

NET LEASE INVESTMENT OPPORTUNITY - \$1,200,000 – 8.67% Cap



FOR SALE – encompass SIMPLY PARTS

42-Years on Site | Fresh 3-Yr Lease Extension

900 East Diamond Avenue, Evansville, IN 47711

INVESTMENT HIGHLIGHTS



Net Lease Investment Opportunity – Ideal 1031 Exchange



Single-tenant lease guaranteed by Parts Town, a privately-held, international parts supply firm with annual revenues of \$2.5B



Consecutive lease renewals since 1983 – high probability of future renewal given long-term tenancy



Freshly renewed for 3 years through April 2028 – 3% Annual Rent Bumps



Below-market rent of \$7.25/SF NNN – 21% below the market rate of \$9.20/SF for comparable flex properties



Highly attractive submarket due to tight market conditions with 1.3% vacancy rate and no new construction in the market



Corner location with frontage on heavily trafficked S.R. 66 at center of Evansville's airport industrial market



Simple metal construction with metal roof – limited Landlord responsibilities



**NET OPERATING
INCOME**

\$104,075

PRICE

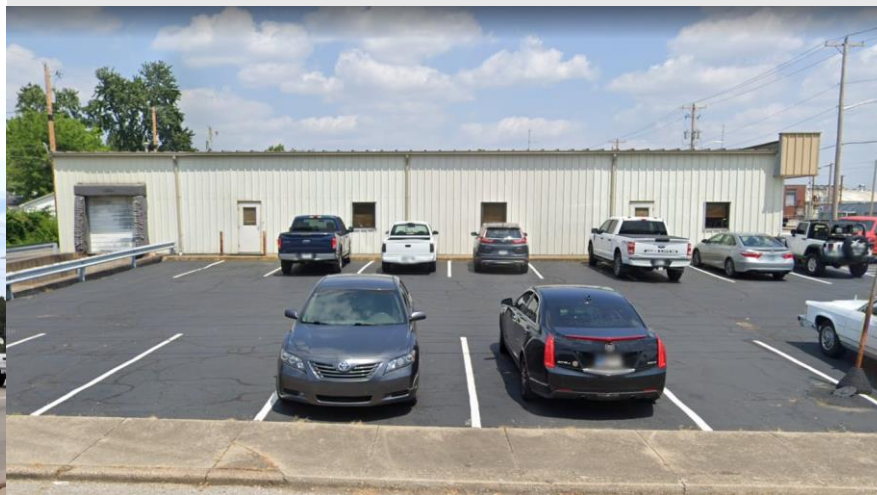
\$1,200,000

CAP RATE (YR 1)

8.67%

PROPERTY DESCRIPTION

Address:	900 E Diamond Avenue Evansville, IN 47711
Building RSF:	14,700 SF
Year Built:	1983 – Built for Evansville Appliance Parts
Type:	Single-story metal building
Use:	Warehouse/distribution-supply chain
Site:	0.77+/- Acres
Parcel IDs:	82-06-17-031-085.021-029 82-06-17-031-085.017-029
Parking Lot:	26 spaces in excellent condition; new overlay & striping in 3 rd quarter 2023
Roof:	Standing seam metal roof; maintained annually
Ceiling Height:	10'-13' clear
Receiving Area:	One, recessed tailgate receiving dock



TENANT HIGHLIGHTS



In 2024, Parts Town Unlimited was named to the Inc. 5000 list of America's fastest-growing companies for the 16th consecutive year.

Formed in 1953, Encompass is one of the country's largest suppliers of repair parts and accessories for products throughout the home. Encompass also offers complete parts supply chain management, 3PL, depot repair and reverse logistics service. In addition to consumers, we support an array of B2B customers, including manufacturers, multi-family property management, warranty providers, service networks, independent dealers and retailers.

