



Shops on Bristol

1104 W Bristol St, Elkhart, Indiana

EXECUTIVE SUMMARY

VERITAS REALTY is pleased to present a prime value-add investment opportunity in Elkhart, IN, which is located 30 minutes east of South Bend, IN. The property is an unanchored neighborhood retail center which recently underwent extensive renovations to the center, including a new roof, complete facade replacement, parking lot upgrades, lighting upgrades, upgraded pylon signs, and more.

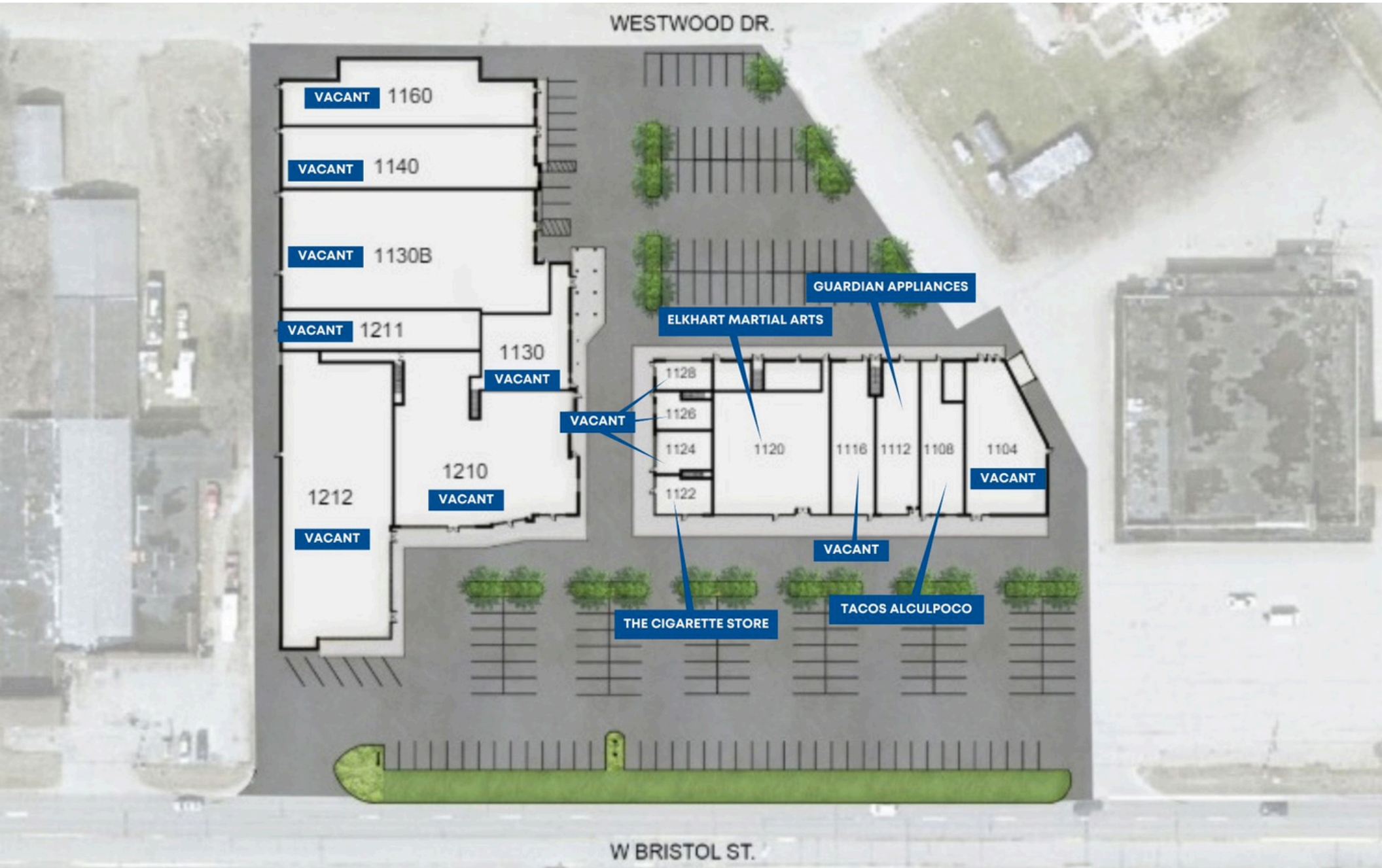
With all tenants on MTM leases and recent exterior improvements, the offering provides the ability for an investor to immediately begin lease-up.

