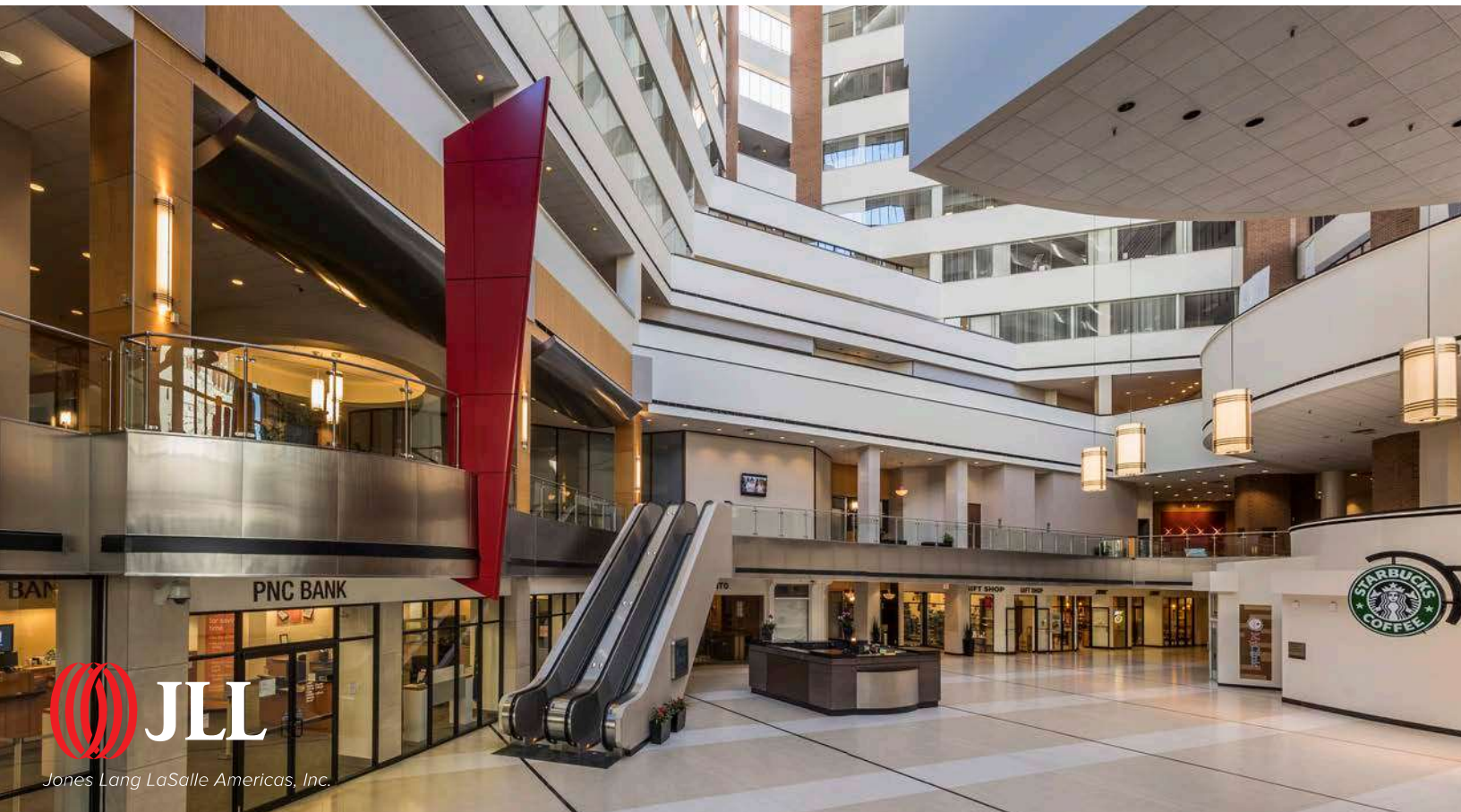




PNC CENTER

EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc (“JLL”) as exclusive advisor, is pleased to offer the 100% fee simple interest in PNC Center, subject to the assumption of accretive, in-place financing, located at 101-115 West Washington Street, Indianapolis, Indiana (the “Property”). Built in 1977, the Property has long been institutionally owned and maintained, and has had a major bank presence since it was delivered. Through a series of acquisitions, PNC National Bank made the Property its regional headquarters in 2008, although its predecessors have been on one continuous lease since 1977, demonstrating unwaivering commitment throughout the Property's entire history. PNC Center consists of two (2), 16-story office towers (east tower and south tower), which are connected by a magnificent glass atrium lobby entrance that spans upward through the entire 16-story structure providing abundant natural light to tenants and transient visitors. Located two blocks southwest of Indianapolis’ famed Monument Circle in the Indianapolis Central Business District (“CBD”), the Property is connected to a newly renovated 500-key Hyatt Regency hotel (not part of the offering), 314 underground parking spaces, and is adjacent to the Indiana Statehouse (northwest corner) and Indiana Convention Center (southwest corner), formulating an impeccable nexus for conducting business. As such, the Property has continuously succeeded in attracting and retaining tenants, achieving an average occupancy rate exceeding 90.5% since 2010. In addition to its premier business location, PNC Center is a true “Live-Work-Play” destination – the Property is connected to Circle Centre Mall via an internal skyway, adjacent to Indianapolis’ most frequented restaurants on Illinois and Meridian Street, and a few blocks from Bankers Life Fieldhouse to the east (Indiana Pacers and Fever), Lucas Oil Stadium to the south (Indianapolis Colts), and Victory Field to the west (Indianapolis Indians). Currently 77.5% leased with 6.1 years of weighted-average lease term, PNC Center provides potential investors stable in-place cash flow from a host of credit-rated tenants, while offering historically rare value-add potential by backfilling new big block availabilities and unlocking embedded mark-to-market potential, making the Property an exceptional investment opportunity.

