

OFFERING MEMORANDUM

SOLD INDIVIDUALLY OR
AS A PORTFOLIO

25% SALES INCREASE YOY



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10 Property Portfolio

BIG RED LIQUORS

STORE	ADDRESS	CITY	STATE	BUILDING SIZE	YEAR BUILT	STORE OPENED	EXPIRATION DATE	NOI	CAP RATE	PRICE
1	1870 S. Walnut Street	Bloomington	IN	8,568	1975	1980	12/31/2028	\$69,518.00	6.75%	\$1,029,896
2	4021 W 3rd Street	Bloomington	IN	7,075	1967	1994	12/31/2028	\$113,563.00	6.75%	\$1,682,415
3	2475 S. Walnut St Pike	Bloomington	IN	4,000	1980	1995	12/31/2028	\$57,419.00	6.75%	\$850,652
4	435 S. Walnut Street	Bloomington	IN	1,533	1946	1995	12/31/2028	\$29,764.00	6.75%	\$440,948
5	490 Morton Avenue	Martinsville	IN	2,750	1965	2006	12/31/2028	\$39,574.00	6.75%	\$586,281
6	2259 Lafayette Ave	Terre Haute	IN	5,040	2010	2010	12/31/2028	\$53,000.00	6.75%	\$785,185
7	1011 N. 3rd Street	Terre Haute	IN	6,000	1970	2010	12/31/2028	\$54,430.00	6.75%	\$806,370
8	226 N. 13th Street	Terre Haute	IN	5,000	2001	2010	12/31/2028	\$57,151.00	6.75%	\$846,681
9	2500 Maple Ave	Terre Haute	IN	2,773	1085	2010	12/31/2028	\$32,430.00	6.75%	\$480,444
10	8494 W. State Rd 56	French Lick	IN	3,451	2008	2008	12/31/2028	-	6.75%	SOLD
11	3207 E. 3rd Street	Bloomington	IN	2,329		1980	12/31/2028	-	6.25%	SOLD
									Total:	\$8,504,104

Summary

Colliers International is pleased to offer for sale the opportunity to purchase a net leased Big Red Liquor portfolio with strategic locations throughout Indiana. This is a rare opportunity to acquire assets of such a strong sponsor that sells liquor.

These are approximately eight (8) year corporately guaranteed leases with Big Red Liquors – the #1 Liquor store chain in the State . Big Red Liquors is well known to all who hail from Indiana. The majority of the assets are located in Bloomington and Terre Haute. The buyer of this passive investment, will receive an absolute NNN lease offering zero landlord responsibilities or expenses.

The properties are available as a portfolio or individually. The cap rates 6.75% with net rents ranging from \$30,000 on the low end to \$113,000 on the high end. There are opportunities to acquire assets from \$400,000 to \$1,700,000.

1870 S. Walnut Street,
Bloomington, IN

 **\$1,029,896**
PRICE

 **6.75%**
CAP RATE

 **\$69,518**
NOI

 **8.5 YRS**
LEASE TERM

 **1.1.2019**
COMMENCEMENT EST.

 **12.28.2028**
EXPIRATION EST.

 **Corporate**
GUARANTEE

 **2, 5 Year**
OPTIONS













Details

STRATEGIC LOCATION

- > Great location near Bloomington South High School with 1,692 students
- > South Bloomington residential draw
- > On the main retail corridor across from McDonald's and Starbucks.
- > Bloomington is home to Indiana University with a student population of 43,503
- > Relatively young population
- > Consumer expenditures on alcoholic beverages at home are \$8,259,301 in a 3 mile radius

STRONG INVESTMENT FUNDAMENTALS

- > Absolute NNN with no landlord responsibilities
- > TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- > Essential business with strong sales
- > Rent is subject to CPI every 2 years
- > Building size is 8,568 SF and the land size is 0.47 acres


3 minutes	5 minutes	10 minutes
 5,026 people	 19,102 people	 84,296 people
 2,393 households	 9,343 households	 33,152 households
 \$55,668 average HHI	 \$57,389 average HH	 \$63,472 average HHI
 28.8 Median Age	 28.8 Median Age	 24.8 Median Age



4021 W 3rd Street,
Bloomington, IN

 **\$1,682,415**
PRICE

 **6.75%**
CAP RATE

 **\$113,563**
NOI

 **8.5 YRS**
LEASE TERM

 **1.1.2019**
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 **12.28.2028**
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 **Corporate**
GUARANTEE

