

MAXIMUS GROUP

INDUSTRIAL SALE LEASEBACK | LAFAYETTE, IN | \$30,950,000 | 15 YEAR TERM | 7.65% CAP | NNN



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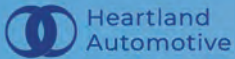
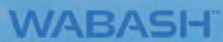
MAXIMUS GROUP

EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the Sale Leaseback of Maximus Group's 234,625 square foot industrial building located on a 22 acre site in Lafayette, IN. Maximus Group will execute a new 15 year absolute NNN lease at closing.

Price: \$30,950,000 | Cap Rate: 7.65%

NOTABLE CUSTOMERS:



RELIABLE NETWORK | Maximus Group with its broad high tech manufacturing and supply chain experience, develops innovative solutions & products for customers in the transportation manufacturing industry.



15 YEAR TERM | NOI \$2,368,100
2.0% ANNUAL RENT INCREASES
MARKET BASED RENT | \$10.09 PSF



PROVEN GROWTH | Included in the top 35% of Inc. Magazine's Top 5000 Fastest Growing Private Companies in America 2023, for their dedication to innovation and excellence.



DIVERSE CAPABILITIES | The team at Maximus Group is trained and equipped for aluminum extrusions, fabrication, metal forming, assembly, fulfillment, logistics and more.



STRATEGIC LOCATION | This mission critical facility is less than five miles from I-65 with direct rail access, connecting it to countless major cities for both incoming supplies and distribution.



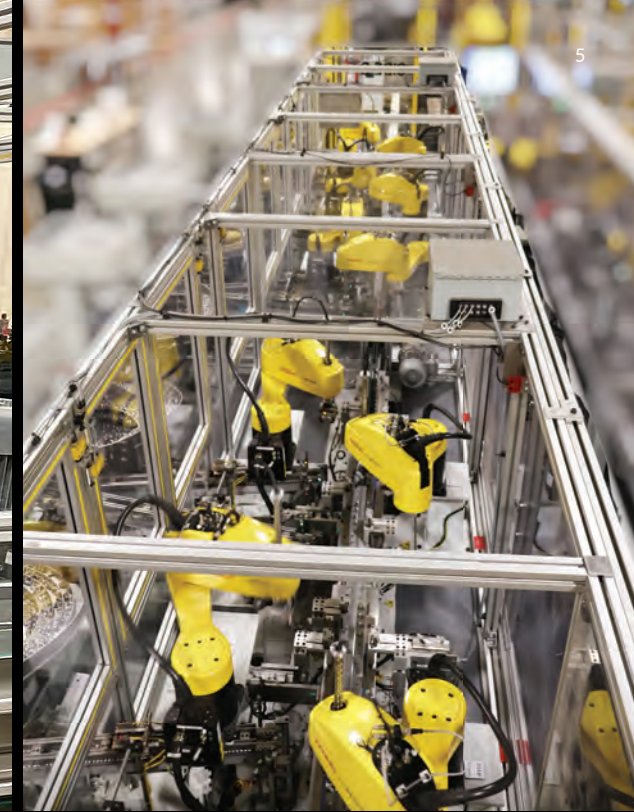
CONSISTENT EXPANSION | Founded in 2019, Maximus Group has grown to over 500,000 square feet of manufacturing, parts storage and fulfillment operations, as well as a dedicated fleet to support it.



PROPERTY DESCRIPTION

ADDRESS	3535 BRADY LANE	CONSTRUCTION	CONCRETE
CITY, STATE	LAFAYETTE, IN 47909	CLEAR HEIGHT	27'
TOTAL SF	234,625	DOCK DOORS	8
MANUFACTURING SF	217,406	OVERHEAD DOORS	3
OFFICE SF	17,219	ZONING	I - 3
ACRES	22.2 **ESTIMATED PARCEL SPLIT POST CLOSE**	FLOOD ZONE	AE
YEAR BUILT	1971 1978	PPN	79-11-03-400-001.000-033





