

# 7800 RECORDS STREET

CLOSED DECEMBER 2025



7800 RECORDS STREET, INDIANAPOLIS, IN 46226

## ABOUT THE PROPERTY:

7800 Records Street is an industrial property set on 5.75 acres of land in the northeast section of Indianapolis, IN that is 100% leased to two tenants, both of whose current rent is considered below market.

The business plan includes collecting income from the in-place tenants and strategically increasing rents toward market rates as leases permit. Permanent financing is anticipated to be secured at a future date, after which the property will be operated on a leveraged basis with ongoing income generation.

For more information, see Project Supplement No. 1 to the PPM.

## PROPERTY OVERVIEW:



**ASSET TYPE:**  
Industrial



**YEAR BUILT/RENOVATED:**  
1998/2006 + 2012/2022



**SQUARE FEET/ACRES:**  
115,077 SF / 5.75 Acres



**ACQUISITION OCCUPANCY:**  
100%



**TENANT(S):**  
BestDrive LLC, Team Image

TEI Diversified Income & Opportunity Fund VII, LLC (TEI DIOF VII) seeks to provide a minimum annual distribution rate of 6% (paid quarterly) in addition to year-end performance bonus distributions with the objective of returning 100% of investor's capital through a combination of earnings, refinances and/or sales over a 10 year period. It is also anticipated, after all invested capital has been returned, that each investor shall continue to own their pro-rata share of TEI DIOF VII and be entitled to additional ongoing distributions made and future refinance proceeds until all the properties owned by TEI DIOF VII have been sold. We cannot assure these objectives will be met and we cannot guarantee the annual distribution rate or year-end performance bonus distributions. Time Equities Inc. and Time Equities Securities LLC are affiliates under common ownership and control. An investment in this offering is illiquid and speculative and risks include the entire loss of your investment. **Securities offered through Time Equities Securities LLC, a member of FINRA.**

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CLOSED DECEMBER 2025



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## FINANCIAL SUMMARY

<b>FUND VII OWNERSHIP:</b>	7.64%
<b>PURCHASE PRICE:</b>	\$6,900,000 (\$59.96 PSF)
<b>TOTAL CAPITALIZATION:</b>	\$7,236,250 (\$62.88 PSF)

## ANTICIPATED RETURNS

<b>CAP RATE:</b>	6.91%
<b>YEAR-1 RETURN (AFTER RESERVES):</b>	6.16%
<b>10-YEAR AVG ANNUAL CASH ON CASH RETURNS:</b>	10.59%

### ABOUT

## TEI FUND VII

TEI Diversified Income & Opportunity Fund VII is an evergreen, private real estate fund tailored for accredited investors seeking durable, tax-advantaged income and long-term wealth creation.

Sponsored by Time Equities Inc. (TEI), a privately held, vertically integrated real estate firm founded in 1966. This fund continues TEI's nearly 60 year track record of uncovering enduring value through disciplined, contrarian investing.

Fund VII offers investors access to a globally diversified portfolio of income-producing real estate designed to compound across generations, not just market cycles.

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# DENVER PLACE

CLOSED JANUARY 2026



999 18<sup>TH</sup> STREET, DENVER, CO 80202

## ABOUT THE PROPERTY:

Denver Place is a 930,020 SF, two-tower office complex located in Denver's Central Business District, featuring 23 and 34 story towers connected by a six-story podium, along with a 968-space parking garage.

The previous owner recently completed over \$20 million in renovations, and the property now offers a range of amenities, including a fitness center, tenant lounge with a pickleball court, climbing wall, golf simulator, rooftop terrace, conference facilities, and on-site dining.

The business plan leverages a favorable going-in basis to fund tenant improvements and leasing commissions, while focusing on tenant retention and capturing leasing demand in downtown Denver.

For more information, please see Project Supplement No. 2 to the PPM.