1977

YEAR BUILT

636,550

RENTABLE SQUARE FEET (RSF)

77.5%

LEASED

TWO (2)

16-STORY TOWERS

**21,000 –
22,500**

TYPICAL FLOORPLATE (RSF)

**6.1
YEARS**

WEIGHTED-AVERAGE LEASE TERM

**\$6.3
MILLION**

CAPITAL IMPROVEMENTS COMPLETED SINCE 2010

314

BELOW GRADE PARKING SPACES



Investment Highlights



ACCRETIVE IN-PLACE FINANCING
AVAILABLE FOR ASSUMPTION



STABLE IN-PLACE CASH FLOW
WITH HISTORICALLY RARE LEASING
OPPORTUNITY



COMMITTED, HIGH-QUALITY
TENANT ROSTER WITH EMBEDDED
MARK-TO-MARKET UPSIDE



UNIQUE TENANT AMENITIES IMPOSSIBLE
TO REPLICATE IN THE CENTRAL
BUSINESS DISTRICT



LIVE-WORK-PLAY DESTINATION AT THE
EPICENTER OF AREA AMENITIES



PREMIER BUSINESS LOCATION ADJACENT
TO THE INDIANA STATEHOUSE AND
CONVENTION CENTER



PANDEMIC INSULATED MARKET
DRIVEN BY COMMUTERS AND AMPLE
AFFORDABLE PARKING

ACCRETIVE IN-PLACE FINANCING AVAILABLE FOR ASSUMPTION

Senior Loan Abstract

PNC Center is being offered subject to the assumption of in-place financing. Please see below for general terms. The full loan agreement can be made available upon request.

Term: 10 Years (September 1st, 2016– September 1st, 2026)

Amortization: 30 Years

Loan Balance (As of 1/1/2021): \$53,462,547.40

Interest Rate: 3.87445% (Actual/360)

Monthly Payment: \$273,941.80

Defeasance: The loan may be defeased at any time with payment of the remaining principal balance plus the total of remaining monthly payments on the loan.

Permitted Prepayment Date with No Penalty: Business Day after the Payment Date which is three (3) months prior to the Maturity Date.



Mezzanine Loan Abstract

PNC Center is being offered subject to the assumption of in-place financing. Please see below for general terms. The full loan agreement can be made available upon request.

Term: 10 Years (September 1st, 2016– September 1st, 2026)

Amortization: Interest Only

Balance (As of 1/1/2021): \$8,840,000.00

Interest Rate: 11.00% (Actual/360)

Monthly Payment: \$83,734.44

Defeasance: The loan may be defeased at any time with payment of the remaining principal balance plus the total of remaining monthly payments on the loan.

Permitted Prepayment Date with No Penalty: Business Day after the Payment Date which is three (3) months prior to the Maturity Date.



STABLE IN-PLACE CASH FLOW WITH HISTORICALLY RARE LEASING OPPORTUNITY

PNC Center is currently 77.5% leased with more than six (6) years of weighted-average lease term (“WALT”) remaining, providing potential investors assured near-term cash flow, while providing investors the opportunity to substantially grow net operating income (“NOI”) by 55.2% upon stabilization through lease up of new and existing vacancy. Currently, the Property offers six (6) attractive, 10,000+ rentable square foot (“RSF”) suites for lease, including two contiguous floors of space in the south tower, allowing for immediate value creation. Historically, the Property has outperformed the CBD, averaging 90.5% occupancy since 2010, demonstrating outsized demand for space and a clear opportunity for investors to capture additional value through mean reversion.