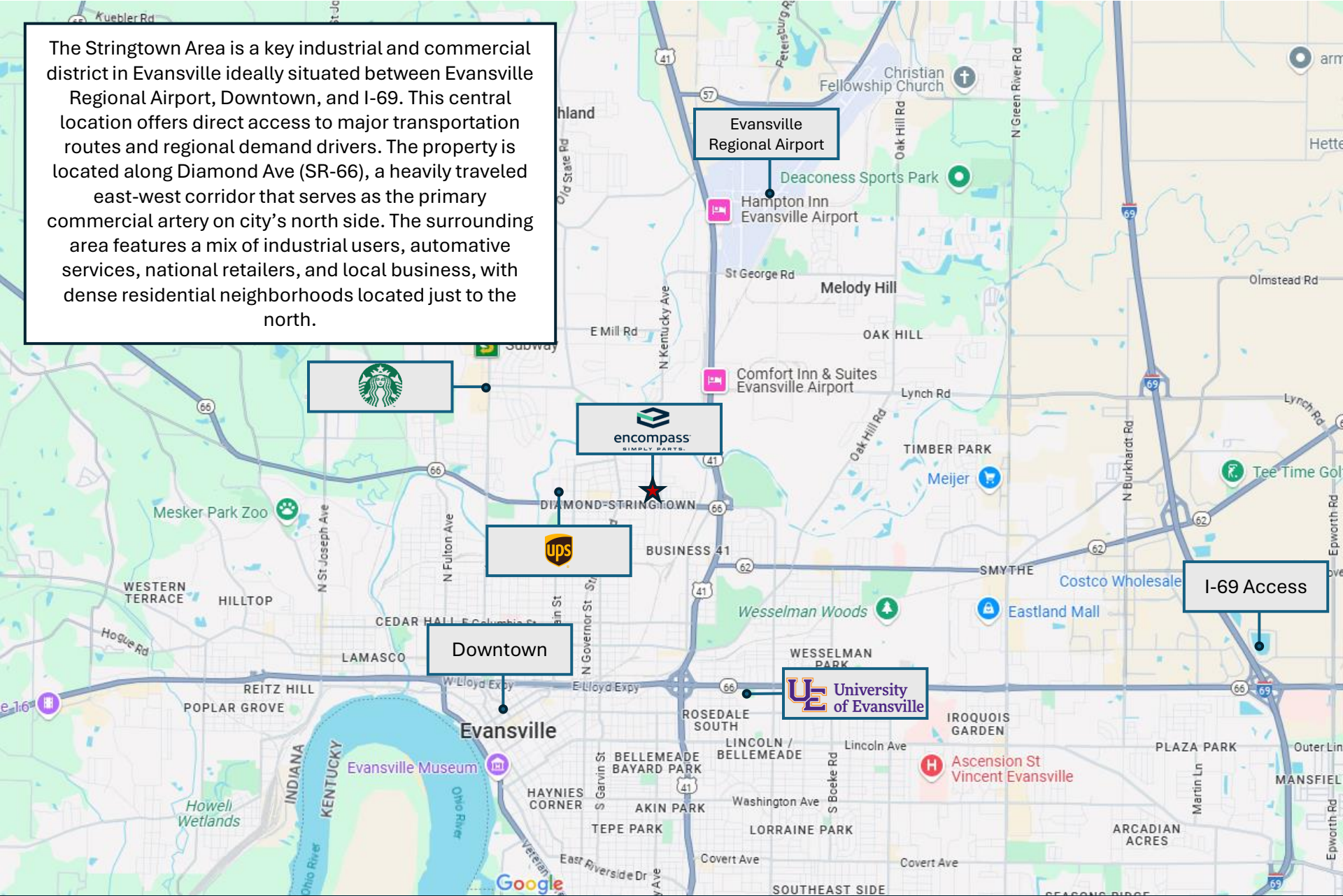
In 2022, Encompass was acquired by Parts Town – the global market leader in foodservice equipment parts distribution – to expand its residential parts division, along with Dayton Appliance Parts. Dayton Appliance Parts Co., founded in 1937, is a multi-line appliance parts distributor based in Dayton, OH. With branches in Cincinnati and Columbus, OH; Indianapolis and Evansville, IN; Huntington and Charleston, WV. The Evansville location, previously operated as Dayton Appliance Parts, was rebranded to **encompass SIMPLY PARTS**.