OFFERING SUMMARY

| | |
|-------------|------------------------------------|
| COUNTY | Elkhart (County Seat) |
| ZONING | B-1 (Neighborhood Business) |
| ACREAGE | 3.8 Acres |
| YEAR BUILT | 1967 |
| RENOVATED | 2024 |
| ROOF AGE | 2024 |
| CENTER SIZE | 71,236 SF |
| # OF UNITS | 15 Units |
| OCCUPANCY | 15.76% |

Shops on Bristol

SITE PLAN



FINANCIALS

*Gross leases

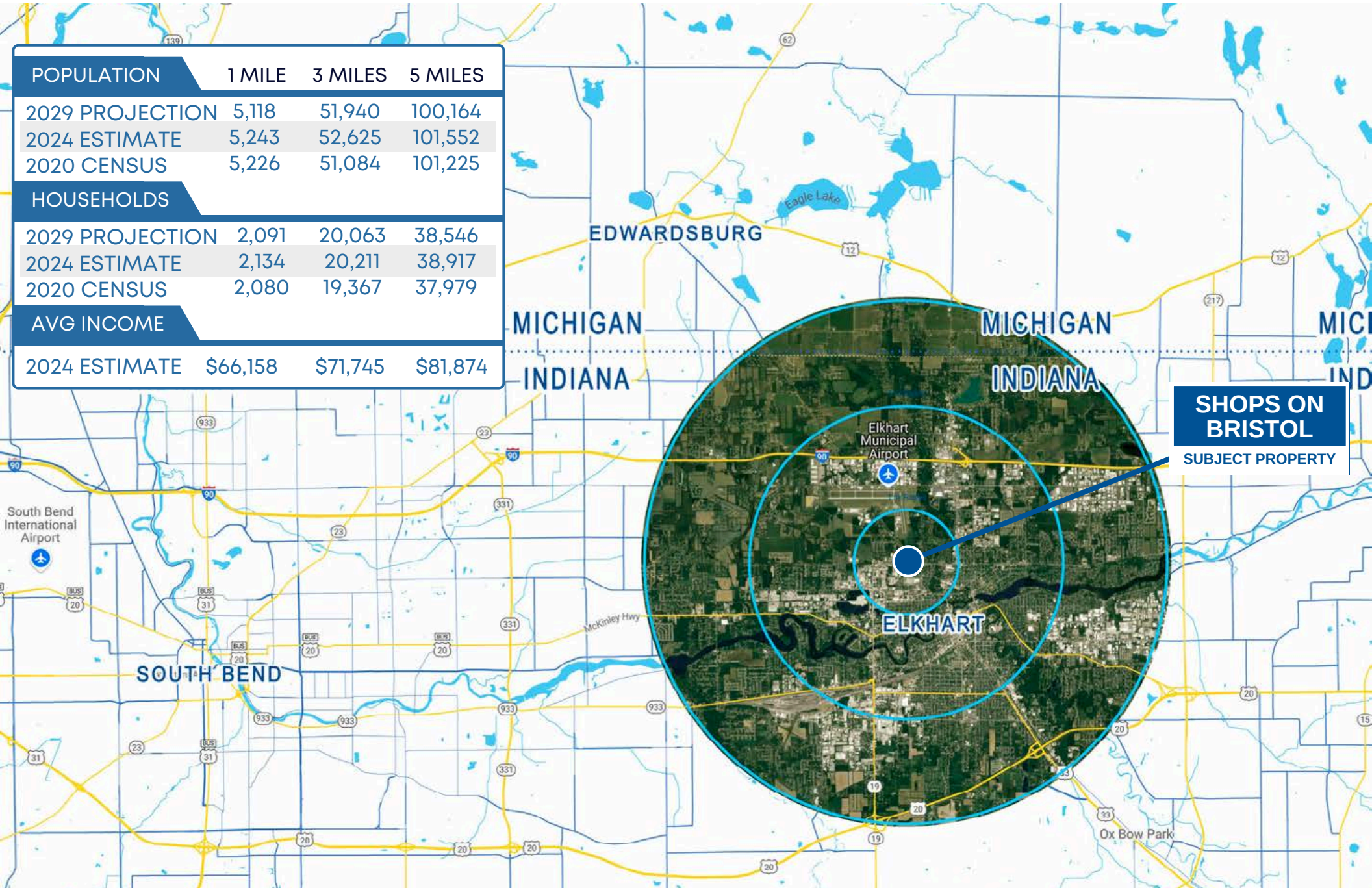
| TENANT | SF | % | START | END | PROJECTED ANNUAL* | MONTHLY | PSF | CAM \$ | PSF | RET \$ | PSF | INS \$ | PSF |
|---------------------|---------------|--------|----------|-----|-------------------|----------------|---------------|------------|---------------|------------|---------------|------------|---------------|
| Tacos Alculpoco | 2,200 | 3.09% | 2/1/2023 | MTM | \$18,000 | \$1,500 | \$8.18 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Guardian Appliances | 2,200 | 3.09% | 2/1/2023 | MTM | \$10,800 | \$900 | \$4.91 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Steven E. Travis | 5,300 | 7.44% | 2/1/2023 | MTM | \$18,000 | \$1,500 | \$3.40 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| The Cigarette Store | 1,525 | 2.14% | 2/1/2023 | MTM | \$18,024 | \$1,502 | \$11.82 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1104 | 2,400 | 3.37% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1116 | 6,540 | 9.18% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1126 | 750 | 1.05% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1128 | 1,500 | 2.11% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1140 | 4,178 | 5.87% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1160 | 11,881 | 16.68% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1200 | 3,000 | 4.21% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1206 | 3,000 | 4.21% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1210 | 3,000 | 4.21% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1212 | 11,881 | 16.68% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Vacant - 1224 | 11,881 | 16.68% | | | \$0 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| TOTAL | 71,236 | | | | \$64,824 | \$5,402 | \$0.91 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |

