



ROADHOG

INDUSTRIAL; MANUFACTURING | INDIANAPOLIS MSA, IN

NEW YORK | CHICAGO | ATLANTA | TAMPA | DENVER | SAN FRANCISCO

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OUR STORY

B+E is a modern investment brokerage firm, specializing in net lease real estate and 1031 exchanges. We help clients buy and sell single tenant real estate. Founded by deeply experienced brokers, B+E redefines trading through an intuitive end-to-end transaction platform comprising of user-friendly dashboards and an AI-driven exchange — all leveraging the largest data set in the net lease industry.

Complementing senior talent with exceptional technology, B+E’s proprietary process affords greater speed, unrivaled transaction efficiencies, and stronger asset value. With offices in New York, Chicago, Tampa, Atlanta, Denver, and San Francisco, our brokers trade property for our clients across the US. B+E allows virtually anyone to confidently trade net lease real estate.





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OFFERING PRICE

\$4,300,000

CAP RATE

6.52%

EXECUTIVE SUMMARY

TENANT NAME	RoadHog
ADDRESS	464 Southpoint Circle, Brownsburg, IN
OFFERING PRICE	\$4,300,000
OFFERING CAP	6.52%
NOI	\$280,500
LEASE TYPE	NNN
RENT INCREASES	2% Annually
REMAINING LEASE TERM	+/- 14 Years
BUILDING SIZE	+/- 64,176 SF
LAND AC	+/- 6.15 AC
PARKING	+/- 68 Spaces
PROPERTY TYPE	Industrial; Manufacturing
RENOVATED	1986



HIGHLIGHTS

14+ YEARS REMAINING ON NNN LEASE

This investment features a 14+ year NNN lease term with 2% annual escalations, providing investors with a long-term and passive income stream with a built-in inflation hedge.

NOTABLE SURROUNDING INDUSTRIAL TENANT MIX

This asset's location features a strong industrial presence with notable tenants including: Guitar Center Warehouse, HomeGoods Distribution Center, O'Reilly Auto Parts Distribution Center Warehouse, Avept, etc. The surrounding industrial tenants are indicative of sound industrial real estate fundamentals.

MISSION CRITICAL LOCATION | ROADHOG HEADQUARTERS

The subject location is RoadHog's headquarters and main operations hub. All of RoadHog's manufacturing takes place within the subject location, making this asset critical to RoadHog's current and future operations.

STRONG OPERATOR AND HIGH NET WORTH GUARANTOR

In addition to this investment's guarantee by RoadHog, a tenant with strong operating history and financial performance, this investment is also secured by a personal guarantee of an individual with a net worth of approximately \$10 million.

CLOSE PROXIMITY TO I-74

The subject location is positioned within close proximity to Interstate 74, a +/- 171-mile-long expressway that traverses central parts of Indiana. I-74 connects Champaign, Illinois with Indianapolis in the center of the state and Indianapolis with Cincinnati, Ohio.

WITHIN THE INDIANAPOLIS MSA | LEADING GLOBAL LOGISTICS MARKET

This asset is located within the Indianapolis area, which is known for its centralized location in the U.S. and robust industrial market. Indianapolis' centralized location is within a 1½-day drive of 75% of the U.S. offering industrial tenants quicker shipping times and more cost-effective warehousing solutions.

OVER 180 DEALER LOCATIONS | NATIONAL PRESENCE

RoadHog has a national presence with products offered in over 180 locations across the U.S. and Canada.

INDUSTRIAL ASSET CLASS

Industrial assets have proven to be a very strong and reliable investment vehicle due to multiple factors including e-commerce growth, global trade demand, growing consumer demands, and a need for retailers to optimize their supply chain.



ROADHOG

NOI	\$280,500
RPSF	\$4.37
LEASE COMMENCEMENT	12/11/2019
LEASE EXPIRATION	12/31/2034
ORIGINAL LEASE TERM	15 Years
REMAINING LEASE TERM	+/- 14.30 Years
RENT INCREASES	2% Annually
RENEWAL OPTIONS	2; 5-Year
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None



TOTAL BUILDING

SQUARE FOOTAGE	+/- 64,176 SF
ACREAGE	+/- 6.15 AC
YEAR RENOVATED	1986
CLEAR HEIGHT	14' - 24' 8"
DRIVE-IN DOORS	3, 14' x 14'
CONSTRUCTION	Masonry/ Steel
DOCK HIGH DOORS W/ TRUCK WELLS	3, 9'x9'
SAFETY	Sprinkler System Throughout

