



APPLE GLEN CROSSING



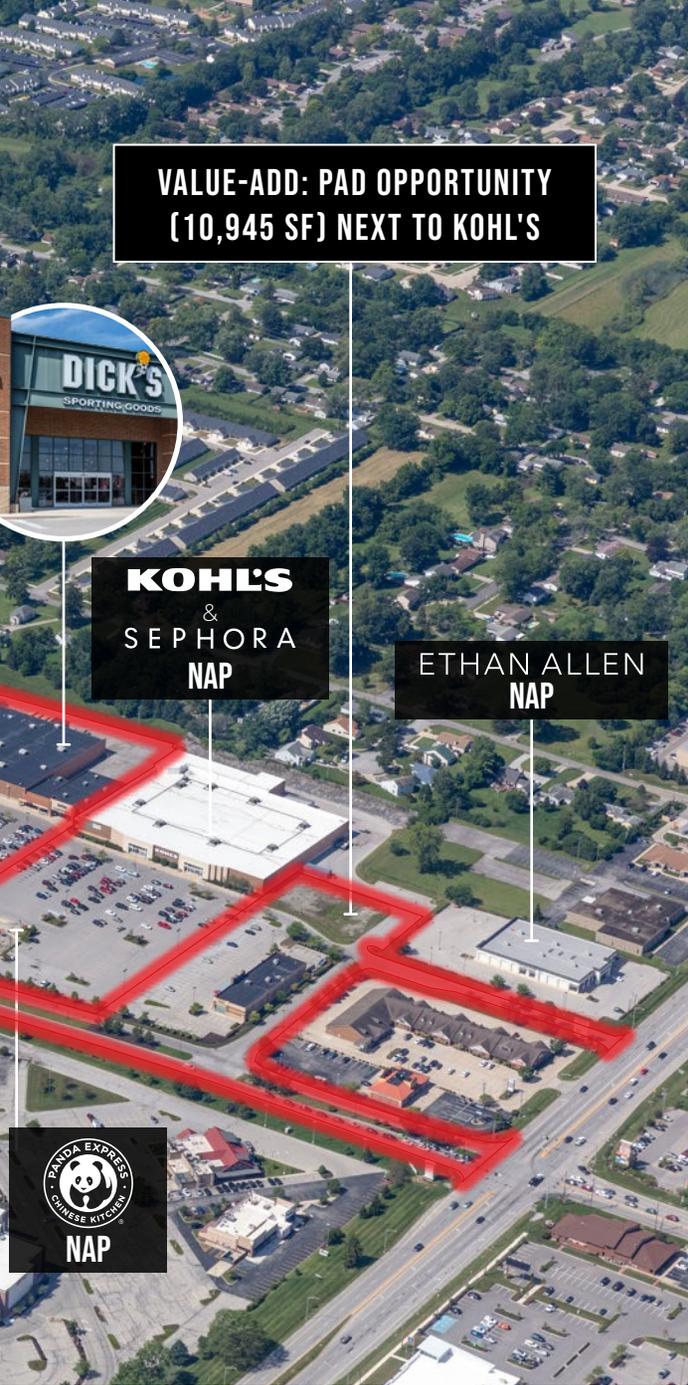
150,163 SF OPEN-AIR CENTER ANCHORED BY WALMART | 94% OCCUPIED | FORT WAYNE, IN



THE OFFERING

PROPERTY ADDRESS	1720-1770 APPLE GLEN BLVD, FORT WAYNE, IN 46804
PROPERTY SIZE	150,163 SF / 17.43 ACRES
YEAR BUILT	2000
OCCUPANCY	94%
ANCHORS	BEST BUY DICK'S SPORTING GOODS
NATIONAL RETAILERS	PETSMART ULTA BEAUTY
YEAR 1 NOI	\$1,749,437
SHADOW ANCHORS	Walmart KOHL'S





INVESTMENT HIGHLIGHTS



BEST IN-CLASS SHADOW ANCHORS:

Shadow anchors, Walmart (Fortune 500 #1) and Kohls (Fortune 500 #195) generated just over 2.45M visitors in the past 12 months

- ⦿ The Apple Glen Crossing Kohl's location ranks in the top 15% of Kohl's stores nationally in foot traffic volume



DOMINANT, NATIONAL TENANT LINEUP:

85% of leased GLA occupied by National Tenants



RECENT LEASING MOMENTUM:

- ⦿ Best Buy exercised 5-year renewal option at no cost extending term to 2027
- ⦿ Ulta signed a 10-year lease with three, 5-year renewal options
- ⦿ America's Best Contacts & Eyeglasses signed a 10-year lease commencing in September of 2021
- ⦿ Dick's Sporting Goods extended lease at the end of 2020 through January 2026



PROMINENT FRONTAGE/VISIBILITY:

Located between Illinois RD and W Jefferson Blvd which experience VPD counts of 33,058 and 23,250 respectively



PROXIMITY TO OTHER NATIONAL RETAILERS:

Apple Glen Crossing sits adjacent to Jefferson Pointe Mall which recently added Trader Joe's, AMC theatres, Michaels, and other national tenants



PROVEN LEGACY OF TENANT RETENTION:

Best Buy, Dick's Sporting Good, PetSmart, Walmart, and Kohl's have been tenants at Apple Glen Crossing for over 20 years



PAD DEVELOPMENT OPPORTUNITY:

Ability to construct a 10,945 SF outparcel adjacent to Kohl's

SITE PLAN

CURRENT RETAILERS

SUITE	TENANT	SF
EASEM	Ethan Allen	18,055
N.A.P	Walmart Supercenter	213,437
N.A.P 1	Kohl's	86,791
N.A.P 2	Office Park	
N.A.P 3	The Vitamin Shoppe	
N.A.P 4	Panda Express	
N.A.P 5	Wendy's	
N.A.P 6	Murphy's Oil	
1302	Hallmark	6,500
1304	The Hearing Center	2,000
1440	Shoe Carnival	10,000
1450	Cali Nails	25,000
1520	Dick's Sporting Goods	45,000
1720A	America's Best Contacts & Eyeglasses	3,348
1730	Triumph Box & Ryde	8,000
1736	Sally Beauty Supply	1,650
1740	Warhammer	1,100
1744	Herbalife	1,070
1748	Sport Clips	1,094
1750	Ulta Beauty	9,234
1760	PetSmart	19,235
1770	Best Buy	29,650

PAD OPPURTUNITES

PAD A	10,945
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AVAILABLE SPACE

