

Marcus & Millichap
TAG INDUSTRIAL GROUP

2401 17TH STREET

ELKHART, IN 46517

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 79,568-Square-Foot Warehouse Situated on 5.79 Total Acres, Anchored by Longtime Tenant Sid Tool Co.
 - Features: 13'-16' Clear Height, Eight Dock-High Doors, One Grade-Level Door, and Heavy Power
 - Recent Improvements Include New Office HVAC and Roof Repairs
 - Offered Well-Below Replacement Cost with Value-Add Opportunity to Increase Rent
 - High Barrier-to-Entry Submarket: 2.7% Vacancy Rate and 4.7% Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2401 17th Street in Elkhart, Indiana, anchored by Sid Tool Co., Inc. since 2012. The subject property consists of approximately 79,568 square feet of warehouse space and is situated on 4.7 acres of land with an adjacent 1.09-acre parking lot. The multi-tenant asset features two units, eight dock-high doors, one grade-level door, heavy power, a clear height between 13' to 16', and a 30-space parking lot repaved nine years ago. Delivered in 1960, the property was renovated in 2006 and recent improvements include a new office HVAC and roof repairs. Offered well below replacement costs at \$22.62 per square foot, the fully leased asset offers investors a value-add opportunity to increase rent with both leases expiring within the next three years. Located near the corner of Lusher Avenue and South Nappanee Street, the property is primely positioned in the Outlying Elkhart County submarket.

Known as the RV Capital of the World with 80 percent of global production of recreational vehicles, the Outlying Elkhart County submarket contains a massive 82.8 million square feet of industrial space. As RV sales slowed down, industrial demand noticeably cooled off in 2023 with only 24,000 square feet of space being absorbed on net. Meanwhile, supply hit the second-highest level on record with about 1.1 million square feet of net deliveries. As a result, the vacancy rate in Outlying Elkhart County nearly doubled but remains low at just 2.7 percent. While rent growth slowed down in 2023, the average asking rent finished the year up 4.7 percent, which outpaced the consumer price index. Although new deliveries were a major driver of rising vacancy rates, there were no industrial projects under construction at the start of 2024. In addition to vacancies, the lack of new supply in the Outlying Elkhart County submarket will also help support rent growth for the foreseeable future (CoStar).

Located along the southernmost bend of the St. Joseph River, hence the name, South Bend is the fourth largest city in Indiana with a population of 103,453 residents. Established as a fur trading post, South Bend grew quickly with the rise of the now defunct automobile maker, Studebaker Corporation. Today, South Bend's economy is anchored by the famed University of Notre Dame. With nearly 6,000 workers, Notre Dame is the single largest employer in South Bend. Both residents and businesses benefit from a low cost of living and business-friendly environment, which has spawned growth in the logistics and high-tech manufacturing industries (Marcus & Millichap).

PROPERTY DETAILS

2401 17TH STREET, ELKHART, IN 46517

Number of Suites	2
Number of Buildings	2
Total Square Feet	+/- 79,568
Warehouse Square Feet	+/- 70,688
Office Square Feet	+/- 5,060
Office Ratio	6%
Year Built	1960/2006
Lot Size	5.79 Acres
Type of Ownership	Fee Simple
Clear Height	13'-16'
Parking Spaces	30
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Dock High Doors	8
Grade Level Doors	1
Sprinklers	Wet
Construction	Masonry & Metal
Power	3,000a/480v 3p Heavy
Type of Lighting	Fluorescent
Zoning	M-1
Roof Type	Metal & TPO
Age/Condition of Roofs	+/- \$170,000 of Improvements in 2023
HVAC Units	Yes - Office
Age/Condition of HVAC	Operational
Market	Elkhart - IN
Submarket	Outlying Elkhart County
Market Vacancy	2.80%



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2401 17TH STREET

ELKHART, IN 46517

OFFERING PRICE
\$1,800,000

CAP RATE
9.17%

Offering Price	\$1,800,000
Cap Rate	9.17%
Price/SF	\$22.62
Total Square Feet	79,568
Rental Rate	\$2.08
Lease Type	Triple-Net (NNN)
Lease Term	2.9 Years
Tenancy	Multi
Occupancy	100.00%