NORTH EXPANSION

SQUARE FOOTAGE	+/- 15,000 SF
CEILING HEIGHT	24' 8"
CONSTRUCTION	Concrete
ROOF	24 ga. standing seam galvalume metal
HVAC	Carrier gas-fired split system and Carrier A/C in office area
INSULATION	4" to 6" vinyl backed fiberglass

FLOORING	4" to 6" reinforced concrete (ground floor) 3" lightweight concrete (2nd floor)
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SOUTH EXPANSION

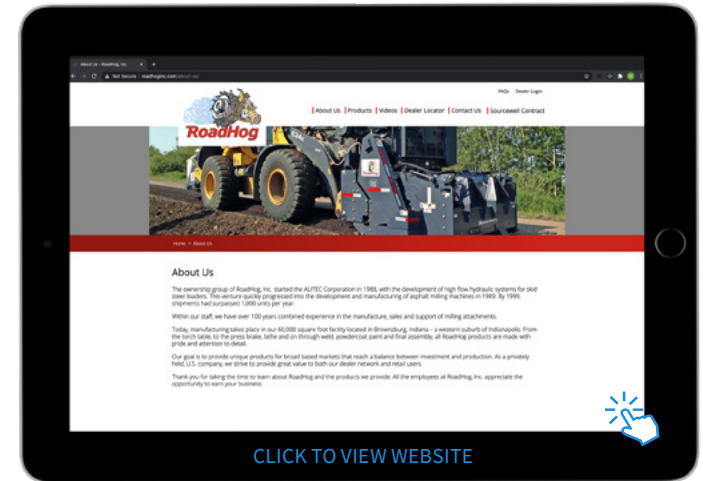
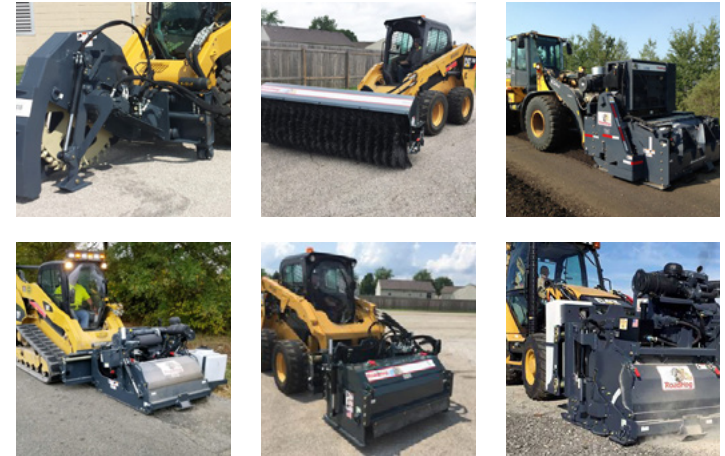
SQUARE FOOTAGE	+/- 3,500 SF
CEILING HEIGHT	14'
CONSTRUCTION	Steel
ROOF	24 ga. standing seam galvalume metal
INSULATION	4" to 6" vinyl backed fiberglass