90.5%

.....
AVERAGE OCCUPANCY
SINCE 2010

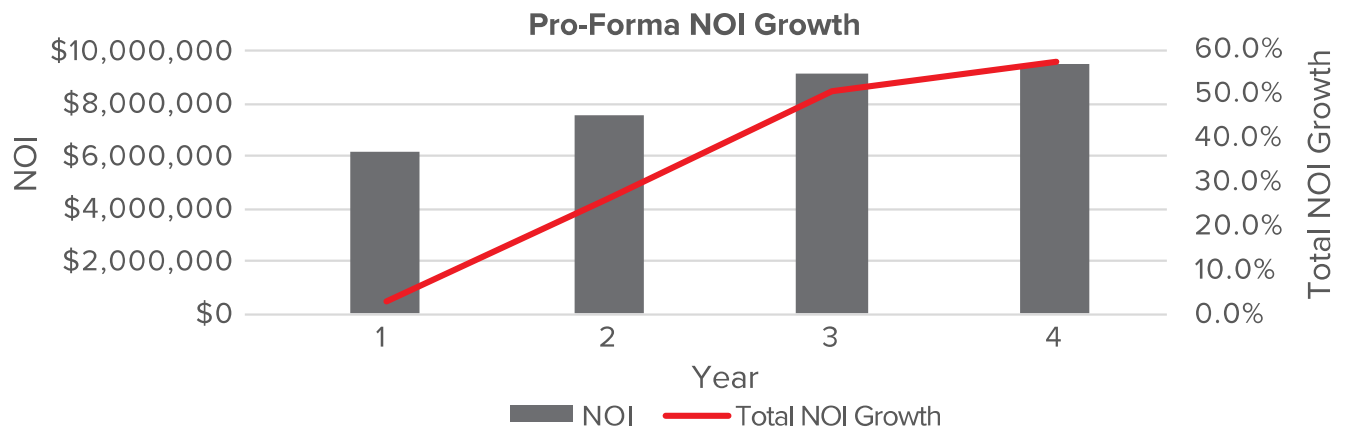
SIX (6)

.....
10,000+ RSF SUITES
AVAILABLE

TWO (2)

.....
CONTIGUOUS FULL FLOORS
OF AVAILABLE SPACE





\$5.9 MILLION

YEAR 1 NOI
(PRO-FORMA)

\$9.1 MILLION

YEAR 4 NOI
(PRO-FORMA)

55.2%

TOTAL NOI
GROWTH (YEARS 1-4)



COMMITTED, HIGH-QUALITY TENANT ROSTER WITH EMBEDDED MARK-TO-MARKET UPSIDE

The Property has had a major bank presence since 1977, and has been anchored by PNC Bank (S&P: A) since 2008, and is home to many other credit-rated tenants including The Cincinnati Insurance Company (S&P: AA), various Indiana government agencies (S&P: AAA), as well as PricewaterhouseCoopers, culminating in 43.0% of the Property being leased to investment grade tenancy. Additionally, due to the Property's exceptional location and unique amenities, tenants continue to extend their leases upon expiration, demonstrated by more than 160,000 RSF of renewals since 2018 and a weighted-average tenant tenure of 11.1 years.