Parts Town Unlimited, the parent company of Parts Town, the global leader in high-tech distribution of OEM foodservice equipment parts, residential appliance parts, HVAC parts, consumer electronic parts, and related products, announced annual revenue of \$2.5 billion for 2024. The group now includes 46 brands across 147 global locations serving 171 countries and has grown to more than 5,500 team members worldwide.



SR 66 – Diamond Avenue - 25,947 VPD

The Stringtown Area is a key industrial and commercial district in Evansville ideally situated between Evansville Regional Airport, Downtown, and I-69. This central location offers direct access to major transportation routes and regional demand drivers. The property is located along Diamond Ave (SR-66), a heavily traveled east-west corridor that serves as the primary commercial artery on city's north side. The surrounding area features a mix of industrial users, automotive services, national retailers, and local business, with dense residential neighborhoods located just to the north.



LEASE HIGHLIGHTS



Tenant: encompass SIMPLY PARTS*

**As successor to Dayton Appliance Parts, successor to Evansville Appliance Parts. The Building was originally a build to suit for Evansville Appliance Parts. The tenant has been in continuous occupancy since 1983.*

Size (RSF): 14,700 SF

Lease Guarantor: PT Holdings, LLC
d/b/a Parts Town

Current Lease: April 2021 – April 2025
First Amendment: May 2025 – April 2028

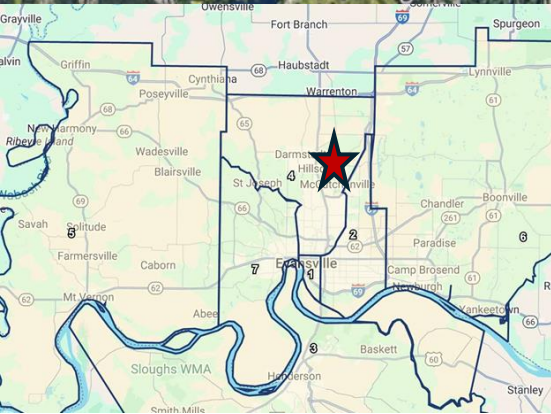
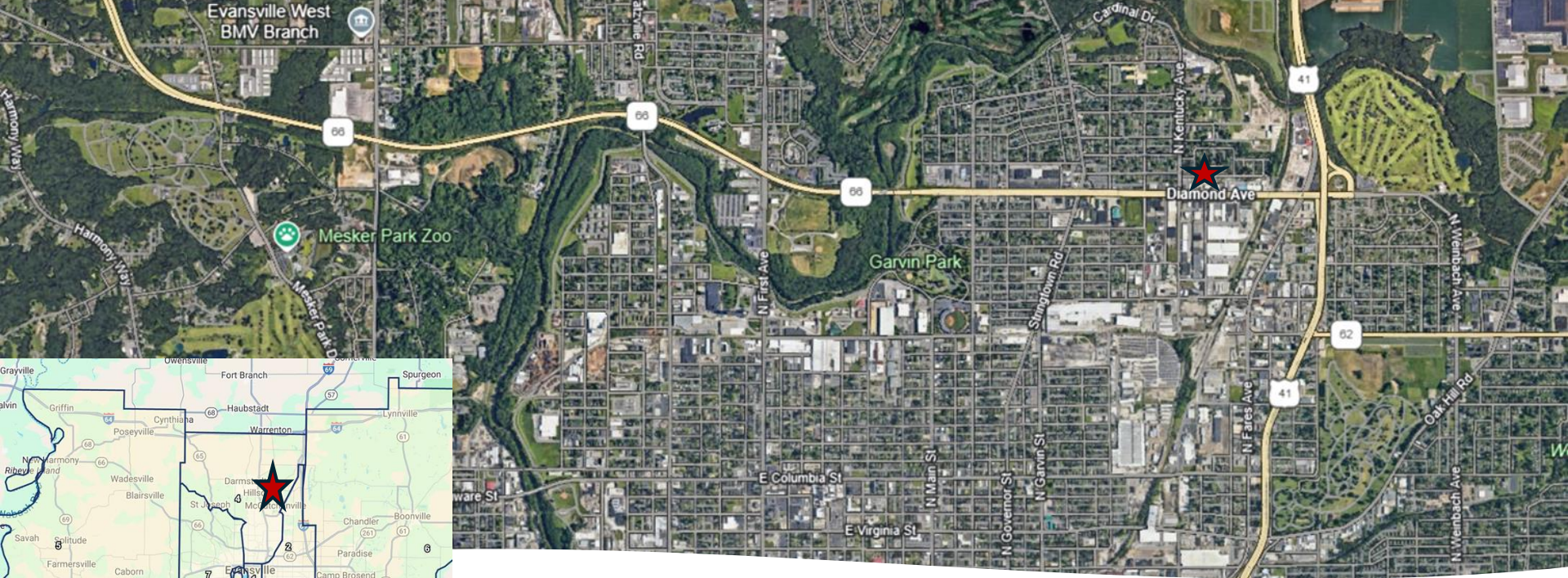
Lease Type Net with 3% Annual Bumps