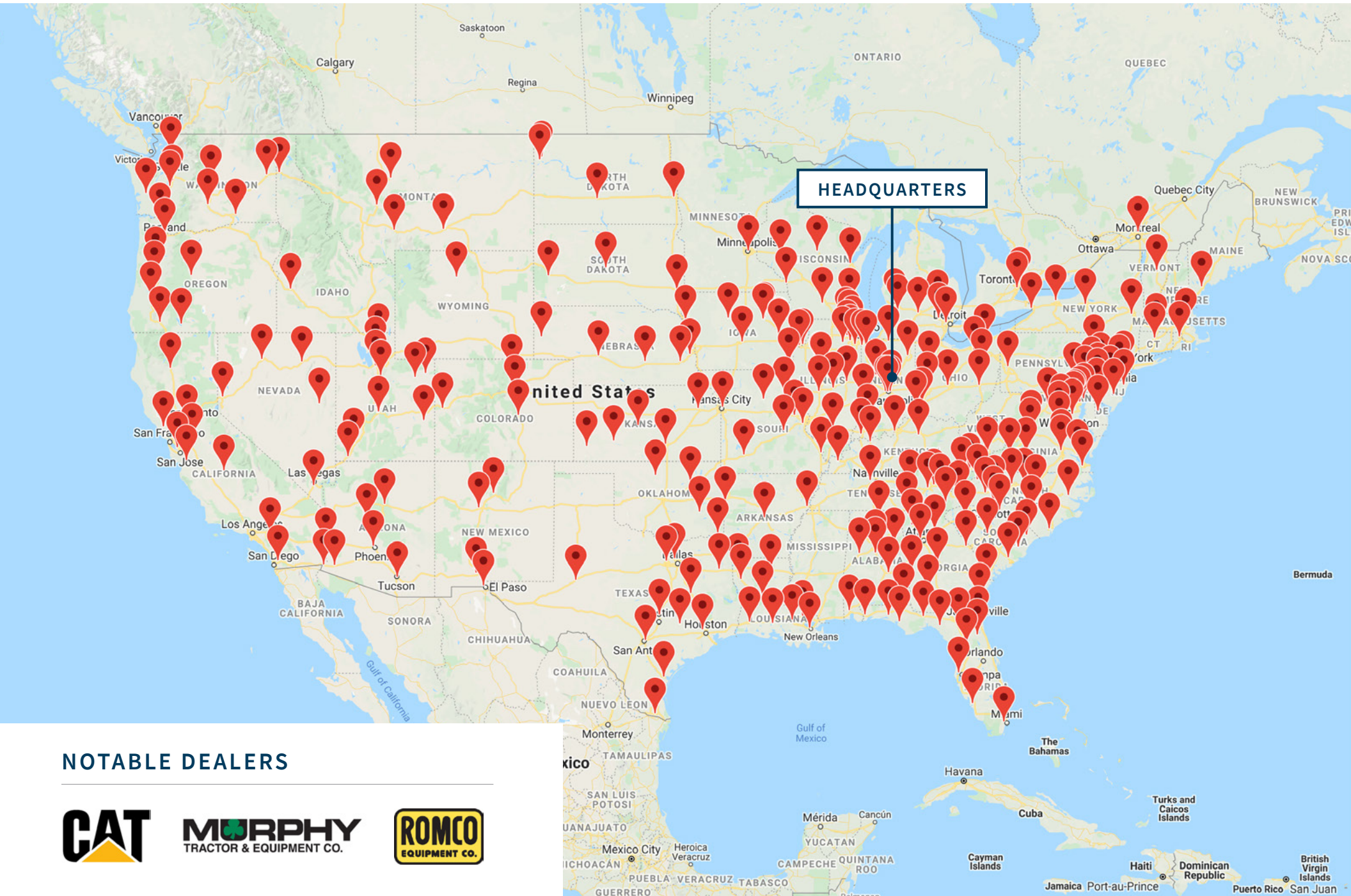


ROADHOG The ownership group of RoadHog, Inc. started the ALITEC Corporation in 1988, with the development of high flow hydraulic systems for skidsteer loaders. This venture quickly progressed into the development and manufacturing of asphalt milling machines in 1989. By 1999, shipments had surpassed 1,000 units per year. RoadHog’s manufacturing takes place in their 60,000-square-foot facility located in Brownsburg, Indiana – a western suburb of Indianapolis. From the torch table to the press brake, lathe, and on through weld, powder coat paint, and final assembly, all RoadHog products are made with pride and attention to detail. RoadHog, Inc. offers a complete line of self-contained asphalt milling equipment. The RoadHog series features units with their own engine, hydraulics, and electrical system, eliminating any need for auxiliary power requirements from the host vehicle. RoadHogs are available in 18” to 96” wide cutting widths, equipped with 67, 74, 148, 225, 250, and 275hp Caterpillar Tier 4 Final engines, which can be used on a variety of host vehicles including wheel loaders, tractor loader backhoes, skidsteers, and compact track loaders.

ROADHOG PRODUCTS

[Click Here to Learn More](#)





NOTABLE DEALERS





BROWNSBURG, IN is a town located in Hendricks County. Known as a “Motorsports Mecca”, Brownsburg has its own designated motorsports business park. That being said, Hendricks County has an impressive motorsports community as a whole. As of 2019, the population in Brownsburg was approximately 27,000 people. Brownsburg has a total area of 11.16 square miles, of which 11.08 square miles is land and 0.08 square miles is water. White Lick Creek, a tributary of the White River, flows from north to south through the town, passing just west of the town center. The median household income was \$63,629 and the median income for a family was \$74,245. The town is home to Lucas Oil Raceway, a large race car track for the public to watch competitions. Brownsburg is also near the Eagle Creek Airpark, a regional airport that sits on the edge of the Eagle Creek Reservoir.

INDIANAPOLIS, MSA The Indianapolis metropolitan area is the 24th largest in the United States with a population of over two million. At the center is downtown Indianapolis where there is the largest employment cluster. Indianapolis is home to the Indiana Pacers (NBA) and the Indianapolis Colts (NFL), and is also host to the famous Indianapolis 500. Like much of the Midwest, the Indianapolis economy has undergone significant deindustrialization in recent years. Once home to 60 automakers and many other types of manufacturers, the economy in Indianapolis has a far greater presence of companies in real estate, finance, insurance, biotechnology, life sciences, educational services, and business services. Fortune 500 companies Anthem Inc., Eli Lilly, and Simon Property Group are all based in Indianapolis. Due to the city’s central location, along with an extensive network of highways, Indianapolis has emerged as an important logistics center for the United States. It is home to the second-largest FedEx Express hub in the world, 1,500 different distribution firms, and Indianapolis International Airport, the 6th busiest U.S. airport in terms of air cargo.

