

MATTRESS FIRM, SPORT CLIPS, CASH STORE

5209 BROADWAY STREET
QUINCY, ILLINOIS 62305



CBRE

Capital Markets | Net Lease Property Group - Midwest

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ALL PARCEL LINES ON SITE PLAN AND AERIALS ARE APPROXIMATE.



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THE OFFERING

CBRE's Net Lease Property Group is pleased to present to qualified investors, the opportunity to acquire 100% fee interest in a 7,500 square foot retail center located in Quincy, Illinois. As the largest city within a 50-mile radius and the county seat of Adams County, Quincy is a regional hub for a tri-state region which is home to nearly 260,000 residents.

The newly constructed center is 100% leased with an excellent tenant lineup including Mattress Firm, Sport Clips and Cash Store. The asset is highly visible from Broadway Street and benefits from over 23,000 vehicles passing the site daily. The center is shadow anchored by Wal-Mart Supercenter and located next to several strong anchors within the retail corridor including Menards, Sam's Club, and The Home Depot.



FINANCIAL OVERVIEW

Offering Price	\$2,653,000	
Cap Rate	8.15%	
Net Operating Income	SCHEDULED RENT	\$216,200
	LESS: Taxes	\$0.00
	LESS: Insurance	\$0.00
	TOTAL OPERATING EXPENSES	\$0.00
	NET OPERATING INCOME	\$216,200
Lease Structure	NNN	
Building Size	7,500 Square Feet	
Building Size	± 0.72 Acres / 31,340 Square Feet	
Year Built	2016	
Taxes	Tenant shall pay to Landlord Tenant's share of all real property taxes.	
Insurance	Tenant, at Tenant's sole cost and expense, shall obtain and maintain throughout the Term, commercial general liability, including insurance naming Landlord as additional insured, with the minimum amount of \$1,000,000.	
Utilities	Tenant agrees to pay all charges for utilities consumed at the Premises.	
Landlord Responsibilities	Landlord is responsible for roof (20 year warranty) and structure, parking lot and landscaped areas.	
Tenant Responsibilities	Tenant is responsible for all non-structural portions of the Premises and HVAC.	
Assignment/Subletting	Tenant may not assign, transfer or sublease their interest in the premises without the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall nonetheless remain responsible for any of the obligations under this Lease for the balance of the term.	

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQUARE FOOTAGE	LEASE START	LEASE END	CURRENT RENT	MONTHLY RENT	MONTHLY RENT/SF	ANNUAL RENT	ANNUAL RENT/SF
Mattress Firm	4,500	11/22/2015	11/21/2020	\$130,500	\$10,875	\$2.42	\$130,500	\$29.00
		11/22/2020	11/21/2025		\$11,963	\$2.66	\$143,550	\$31.90
	Option 1	11/22/2025	11/21/2030		\$13,159	\$2.92	\$157,905	\$35.09
	Option 2	11/22/2030	11/21/2035		\$14,475	\$3.22	\$173,700	\$38.60
Sport Clips	1,400	2/1/2016	1/31/2021	\$38,500	\$3,208	\$2.29	\$38,500	\$27.50
	Option 1	2/1/2021	1/31/2026		\$3,529	\$2.52	\$42,350	\$30.25
	Option 2	2/1/2026	1/31/2031		\$3,882	\$2.77	\$46,578	\$33.27
Cash Store	1,600	2/1/2018	1/31/2023	\$47,200	\$3,933	\$2.46	\$47,200	\$29.50
	Option 1	2/1/2023	1/31/2028		\$4,327	\$2.70	\$51,920	\$32.45
	Option 2	2/1/2028	1/31/2033		\$4,760	\$2.98	\$57,120	\$35.70
	Option 3	2/1/2033	1/31/2038		\$5,235	\$3.27	\$62,816	\$39.26
	Option 4	2/1/2038	1/31/2043		\$5,759	\$3.60	\$69,104	\$43.19
TOTAL:	7,500			\$216,200	\$18,017	\$2.39	\$216,200	\$28.67



SECURE TENANCY:

The center is 100% occupied and enjoys excellent income stability due to all income coming from a strong mix of national and regional tenants. Additionally, each tenant has strong 10% rental increases throughout their lease term and options and at least two options to extend after their initial lease term. The center has a low average rent of only \$28.67/SF.



STRONG SHADOW ANCHOR:

This three-tenant strip center offers the investor a rare opportunity to acquire a Wal-Mart Supercenter shadow anchored asset which drives strong, consistent traffic to the site. Wal-Mart Stores, Inc. (NYSE: WMT) is the world's largest retailer, with over \$500 billion in annual sales. The company operates more than 11,700 stores under 65 banners in 28 countries and eCommerce websites. Nearly 270 million customers visit Wal-Mart stores each week. Wal-Mart currently ranks #1 on the Fortune 500 list.