 **2, 5 Year**
OPTIONS













Details

STRATEGIC LOCATION

- › Directly off Interstate 69
- › Main Retail corridor with high traffic volume
- › Main traffic artery into downtown Bloomington
- › Surrounded by many QSR's including Wendy's, Arby's, White Castle, Taco Bell, Burger King, Hardee's, Long John Silver's

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 7,075 SF

3 minutes	5 minutes	10 minutes
 3,008 people	 6,214 people	 51,495 people
 1,326 households	 2,706 households	 22,730 households
 \$53,135 average HHI	 \$56,856 average HH	 \$53,837 average HHI
 41.2 Median Age	 39.3 Median Age	 29.5 Median Age



2475 S. Walnut St Pike,
Bloomington, IN



\$850,652
PRICE



6.75%
CAP RATE



\$57,419
NOI



8.5 YRS
LEASE TERM



1.1.2019
COMMENCEMENT EST.



12.28.2028
EXPIRATION EST.



Corporate
GUARANTEE



2, 5 Year
OPTIONS













Details

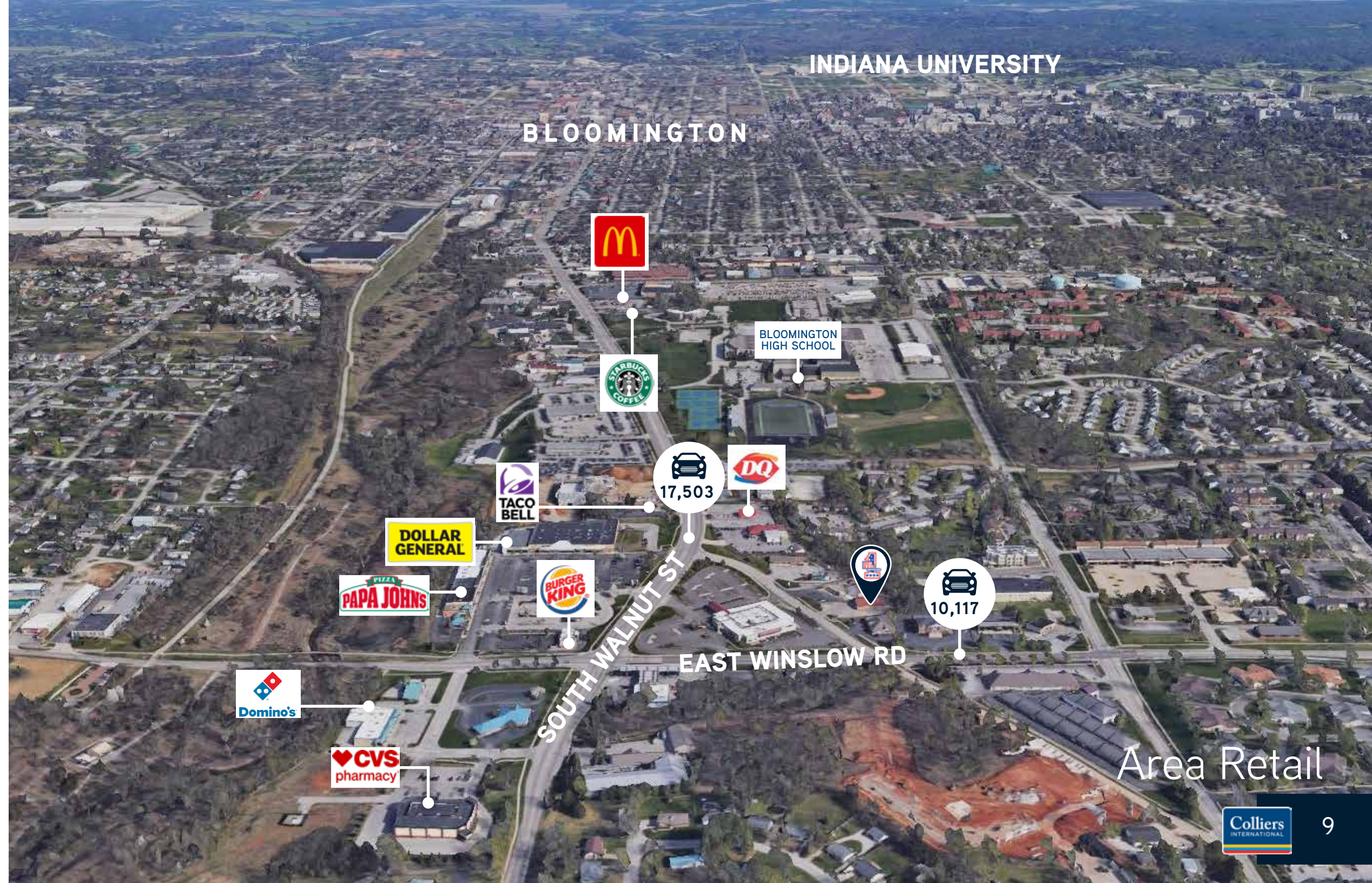
STRATEGIC LOCATION

- › Great location near Bloomington South High School with 1,692 students
- › South Bloomington residential draw
- › On the main retail corridor across from McDonald's and Starbucks.
- › Bloomington is home to Indiana University with a student population of 43,503
- › Good access to country club
- › Consumer expenditures on alcoholic beverages at home are \$8,259,301 in a 3 mile radius

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 4,000 SF and the land size is 0.42 acres

3 minutes	5 minutes	10 minutes
 6,429 people	 17,968 people	 69,771 people
 3,219 households	 8,212 households	 30,342 households
 \$60,005 average HHI	 \$69,137 average HH	 \$66,602 average HHI
 32.9 Median Age	 33.2 Median Age	 27.8 Median Age



INDIANA UNIVERSITY

BLOOMINGTON

BLOOMINGTON
HIGH SCHOOL

17,503

EAST WINSLOW RD

10,117

Area Retail

435 S. Walnut Street,
Bloomington, IN



\$440,948
PRICE



6.75%
CAP RATE



\$29,764
NOI



8.5 YRS
LEASE TERM



1.1.2019
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12.28.2028
EXPIRATION EST.



