OFFERING MEMORANDUM

Lake Pointe III & IV

Note Sale with Deed-In-Lieu

Indianapolis, IN

Colliers Detroit
400 W 4th Street Suite 350
Royal Oak, MI 48067
colliers.com /detroit

Table of Contents

4 The Opportunity

18 Recent Market Sales

22 Submarket & Regional Overview

Disclaimer

DISCLAIMER: This Offering Memorandum contains select information pertaining to the business and affairs of the Note Sale with Deed-in-Lieu (the “Note Sale with DIL”) for Lake Pointe III & IV, located at 8470 and 8520 Allison Pointe Blvd, Indianapolis, IN (the “Portfolio,” “Properties,” “Assets,” or “the Collateral”) and has been prepared by Colliers. 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 Properties. 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. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, Colliers or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or 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, you agree:

1) The Offering Memorandum and its contents are confidential;
2) You will hold it and treat it in the strictest of confidence
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; and
4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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

If you wish not to pursue negotiations leading to the acquisition of the Properties or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Portfolio and Note Sale with DIL including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Properties, 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 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 Properties. This Offering Memorandum shall not be deemed to represent the state of affairs of the Note Sale with DIL or constitute an indication that there has been no change in the state of affairs of the Note Sale with DIL or Portfolio since the date of this Offering Memorandum.

The Opportunity

The Opportunity

Executive Summary

Property Description
Lake Pointe III

Address
8470 Allison Pointe Blvd
Indianapolis, IN 46250

Number of Tenants
8 Tenants
(Excluding Management Office & Fitness Center)

Parcel ID
49-02-21-125-027.000-800

Lot Size
4.15 AC

Net Rentable Area
89,910 SF

Parking
320 Surface Spaces

Number of Stories
4

Year Built
2000

Occupancy
63.91%

Zoning
C-4

Executive Summary

Property Description

Lake Pointe IV

Address
8520 Allison Pointe Blvd
Indianapolis, IN 46250

Number of Tenants
10 Tenants
(Excluding Tenant Lounge & Conference Room)

Parcel ID
49-02-21-125-033.000-800

Lot Size
4.33 AC

Net Rentable Area
81,542 SF

Parking
320 Surface Spaces
Covered Spaces Are Available

Number of Stories
4

Year Built
1998/2020

Occupancy
69.66%

Zoning
C

The Opportunity

Portfolio Overview

Colliers is pleased to present the Note Sale with Deed-in-Lieu (DIL) for Lake Pointe III & IV located at 8470 & 8520 Allision Pointe Blvd (the "Portfolio," "Properties," "Assets," or "the Collateral") in Indianapolis, Indiana.

Lake Pointe III & IV are two well-maintained office buildings with modern interiors and beautiful tenant amenities. Built in 2000, Lake Pointe III is an 89,910 square foot, 64% occupied, 4-story office building located on 4.15 acres. Lake Pointe IV, built in 1998 and renovated 2020, is an 81,542 square foot, 70% occupied, 4-story office building positioned on 4.33 acres. The two Assets have a combined occupancy of 67% and feature a combined WALT of approximately 3 years. <u>This Note Sale includes the ability of a deed-in-lieu of foreclosure (DIL), providing a direct path to title and ownership of the real estate.</u>

The two Properties feature an excellent location near the intersection of I-465 and Allisonville Rd. I-465 is traveled by over 146K vehicles per day and Allisonville Rd features nearly 52K vehicles per day. Additionally, E 82nd St just south of the two Assets features nearly 30K vehicles per day.

The Portfolio is located in a core demographic with nearly 166K people with a median household income exceeding $92,500 within a 5-mile radius. Additionally, there are over 11,400 businesses employing 164,500+ people within a 5-mile radius where the unemployment rate is only 3.3%.

Overall, this sale provides an investor with an excellent opportunity to acquire the Note with a clear path to ownership for two well-positioned office buildings with upside potential through continued lease-up efforts that can drive NOI growth.