HIGH TRAFFIC VOLUME:

The Property benefits from over 23,000 vehicles passing the site daily on Broadway Street. The Center enjoys exceptional visibility along Broadway Street with approximately 125 linear feet of frontage and no outparcel buildings impeding sight-line views.



CENTER OF RETAIL CORRIDOR:

The center is located in the heart of the primary retail corridor serving over 300,000 people in the tri-state area. The corridor is anchored by Quincy Mall which features over 50 stores including Slumberland, Sears, AMC Theater, Petco, Jo-Ann Fabrics, and Hibbett Sports. Additional strong national retailers in the corridor include Dick's Sporting Goods, Lowe's Home Improvement, Sam's Club, Menards, The Home Depot, Kohl's, Kmart, Old Navy, TJ Maxx, Bed Bath & Beyond, and Hobby Lobby among others.



NEW CONSTRUCTION:

The center is newly constructed and has been flawlessly maintained, providing the incoming owner minimal capital improvement risk.



REGIONAL HUB:

As the largest city within a 50-mile radius which includes nearly 260,000 residents, Quincy is a regional hub for retail, industry, education, and healthcare serving a tri-state area. Quincy is also the county seat of Adams County which is home to over 67,000 residents.

AERIAL VIEW LOOKING WEST



AERIAL VIEW LOOKING EAST



REGIONAL MAP





Mattress Firm **4,500 Square Feet**



Mattress Firm currently operates over 3,000 stores across 49 states under the Mattress Firm, Sleepy's, and Sleep Train brand names. The Houston-based company that was founded in 1986 has the largest geographic footprint in the United States among multi-brand mattress retailers. On August 8, 2016, South African-based Steinhoff International Holdings announced it had entered into a definitive merger agreement with Mattress Firm under which Steinhoff would acquire Mattress Firm, and on September 16, 2016, the transaction closed for \$3.8 billion. Mattress was removed from NASDAQ and became a wholly-owned subsidiary of Steinhoff, which is listed on the Frankfurt Stock Exchange.

Sport Clips **1,400 Square Feet**



Sport Clips is a national hair-cutting franchise that markets its "Guy-Smart" stylists and casual, male-oriented atmosphere to more than 175 million men and boys. The company boasts more than 1,700 stores across the United States and Canada offering a sports-themed environment with sports décor and televisions always tuned to sports programming. Founded in 1993 and franchised two years later, the company is ranked by Entrepreneur Magazine as one of the "Fastest Growing Franchises" and #10 on the "Franchise 500."

Cash Store **1,600 Square Feet**



The Cash Store provides emergency cash loans to help customers finance unexpected expenses. Founded in 1996, the company operates over 340 stores in Idaho, Illinois, Michigan, New Mexico, Texas, Utah, and Wisconsin. Cash Store is a trustworthy lending source that offers an easy, stress-free, fast cash service, allowing customers to have the money needed within minutes. The company is privately held and headquartered in Irving, Texas.

Location

5209 Broadway Street, Quincy (Adams County), IL 62305

General Description

One-story, three tenant retail building

Year Built

2016

Building Size

7,500 Square Feet

Land Area

± 0.72 Acres / 31,340 Square Feet

Parcel Number

23-7-0698-021-00

Parking

Surface parking is provided for 38 vehicles, or 5.1 spaces per 1,000 SF of GLA.

Zoning

C-2 (Commercial)

Frontage/Visibility

The Property is highly visible from Broadway Street with no impeding outlots and ±125 feet of frontage.

Flood Zone

According to the flood hazard maps published by the FEMA, the site is within Zone X as indicated on Community Map Panel No. 17001C0340D dated June 2, 2011. Zone X, an area that is determined to be outside the 100-and 500-year flood plains.

Traffic Counts

Broadway Street — 23,000 VPD



MARKET OVERVIEW

QUINCY, ILLINOIS

Quincy is the western most city in Illinois situated on the border near Iowa and Missouri, and located along the eastern bank of the Mississippi River. Quincy is the county seat of Adams County which is home to over 67,000 residents. The city is known for affordable housing, an excellent school system, over 1,000 acres of parkland and recreational activities, a variety of shopping and dining options and historic architecture throughout downtown. Known as the “Gem City”, Quincy has a reputation as a strong center of commerce, manufacturing and agricultural production.

TRANSPORTATION

Quincy is located along Interstate 172, approximately 12 miles north of Interstate 72. Interstate 172 is part of Route 110 which offers a less congested route to popular Midwest destinations. Quincy is easily accessible to several major cities including Springfield, IL (110 miles), St. Louis, MO (137 miles), Kansas City, MO (224 miles), Chicago, IL (314 miles), and Omaha, NE (337 miles).

