

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,950,000
Price / SF:	\$85.14
Building Size:	34,650 SF
Lease Rate:	\$5.00 SF/yr
Lease Type:	Modified Gross
Available SF:	12,760 SF
Lot Size:	16.32 Acres
Zoning:	CH-High Intensity Commercial
Taxes:	\$16,878.12

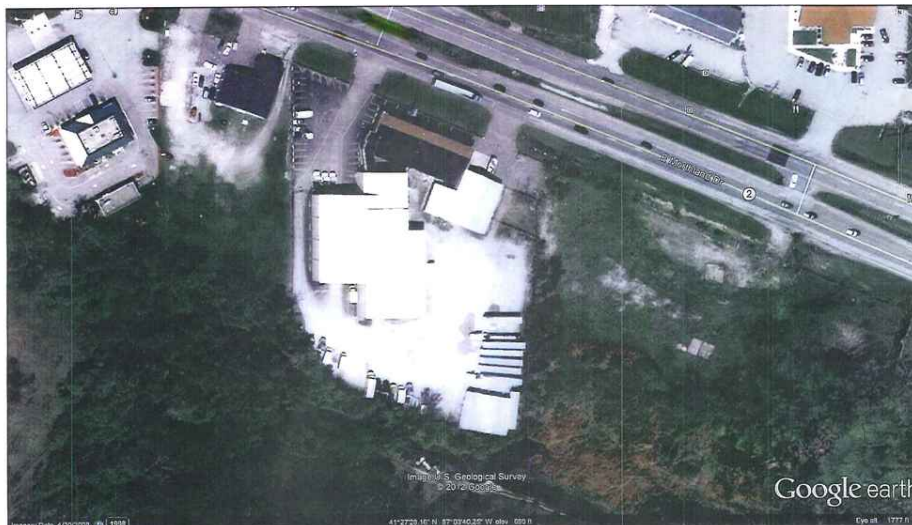
PROPERTY OVERVIEW

This is a wood, steel and brick sided multi-tenant building consisting of 33,747 total SF offering up to 821' of frontage on Morthland Drive (U.S. Highway 30). Presently this site is in unincorporated Porter County. Ideal for a variety of uses to include retail, office and some light industrial warehouse. Originally constructed as Valparaiso Lumber. Current tenants are Penske Truck Leasing and Ruff Inn Pet Boarding and Grooming. The building is located on 5.74 acres and is available for sale at \$2,000,000 with an additional 10.6 acres of adjoining land with a US Highway 30 median cut available for sale at \$950,000. Current zoning on both parcels is CH-High Intensity Commercial District. Real estate taxes for 2017 pay 2018 are \$12,055.04 for the building parcel and \$4,823.08 for the additional land parcel totaling \$16,878.12.