- **INDIANAPOLIS ZOO:** 1.2 million guests/year, largest privately funded zoo in U.S.
- **NOTABLE COMPANIES:** Cummins, Eli Lilly, Simon Property Group, Anthem Inc., Finish Line, Allison Transmission, Duke Realty
- **NOTABLE UNIVERSITIES:** Indiana University - Purdue University Indianapolis, Butler University

INDIANAPOLIS MSA INDUSTRIAL MARKET METRICS

	Q4 2019	Q4 2018	Y-O-Y CHANGE
VACANCY RATE	3.20%	3.50%	-0.30%
NET ABSORPTION	10,685,644	9,122,708	17%
NEW LEASING ACTIVITY	6,432,201	5,745,560	12%
NEW CONSTRUCTION	2,316,563	2,269,670	2%

Source: CoStar

MAJOR INDIANAPOLIS MSA EMPLOYERS

EMPLOYER NAME	NUMBER OF EMPLOYEES
ST. VINCENT HOSPITAL	17,400
IU HEALTH	11,810
ELI LILLY & CO.	11,480
COMMUNITY HEALTH NETWORK	10,402
IUPUI	7,565

INDIANAPOLIS MSA INDUSTRIAL INVENTORY | Q3 2020

DISTRIBUTION/WAREHOUSE	+/- 228,743,263 SF
MANUFACTURING	+/- 74,969,299 SF
SPECIAL PURPOSE	+/- 13,364,881 SF
TOTAL INDUSTRIAL INVENTORY	+/- 317,077,443 SF

Source: CoStar



CENTRAL INDIANA LOGISTICS

- Central Indiana moves more than one billion metric tons of air freight every year, ranking the airport the 25th largest in the world and 8th in the United States in total air cargo.
- 75% of all businesses in the United States are within a 1½-day truck drive.
- Indiana is ranked #1 in the U.S. in number of pass-through interstates and #9 in total rail miles, moving nearly 110.7 million rail tons of freight.



INDIANA MANUFACTURING STATISTICS

- Indiana has created over 93,000 manufacturing jobs in the past 10 years. (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)
- Over 25% of Indiana’s economic output is based in the manufacturing sector. (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)
- 1 in 5 residents work in advanced manufacturing. (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)
- Indiana is the 2nd largest by GDP in the USA and the 2nd largest in overall USA production. (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)



There has been unprecedented growth in Indianapolis in recent years, most notably in annual occupancy growth, low vacancy, and a construction boom. Food and beverage, third-party logistics, paper and packaging, and e-commerce are industries with the largest presence in Indianapolis. The Indianapolis industrial market has been on a record-setting run since 2016 in terms of both product delivered and absorbed. This demand has largely been driven by the increased need for centrally located distribution centers. From 2013 to 2017, 53.6 million square feet of warehouse inventory traded hands throughout the Indianapolis MSA. In 2018, investment transaction volume soared to 15.4 million square feet, nearly three million square feet higher than the prior peak in 2015 and five million square feet greater than the historical annual average.

