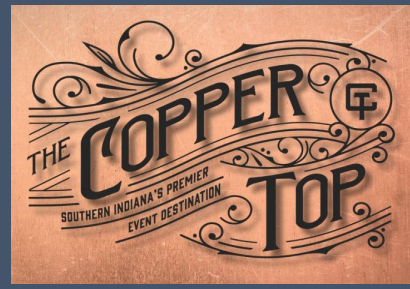




Downtown Investment Opportunity

100 St. Louis Avenue
Seymour, Indiana



CONFIDENTIALTY

100 St. Louis Avenue
Seymour, Indiana

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Millman Realty Partners, Inc. in compliance with all fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY

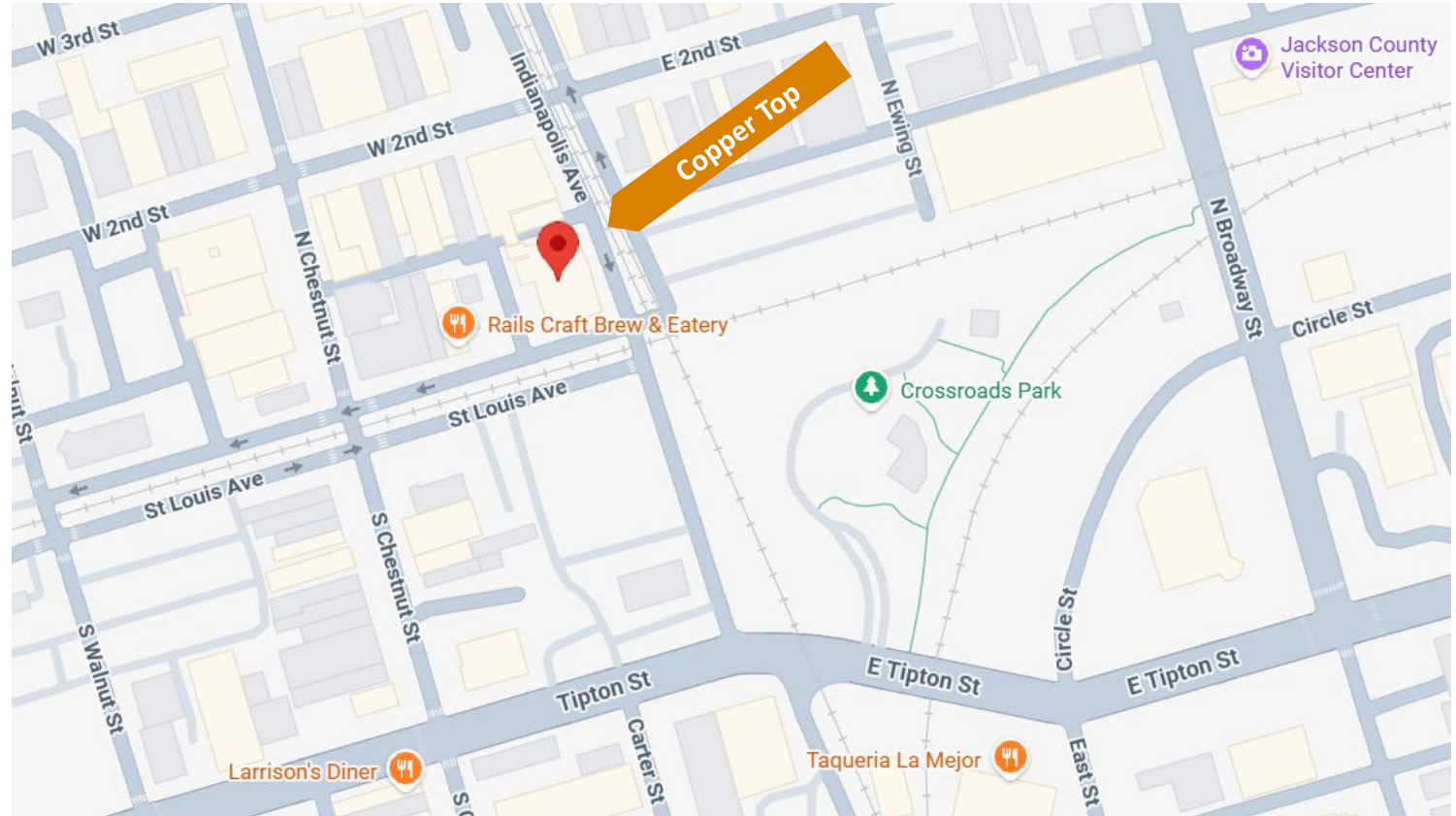
Where History Meets Possibility - Investment Opportunity