INCOME STATEMENT - 9/1/2024

| | | |
|----------------------------|----------|--------------------|
| TOTAL RENT Projected | | \$64,824 |
| CAM REIMB | \$0 | |
| TAX REIMB | \$0 | |
| OTH REIMB | \$0 | |
| TOTAL REIMB | | \$0 |
| TOTAL INCOME | | \$64,824 |
| R & M | \$61,346 | |
| Vacant Utilities | \$10,990 | |
| Mgmt | \$21,000 | |
| CAM EXP | \$0.36 | \$25,948 |
| TAX EXP | \$0.30 | \$21,104 |
| INS EXP | \$0.93 | \$66,038 |
| NNN EXPENSES | | \$113,090 |
| TOTAL EXPENSES 2023 | | \$206,425 |
| TOTAL NOI | | (\$141,601) |

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------|----------|----------|----------|
| 2029 PROJECTION | 5,118 | 51,940 | 100,164 |
| 2024 ESTIMATE | 5,243 | 52,625 | 101,552 |
| 2020 CENSUS | 5,226 | 51,084 | 101,225 |
| HOUSEHOLDS | | | |
| 2029 PROJECTION | 2,091 | 20,063 | 38,546 |
| 2024 ESTIMATE | 2,134 | 20,211 | 38,917 |
| 2020 CENSUS | 2,080 | 19,367 | 37,979 |
| AVG INCOME | | | |
| 2024 ESTIMATE | \$66,158 | \$71,745 | \$81,874 |