ANCHORED

BY PNC BANK
SINCE 1993

43.0%

OF RBA LEASED TO
INVESTMENT
GRADE TENANCY

160,000 RSF

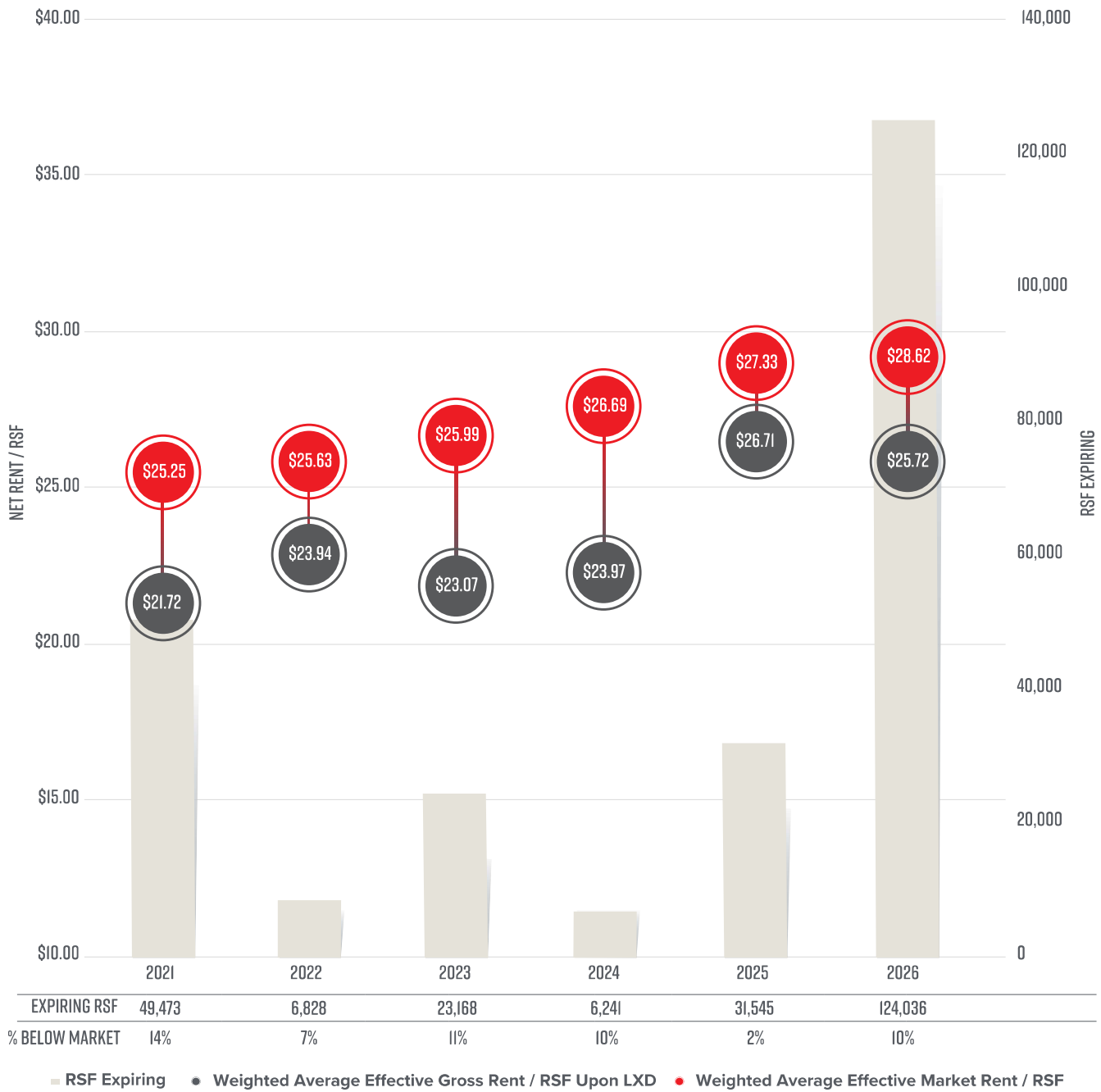
RENEWAL
ACTIVITY
SINCE 2018

11.1 YEARS

WEIGHTED-
AVERAGE
TENANT TENURE



RENTS UPON EXPIRATION VS. MARKET RENTS (2021-2026)



10.0%

WEIGHTED-AVERAGE BELOW MARKET RENTS (2021-2026)

240,000+ RSF

EXPIRING (2021-2026)