100 St. Louis Avenue
Seymour, Indiana



PROPERTY HIGHLIGHTS

- 19,424 SF (2 Level Building)
- Class A Space (Refurbished 2024)
- Year Built: 1950
- Located in heart of downtown
- 129 Parking Spaces (B&O Rail Lot)
- Developed as an Event Center
- 4 Conference Rooms
- Combination of historic charm with modern nuances



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AERIAL MAP

Where History Meets Possibility - Investment Opportunity

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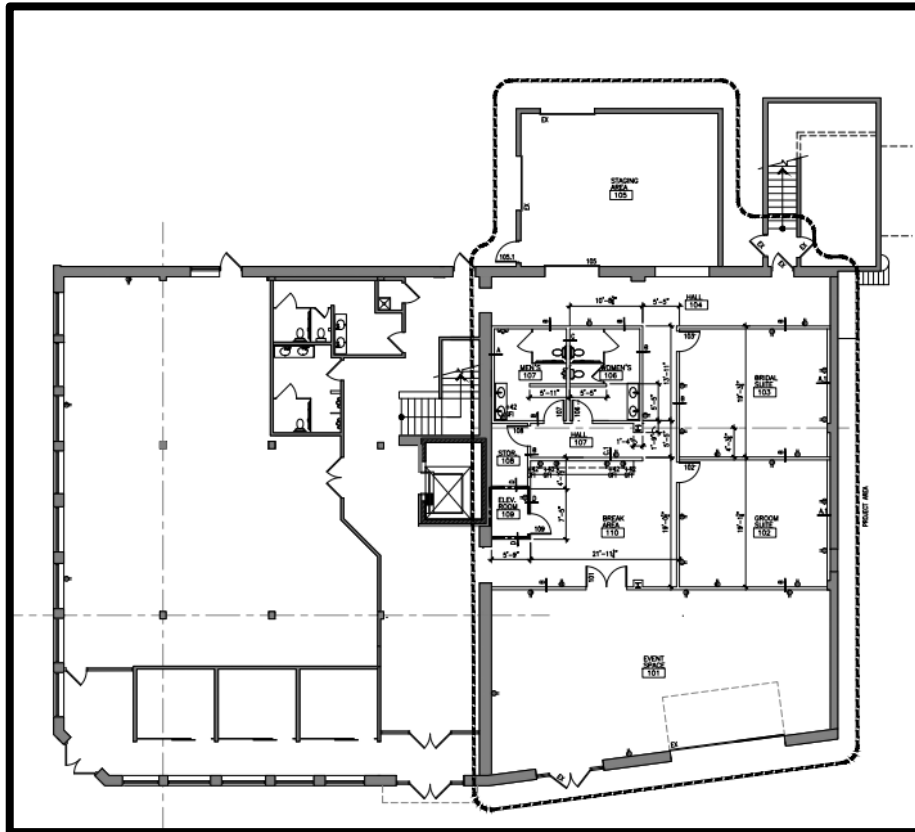
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FLOOR PLANS