<u>**Note:** The Seller is providing acquisition financing related to the sale. Details on the financing along with the current loan documents will be available in the Tier 2 vault for registered and approved Bidders.</u>

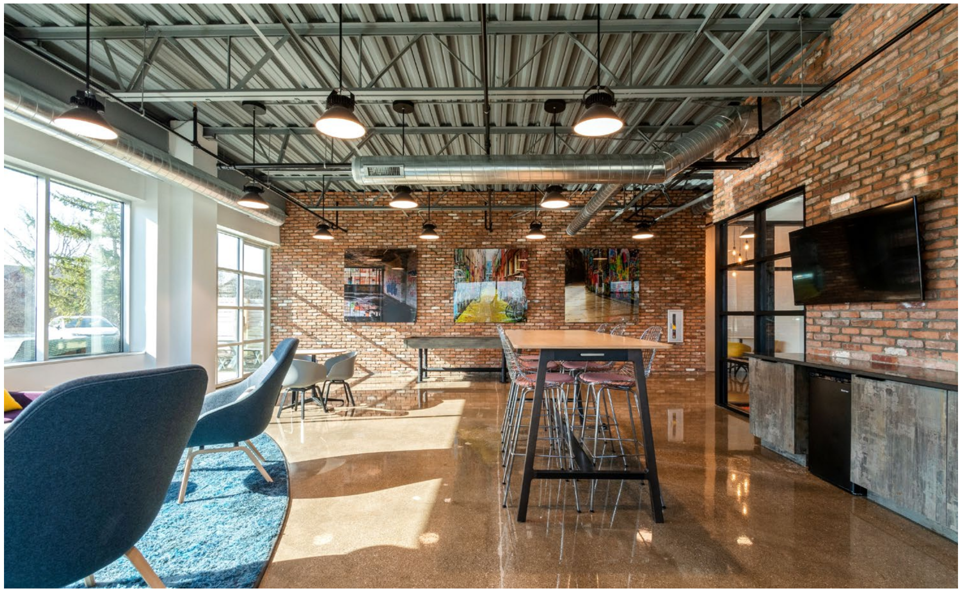
The Parcels

Market Positioning

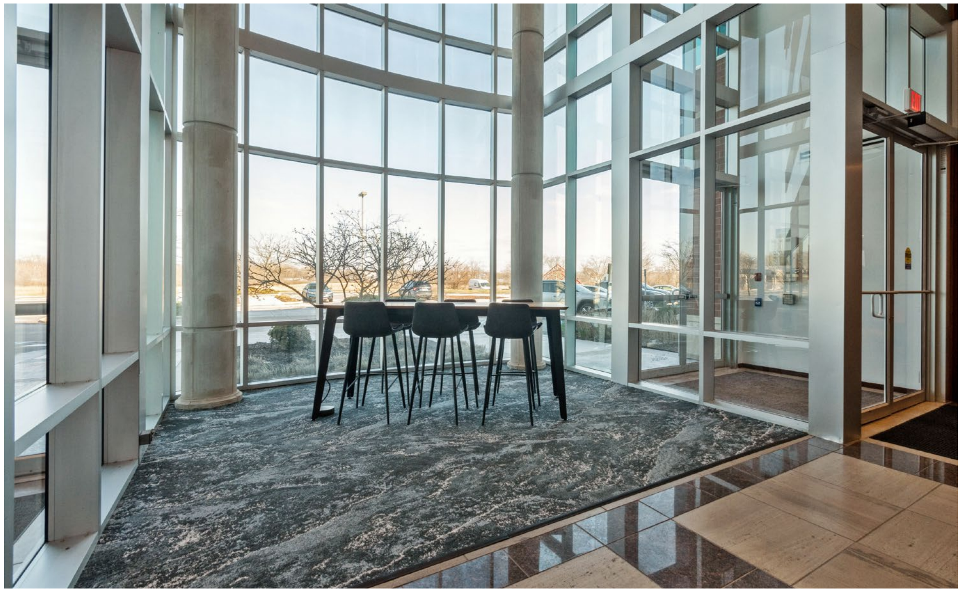
The Opportunity

Market Positioning

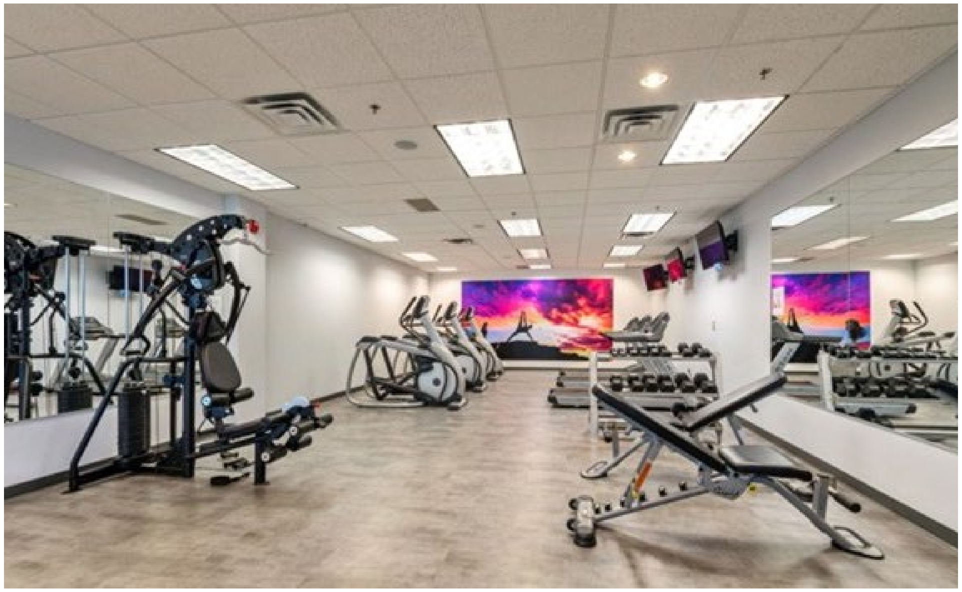