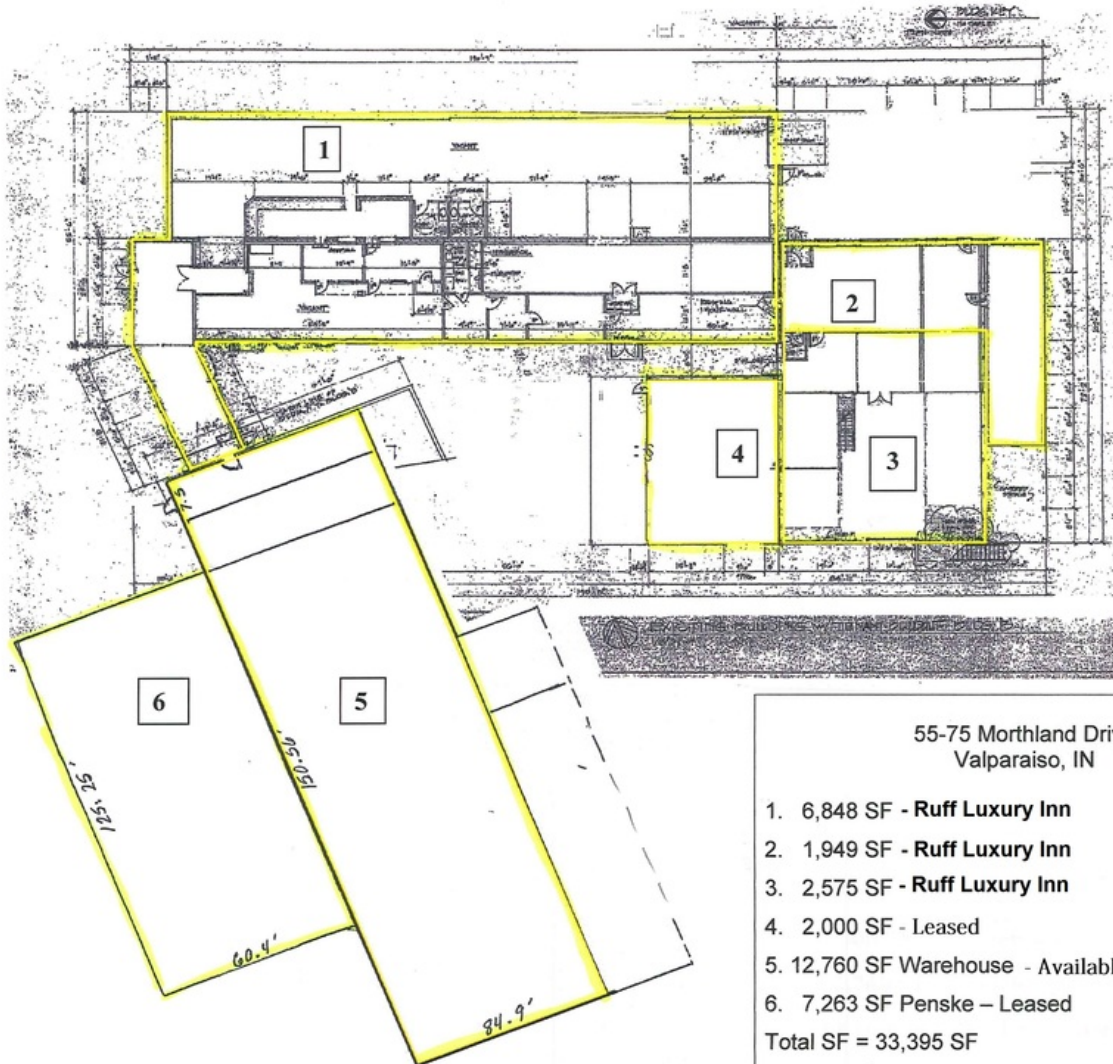
LOCATION OVERVIEW

Located on the south side of Morthland Drive (U.S. Highway 30) just east of the stoplight intersection of S.R. 2. The property is just 3 miles west of the S.R. 49 interchange. Well located near Walgreen's, CVS, Speedway, restaurants, banking, shopping and just south of the Valparaiso Square. 2017 average daily traffic counts on U.S. Highway 30 at 27,094 cars per day.