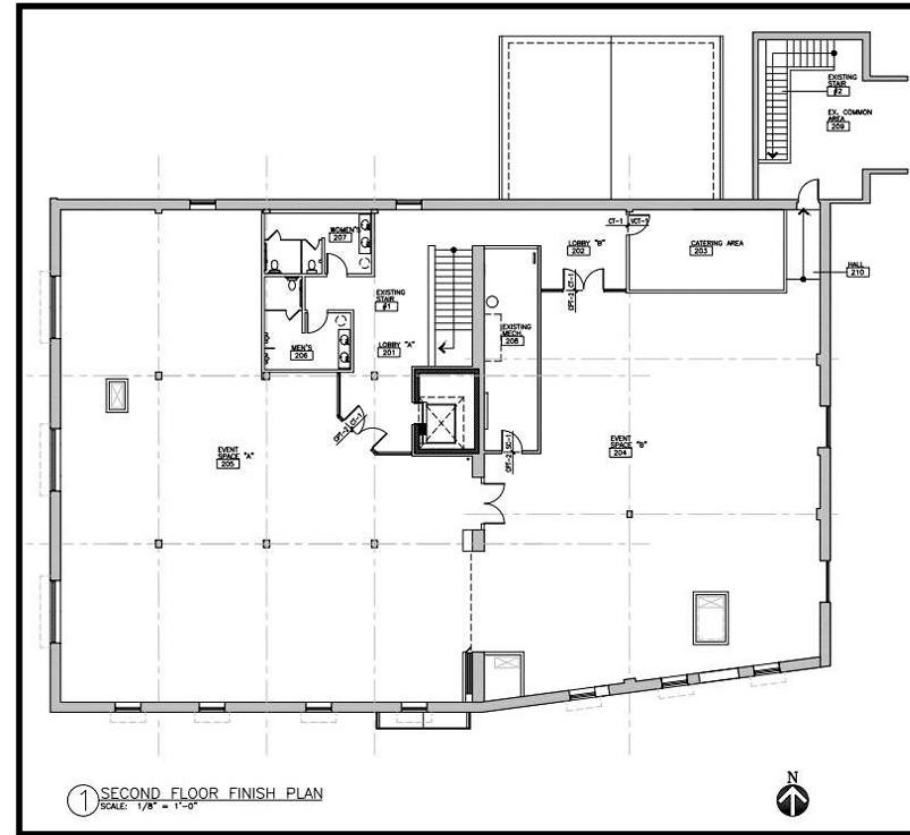
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FIRST FLOOR – 9,700 SF



SECOND FLOOR – 9,000 SF



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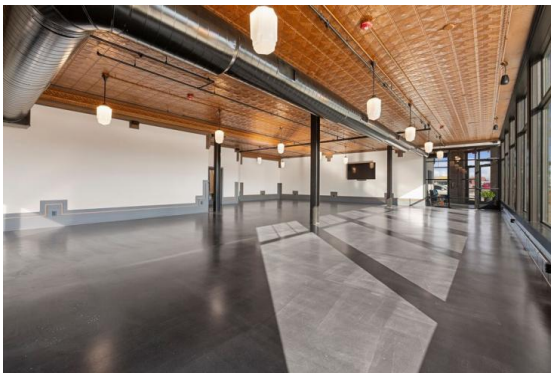
BUILDING UPDATES

Where History Meets Possibility -

100 St. Louis Avenue
Seymour, Indiana

EXTERIOR

- Durolast membrane roof with 2" of R-board (20yr Durolast warranty)
- Owens Corning 30yr dimensional shingles on garage section
- Box gutters and spouts
- Pella Architectural Reserve windows
- Old Castle brand storefront door and glass systems
- Extensive tuckpointing and repair, new limestone sills
- New paint on entire structure
- Filled in existing loading dock and installed 5" fiber-reinforced concrete pad
- New dusk to dawn exterior lighting



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BUILDING UPDATES

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INTERIOR

Structural & Thermal

- Gutted to masonry walls in 95% of the building
- New infill wood and steel framing throughout
- Repaired and renovated CMU elevator shaft
- New thermal insulation and sound batting in 95% of the building
- New 5/8" Type X fire-rated drywall in 95% of the building

MEP

- New above grade plumbing infrastructure throughout, several updates to subgrade infrastructure
 - New 2" domestic water service
 - Pex manifold system, tankless gas water heater, mop basin, handwash sink, all restroom fixtures

