

EXECUTIVE SUMMARY | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

OVERVIEW



Property Addresses

River City Marketplace: 2209-2285 State Hwy K O'Fallon, MO 63368

Southern Plaza: 4200-4202 S East Street, Indianapolis, IN 46227



Square Feet

157,934 SF and 267,652 SF



Effective Occupancy

93% and 75%



Anchor Tenants

Fresh Thyme and Kroger



2 TOP GROCERY-ANCHORS



VALUE CREATION & NOI GROWTH



VIBRANT MIX OF E-COMMERCE RESISTANT TENANTS



LEASE-UP OPPORTUNITY OF 70,000+ SF



INSTITUTIONAL QUALITY WITH STRONG CREDIT TENANTS



DENSE AND AFFLUENT SUBMARKETS

O'Fallon, MO - River City Marketplace

Population	1-Mile	3-Mile	5-Mile
2022 Estimate	14,325	90,056	170,561
2026 Projection	14,450	92,189	176,932
Average Household Income			
2021 Estimate	\$94,189	\$112,647	\$113,967

Indianapolis, IN - Southern Plaza

Population	1-Mile	3-Mile	5-Mile
2022 Estimate	11,732	73,641	216,408
2026 Projection	12,126	76,336	224,480
Average Household Income			
2021 Estimate	\$55,991	\$56,443	\$60,904

MID-AMERICA GROCERY-ANCHORED PORTFOLIO

First National Realty Partners, one of the nation's premier sponsors of commercial real estate partnerships, is proud to present the opportunity to invest in a grocery-anchored portfolio consisting of two properties located in O'Fallon, Missouri, and Indianapolis, Indiana. The Mid-America Grocery-Anchored Portfolio consists of River City Marketplace and Southern Plaza, which are institutional quality, market dominant, shopping centers.

The portfolio is under contract to be purchased for \$45,225,000 dollars which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

River City Marketplace is a 93% occupied, Fresh Thyme anchored center located in O'Fallon, Missouri. Fresh Thyme is a private regional supermarket chain operated as a subsidiary of Meijer, which owns 100% of Fresh Thyme's stock. Fresh Thyme operates over 75 stores in 11 Midwest states. Fresh Thyme has been a tenant since 2015, has lease term through 2025, and maintains four renewal options that will allow them to remain at the site until 2045. Per Placer AI foot-traffic data, this location is the 5th most visited in the entire chain, and the number one most visited Fresh Thyme location in Missouri. Given the extremely strong performance of the grocer, First National Realty Partners is confident in their ability to extend Fresh Thyme to a long-term lease which will create significant value.

River City Marketplace features a high-quality tenant roster including Total Wine, Ross, Five Below, Kirkland's, and Kay Jewelers. The center contains 10,000 square feet of vacant shop space which will provide FNRP with the opportunity to increase foot traffic, enhance cash flow, and create meaningful upside. The property is located in a densely populated retail corridor just 34 miles west of downtown St. Louis and is situated on the main retail corridor with traffic counts of 49,000 vehicles per day. Within a 5-mile radius of the property, the population is over 170,000 people and the average household income is approximately \$114,000 dollars.

Southern Plaza is a 75% occupied, Kroger grocery anchored center located in Indianapolis, Indiana. Kroger has been a tenant since 1990, has lease term through October 2025 and maintains four renewal options that will allow them to remain at the site until 2045. Kroger recently renovated the interior of their store and updated its storefront. Kroger is the largest supermarket chain in the US, with over 2,700 stores. Kroger is a publicly traded company with a market cap of over \$33 billion dollars and revenues of almost \$140 billion dollars.

Southern Plaza features a high-quality tenant roster including Ross, Harbor Freight, Oak Street Health, Goodwill, Rue 21, Qdoba, Cosmo Prof, Verizon, BMO Bank and Sally Beauty. The center has over 66,000 SF of vacant space which provides FNRP with the opportunity to increase foot traffic, enhance cash flow, and create meaningful upside. The property is situated in a dense and growing market approximately 5 miles south of downtown Indianapolis. The property is located directly off Interstate 465, an eight-lane expressway that sees average traffic counts of over 92,000 vehicles per day and the property sits at the intersection of East Street and Hanna Avenue, with combined traffic counts of over 36,000 vehicles per day. Within a 5-mile radius of the property, the population is over 216,000 people and the average household income is over \$60,900 dollars.

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FIRST NATIONAL REALTY PARTNERS

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