Interior Photos



Interior Photos

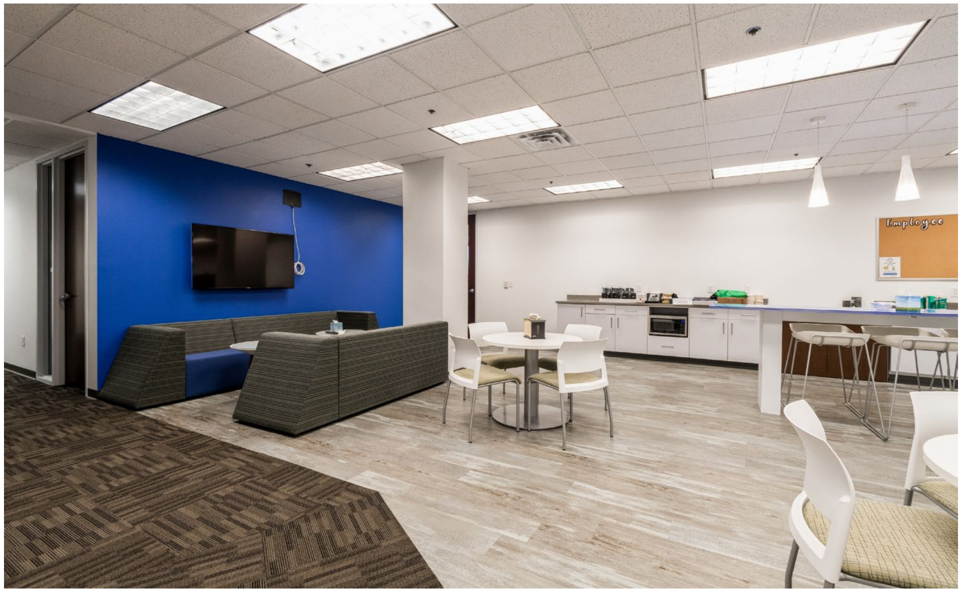


Interior Photos



The Opportunity

Tenant Space Photos



Tenant Space Photos

Tenant Space Photos

The Opportunity

The Loan

Loan Information (As of 9/1/25)		
Unpaid Principal Balance	$	13,151,418
Interest	$	1,510,403
Tax Escrow balance	$	191,270
Insurance Escrow balance	$	52,716
Leasing Escrow balance	$	9,008
Expenses	$	1,514
Total	$	14,410,342