- New electrical throughout (fed from existing 3-phase power)
- New HVAC systems (Seven rooftop gas units), spiral duct throughout
 - Seven gas rooftop units
 - Gas fired ceiling unit in back stairwell / storage area
- Updated fire suppression / sprinkler system and fire alarm/monitoring system
- New data / WiFi infrastructure, 20-camera (interior & exterior) security system
- New access control / FOB system on both main entrances and service entrance, Main Hallway, Suite 3, First Floor Event Space, Second Floor Event Space (both entrances)
- Touchpad access on Main Floor Utility Room, Janitor's Closet, Storage Closet, Suites 1 & 2, Second Floor Mechanical Room, Staging Kitchen
- New sound system throughout (Controls and use through WiFi)
- New hydraulic elevator



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BUILDING UPDATES

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FINISHES

- New interior solid core 7' moulded doors and architecturally appropriate millwork throughout
- Schlage door hardware throughout
- New paint throughout
- Natural stone counter tops and faux hammered copper (stainless steel) sinks in four restrooms, custom-made reclaimed poplar countertop in Kitchenette
- New refrigerator and cabinetry in Kitchenette
- New plumbing fixtures throughout (pressure-assist American Standard toilets, urinals, Delta brand faucets, etc)
- New composite partitions in all restrooms
- New electric hand dryers in all restrooms
- New 6' tall ceramic tile wainscoting in all six restrooms, mop basin surround in Utility Room
- ceiling and roof framing components on Second Floor
- High definition wall-mounted TVs in Main Level Event Room, Lobby, all three conference rooms, Suite 1 and Suite 2
- New epoxy flooring in front half of main level, new porcelain tile flooring in Second Floor restrooms, Staging Kitchen, elevator
- Refurbished original red oak stair treads on main stairway, maple hardwood in front half and Mixed Fir in back half of Second Floor (oil solvent finish for easy maintenance)
- New LED lighting throughout (majority of which is dimmable)
- New architectural features throughout; Space Guard Beast Wire cages around ducting and sprinkler main, oil-finished exposed rough sawn



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AERIAL VIEW

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PHOTOS

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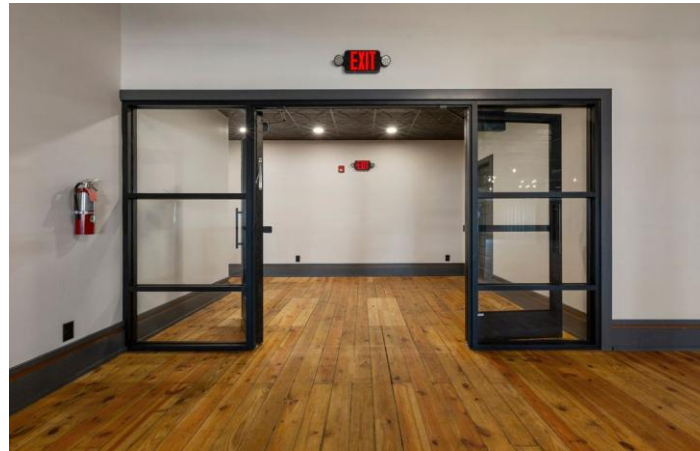
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DEMOGRAPHICS

Seymour, Indiana

400 South Airport Road
Seymour, Indiana

Demographics Based Upon 12 Min. Drive Time

Total Population: 25,960

Median Household Income: \$50,539

Average Household Income: \$60,948

Median Age: 38.6

Housing Units: 11,064

Information taken from ESRI

Jackson Co. Population: 47,420

Workforce: 23,401

Average Wage Per Job: \$57,520

Manufacturing Jobs: 29.5% of workforce

Average Manuf. Wage: \$71,598

Education Bachelors or greater: 20.3%

Information taken from Stats Indiana



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AREA RETAILERS

Where History Meets Possibility - Investment Opportunity

100 St. Louis Avenue
Seymour, Indiana

Seymour, Indiana has an array of retailers in the marketplace, here is a listing of just a few...