MAXIMUS GROUP | INTERIOR PHOTOS



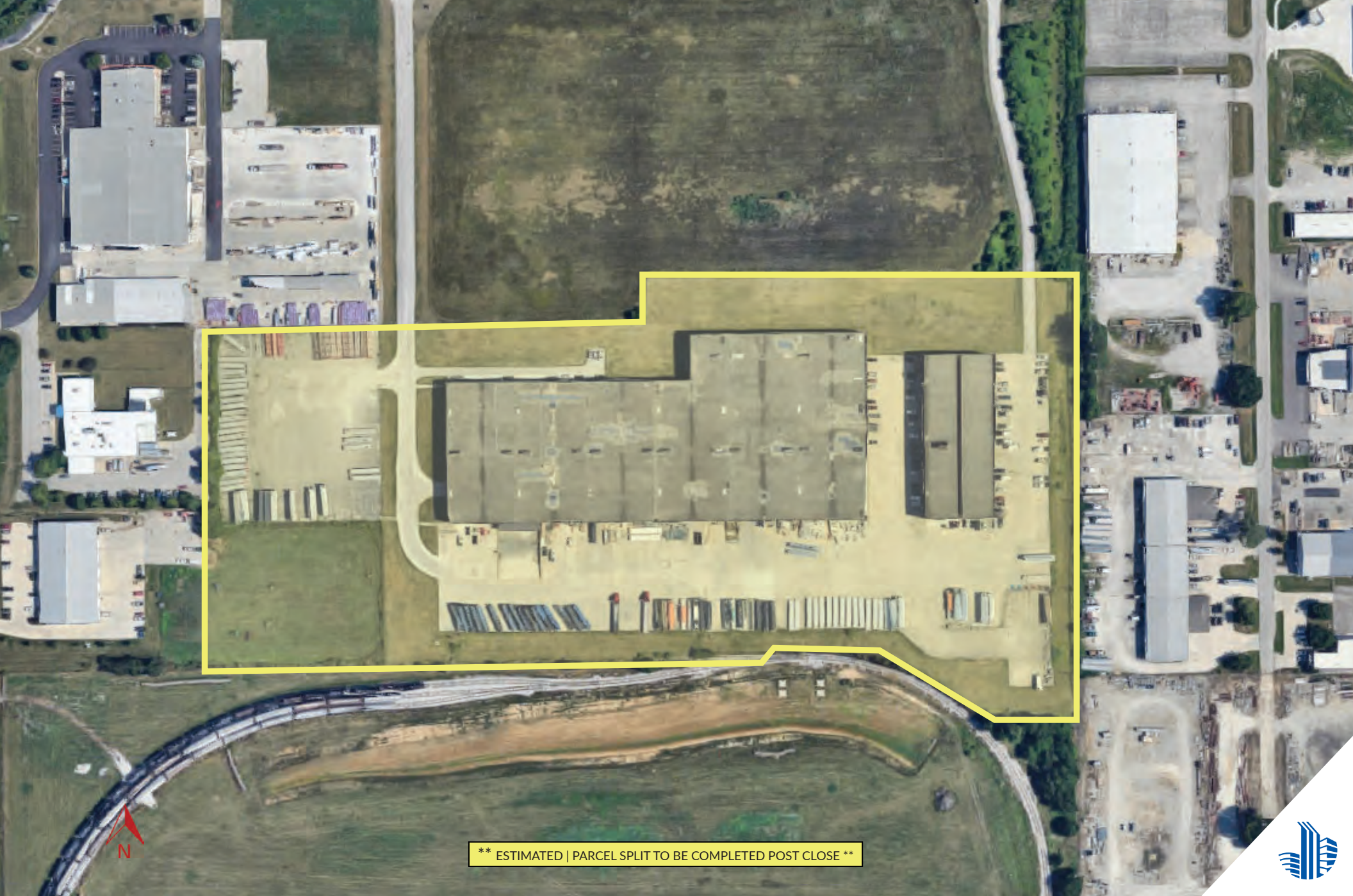


MAXIMUS GROUP | EXTERIOR PHOTOS





PARCEL BOUNDARY



** ESTIMATED | PARCEL SPLIT TO BE COMPLETED POST CLOSE **



LOCAL AERIAL



LOCAL AERIAL




MAXIMUS GROUP | LOCAL MAP

LAFAYETTE

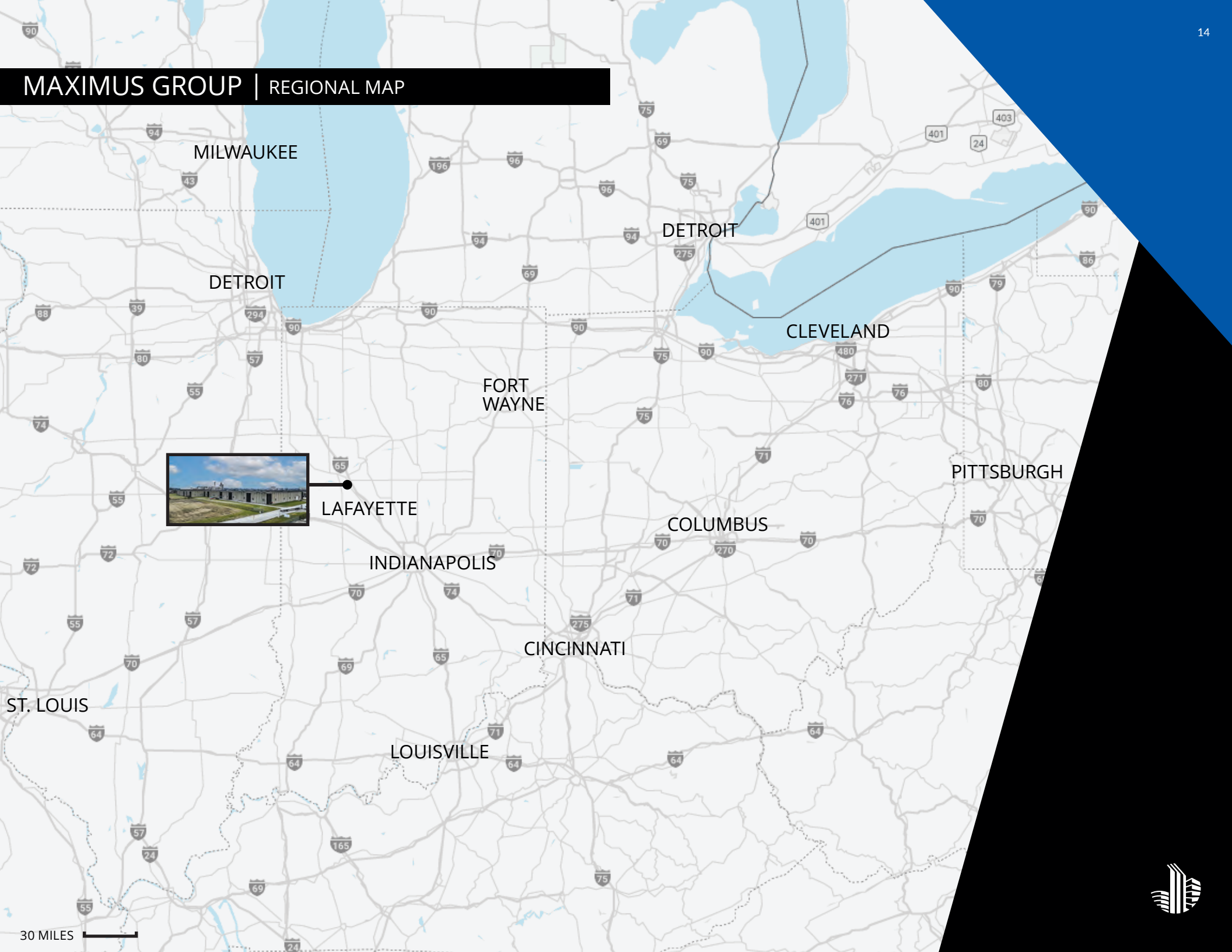


INDIANAPOLIS

3 MILES 



MAXIMUS GROUP | REGIONAL MAP



30 MILES



DEMOGRAPHICS

10-MILE RADIUS

\$69,752
AVERAGE HH INCOME

\$168,650
MEDIAN HOME VALUE

180,193
TOTAL POPULATION

38,631
TOTAL HOUSEHOLDS

POPULATION SUMMARY

	2 MILES	5 MILES	10 MILES
2010 CENSUS	25,159	110,664	166,045
2023 ESTIMATE	25,101	121,140	180,193
2028 PROJECTION	24,085	118,361	175,802
2023-2028 GROWTH	-0.80%	-0.50%	-0.50%

HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$63,928	\$59,896	\$69,752
MEDIAN HOME VALUE	\$137,512	\$146,458	\$168,650
2023 TOTAL HOUSEHOLDS	10,228	46,536	68,631
2028 TOTAL HH ESTIMATE	9,766	45,296	66,723
2010-2023 HH GROWTH	0.40%	1.10%	1.10%
2023-2028 HH GROWTH	-0.90%	-0.50%	-0.60%

LEASE COMPARABLES

MAXIMUS GROUP

	ADDRESS	SIGN DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	3535 BRADY LANE LAFAYETTE, IN 47909	-	234,625 SF	\$10.09	-	B	1971 1978
	170 COMMERCE WAY GALLATIN, TN 37066	MAR 2023	33,817 SF	\$11.50	LEASED	C	2006