INDUSTRIAL MARKET STATISTICS

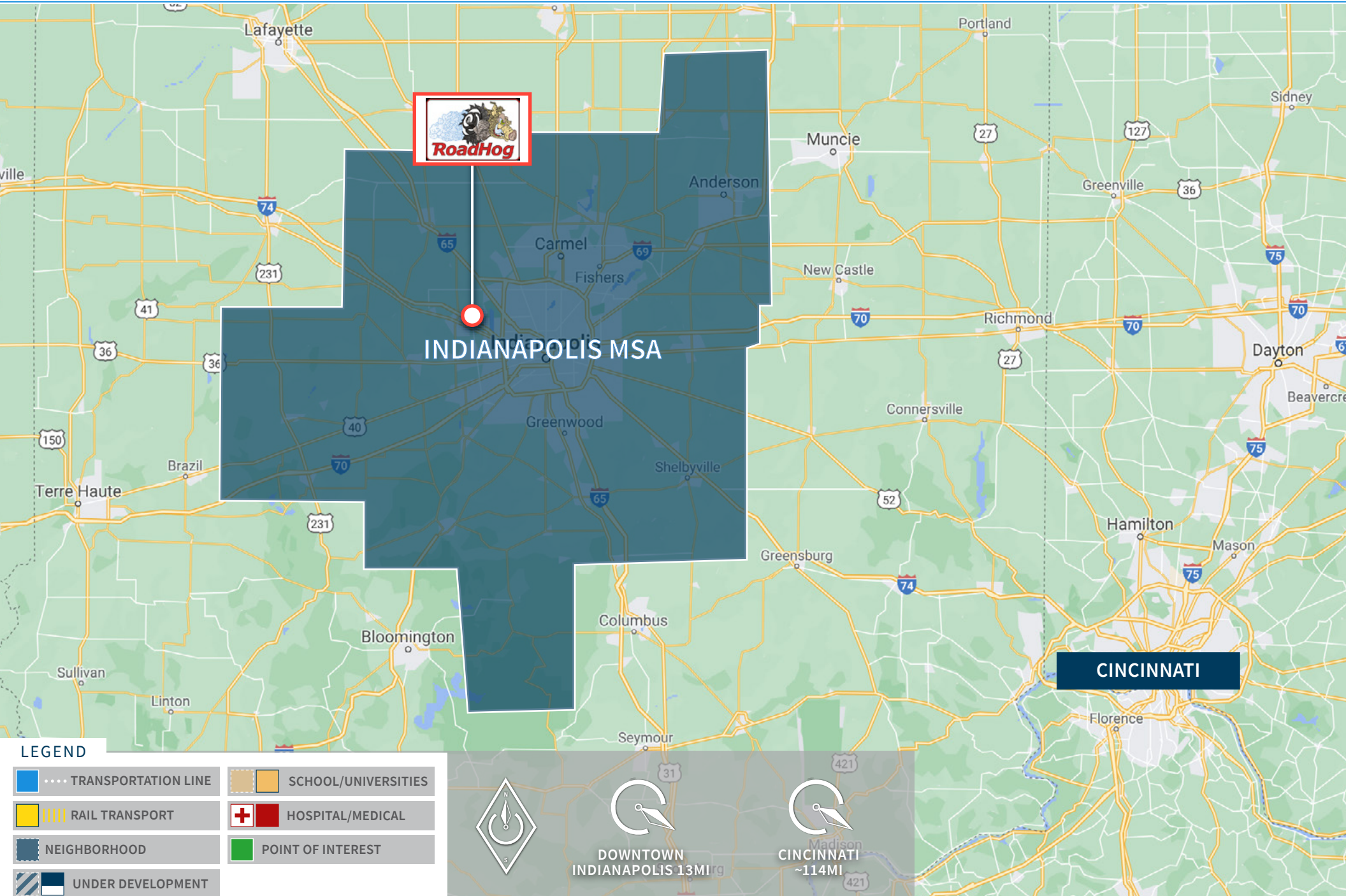
- Manufacturing Employs Nearly 50,000 Residents
- 1.52x More Transportation & Warehousing than the Average American City
- \$44.4B Traded w/ Ohio, \$36.8B w/ Michigan, \$34.9 w/ Illinois
- Indianapolis Total GDP: \$117 Billion