GROCERY STORES

Jay-C operated by Kroger
Foods Plus operated by Kroger
Aldis

RETAILERS

Walmart
JC Penney
Ollies
Hibbett Sports
Pet Sense
B Loved
Maurices
Big Lots
Shoe Carnival
GNC
Ellis Jewelers
Harbor Freight
Home Depot

RESTAURANTS

Applebees
Bonanza
Chilis
Steak N Shake
Freddy's
McDonalds
Burger King
Hardees
White Castle
Arbys
Subway
Papa Johns
Pizza Hut
Taco Bell
Rally's
El Nopal
San Marcos
Puerto Vallarta

KFC
Popeyes
The Pines
Culvers

AUTO PARTS & TOOLS

Auto Zone
Advance Auto
O'Reillys
NAPA
Harbor Freight
Ace Hardware

FARM STORES

Tractor Supply
Premier Ag

DOLLAR STORES

Dollar General
Family Dollar
Dollar Tree

WORKOUT FACILITIES

Anytime Fitness
Seymour Fitness
Studio Health
Seymour Health & Fitness
Cross Fit

PHARMACIES

CVS
Walgreens
Family Drug
Walmart



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LOCAL EMPLOYERS

Where History Meets Possibility -

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Seymour, Indiana

Jackson County, Indiana has a vibrant economy with unemployment hovering around 3%. Seymour is the hub for business activity with two industrial parks and many employers.

MAJOR EMPLOYERS IN SEYMOUR

Aisin USA

Valeo North America, Inc.

Cummins Engine Company

Nippon Steel Tube America

Lannett Company, Inc.

Particle Dynamics

Silgan Plastics

Golden Endeavors

Excel Tool

The Royal Group

Dickson's Inc.

Wal-Mart Distribution

Schneck Memorial Hospital

RR Donnelly

Pet Supplies Plus Distribution

Columbus Container

Seymour Housewares Corp.

Seymour Manufacturing

BTS5

O&K

Royalty Roofing

Note: There are many other employers in Jackson County.



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THE MARKET | Seymour Overview

Seymour was recently noted as one of the fastest growing cities in Indiana according to the *Indianapolis Business Journal*. Seymour is considered the crossroads of Southern Indiana well located intersected by I-65 and U.S. Highway 50, only 65 miles south of Indianapolis and 60 miles north of Louisville, Kentucky and 90 miles from Cincinnati, Ohio. Seymour has a diversified economic base of employment in manufacturing-related industries including automotive, plastics and pharmaceuticals.



The city is centrally located making it a distribution hub for many regional industries. The city is served by a Federal Airport, Freeman Field and intersected by two rail lines traveling north-south and east-west.

CASE FOR SEYMOUR

- The Jackson County Learning Center has classes available from Ivy-Tech, IUPUI, Harrison College and other secondary higher learning institutions
- Expansion of Runway at Freeman Field will allow for larger air traffic
- Seymour is a center for retail trade serving four counties, with seven retail centers and choice of many restaurants
- Population of Jackson County: 43,884

Seymour's strategic location between the two large cities in the region — Indianapolis and Louisville provides the opportunity to assist in the support of large events like the Indy 500 and Kentucky Derby, and other large events like the recent Super Bowl. Motels include the recently built Fairfield Inn and Holiday Inn Express, the Hampton, Days Inn, Knights Inn, Econo Lodge, Motel 6, Super 8, Allstate Inn and others with a total of over 800 rooms for lodging in town.



Area Employers

Schneck Medical Center recently completed a \$44 million dollar expansion serving Jackson and surrounding areas with a staff of 1000 employees.

Wal-Mart Distribution employs 1057 people providing stability as a community partner.

Lannett and JD Pharmatech are the largest local life science employers in our area with a financial impact of over \$430 million of annual sales.

Aisin USA, Valeo, Seymour Tubing, Cummins Engine Company and others employ 10,000+ employees in Seymour catering to the needs of the automotive market. Also, a long line of tool makers follow their contingency providing products for automotive and other industry.