178,500+ RSF

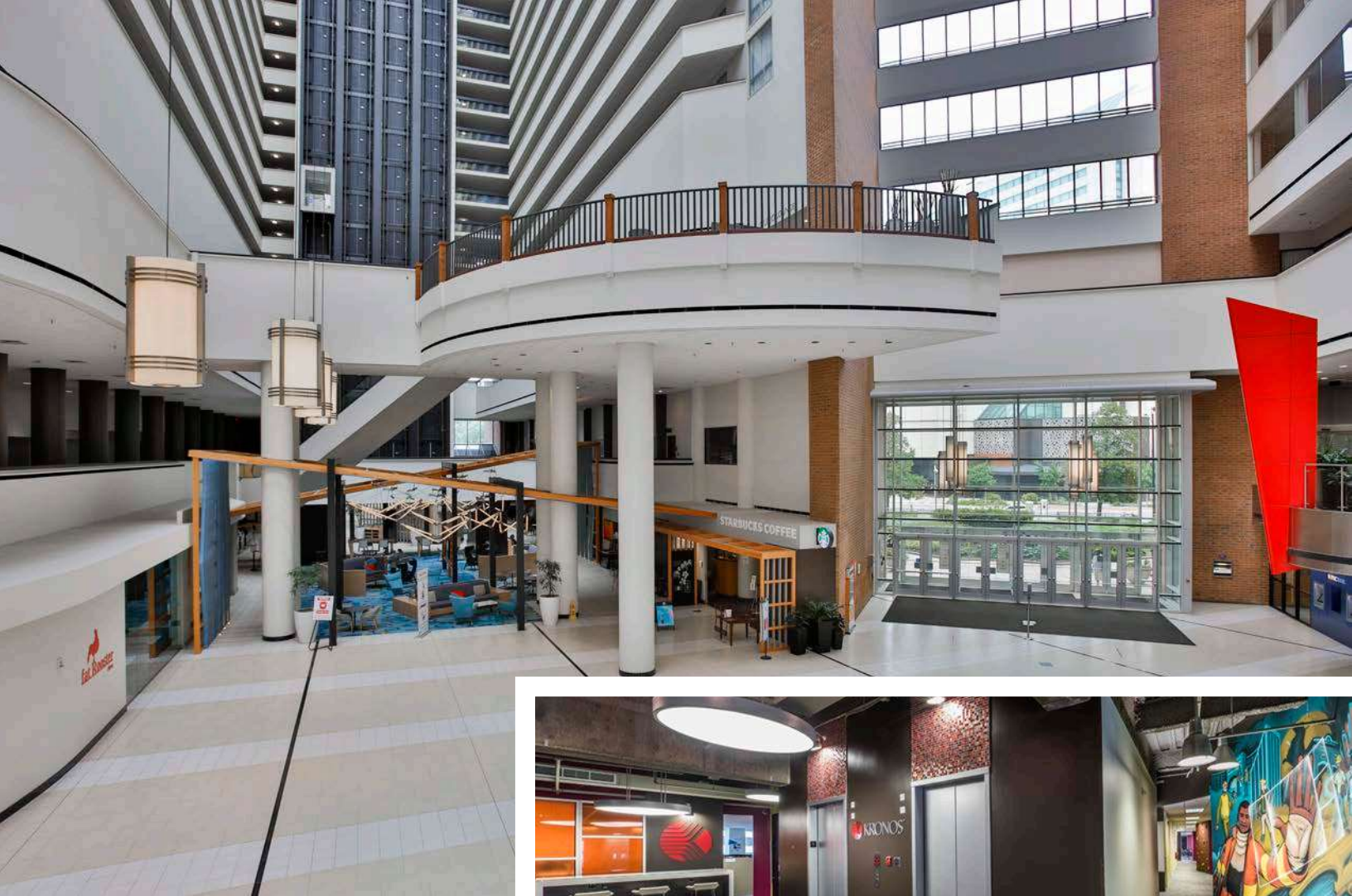
OF ATTRACTIVE HIGHRISE SPACE EXPIRING

UNIQUE TENANT AMENITIES IMPOSSIBLE TO REPLICATE IN THE CENTRAL BUSINESS DISTRICT

PNC Center has been institutionally owned and maintained to Class A standards, including \$6.3 million of base building and cosmetic capital improvements completed since 2010. The Property is complete with typical Class A amenities including food service, restaurants, a tenant lounge, conferencing facilities and more. However, in addition to these typical amenities, PNC Center has a unique set of additional amenities including 314 below grade parking stalls, a 16-story glass atrium that provides abundant natural light, a 500-key Hyatt Regency hotel on-site, which includes a 24-hour fitness center, a top floor restaurant, and Starbucks, several conferencing facilities which offer meeting rooms with capacities up to several hundred people, as well as an indoor connection to the Circle Centre Mall. As such, the Property has historically been extremely successful in attracting and retaining tenants, culminating an average occupancy higher than 90% since 2010.

- × **Food Service**
- × **Quick Service Restaurants**
- × **Nexus Tenant Lounge**
- × **Conferencing Facilities**
- × **Indoor Connector to Circle Centre Mall**
- × **500-key Hyatt Regency Hotel On-Site**
 - Inclusive of:**
 - ▶ *24-Hour Fitness Center*
 - ▶ *Top Floor Restaurant (The Eagle's Nest)*
 - ▶ *Starbucks*
 - ▶ *Business Conferencing Facilities*
 - ▶ *Indoor Pool/Spa*





LIVE-WORK-PLAY DESTINATION AT THE EPICENTER OF INDIANAPOLIS' SOCIAL SCENE

Along the east side of PNC Center is Illinois Street, which along with Meridian Street (one block east) is the heart of Downtown Indianapolis' dining and entertainment scene. This corridor offers a wide variety of restaurants, including St. Elmo Steak House, Ruth's Chris Steak House, Nada, and Yard House, entertainment options, hotels, and the Circle Centre Mall - offering near endless possibilities for any occasion. PNC Center is well positioned at the heart of this district to continue benefitting well into the future, creating inherent demand for tenants to office at the Property.