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RENT ROLL

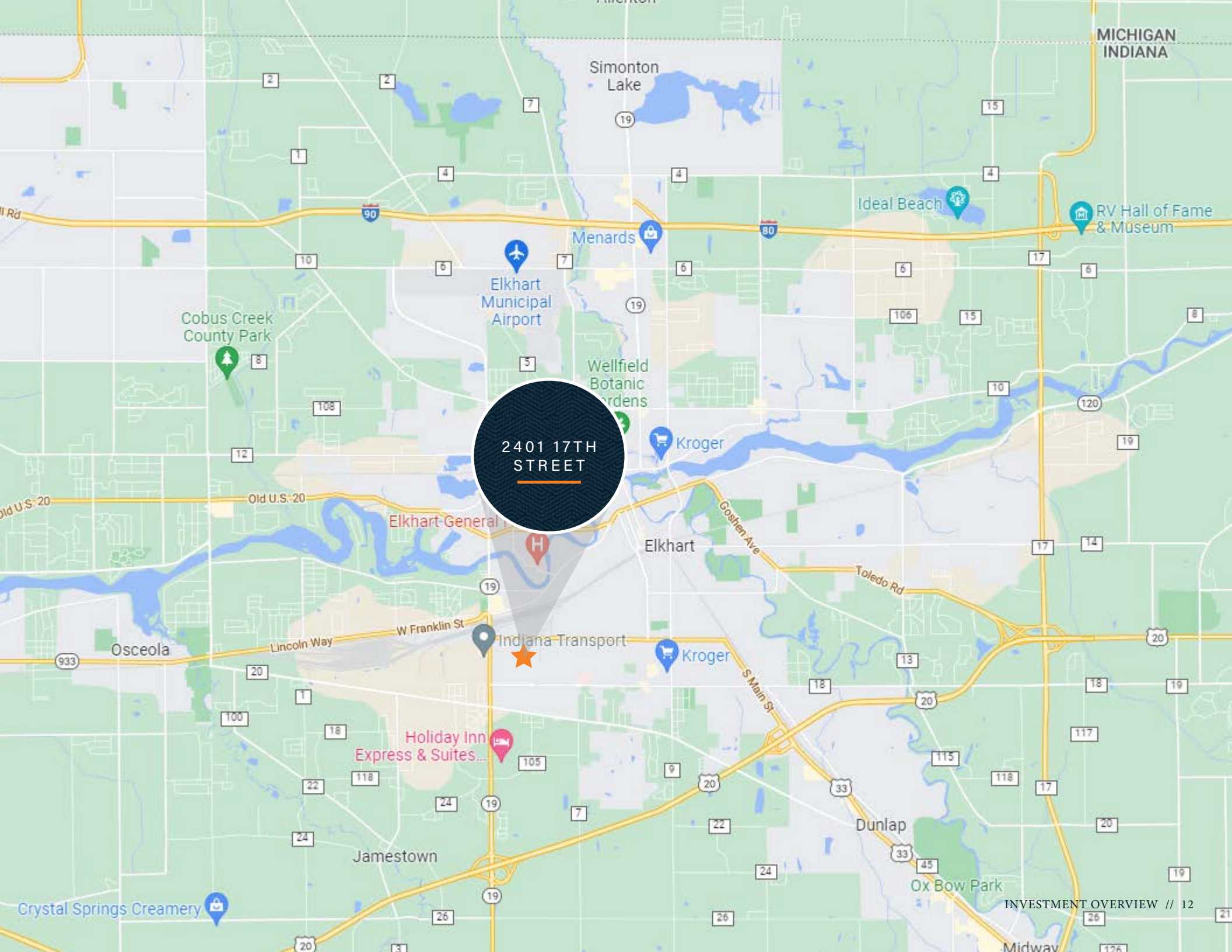
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Sid Tool Co., Inc.	A	70,352	88.4%	2/1/12	3/31/27	\$1.84	\$10,759	\$129,104	\$129,104	Apr-2027	\$10,759	NNN	Ability to Extend with Written Notice no Later than 12/31/2027.
Keystone Granitewerks, Inc.	B	9,216	11.6%	10/1/21	9/30/26	\$3.91	\$3,000	\$36,000	\$36,000	Oct-2026	\$2,880	NNN	-
Total		79,568				\$2.08	\$13,759	\$165,104	\$165,104				
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$13,759						Occupied Current Rents: \$13,759		Unoccupied Current Rents: \$0					

Notes: Each Tenant May Extend MTM for 150% Increase in Rent.