Recent
Market Sales

Recent Market Sales

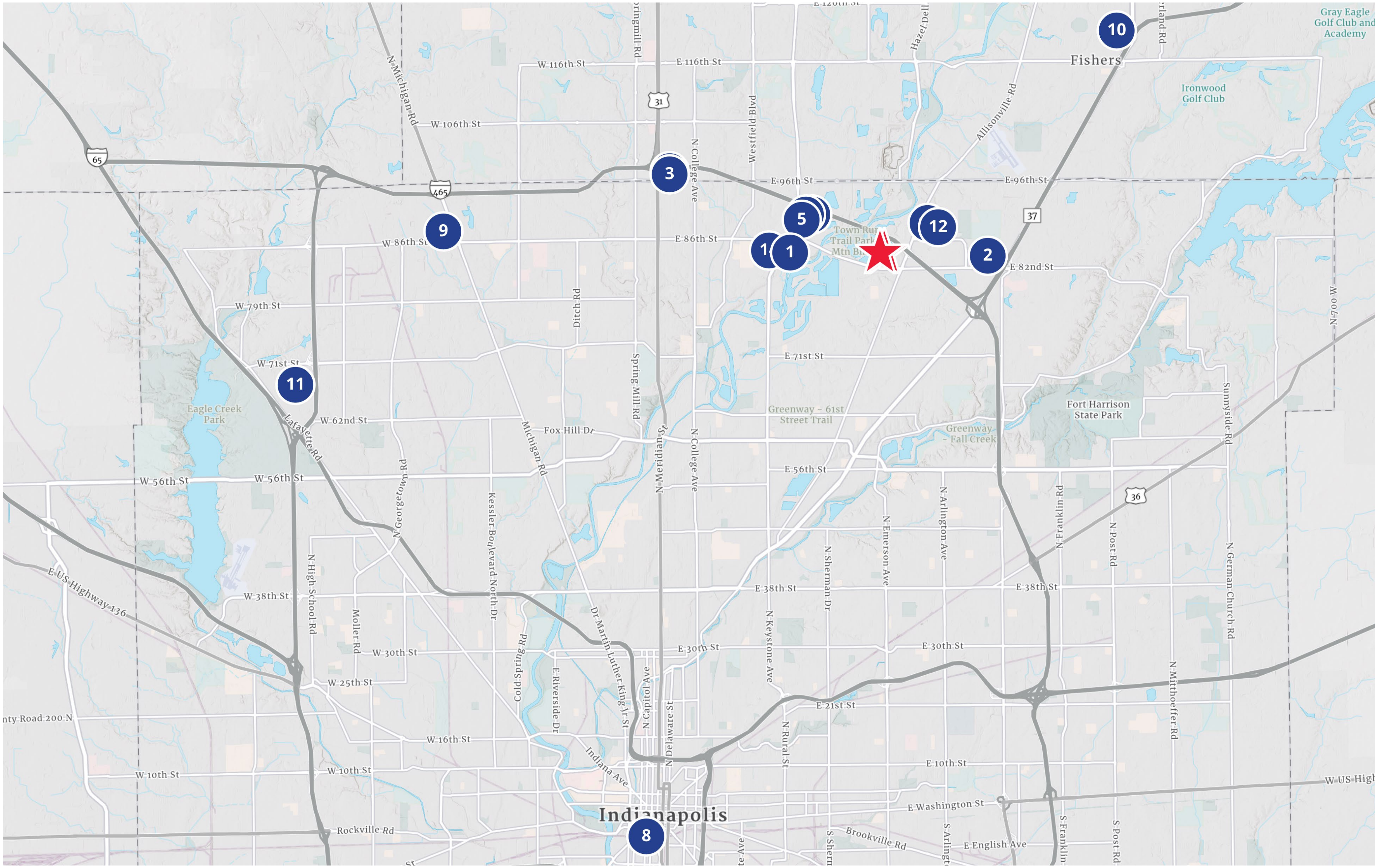
	1	2	3	4	5	6	7
Address	8435 Keystone Crossing	8383 Craig St	250 E 96th St	280 E 96th St	8900 Keystone Crossing	9200 Keystone Crossing	9000 Keystone Crossing
City, State	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN
Year Built/Renovated	1985	1986	1990	2000	1978/2006	1986/2006	1975/2006
Square Footage	34,678	80,000	115,560	89,980	244,771	155,480	137,615
Occupancy	100%	100%	71%	76%	70%	43.7%	40.8%
Major Tenant(s)	Avenue Development; Coverall; Maier Law Office	Vineyard Community Church; Syndicate Claims Service; Adventure Academy; Catholic Radio Indy; Elite Behavioral Services; Amplio; ECC Horizon; New Hope of Indiana; LeanFrontiers	Ascension; Erie Insurance; Verizon; Nico Corp; Langdon Mortgage Company, Inc.; Guardian	Brighton Hospice; Becknell Industrial; Strategic Capiatl Partners, LLC	T2 Systems; Stifel; Ameriprise Financial, Inc; Clark Dietz; Montross Miller	Wiley Education Services; AAA; Marketcast; Indiana Apartment Association, Inc.	Thruston Springer; Wellington Wealth Strategies; Spectrum Financial Group Inc; Theoris; Mutual of Omaha
Sale Date	6/4/2025	5/30/2025	12/23/2024	12/10/2024	11/26/2024	11/26/2024	11/26/2024
Cap Rate	9.70%	8.18%					
Sale Price	$3,400,000	$5,000,000	$7,225,000	$5,448,000	$12,576,644	$8,119,866	$7,518,454
Price/SF	$98.04	$62.50	$62.52	$60.55	$51.38	$52.22	$54.63
Notes					Sold as part of a 6-property portfolio.	Sold as part of a 6-property portfolio.	Sold as part of a 6-property portfolio.