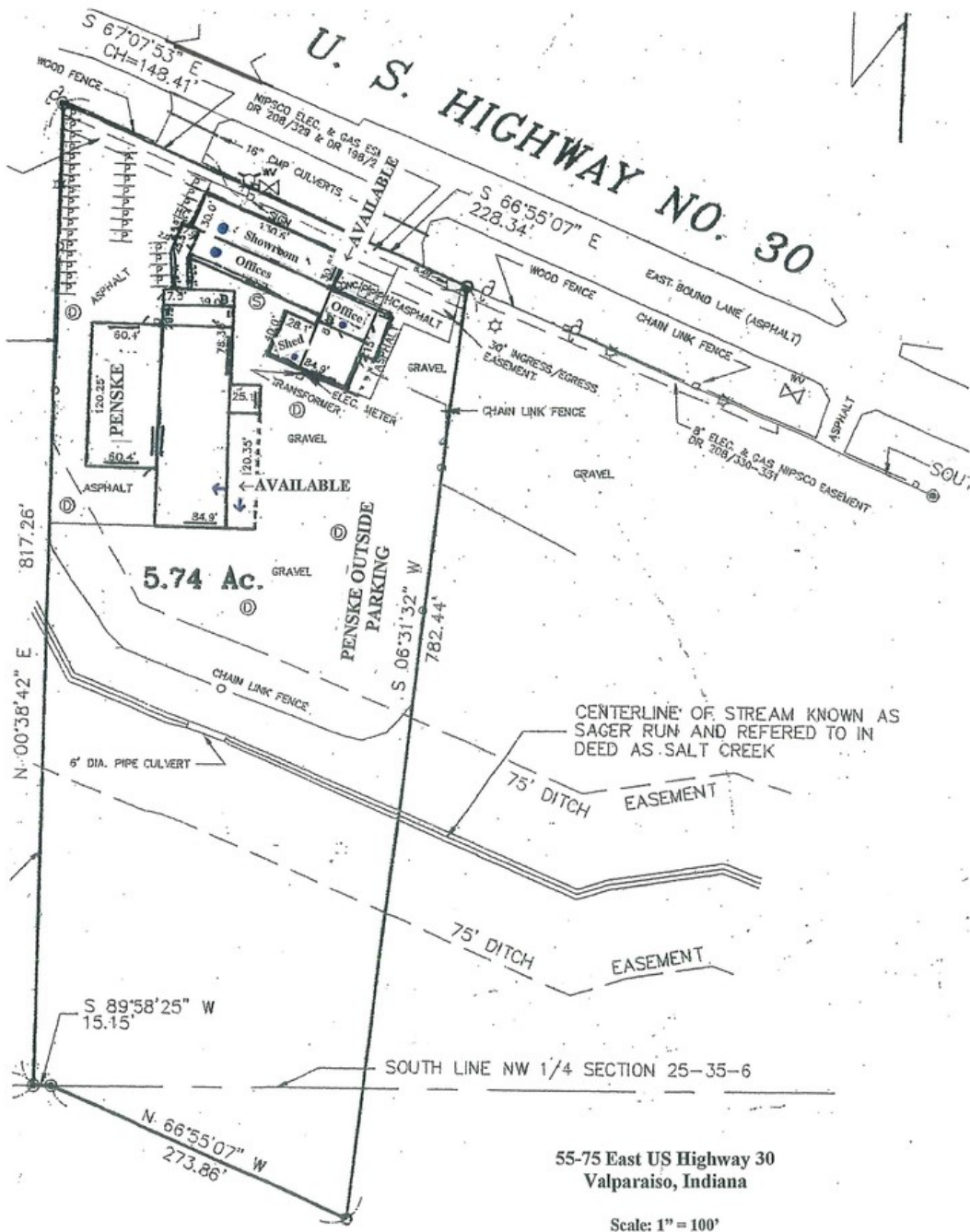
ADDITIONAL PHOTOS



SITE PLAN



SITE PLAN



For Information Contact:

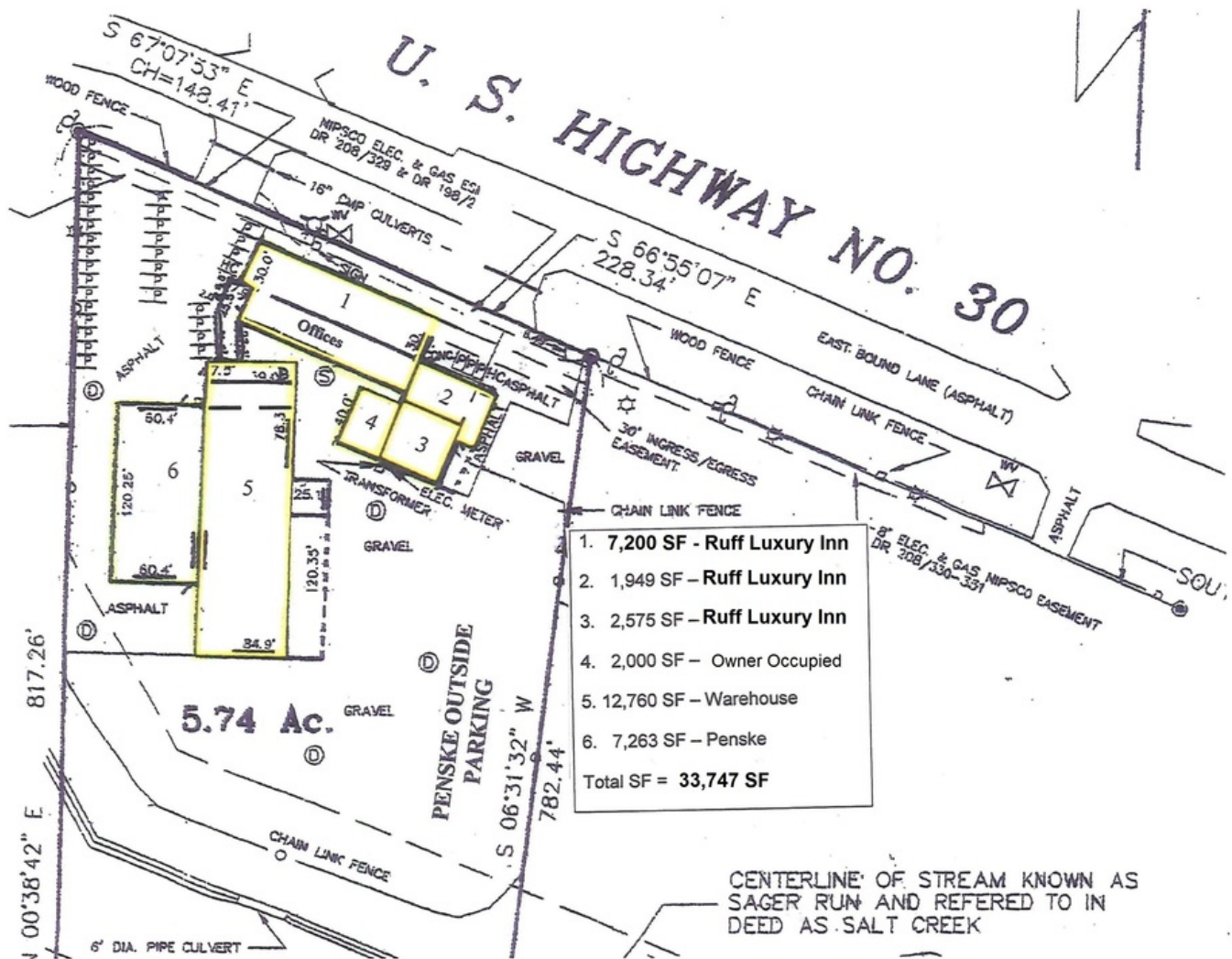
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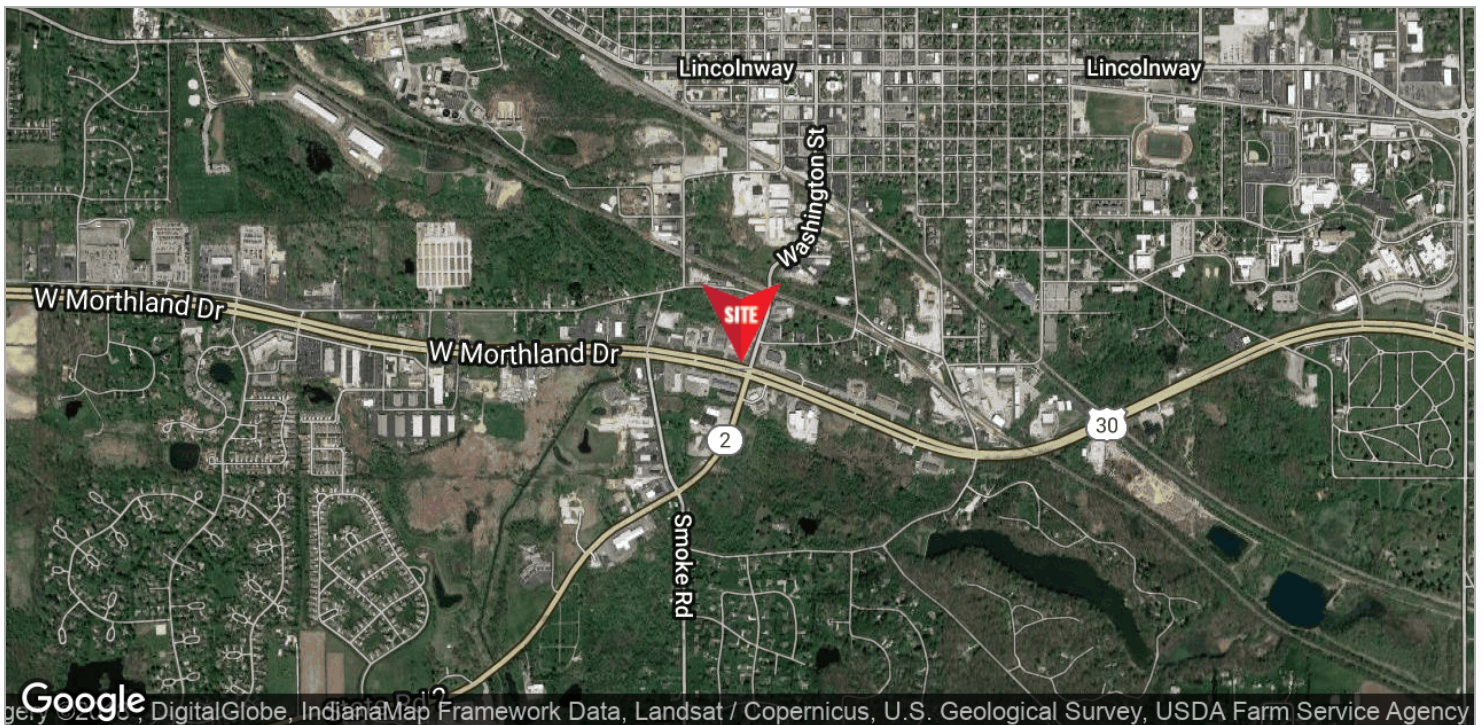
SITE PLAN