Corporate
GUARANTEE



2, 5 Year
OPTIONS













Details

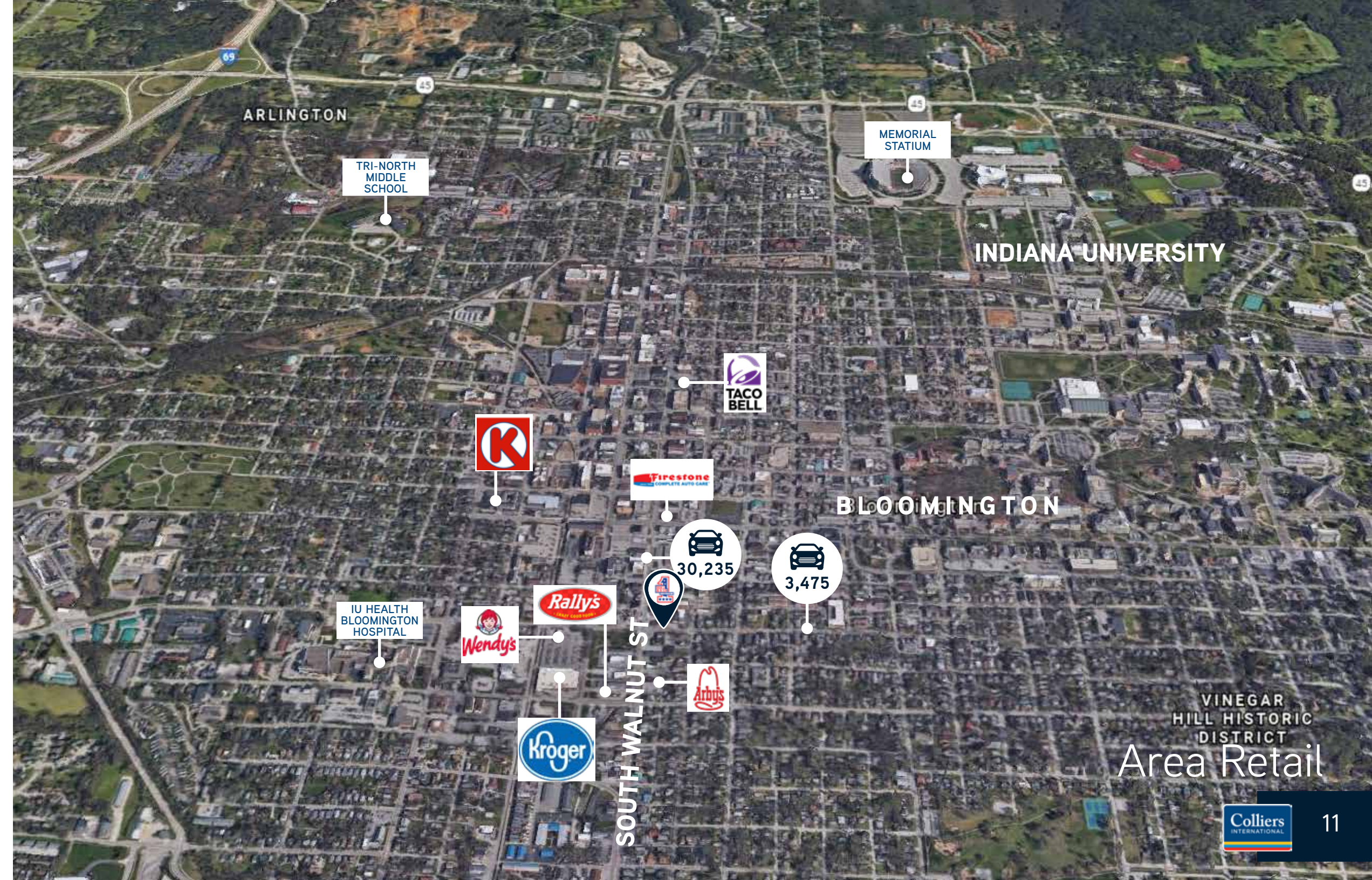
STRATEGIC LOCATION

- › Located in downtown Bloomington near the IU Health Hospital
- › Close proximity to Indiana University with a student population of 43,503
- › Surrounded by student off campus housing
- › Just around the corner from the grocery store, and major QSR's

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 1,533 SF and the land size is 0.10 acres


3 minutes	5 minutes	10 minutes
 10,075 people	 28,225 people	 72,299 people
 4,196 households	 9,798 households	 27,797 households
 \$28,121 average HHI	 \$35,356 average HH	 \$53,955 average HHI
 22.9 Median Age	 22.6 Median Age	 24.1 Median Age