	8	9	10	11	12	13	14
Address	201 S Capitol Ave	3905 Vincennes Rd	12115 Visionary Way	6640 Intech Blvd	5975 N Castle Creek Pky	5750 N Castle Creek Pky	8440 Woodfield Crossing Blvd
City, State	Indianapolis, IN	Indianapolis, IN	Fishers, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN
Year Built/Renovated	1987	1987/2022	1993/1995	2001	1989	1988	1987/2007
Square Footage	138,800	100,667	87,650	80,280	99,598	85,661	125,458
Occupancy	76%	95%	100%	30%	92.9%	90.4%	55%
Major Tenant(s)	Topcoder; Kennected; Bradley & Associates; Loftus Engineering	Rx HelpCenters; Alpha Office Suites; Senior Choice Plans; DSV; Micronutrients; Plant Healht Immediate	American Resources Corporation; Netfor; Counterpart; Worldwide Express; Top Talent	Charis Center for Eating Disorders; Connections Academy; State Farm; AccentCare; Remarque Systems; TRU-FLEX	The RND Group; Applied Engineering Services; Zidan Management Group, Inc; Indiana Credit Union League; VonLehman CPA & Advisory	LTC Language Solutions; Kelly Services; Argi Financial Group, LLC; Midwest Tax Group, Inc; Architecture Studio, Inc	CICOA Aging & In-Home Solutions; that's good HR; ASPIN; State Farm; Trust Investment Advisors; Thrasher, Buschmann & Voelkel
Sale Date	9/5/2024	7/31/2024	7/8/2024	7/5/2024	12/28/2023	12/28/2023	11/29/2023
Cap Rate		11.14%					13.00%
Sale Price	$10,500,000	$8,435,625	$9,250,000	$8,900,000	$11,000,000	$6,350,000	$5,700,436
Price/SF	$75.65	$83.80	$105.53	$110.86	$110.44	$74.13	$45.44
Notes				Occupany is based on available expiration date data for current tenants.	Sold as part of a 4-property portfolio.	Sold as part of a 4-property portfolio.	Auction Sale - Colliers Detroit