GIS IMAGE



LOCATION MAPS



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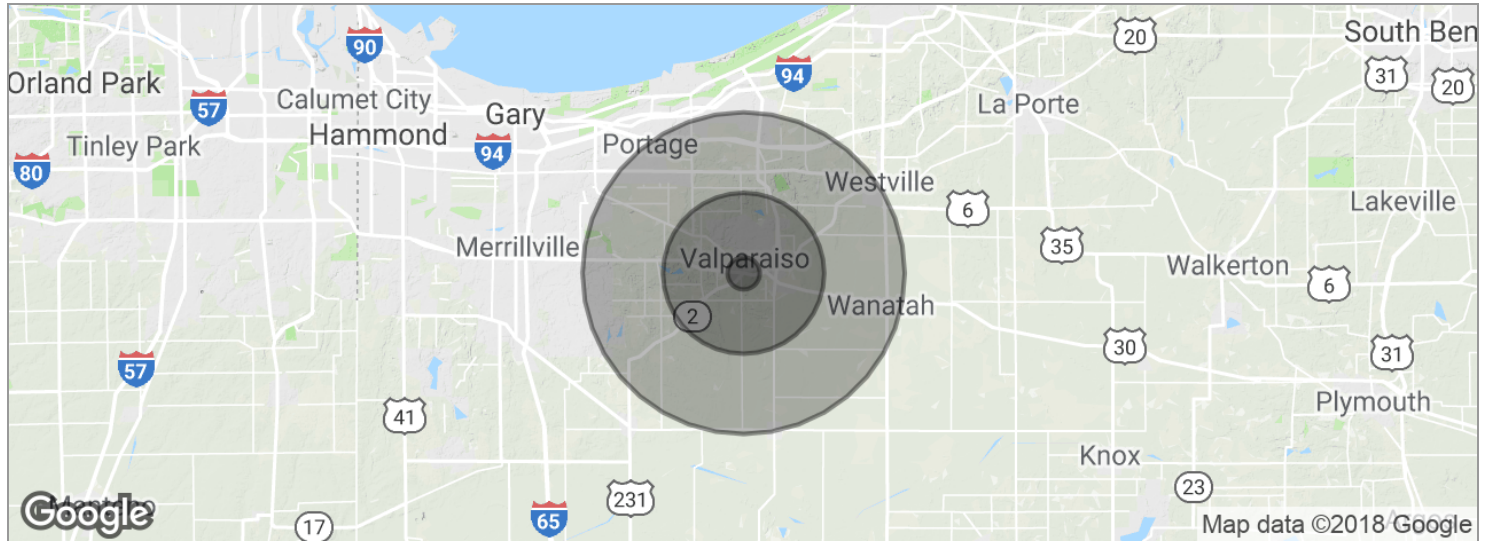
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AERIAL



DEMOGRAPHICS MAP



POPULATION

1 MILE

5 MILES

10 MILES

Total population	5,035	60,537	121,368
Median age	27.7	36.9	37.7
Median age (Male)	27.6	35.0	36.6
Median age (Female)	28.3	38.7	39.0

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

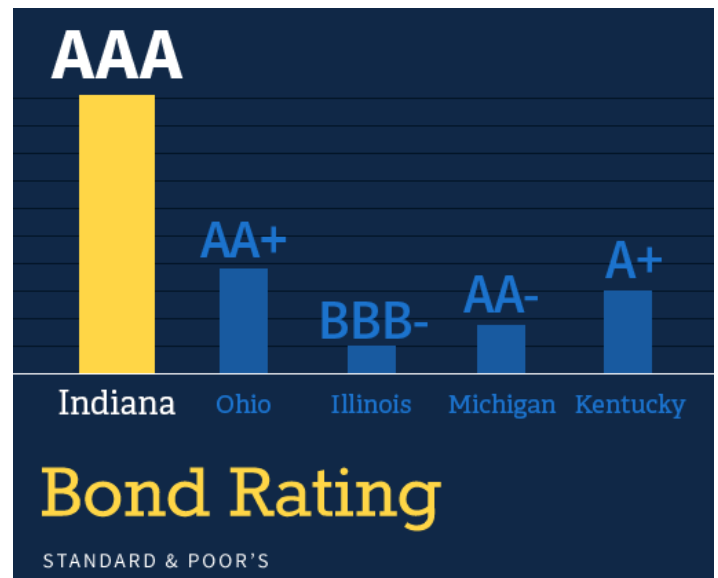
Total households	1,570	23,691	45,610
# of persons per HH	3.2	2.6	2.7
Average HH income	\$59,767	\$72,769	\$75,312
Average house value	\$205,965	\$224,233	\$227,280