490 Morton Avenue,
Martinsville, IN

 **\$586,281**
PRICE

 **6.75%**
CAP RATE

 **\$39,574**
NOI

 **8.5 YRS**
LEASE TERM

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 **Corporate**
GUARANTEE

 **2, 5 Year**
OPTIONS













Details

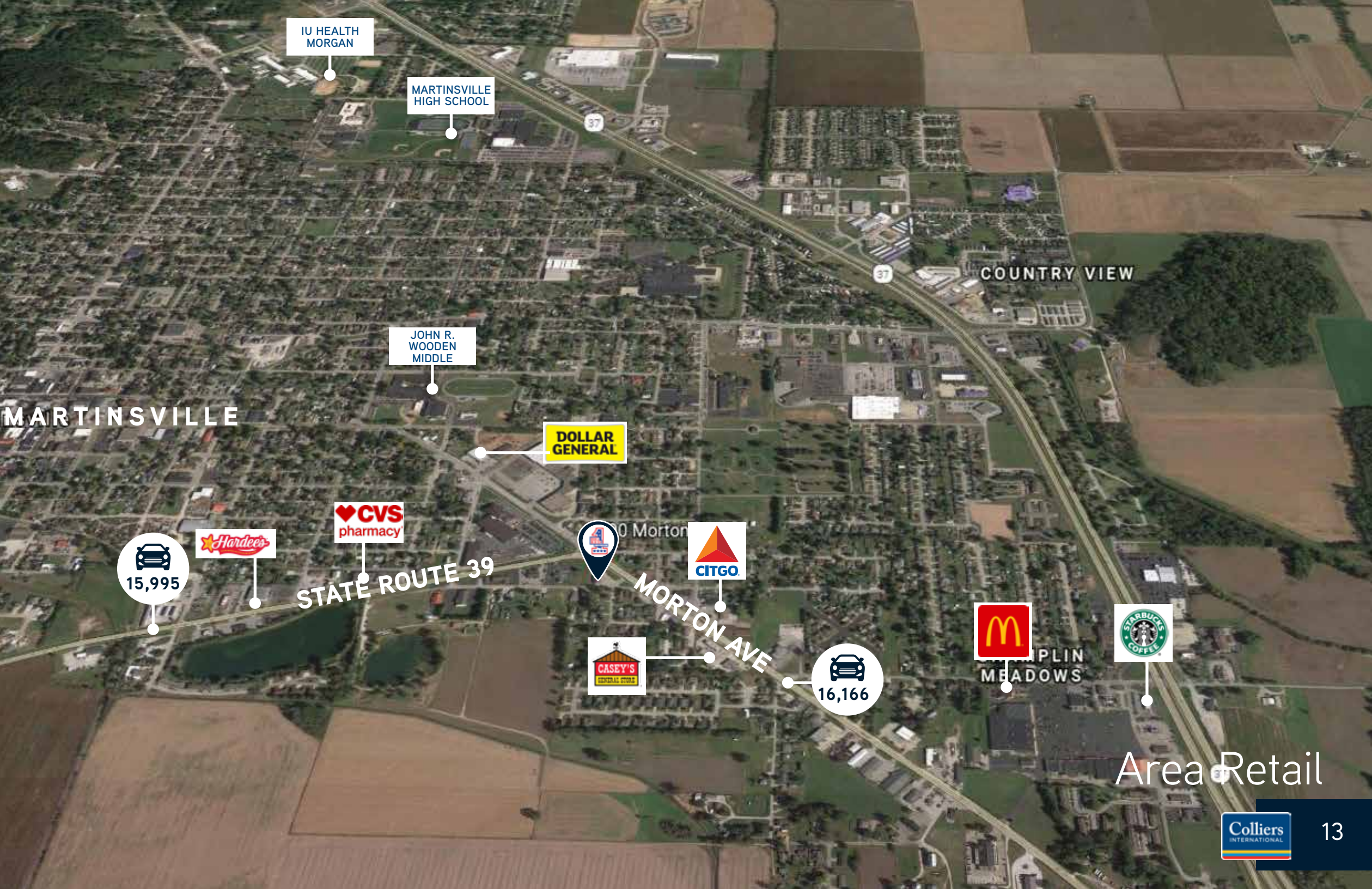
STRATEGIC LOCATION

- › Main artery from state route 37 into Downtown Martinsville
- › Down the street from John R. Wooden Middle School with a student population of 748
- › Sits at the major intersection of Morton Ave and State Route 39
- › Consumer expenditures on alcoholic beverages at home are \$1,205,588 in a 3 mile radius
- › Closest liquor store to downtown Martinsville

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 2,750 SF and the land size is 0.49 acres

3 minutes	5 minutes	10 minutes
 4,115 people	 9,282 people	 16,123 people
 1,594 households	 3,676 households	 6,277 households
 \$44,252 average HHI	 \$49,316 average HH	 \$60,244 average HHI
 39.4 Median Age	 39.0 Median Age	 39.8 Median Age