IMMEDIATE SKYWALK ACCESS





SAHM'S TAVERN

ACAPULCO JOE'S

LE PEEP

ONE AMERICA

CAPITAL CENTER

101 W. OHIO

HILTON

MARKET TOWER

MCCORMICK & SCHMICK'S

T.J. MAXX

GIORDANO'S

BUCA DI BEPPO ITALIAN

EMBASSY SUITES

CONRAD

CIRCLE CENTRE MALL



STEAK 'N SHAKE

RAM RESTAURANT

MIKADO

LE MÉRIDIEN

YARD HOUSE

SPOKE & STEELE

ST. ELMO

STEAK HOUSE

HARRY & IZZY'S

BURGER STUDY

OMNI SEVERIN

CROWNE PLAZA

Hotels

Office

Retail

U.S. DISTRICT COURTHOUSE

HILBERT CIRCLE THEATRE

SHERATON

HILTON GARDEN INN

SALESFORCE TOWER

HILBERT CIRCLE THEATRE

FIVE GUYS

CITYBYTES CAFÉ

CHIPOTLE

QDOBA

THE BOILING SEAFOOD & BAR

PEARL STREET

PIZZERIA

TIN ROOF

WILD BEAVER

SALOON

HAMPTON INN

HYATT PLACE

HOMWOOD SUITES

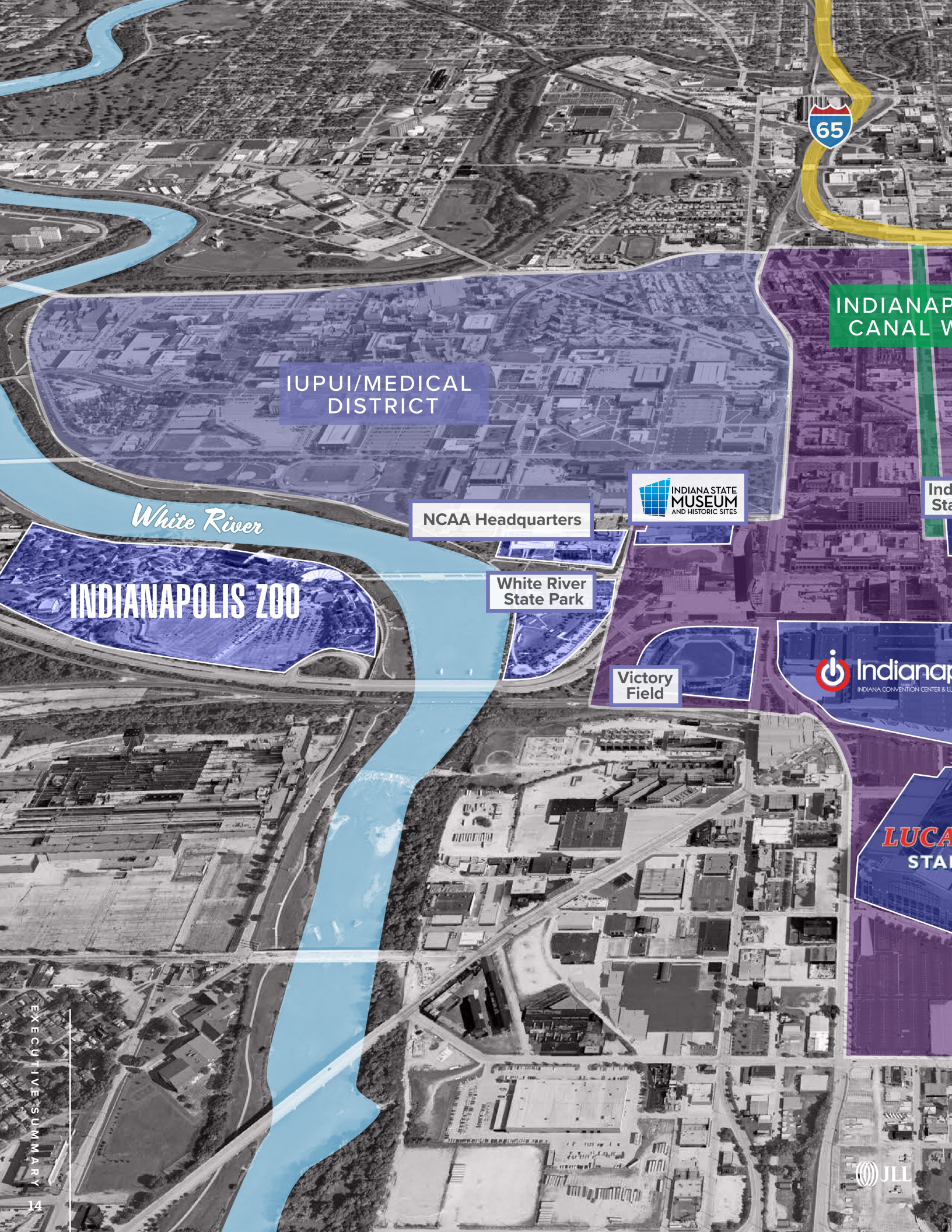
TIKI BOB'S

RAY'S ROCK BAR

TAPS AND DOLLS

BROTHERS BAR & GRILL





INDIANAPOLIS CANAL W

IUPUI/MEDICAL DISTRICT