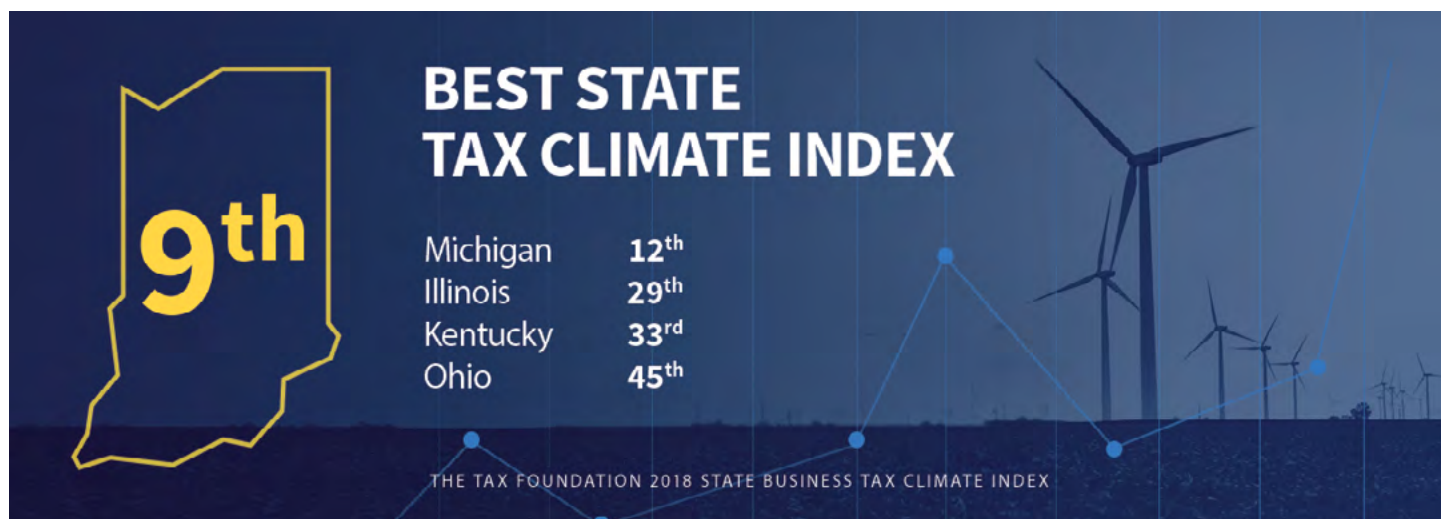
** Demographic data derived from 2010 US Census*



Indiana
A State that Works

2018 FACT SHEET





TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	6.0%	9.50%	4-6%	6.0%	0-0.26%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Sales, Property, & Payroll with Sales Double-Weighted	Single Sales Factor	Gross Receipts Tax (known as: Commercial Activity Tax)
Individual Income Tax Rate (a)	3.23%	4.95%	2% - 6%	4.25%	0% - 4.997%
Local Average Individual Income Tax Rate (b)	1.56%	NONE	2.08%	1.70%	2.25%
Local Average & Sales Tax Rate	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax Rate times (x) State Wage Base	\$237.50	\$447.12	\$275.40	\$243.00	\$243.00
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$1.05	\$2.23	\$1.52	\$1.57	\$1.45
Mean Hourly Wage	\$21.51	\$27.32	\$21.13	\$24.38	\$22.65
Cost of Living Index	96.4	111.8	93.9	96.6	98.7
Right To Work	YES	No	Yes	YES	No

(a) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(b) QCEW 2016 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (10/2017). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2017). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2016). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2017). Emsi 2017.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2017). Chief Executive (5/2017). CNBC (7/2017). Forbes (11/2017). U.S. News (2/2018).