1720	4,705
1726	1,999
1728	3,078



 AVAILABLE

 OCCUPIED

 NOT INCLUDED

 PAD OPPORTUNITY

LARGE FORMAT SITE, EASILY ACCESSIBLE THROUGH MULTIPLE INGRESS/EGRESS POINTS

W JEFFERSON BLVD - 21,550 VPD

AMERICA'S BEST CONTACTS & EYEGLASSES

SALLY BEAUTY

PET SMART

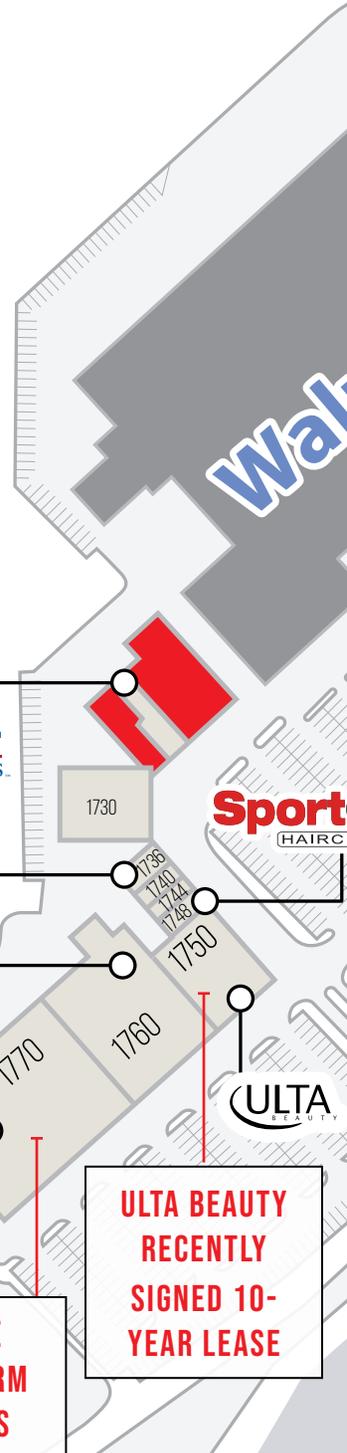
BEST BUY

Sport HAIRC

ULTA BEAUTY

RECENTLY ACCEPTED LEASE OPTION RENT, EXTENDING TERM FOR AN ADDITIONAL 5 YEARS

ULTA BEAUTY RECENTLY SIGNED 10-YEAR LEASE



SHADOW ANCHORS GENERATED NEARLY 2.5M ADDITIONAL VISITORS IN THE PAST YEAR

OUTLOT BIFURCATION & PAD OPPORTUNITY



DICK'S RECENTLY EXTENDED TERM AT THE END OF 2020 FOR AN ADDITIONAL 5 YEARS

Wendys

APPLE GLEN CROSSING STATS

3.7 Million Visitors over the past 12 months

Returning Customer Base: 5.9 average visits per customer

80% of traffic at Apple Glen Crossing comes from a population of over 330,000

RANKED IN THE TOP 5% OF SHOPPING CENTERS NATIONALLY, IN INDIANA, AND W/IN A 15 MILE RADIUS



JEFFERSON
POINTE

S ILLINOIS RD - 33,058

FORT WAYNE'S DESTINATION RETAIL CORRIDOR

DEMOGRAPHICS WITHIN 5-MILES:



137,293
Population



117,687
Daytime Employees

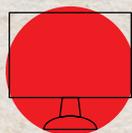


55,493
Households

DEMOGRAPHICS WITHIN ZIP CODE:



\$95,806
Average Household
Income in Property's
Zip Code



72%
White Collar Worker's in
Property's Zip Code



\$231,167
Average Home Value in
Property's Zip Code



**APPLE GLEN CROSSING BENEFITS FROM PROXIMITY
TO JEFFERSON POINTE AND PULLS SHOPPERS FROM
THE HIGHEST DEMOGRAPHIC ZIP CODES IN THE MARKET**



JEFFERSON POINT
 CLASS A CLASS A OPEN-AIR CENTER









Burlington
 Coat Factory

W JEFFERSON BLVD VPD: 21,550





APPLE GLEN
CROSSING

TOP EMPLOYERS IN FORT WAYNE AND ALLEN COUNTY	# OF EMPLOYEES
PARKVIEW HEALTH	8,970.00
GENERAL MOTORS	4,320.00
LUTHERAN HEALTH NETWORK	4,075.00
INDIANA UNIVERSITY - PURDUE UNIVERSITY - INDIANAPOLIS	4,000.00
SWEETWATER SOUND	2,011.00
LINCOLN FINANCIAL GROUP	1,954.00
BFGOODRICH	1,500.00
SHAMBAUGH & SON	1,302.00
FORT WAYNE METALS	1,086.00
MASTER SPAS	1,040.00

BEST BUY



“BEST BUY EXPERIMENTS WITH STORE CONCEPTS TO KEEP AHEAD OF CUSTOMER TRENDS”

-STAR TRIBUNE



Revenue for May, June & July grew almost 21% to \$11.8 billion VS. last year



\$734 Million in earnings, outpacing last years \$432 million



Comparable sales up 20%, with sales predicted to increase 9-11% for the year

DICK'S
SPORTING GOODS



“DICK'S SPORTING GOODS SHARES RISE AFTER SECOND-QUARTER SALES SURGE 21%, RETAILER RAISES FORECAST”

-CNBC



Sales rose 21% versus a year ago, and 45% versus two years ago in the fiscal second quarter. Comparable sales up 19.2%



Net income rose nearly 80% to \$495.5 million VS \$276.8 million last year



Recently announced a 21% increase in its quarterly dividend, making it one of the biggest moving stocks premarket



“ULTA SHARES RISE AFTER BEAUTY RETAILER POSTS 60% GAIN IN REVENUE AS MAKEUP SALES RECOVER”

-CNBC



Net Sales of \$2.0 Billion Compared to \$1.2 Billion in the Year-Ago Quarter



Gross profit advanced from \$329 million to \$798 million



Comparable Sales Increased 56.3%

KOHL'S & SEPHORA
NAP

“KOHL'S CRUSHES Q2 EARNINGS ESTIMATES”
-THE MOTLEY FOOL



Sales rose from \$3.4 billion to \$4.4 billion, a +30.5% increase



70 Sephora units were opened in Kohl's August 2021, with 200 more opening by end of year



Sales growth relative to 2019 should accelerate going forward as Kohl's rebuilds its inventory and capitalizes on new brand partnerships

Walmart 
NAP



“WALMART EARNINGS TOP ESTIMATES, FUELED BY STRONG GROCERY SALES AND BACK TO SCHOOL SPENDING” -CNBC



Walmart, the top global retailer, bested revenue and sales predictions w/ 2021 Q2 revenue of \$141B



Sharpened forecast for remainder of the year, expecting Walmart US same-store sales to increase 5% to 6%, excluding fuel



Earnings per share: \$1.78 adjusted vs \$1.57 expected



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