The Market



RETAIL DESTINATION

A potpourri of retail centers offers many shopping destinations to local residents including JC Penney, Maurices, Hibbetts, Orscheln and Tractor Supply, Wal-Mart, Home Depot, Foods Plus and Jay-C Store, Save-A-Lot, Aldis, Dollar General, Family Dollar & Dollar Tree, and other national chains. These stores combined with a savory flavoring of many well-run family businesses like Seymour Hardware, local jewelers, and others provide many choices.

There are many national and local restaurant options available including Applebees, Chilis, Ryans, Bonaza, Cracker Barrel, Tumbleweed, El Nopal Mexican, Batar, China Buffet, Rails and of course the full array of all the quick service restaurants.

**CULTURE & ENTERTAINMENT**

The Southern Indiana Center for the Arts offers a great deal to the community in art exhibits and classes. The Royal Off the Square Theatre in Brownstown offers theatric productions and special events throughout the year. There is an endless array of outdoor activities with close proximity to Jackson/Washington State Forest offering 22,000 acres of woods, lakes, ponds, hiking trails, camping, swimming, biking, learning classes and more.



The Seymour Oktoberfest, Brownstown Melonfest, and Fort Vallonia Days provide a local flair of entertainment and novelty in the Fall. And of course, the Jackson County Fair is the state's Blue Ribbon Fair the highlight of the summer with a variety of events and entertainment for young and old.

Seymour is a short drive to Indiana University where events at the IU Auditorium are held throughout the year. Close proximity to large metropolitan areas offers many choices. A staple of local wineries are just a taste away including Seymour's own Chateau De Pique.

**HIGHER EDUCATION**

Seymour's new \$2.4 million education center will offer classes from IVY-Tech, Harrison College and IUPUI. All of these schools are state accredited and offer opportunities to those seeking advanced education in technology, business, and health related occupations with a variety of programs offering two year degrees.



The Market



ANTHONY WALKR
Real Estate Broker



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PROFESSIONAL BACKGROUND

Anthony Walker has been a Realtor since 1996 and understands the complexities and nuisances of commercial and residential real estate. He has completed hundreds of transactions of all sizes. He has developed a growing portfolio of commercial real estate sales since joining Millman Realty Partners. He is constantly striving to improve his knowledge and skill set. He has taken on his own personal projects rehabbing a downtown building and has flipped many residential homes in our area.

Anthony also enjoys working with home sellers and buyers no matter their stage in life – moving up, downsizing or seeking a second home in the country or woods. Anthony knows South Central Indiana growing up in Columbus and living in Seymour since 1993. Over the course of his career, he has helped homeowners in Bartholomew, Jackson, Brown and Jennings Counties. He has intimate knowledge of investing, and flipping and new construction working with select builders and investors; and along with his wife Kelly own investment properties.



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ROB MILLMAN

CCIM | Managing Broker



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PROFESSIONAL BACKGROUND

Rob Millman recently started his own company Millman Realty Partners based in South Central Indiana and specializes in the brokerage of commercial real estate encompassing net leased, multi-family and other investment properties. Rob Millman, CCIM has been involved in sales and marketing for over 35 years and involved in real estate marketing for over 26+ years as a broker for Millman Realty Partners, South Central Realty dba Coldwell Banker, Prudential and Berkshire Hathaway Indiana Realty. During his tenure Rob received numerous awards and accolades as a top producer. Rob is a graduate of Vincennes University with an A.S. Degree and Purdue University with a B.S. Degree with an emphasis on Agricultural Economics and M.A. from Liberty University. Rob began his career in residential real estate and progressed over time to work in the area of commercial sales and acquisitions. He has completed over 1,500 real estate transactions. Rob has a strong work ethic and a passion to assist those who choose to work with him developing and cementing many long-term relationships. His mantra of providing "Spectacular Customer Service" is noted by those who have established a relationship with him. Rob Millman's personal business philosophy is to provide a high degree of client satisfaction building and sustaining long term relationships built upon mutual trust. He along with Millman Realty Partners is committed with integrity and professionalism to each assignment implementing solutions to fit our client's strategic, operational and financial goals.



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