TOP INDUSTRIAL COMPANIES



SURROUNDING TENANT MAP





LEGEND

TRANSPORTATION LINE	SCHOOL/UNIVERSITIES
RAIL TRANSPORT	HOSPITAL/MEDICAL
NEIGHBORHOOD	POINT OF INTEREST
UNDER DEVELOPMENT	

DOWNTOWN INDIANAPOLIS 13MI
 CINCINNATI ~114MI

POPULATION

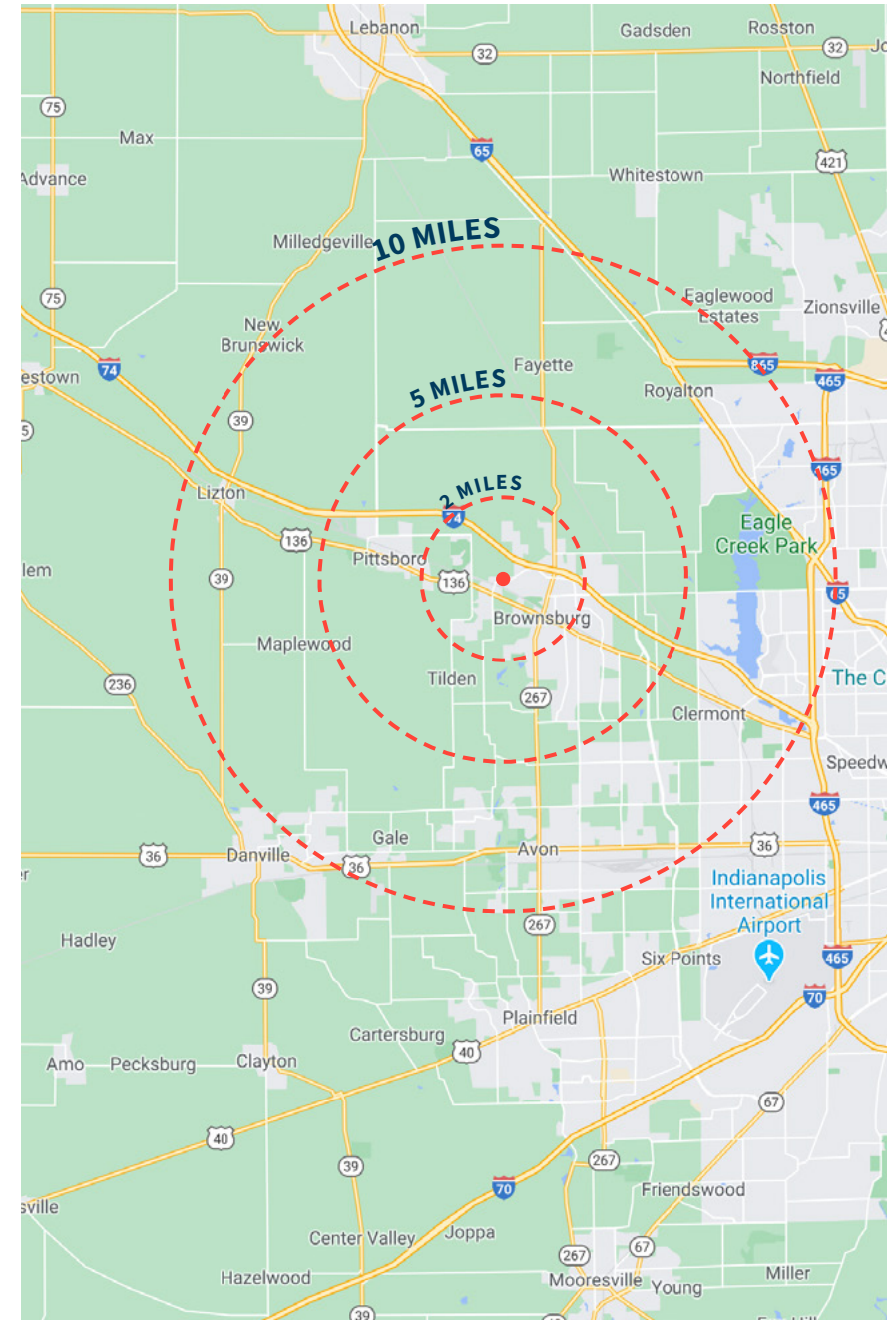
	2 MILES	5 MILES	10 MILES
2020 TOTAL POPULATION	22,267	82,263	354,680
2025 POPULATION	24,020	88,322	371,527
POP GROWTH 2020-2025	7.87%	7.37%	4.75%
AVERAGE AGE	37.70	37.60	36.30