Area Retail

2259 Lafayette Ave,
Terre Haute, IN

 **\$785,185**
PRICE

 **6.75%**
CAP RATE

 **\$53,000**
NOI

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 **Corporate**
GUARANTEE

 **2, 5 Year**
OPTIONS













Details

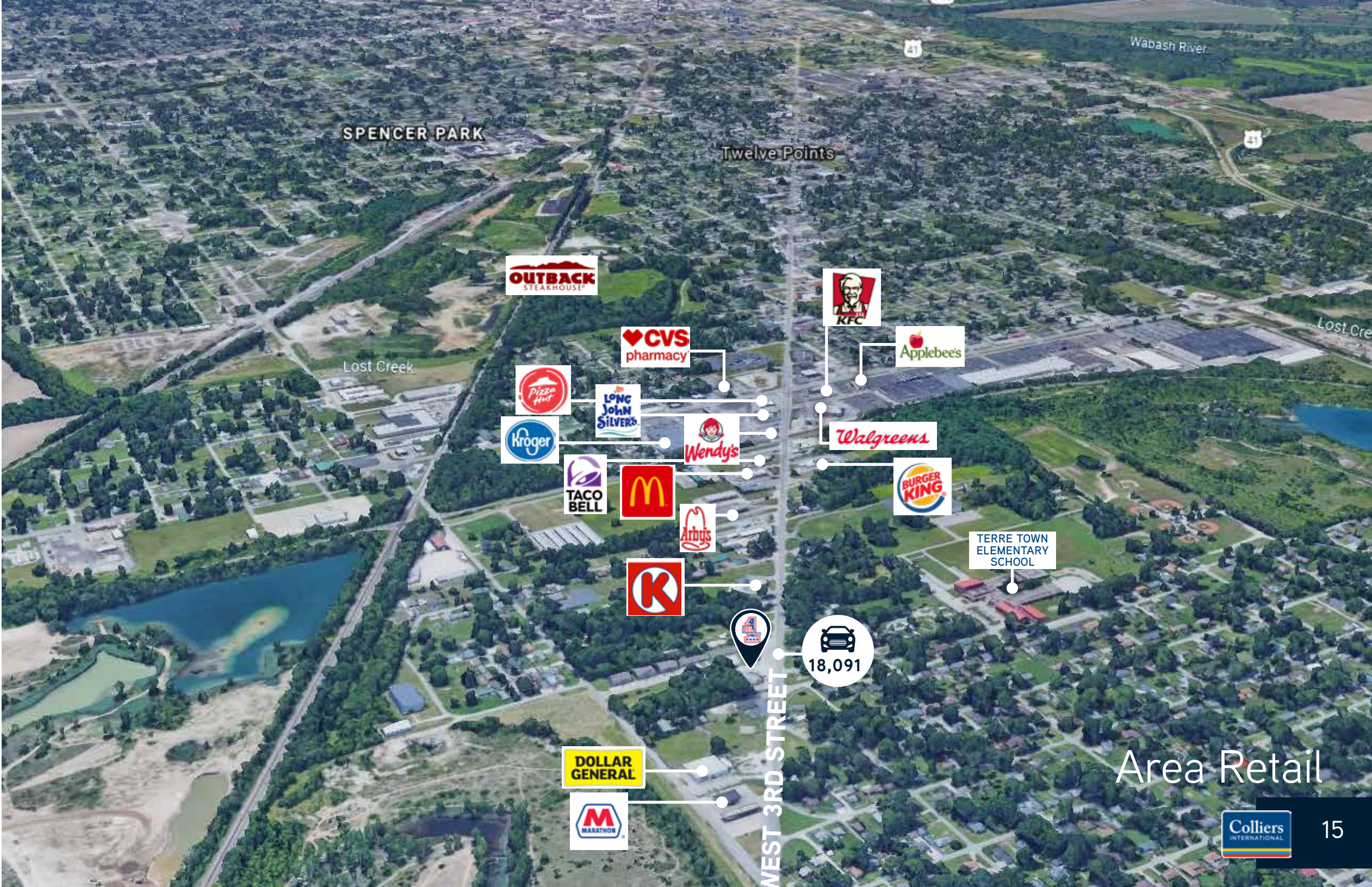
STRATEGIC LOCATION

- › Highly trafficked location surrounded by retail
- › Consumer expenditures on alcoholic beverages at home are \$2,994,511 in a 3 mile radius
- › Main retail corridor with major QSR chains including Arby's, KFC, McDonald's, Wendy's, Long John Silver's, Pizza Hut, Burger King, and Taco Bell

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 5,040 SF

3 minutes	5 minutes	10 minutes
 2,725 people	 8,600 people	 35,363 people
 1,111 households	 3,621 households	 13,511 households
 \$50,124 average HHI	 \$46,484 average HH	 \$47,553 average HHI
 43.4 Median Age	 40.9 Median Age	 35.0 Median Age



1011 N. 3rd Street,
Terre Haute, IN



\$806,370
PRICE



6.75%
CAP RATE



\$54,430
NOI



8.5 YRS
LEASE TERM



1.1.2019
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12.28.2028
EXPIRATION EST.



Corporate
GUARANTEE



2, 5 Year
OPTIONS













Details

STRATEGIC LOCATION

- › Close proximity to Indiana State University with a student population of 43,503 and Union Hospital
- › Main Retail Corridor
- › Closest liquor store north of Indian State University off campus housing
- › Young median age
- › Directly across the street from Bob Warn Field at Sycamore Stadium

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 6,000 SF and the land size is 2.93 acres

3 minutes	5 minutes	10 minutes
 4,685 people	 16,122 people	 52,507 people
 1,070 households	 5,800 households	 20,433 households
 \$32,676 average HHI	 \$34,815 average HH	 \$42,318 average HHI
 23.3 Median Age	 26.8 Median Age	 33.6 Median Age