White River

INDIANAPOLIS ZOO

NCAA Headquarters



White River State Park

Victory Field



LUCA
STAD



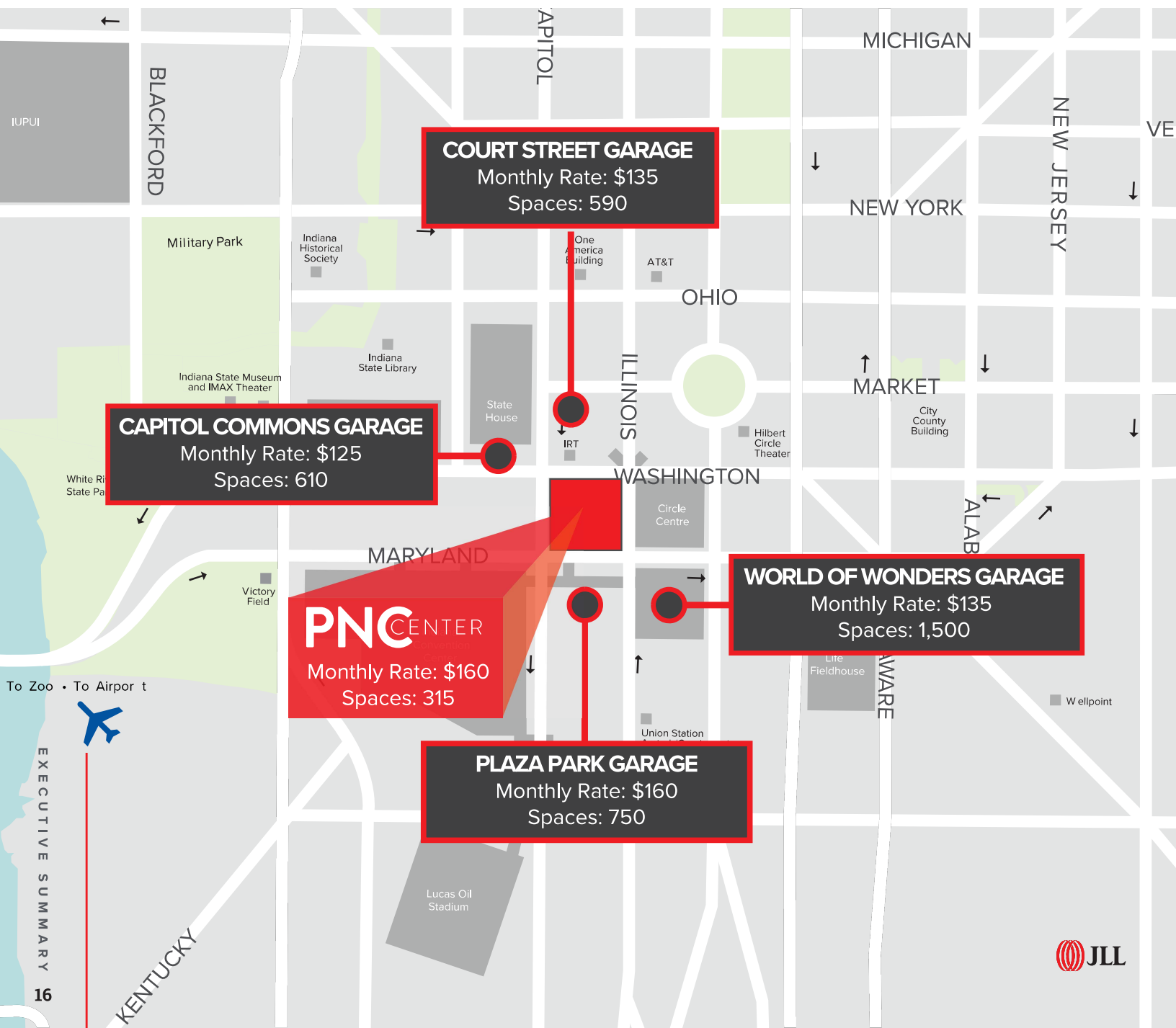


PREMIER BUSINESS LOCATION ADJACENT TO THE INDIANA STATEHOUSE & CONVENTION CENTER

PNC Center is well located in the heart of the Indianapolis CBD at the confluence of South Capitol Avenue and West Washington Street, adjacent to the Indiana Statehouse (northwest corner), Indiana Convention Center (southwest corner), and two blocks southwest of Monument Circle. This prime location provides immediate access to green space, museums, universities, the medical district, Bankers Life Fieldhouse, Lucas Oil Stadium, Victory Field, and more, remaining incredibly convenient for both commuters and downtown residents alike. As a result, PNC Center provides a unique tenant experience that caters to each user's needs that cannot be replicated.