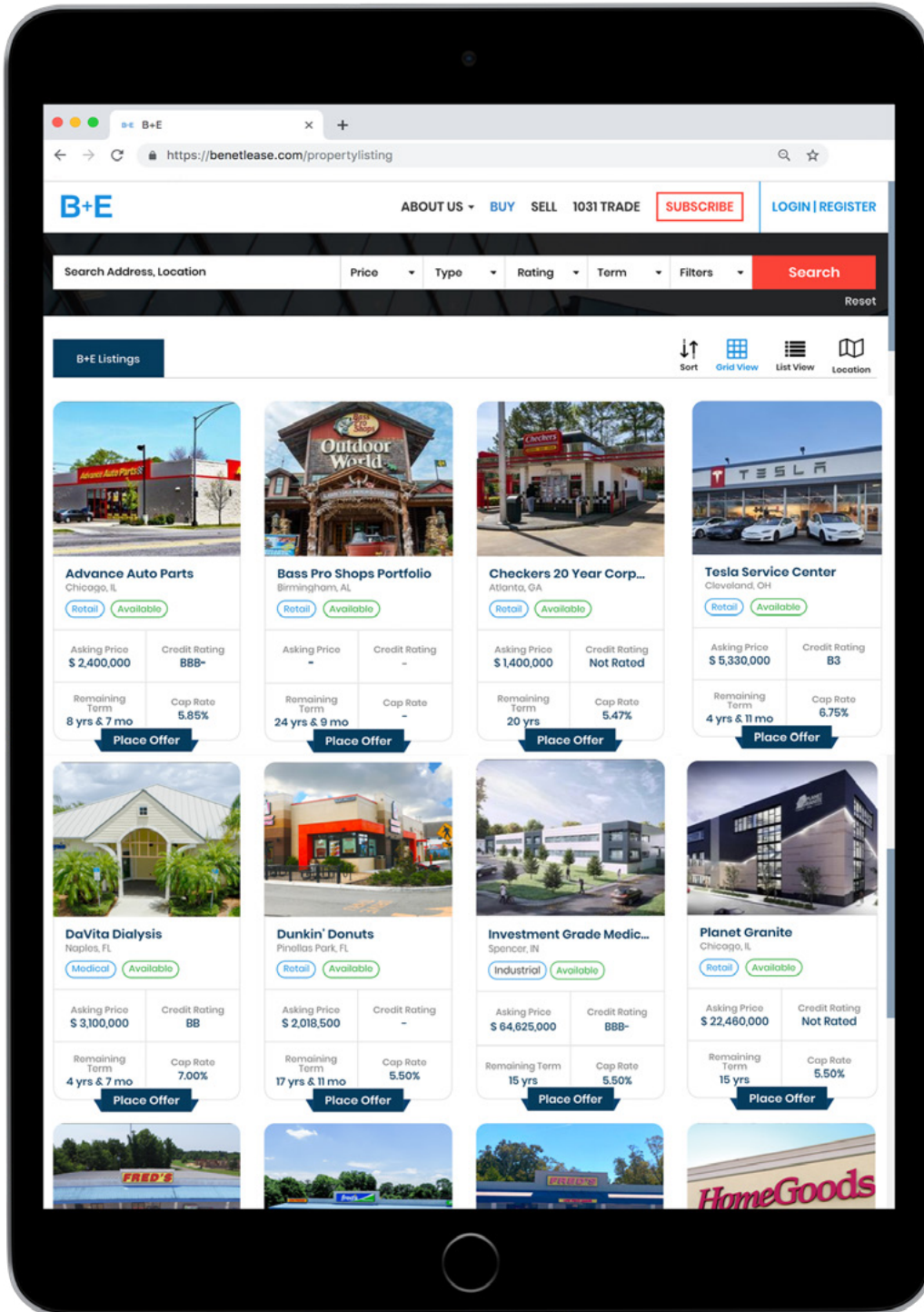
HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2020 TOTAL HH	8,384	30,400	135,999
HH GROWTH 2020-2025	8.05%	7.32%	4.62%
MEDIAN HH INCOME	\$75,756	\$85,771	\$61,498
AVG HOUSEHOLD SIZE	2.60	2.70	2.60
2020 AVG HH VEHICLES	2.00	2.00	2.00

HOUSING

	2 MILES	5 MILES	10 MILES
MEDIAN HOME VALUE	\$180,456	\$195,582	\$171,322
MEDIAN YEAR BUILT	1993	1994	1984





B+E

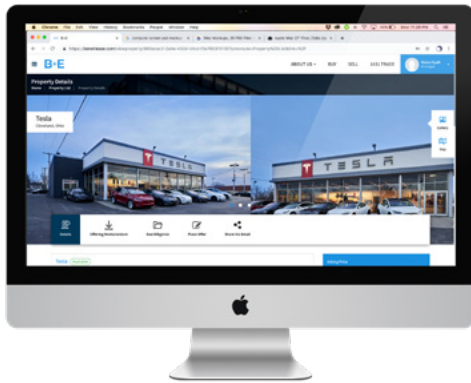
HOW B+E WORKS

BRINGING THE NATIONAL MARKET TO TIME-SENSITIVE BUYERS.

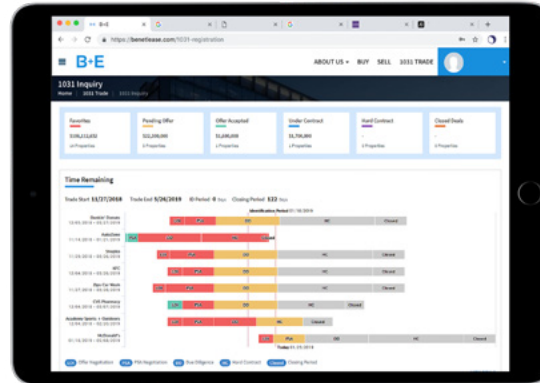
B+E’s brokers use new technologies like artificial intelligence to track all active net lease listings on the U.S. market in real-time. Currently, there are roughly 3,000 to 4,000 NNN listings on the market. The B+E platform enables buyers to review the entire net lease market in real-time and compare properties, deal terms, and overall value of a trade. B+E’s seasoned brokers help high net-worth individuals, families, and institutions to build portfolios that satisfy their acquisition criteria and long-term investment objectives.