Area Retail

226 N. 13th Street,
Terre Haute, IN

 **\$846,681**
PRICE

 **6.75%**
CAP RATE

 **\$57,151**
NOI

 **8.5 YRS**
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 **Corporate**
GUARANTEE

 **2, 5 Year**
OPTIONS













Details

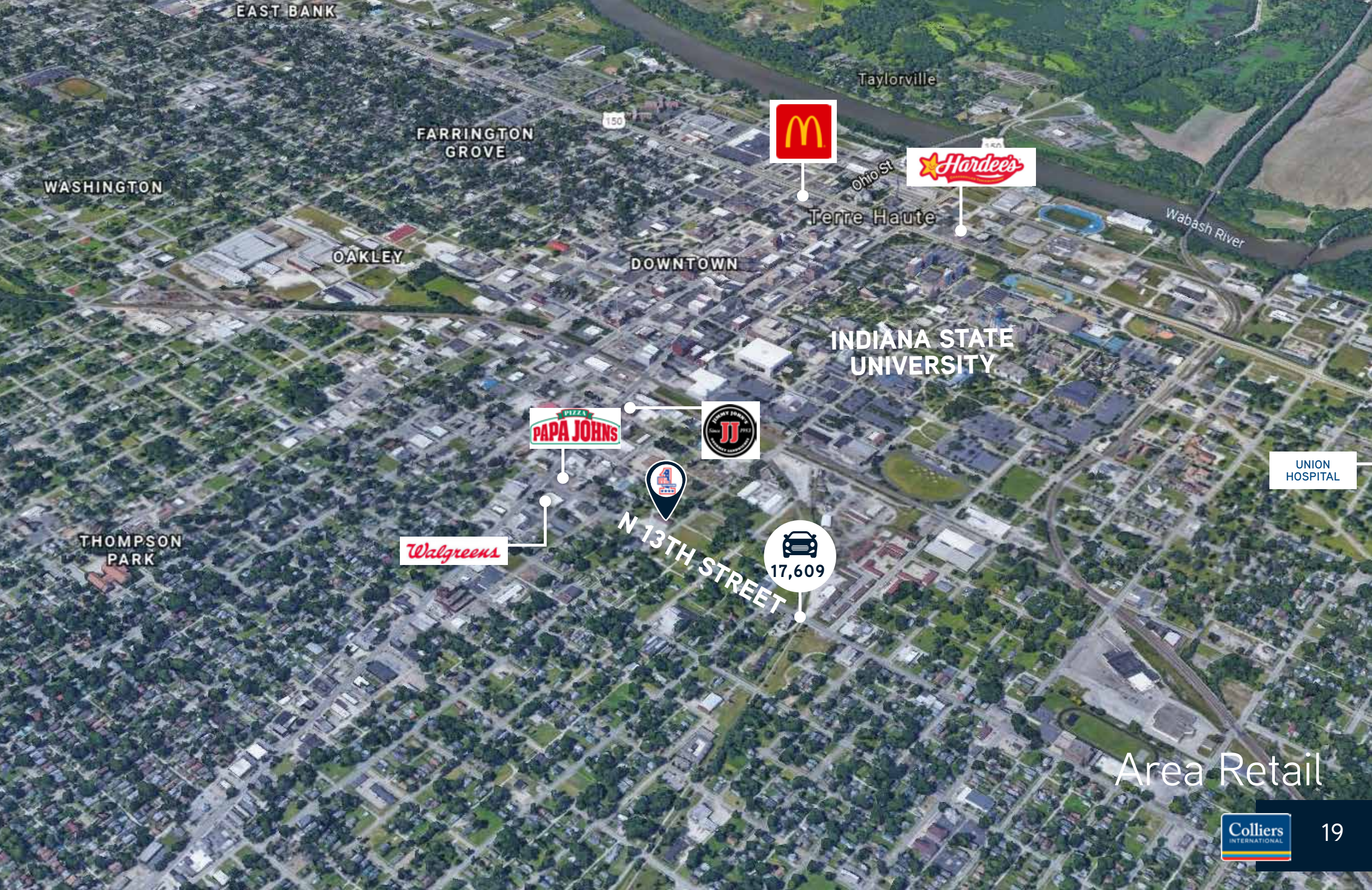
STRATEGIC LOCATION

- › Close proximity to Indiana State University with a student population of 43,503 and Union Hospital
- › Off the main Retail Corridor
- › Closest liquor store east of Indian State University off campus housing
- › Young median age

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 5,000 SF

3 minutes	5 minutes	10 minutes
 5,332 people	 20,698 people	 56,028 people
 2,170 households	 7,327 households	 22,380 households
 \$36,983 average HHI	 \$38,538 average HH	 \$46,194 average HHI
 30.9 Median Age	 28.6 Median Age	 34.1 Median Age



