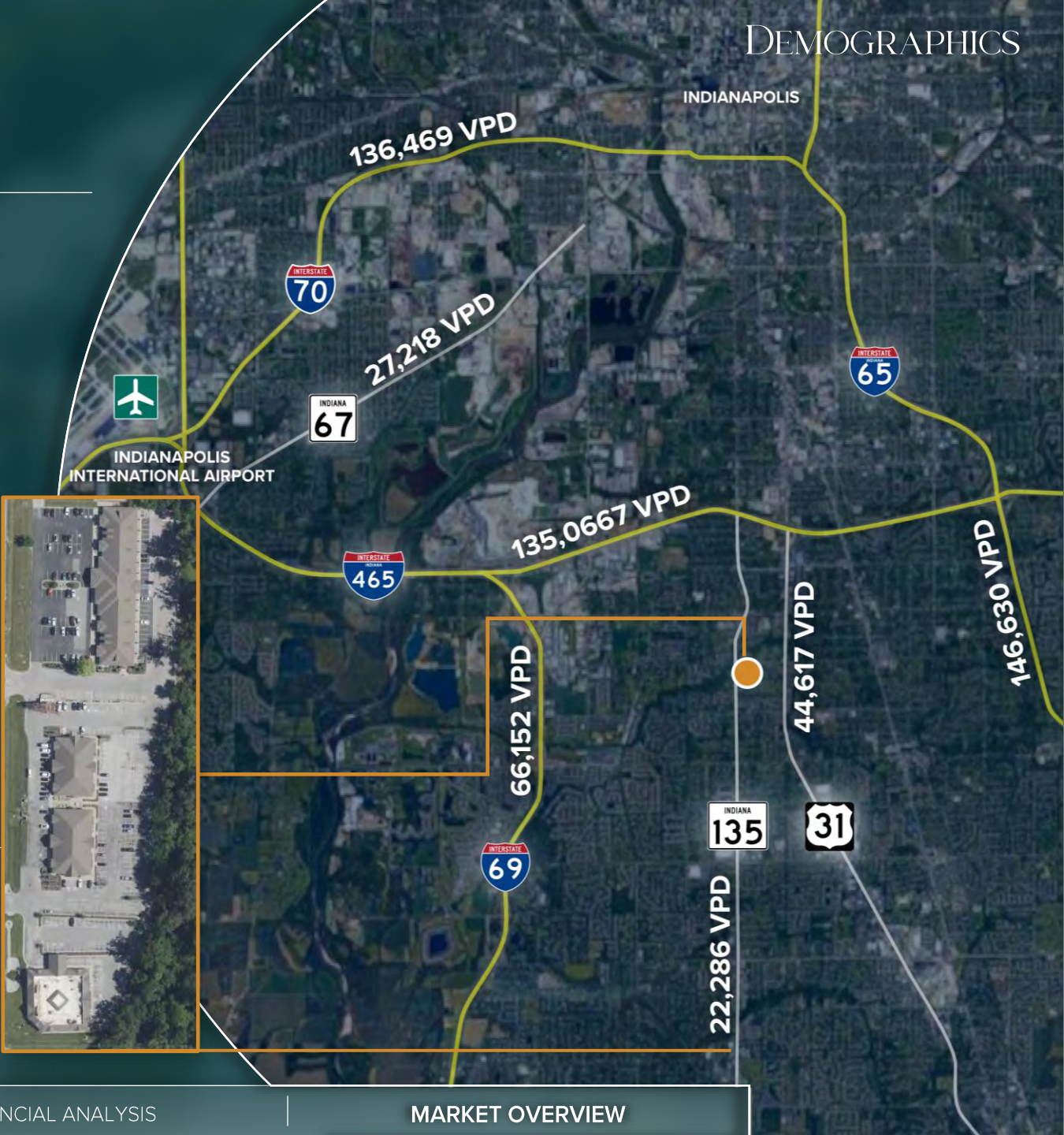
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	7,839	85,040	197,539	586,200
2025 ESTIMATE	7,799	84,872	195,537	577,500
2020 CENSUS	7,480	82,368	188,514	565,565
2010 CENSUS	7,350	80,700	179,500	548,000
2025 DAYTIME POPULATION	4,900	47,500	113,400	339,000

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	3,142	32,881	77,750	252,000
2025 ESTIMATE	3,128	32,809	76,912	248,600
2020 CENSUS	3,150	34,497	80,564	246,232
2010 CENSUS	3,000	32,800	75,700	233,000

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD	\$97,350	\$92,050	\$94,200	\$96,000
MEDIAN HOUSEHOLD	\$72,112	\$65,723	\$69,324	\$72,000
PER CAPITA	\$40,500	\$36,800	\$37,700	\$41,700

Sources: BLS, BEA, Loopnet, US Data Census





THE DISALVO GROUP

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in partnership with



MERRILL
PROPERTY GROUP



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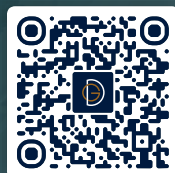
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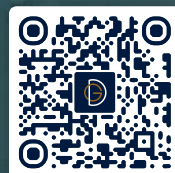
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