Weighted Average Price/SF: $69.42

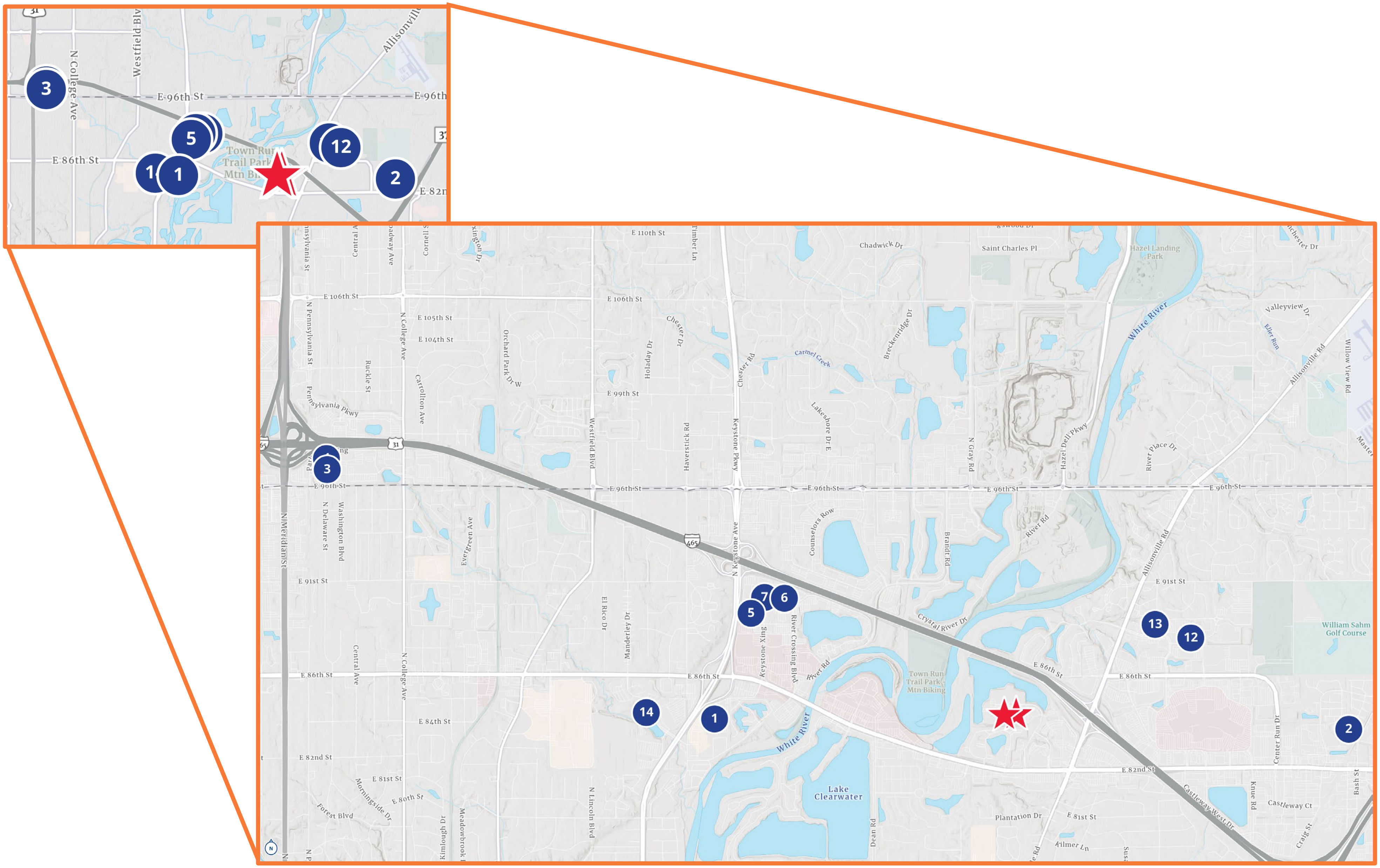
Financial Summary

Recent Market Sales



Financial Summary

Recent Market Sales Zoomed-In Region



Submarket & Regional Overview

The Submarket

Keystone Crossing Office Submarket

Existing Buildings
130

Total Inventory
5.9M SF

Under Construction
0K SF

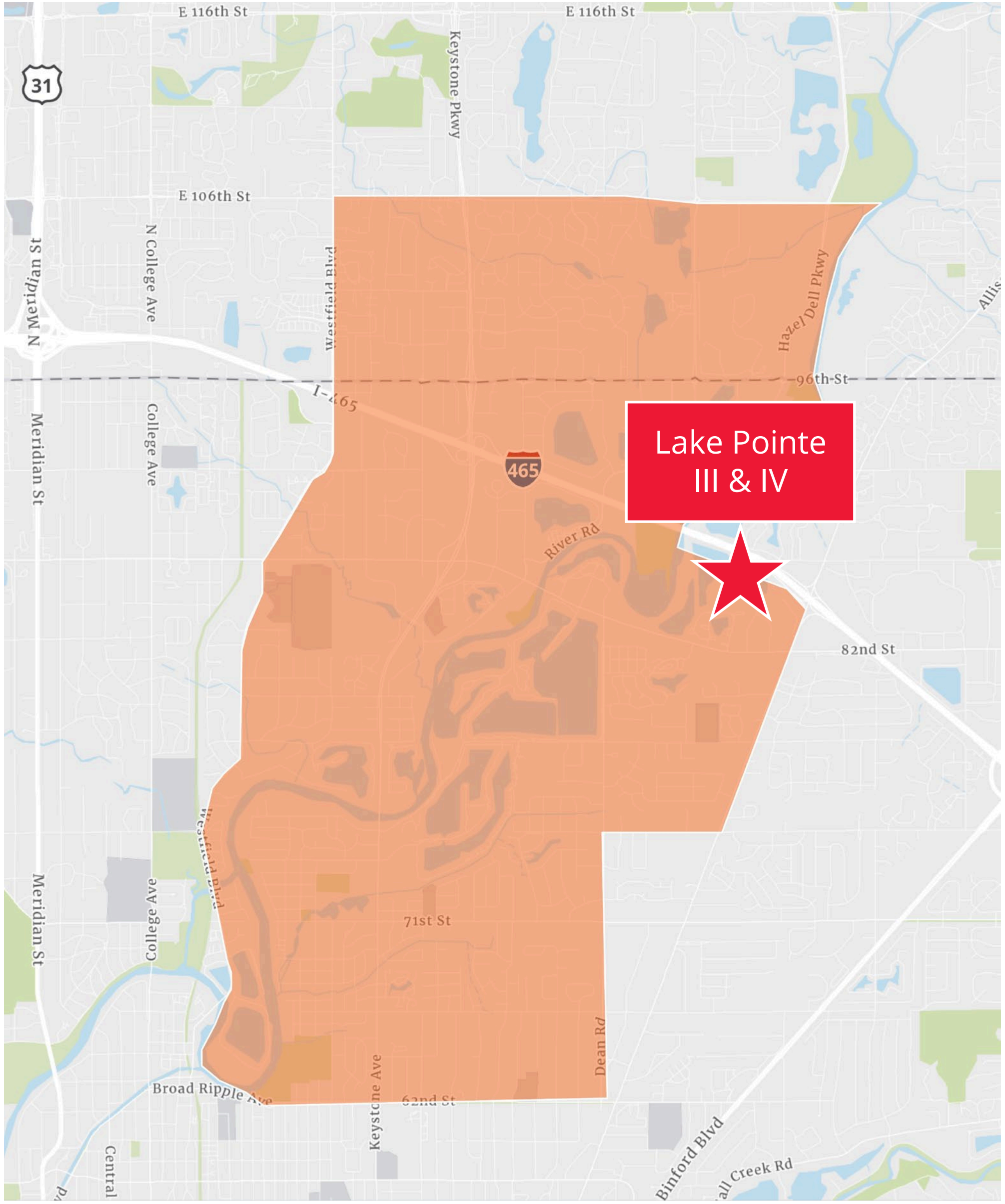
Vacancy Rate
16.2%

12-Month Net Absorption
11.8K SF

Market Rent
$22.85/SF

Market Sales Price
$113/SF

Market Cap Rate
11.2%



City of Indianapolis

Highlights

Indianapolis (A.K.A. "Indy")
The capital and most populus city in Indiana

Population
16th most Populus city in U.S.
3rd most populus city in Midwest
4th most populus state capital

Economy
30th-largest economic region in the U.S. - - based on trade, transportation, utilities, professional and business services, education and health services, government, leisure and hospitality, and manufacturing

Fortune 500 Companies
Indy is home to Elevance Health, Eli Lily and Company, and Corteva

Distribution & Logistics
Amazon, FedEx, Ingram Micro, and Venture Logistics have major workforces in Indianapolis

Major Highways
I-65, I-69, I-70, and I-74

Commercial Airports
Indianapolis International Airport

City of Indianapolis