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	165,104		2.08	165,104		2.08
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	1,994		0.03	1,994		0.03
Real Estate Taxes	26,321		0.33	27,637		0.35
Management Fees	0		0.00	0		0.00
Total Reimbursement Income	\$28,315	100.0%	\$0.36	\$29,631	100.0%	\$0.37
Effective Gross Revenue	\$193,419		\$2.43	\$194,735		\$2.45
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	1,994		0.03	1,994		0.03
Real Estate Taxes	26,321		0.33	27,637		0.35
Total Expenses	\$28,315		\$0.36	\$29,631		\$0.37
Expenses as % of EGR	14.6%			15.2%		
Net Operating Income	\$165,104		\$2.08	\$165,104		\$2.08

Historically, Sid Tool Co., Inc. Reimburses Taxes and Insurance Biannually
Taxes: 2023 Payable 2024 | Pro Forma Taxes Grossed 5%



2401 17TH STREET

MICHIGAN
INDIANA

Simonton
Lake

Ideal Beach

RV Hall of Fame
& Museum

Menards

Elkhart
Municipal
Airport

Cobus Creek
County Park

Wellfield
Botanic
Gardens

Kroger

Elkhart General

Elkhart

Goshen Ave

Toledo Rd

Osceola

Lincoln Way

W Franklin St

Indiana Transport

Kroger

S Main St

Holiday Inn
Express & Suites...

Dunlap

Ox Bow Park

Crystal Springs Creamery



2401 17TH
STREET



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt and equity financings in 2022



National platform operating within the firm's brokerage offices



\$12.8 billion total national volume in 2022



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

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SOUTH BEND INDIANA

Known as the home to the University of Notre Dame, the South Bend metro is situated in northern Indiana and southern Michigan, roughly 100 miles east of Chicago and 200 miles southwest of Detroit. It consists of St. Joseph and Cass counties. The city of South Bend is the most populous city in the metro, with 102,000 residents. Key drivers of the local economy include food and agriculture, advanced manufacturing, logistics and distribution, as well as technology and life science segments.



HIGHER
EDUCATION



MANUFACTURING
HEADQUARTERS

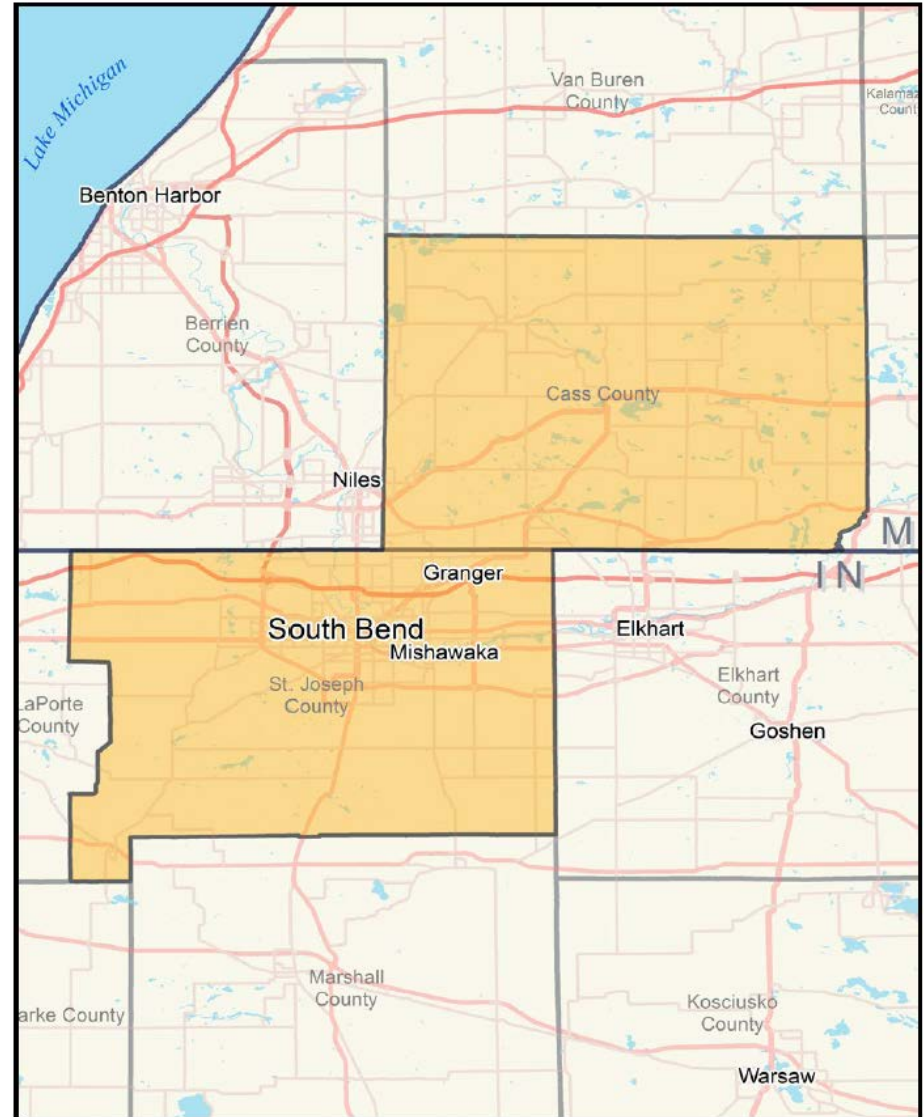
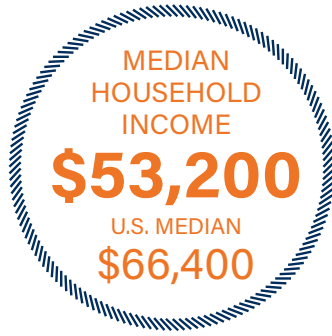
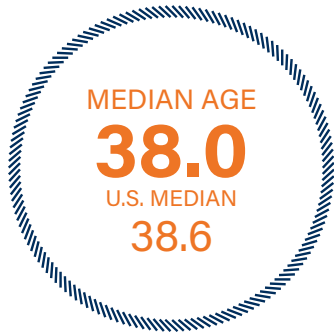
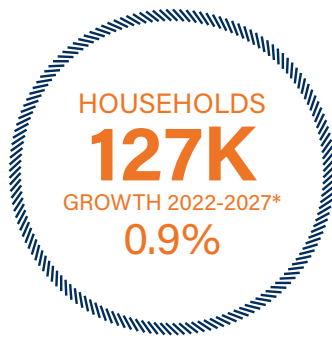