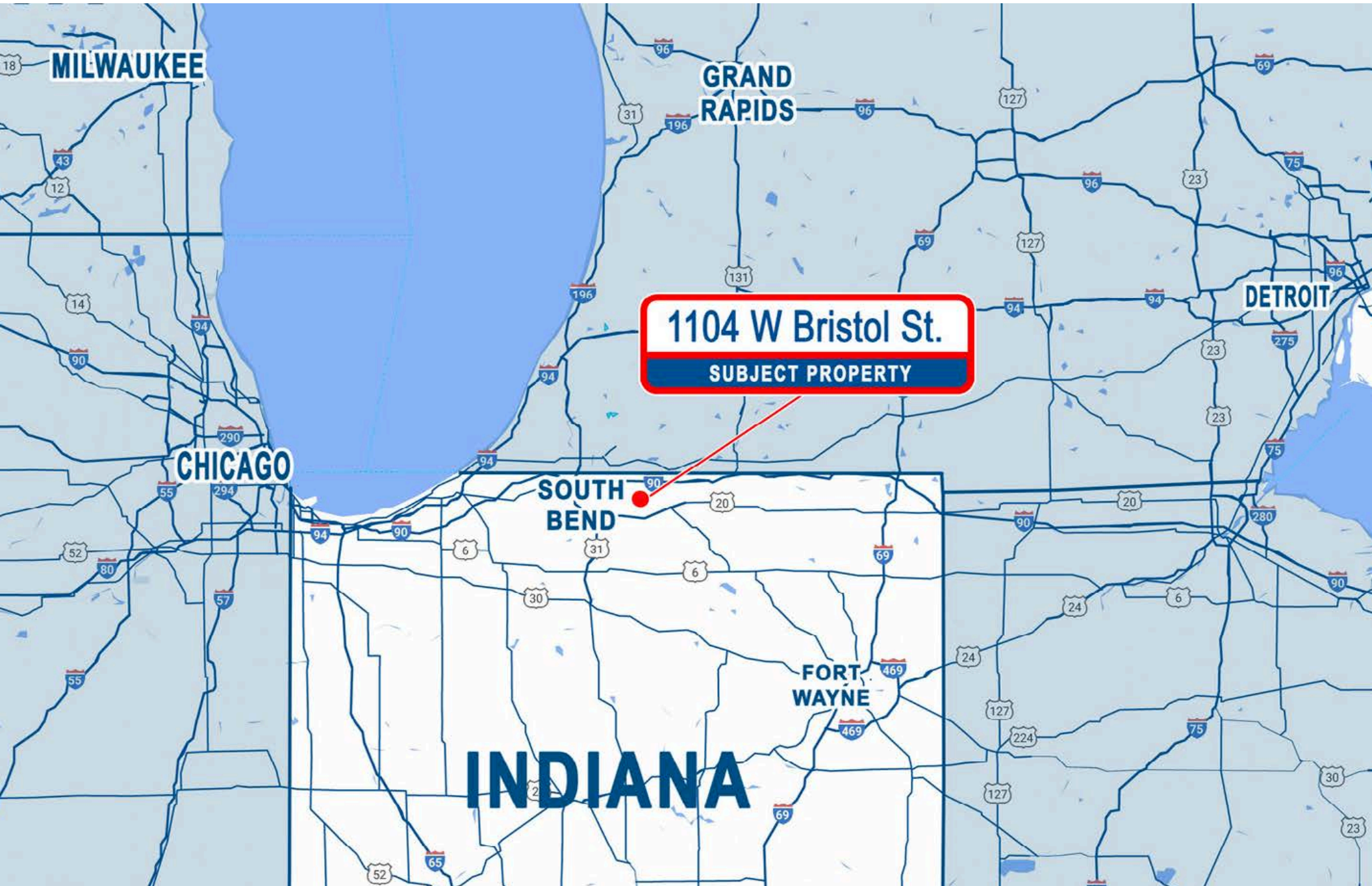


SHOPS ON BRISTOL
SUBJECT PROPERTY

CORRIDOR MAP



REGIONAL MAP



PROPERTY PHOTOS

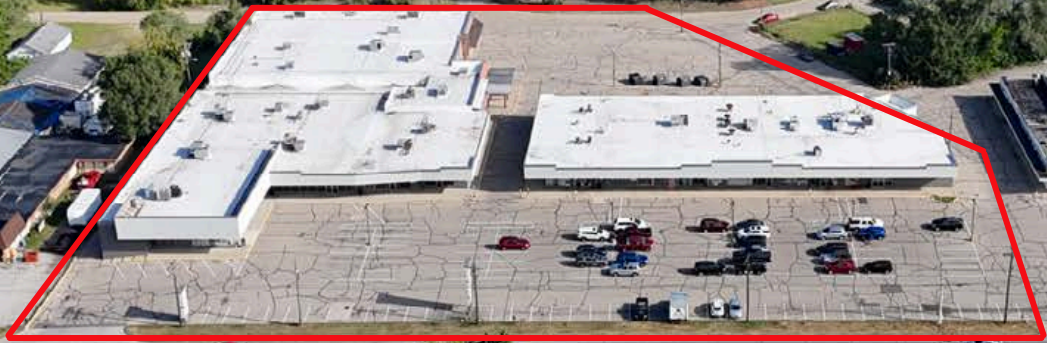




Elkhart Municipal Airport



Walmart
ROSS
DRESS FOR LESS
LOWE'S
meijer
MENARDS®
McDonald's
CHIPOTLE
MEXICAN GRILL



BRISTOL STREET 21,865 VPD



Elkhart Products Corporation | EPC

CVS Great Clips
SUBWAY GNC LIVE WELL

Casey's

SAILOR GROUP LLC
SAILOR ELKRIVER SAILOR