“This is the first brokerage platform designed to help buyers sweep the national NNN market and match properties to their specific criteria,” said B+E’s CEO Camille Renshaw. “Using collaborative dashboards and AI-driven tools, a seasoned broker personally assists every buyer from search to close.”

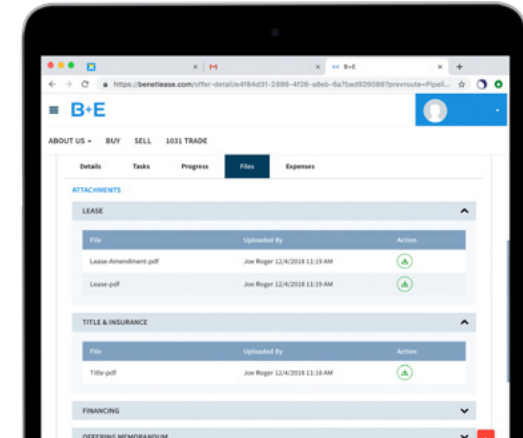




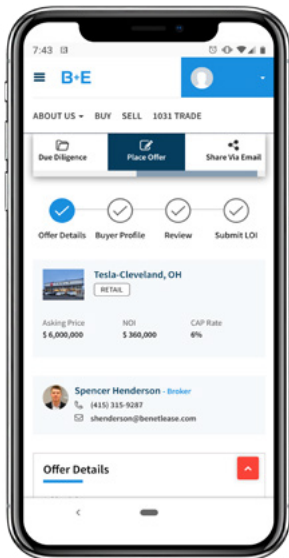
Only Platform Customized to Buy and Sell NNN Properties



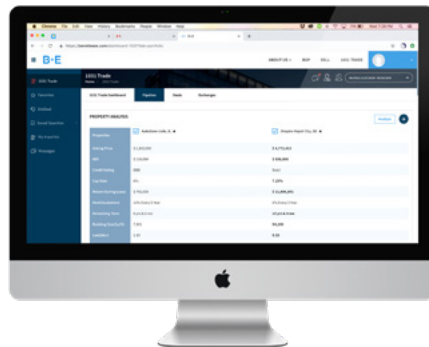
Track Your Transactions End - To - End



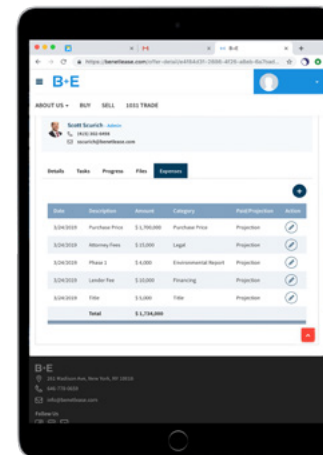
Store All Documents in One Place



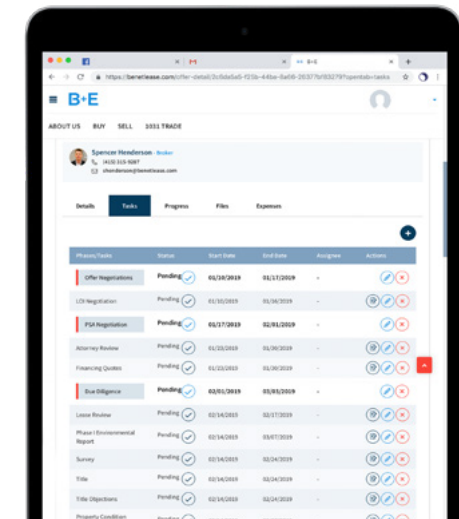
Place Offers Instantly



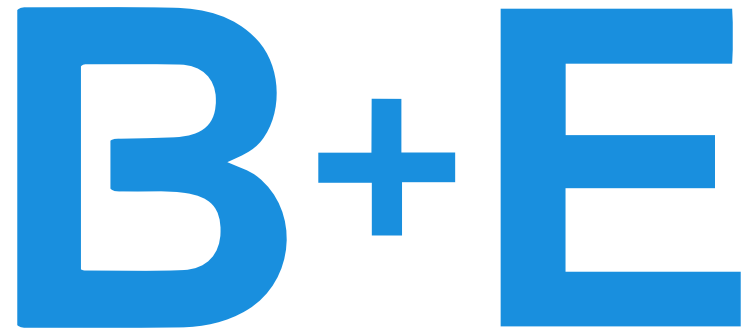
Analyze Properties



Calculate Expenses



Manage Tasks For Your Team



TRADE NET LEASE WITH CONFIDENCE

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New York, NY 10016

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