	4480 BRIDGEWAY AVENUE COLUMBUS, OH 43219	DEC 2022	40,000 SF	\$11.00	LEASED	B	2015
	282 TIERNEY WAY WINCHESTER, KY 40391	MAY 2019	47,621 SF	\$10.08	LEASED	B	1990
	3120 N POST ROAD INDIANAPOLIS, IN 46226	MAY 2021	113,804 SF	\$10.00	LEASED	B	1990
	100 PARAGON PARKWAY MANSFIELD, OH 44903	OCT 2020	314,736 SF	\$9.75	LEASED	B	1996
	4520 MOLINE MARTIN ROAD MILLBURY, OH 43447	-	50,875 SF	\$9.00	LISTED	B	2005

SALE COMPARABLES

MAXIMUS GROUP

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	3535 BRADY LANE LAFAYETTE, IN 47909	-	234,625 SF	\$30,950,000	\$131.91	B	1971 1978
	611 - 617 3RD AVENUE SW CARMEL, IN 46032	MAR 2022	30,050 SF	\$4,800,000	\$159.73	C	1996
	13204 ABOITE ROAD ROANOKE, IN 46783	DEC 2019	42,400 SF	\$6,750,000	\$159.20	B	2014
	21838 BECK DRIVE ELKHART, IN 46516	MAY 2022	30,900 SF	\$4,500,000	\$145.63	C	1983
	7350 E 86TH STREET INDIANAPOLIS, IN 46256	APR 2019	42,354 SF	\$5,775,000	\$136.35	B	1997
	12900 MCKINLEY HIGHWAY MISHAWAKA, IN 46545	JUN 2021	675,500 SF	\$90,000,000	\$133.23	B	2005
	1701 S 400 E COLUMBIA CITY, IN 46725	SEP 2021	203,185 SF	\$24,500,000	\$120.58	B	1986

DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

IN ASSOCIATION WITH
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