## PROPERTY OVERVIEW:



**ASSET TYPE:**  
Office



**YEAR BUILT/RENOVATED:**  
1979/ 2019-2023



**SQUARE FEET/ACRES:**  
930,020



**ACQUISITION OCCUPANCY:**  
52%

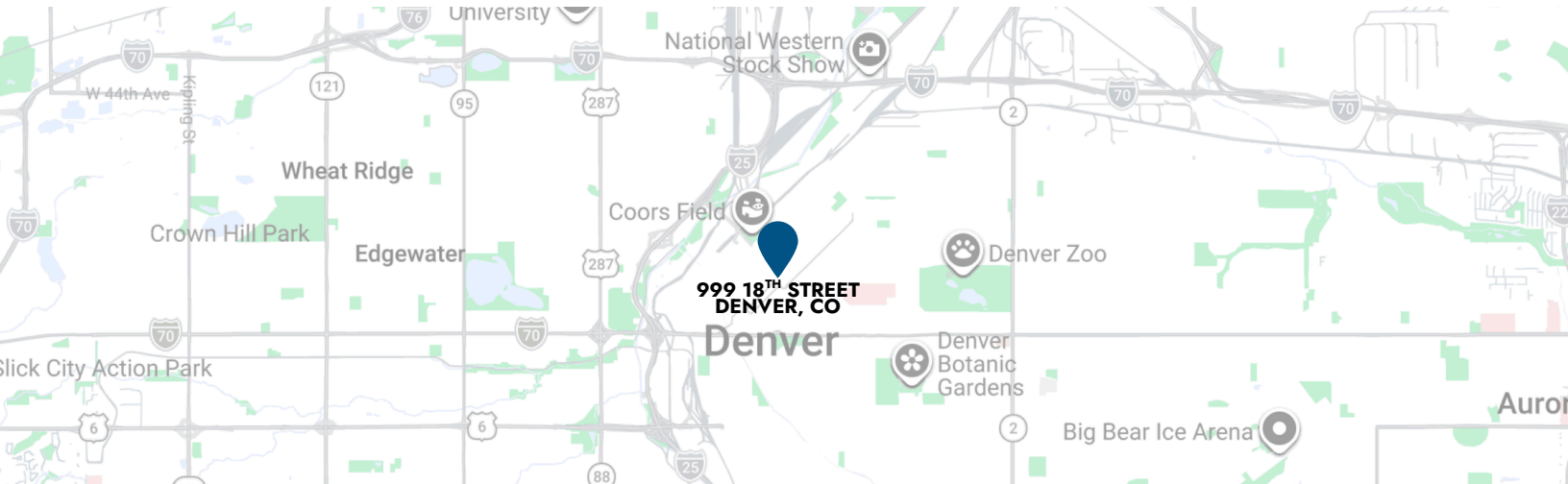


**TENANT(S):**  
50+ diversified office tenants

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# DENVER PLACE

CLOSED JANUARY 2026



999 18TH STREET, DENVER, CO 80202

## FINANCIAL SUMMARY

<b>FUND VII OWNERSHIP:</b>	2.8%
<b>PURCHASE PRICE:</b>	\$47,500,000 (\$51.07 PSF)
<b>ACQUISITION FINANCING</b>	\$31,345,000
<b>CAPEX/TI DRAW LOAN</b>	up to \$33,655,000

## ANTICIPATED RETURNS

<b>CAP RATE:</b>	10.21%
<b>YEAR-1 RETURN (AFTER RESERVES):</b>	13.31%

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# 5902 E 34TH STREET

CLOSED MARCH 2026



5902 E 34TH STREET, INDIANAPOLIS, IN 46218

## ABOUT THE PROPERTY:

5902 E. 34th Street is a multi-tenant industrial property in the Northeast Indianapolis submarket, supported by strong logistics, manufacturing, and distribution demand.

The property includes functional warehouse features such as multiple loading docks, drive-in doors, and flexible tenant configurations, and is equipped to function as a logistics, manufacturing, and distribution center - key industries in Indianapolis due to its central location in the United States.

The Property was acquired below estimated replacement cost, providing a strong going-in basis, downside protection, and a competitive advantage in leasing and long-term value creation.

The business plan focuses on maintaining stable in-place income from existing tenants while strategically increasing rents toward market rates as leases expire. When accretive, permanent financing is anticipated to be secured, positioning the Property to return a portion of invested capital on a tax-deferred basis and operate on a leveraged basis to further enhance returns.

For more information, please see Project Supplement No. 3 to the PPM.

## PROPERTY OVERVIEW:



**ASSET TYPE:**  
Industrial



**YEAR BUILT/RENOVATED:**  
1963 & 1991 (constructed in phases)



**SQUARE FEET/ACRES:**  
161,176 SF/ 8.10 acres



**ACQUISITION OCCUPANCY:**  
96%



**TENANT(S):**  
Multi-tenant (6 tenants)

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# 5902 E 34TH STREET

CLOSED MARCH 2026



5902 E 34TH STREET, INDIANAPOLIS, IN 46218

## FINANCIAL SUMMARY

<b>FUND VII OWNERSHIP:</b>	5.00%
<b>PURCHASE PRICE:</b>	\$5,550,000 (\$34.47 PSF)
<b>TOTAL CAPITALIZATION:</b>	\$6,000,000

## ANTICIPATED RETURNS

<b>CAP RATE:</b>	7.30%
<b>YEAR-1 RETURN (AFTER RESERVES):</b>	6.00%

### ABOUT

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