CENTRAL
LOCATION

METROPLEX GROWTH

ECONOMY

The University of Notre Dame anchors the region as the largest employer, with almost 6,000 workers. Combined with smaller schools, education employment offers the area a stable economic driver of growth and innovation. Excellent interstate access and South Bend International Airport have allowed the region to leverage its location as a logistics hub for Tire Rack, UPS, FedEx and numerous other freight forwarders. The region's low cost of living and doing business, as well as a business-friendly environment, offers significant upside growth potential to further expand high-tech manufacturing industries and logistics.



DEMOGRAPHICS



95,742

Total Population
Within 5 miles



\$64,528

Average Household Income
Within 5 miles



47,267

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	5,253	49,043	95,876
2022 Estimate			
Total Population	5,284	49,297	95,742
2010 Census			
Total Population	5,349	49,972	96,013
2000 Census			
Total Population	5,089	50,857	91,635
Daytime Population			
2022 Estimate	6,485	61,079	105,340
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,834	18,833	36,997
2022 Estimate			
Total Households	1,836	18,853	36,787
Average (Mean) Household Size	2.7	2.6	2.6
2010 Census			
Total Households	1,762	18,148	35,144
2000 Census			
Total Households	1,727	18,807	34,138

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.6%	1.1%	2.5%
\$150,000-\$199,999	1.0%	2.1%	3.2%
\$100,000-\$149,999	9.5%	9.3%	11.6%
\$75,000-\$99,999	10.7%	9.8%	12.0%
\$50,000-\$74,999	19.4%	18.6%	19.6%
\$35,000-\$49,999	14.1%	15.8%	15.6%
\$25,000-\$34,999	12.9%	12.5%	11.1%
\$15,000-\$24,999	15.3%	14.4%	12.1%
Under \$15,000	16.4%	16.4%	12.5%
Average Household Income	\$50,745	\$53,429	\$64,528
Median Household Income	\$40,059	\$41,296	\$48,713
Per Capita Income	\$17,801	\$20,565	\$24,879
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	5,284	49,297	95,742
Under 20	31.4%	31.1%	29.1%
20 to 34 Years	20.2%	20.7%	19.3%
35 to 39 Years	6.3%	6.5%	6.3%
40 to 49 Years	11.7%	11.7%	12.1%
50 to 64 Years	16.0%	16.7%	17.8%
Age 65+	14.4%	13.2%	15.3%
Median Age	33.7	33.6	36.3
Population 25+ by Education Level			
2022 Estimate Population Age 25+	3,272	30,857	62,156
Elementary (0-8)	10.3%	8.7%	6.5%
Some High School (9-11)	17.6%	14.1%	11.0%
High School Graduate (12)	39.1%	38.2%	37.2%
Some College (13-15)	18.4%	20.1%	20.6%
Associate Degree Only	4.5%	5.7%	7.0%
Bachelor's Degree Only	6.9%	8.9%	11.9%
Graduate Degree	3.2%	4.4%	5.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	22.0	21.0	21.0



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