Area Retail

2500 Maple Ave,
Terre Haute, IN



\$480,444
PRICE



6.75%
CAP RATE



\$32,460
NOI



8.5 YRS
LEASE TERM



1.1.2019
COMMENCEMENT EST.



12.28.2028
EXPIRATION EST.



Corporate
GUARANTEE



2, 5 Year
OPTIONS













Details

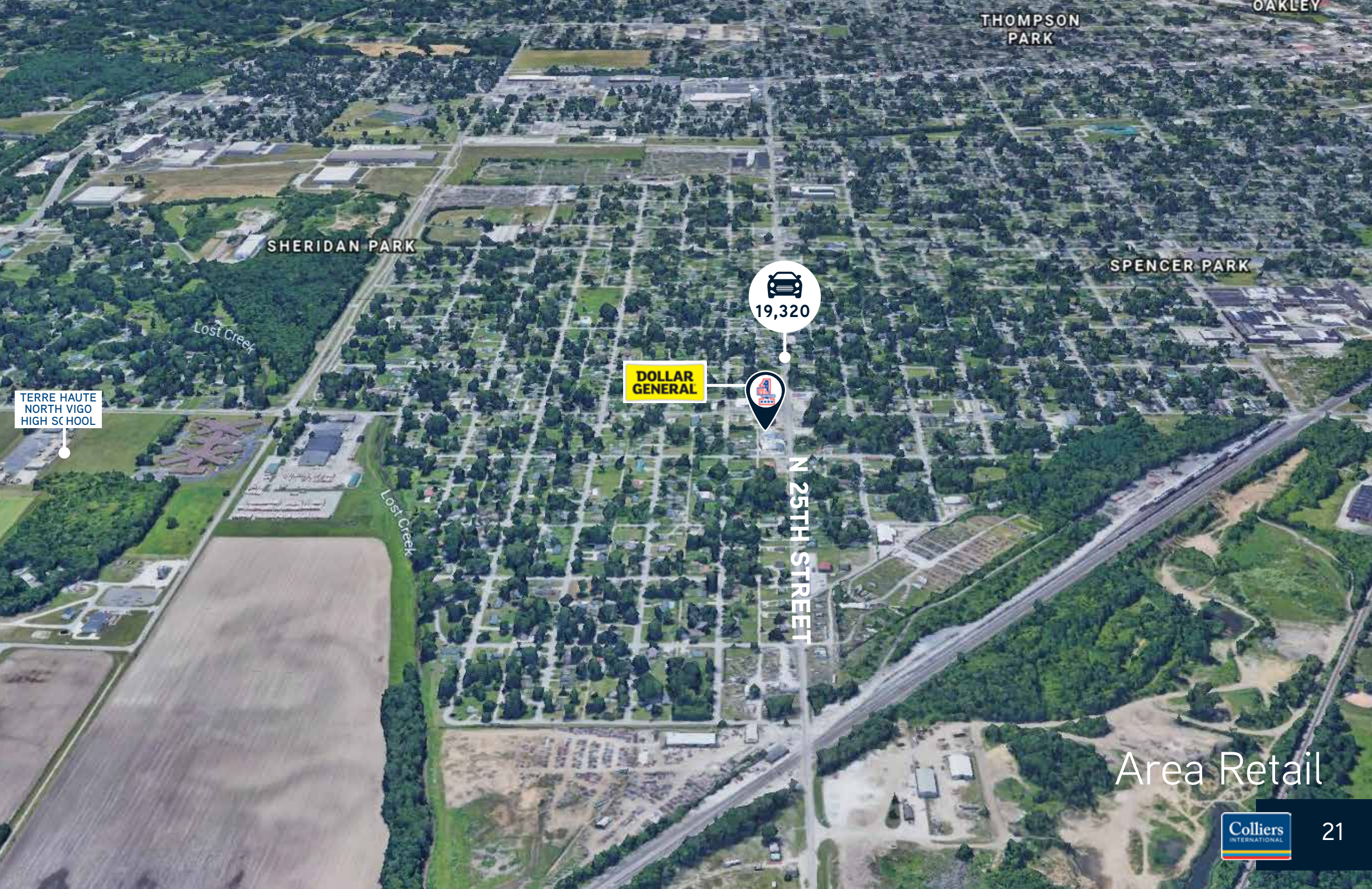
STRATEGIC LOCATION

- › Close proximity to Terre Haute North Vigo High School which has a student population of 1,783
- › Terre Houe is home to Indiana State University with a student population of 43,503
- › Surrounded by residential neighborhoods

STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN with no landlord responsibilities
- › TWG BRL, LLC bda Big Red Liquors guarantee, 59 units
- › Essential business with strong sales
- › Rent is subject to CPI every 2 years
- › Building size is 2,773 SF

3 minutes	5 minutes	10 minutes
 4,548 people	 14,631 people	 46,292 people
 1,854 households	 5,864 households	 17,626 households
 \$37,332 average HHI	 \$42,308 average HH	 \$51,560 average HHI
 38.1 Median Age	 36.7 Median Age	 34.7 Median Age



Area Retail



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at Big Red Liquor's. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the properties of the Big Red Liquor's or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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