Annual Rent:
5/2025 - \$106,575 - \$7.25/SF
5/2026 - \$109,772 - \$7.47/SF
5/2027 - \$113,065 - \$7.69/SF

Landlord Responsibilities: Roof, Foundation, Structure & Parking Lot

PROFORMA

RSF	14,700	
ESTIMATE OF NET OPERATING INCOME	Year 1 Forecast	\$/SF
Base Rent Income	\$106,575	\$7.25
NNN Recoveries- Tax & Insurance	\$10,828	\$0.74
TOTAL REVENUES	\$117,403	\$7.99
Real Estate Taxes	\$6,880	\$0.47
Insurance	\$3,948	\$0.27
Annual Roof & Parking Inspections/R&M	\$2,500	\$0.17
TOTAL OPERATING EXPENSES	\$13,328	\$0.91
NET OPERATING INCOME	\$104,075	\$7.08



EVANSVILLE INDUSTRIAL FLEX MARKET

- Highly attractive industrial flex location at the center of Evansville's industrial airport market
- The North/Airport submarket is the largest submarket in Evansville, with 18.6M square feet and a 4.6% vacancy rate
- No new construction in 2025
- Average market rent for flex/warehouse is \$9.20/SF
- Flex warehouse vacancy rates are very tight at just 1.3% throughout Evansville
- Situated with direct frontage along State Road 66, just west of U.S. Highway 41

EVANSVILLE MARKET HIGHLIGHTS

- No new warehouse flex construction has started since Q2 2022, with the most recent deliveries completed in Q2 2023, underscoring a limited inventory
- Limited tenant alternatives, driven by tight vacancy and a lack of new supply, increase the likelihood of lease renewal or rapid re-lease
- Three-year hard term lease with rent 21% below market, creating a significant market to market opportunity
- Market rent growth of 1.5% per year
- Ports of Indiana and the Evansville Regional Economic Development Partnership (E-REP) have formed a new strategic alliance to further expand trade and economic development for the Evansville Region and the State of Indiana. The Evansville Region is home to the state's largest port, Ports of Indiana-Mount Vernon, which contributes over \$1 billion in annual economic impacts to the state economy.
- This region has tremendous logistics advantages, including the country's busiest inland port district, access to five Class I railroads, the median center of the U.S. population and the soon-to-be-completed I-69 super corridor that will connect Canada to Mexico.



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For More Information, please contact:

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