PANDEMIC INSULATED MARKET DRIVEN BY COMMUTERS AND AMPLE AFFORDABLE PARKING

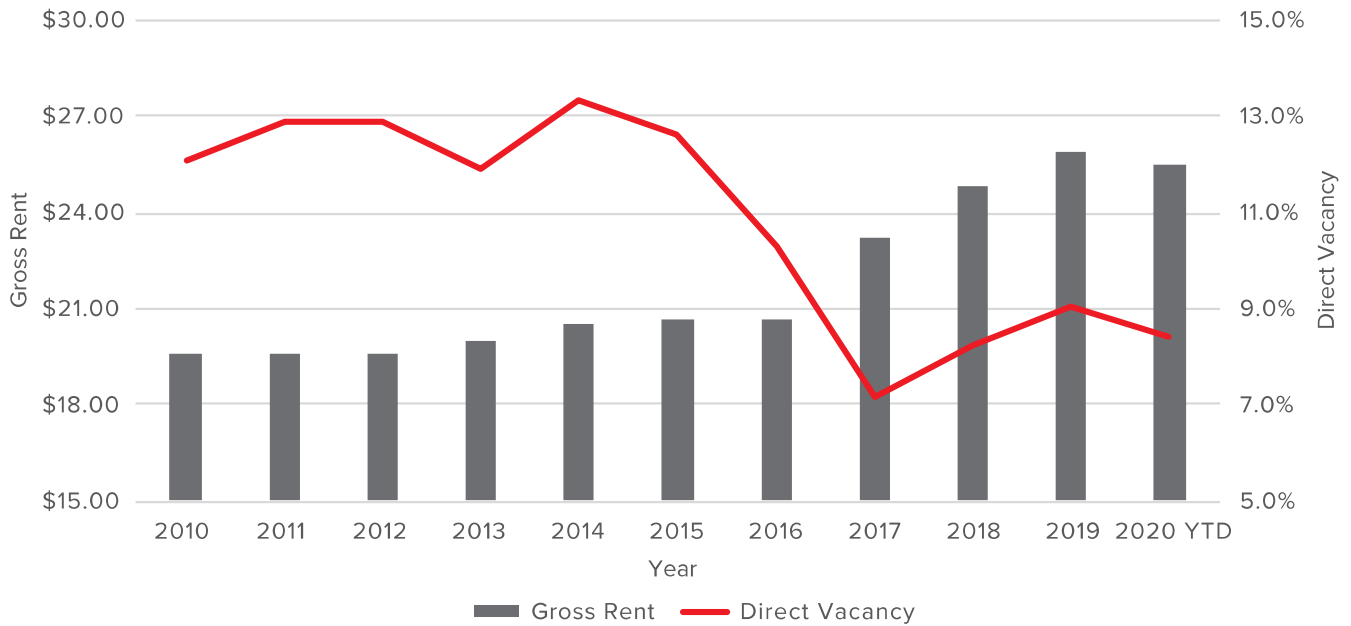
With more than 73,000 parking spaces in Downtown Indianapolis, parking is easily accessible and also ranks one of the most affordable markets in the country. There are 314 below grade parking spaces at the Property and over 3,750 within a one-block radius, solving every parking need for current and potential tenants. The Property is less than a 20-minute drive from the Indianapolis International Airport via I-70, and easily accessible from other major thoroughfares, including I-65 and I-465. Consequently, PNC Center is well insulated from concerns surrounding public transit amid the COVID-19 pandemic, allowing for convenient access and limited person-to-person contact while tenants commute.



DEMAND FUNDAMENTALS EXTREMELY HEALTHY FOR INDIANAPOLIS OFFICE PROPERTIES OFFERING COVERED PARKING

Indianapolis historically has been a commuter market reliant on automobile transportation, and as such, properties that offer an abundance of covered parking experience outsized demand. While demand has always been exceptional for quality office product that offers parking, it has only tightened in recent years. Since 2010, vacancy has decreased 370 bps for this subset of office buildings, and gross rent has increased from \$19.60 to \$25.45, or 29.8%. Landlords have been consistently successful in increasing both rent and occupancy and are poised to continue experiencing healthy growth as a result of the premium placed upon parking and private transit amid the ongoing pandemic.

Office Gross Rent vs. Direct Vacancy (2010 - 2020 YTD)*



CONTACT INFORMATION

JLL CAPITAL MARKETS

150 North Riverside Plaza | Suite 2500
Chicago, IL 60606
Telephone: 312.528.3650
us.jll.com/capitalmarkets

Follow Us:

 [@JLLProperties](https://twitter.com/JLLProperties)

 [@JLL](https://www.facebook.com/JLL)

 [@JLL](https://www.linkedin.com/company/jll)

INVESTMENT CONTACTS

Bruce Miller

Senior Managing Director
312.228.2340
bruce.miller@am.jll.com

Jaime Fink

Senior Managing Director
312.528.3683
jaime.fink@am.jll.com

Jeffrey Bramson

Senior Managing Director
312.528.3687
jeffrey.bramson@am.jll.com

Katie Gaché

Analyst
312.957.4972
katie.gache@am.jll.com

Patrick Shields

Senior Director
312.528.3685
patrick.shields@am.jll.com

Sam DiFrancesca

Director
312.300.7301
sam.difrancesca@am.jll.com

Logan Roston

Analyst
312.528.3677
logan.roston@am.jll.com

LEASING CONTACT

Adam Broderick

Managing Director
317.810.7178
adam.broderick@am.jll.com
IN License #: RB14040492

FINANCIAL CONTACTS

Keith Largay

Senior Managing Director
312.228.3111
keith.largay@am.jll.com

Ken Martin

Senior Managing Director
317.632.7494
ken.martin@am.jll.com

Copyright © Jones Lang LaSalle IP, Inc. 2020

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 91,000 as of December 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.