Lochmandy motors
TRUCK, FLEET & MOBILITY SALES

BRISTOL STREET 21,865 VPD

ABOUT VERITAS REALTY

With a team of 17 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

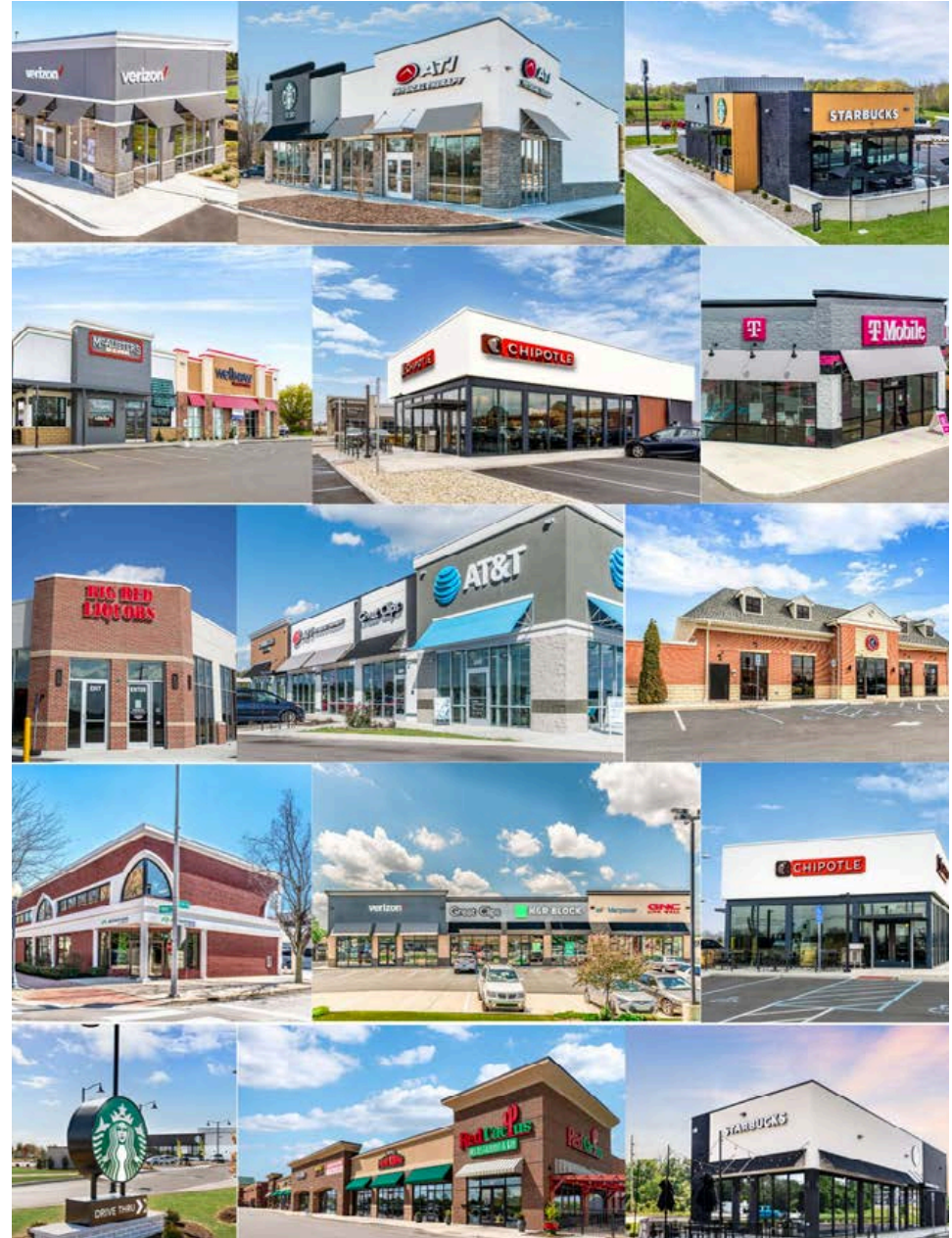
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The Veritas Realty Investment Sales is led by Jon Bannister who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. Our team provides a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.