Highlights

Attractions
The Children's Museum of Indianapolis (largest in the world; home to 433K SF and 120K artifacts), Indianapolis Zoo (one of the largest privately funded zoos in the U.S.), Indianapolis Motor Speedway, and multiple other museums including the Indiana Historical Society, Indiana State Museum, Indiana Medical History Museum, the Colonel Eli Lily Civil War Museum, and the Indiana World War Memorial Military Museum. The city is also home to the Indianapolis Museum of Art.

Performing Arts
Several of the city's most prominent performing arts venues include the Hilbert Circle Theatre (hoe to the Indianapolis Symphony Orchestra) and the Indiana Theatre (home to the Indiana Repertory Theatre).

Professional Sports
Indianapolis Colts (NFL), Indiana Pacers (NBA), and Indiana Fever (WNBA)

Major Sporting Events
The city is known for hosting the Indianapolis 500

Parks
Indianapolis maintains 212 public parks covering 11,458 AC

Hospitals
Healthcare is provided by more than 20 hospitals, most belonging to private, non-profit healthcare systems, including Ascension St. Vincent Health, Community Health Network, and Indiana University Health.

Higher Education
Home to Indiana University – Purdue University Indianapolis, Herron School of Art and Design, Kelley School of Business, O'Neill School of Public and Environmental Affairs, Robert H. McKinney School of Law, and Indiana University School of Medicine (the largest medical school in the U.S.), Ivy Tech, Automotive Technology Center, Butler University, Martin University, Indiana Tech, Bishop Simon Brute College Seminary, Christian Theological Seminary, Indiana Bible College, University of Indianapolis, and Marian University

OFFERING MEMORANDUM

Lake Pointe III & IV

Note Sale with Deed-in-Lieu

FOR MORE INFORMATION:

BARRY SWATSENBARG
Executive Vice President
Investment & Loan Sale Advisory | Detroit
248 226 1660
barry.swatsenbarg@colliers.com

JONATHAN KATZ
Senior Vice President | Detroit
248 226 1826
jonathan.katz@colliers.com

BRADLEY CARVER
Senior Vice President | Detroit
248 226 1619
bradley.carver@colliers.com

MATT TERRACE
Senior Vice President | Detroit
248 226 1832
matthew.terrace@colliers.com

ALEX CANTU
Vice Chair| Indianapolis
317 713 2114
alex.cantu@colliers.com

RYAN NIERMAN, PH.D.
Senior Financial Analyst | Detroit
248 226 1680
ryan.nierman@colliers.com

ELISA AVERY
Client Services Specialist| Detroit
248 226 1690
elisa.avery@colliers.com

Colliers Detroit
400 W 4th Street Suite 350
Royal Oak, MI 48067
colliers.com /detroit