RECENT DEALS

Johnson Fields Indianapolis, IN
 Windridge Shops Indianapolis, IN
 Fishers Shoppes Fishers, IN
 Starbucks Center Chesterton, IN
 Athletico Center Martinsville, IN
 T-Mobile Center Columbus, IN
 Jasper Crossing Jasper, IN
 Fremont Outlets Fremont, IN
 Medical Center Plainfield, IN
 Fremont Outlet Fremont, IN
 Domino's Center Edinburg, IN

Chipotle Multiple Locations
 Verizon Wireless Multiple Locations
 WellNow Multiple Locations
 Starbucks Multiple Locations
 Domino's Multiple Locations
 Big Red Liquors Multiple Locations
 Enterprise Kokomo, IN
 Valvoline Ft Wayne, IN
 Goodyear Indianapolis, IN
 Steak N Shake Multiple Locations
 Dollar General Multiple Locations



CHAINLINKS SUMMARY

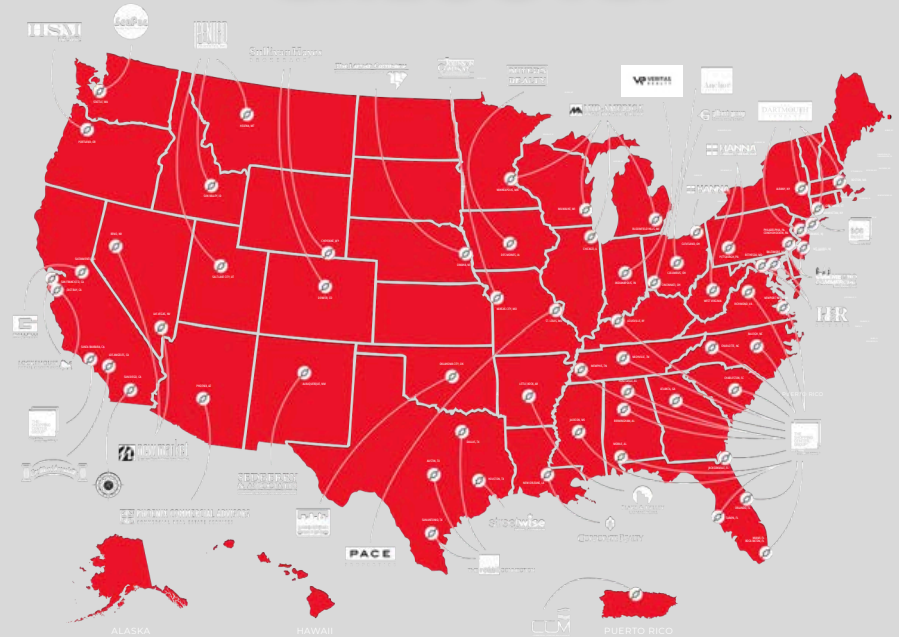
Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.



LOCAL. NATIONAL. EXECUTE.



BY THE NUMBERS...

REAL ESTATE TRANSACTIONS

6,000+

OFFICES IN THE USA

56

CONSIDERATION EARNED

\$8.5+B

LANDLORDS REPRESENTED

3,000+

RETAILERS REPRESENTED

1,500+

RETAIL BROKERS

750+

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