The city is located along the Mississippi River and has year-round barge traffic. The Mid-America Intermodal Port was established in 1999 and offers economic growth between Illinois, Iowa and Missouri. An Illinois port is located in the south Quincy development district.

The Quincy Regional Airport serves the Tri-State area with commercial air and general aviation services. The airport offers daily round trip flights to Chicago O’Hare International Airport, easily connecting travelers to many domestic and international destinations. Quincy is also home to an Amtrak railroad station which provides convenient transportation to hundreds of cities across the country.

EDUCATION

Quincy is home to a first-class educational system with a public and private school system, an accredited community college, an accredited university and several technical-training educational facilities. Founded in 1860, Quincy University is a private liberal arts Catholic university located on a 70-acre campus. Approximately 1,300 students attend Quincy University from 26 states and 6 foreign countries. The university offers 40 undergraduate programs, 8 pre-professional programs and 4 graduate programs.

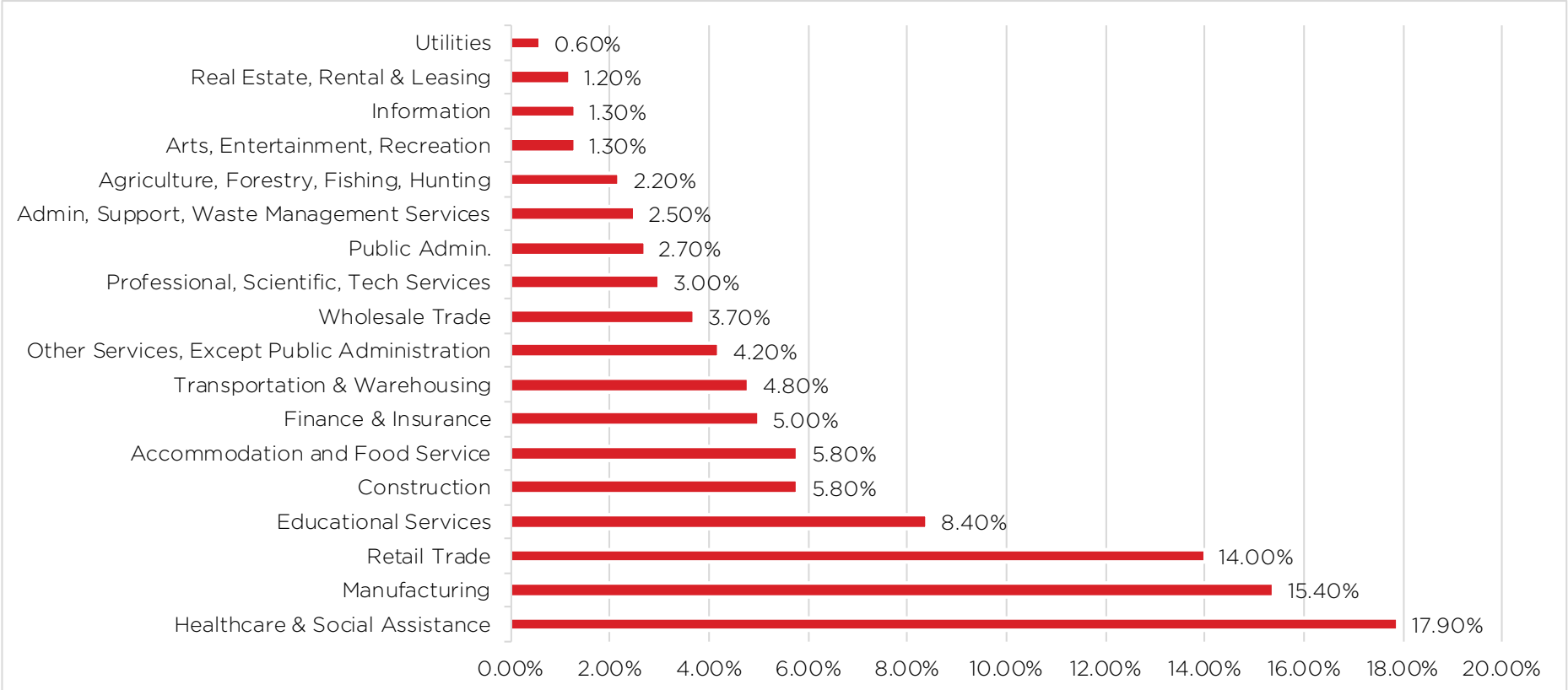


ECONOMY

Quincy and Adams County are home to a diverse economic base with 100 manufacturers, commercial services and a growing retail sector. Their industrial sector has a mix of century-old, family-owned, high tech and small businesses. Retail serving the area consists of a thriving historic downtown district as well as many national and regional chains.

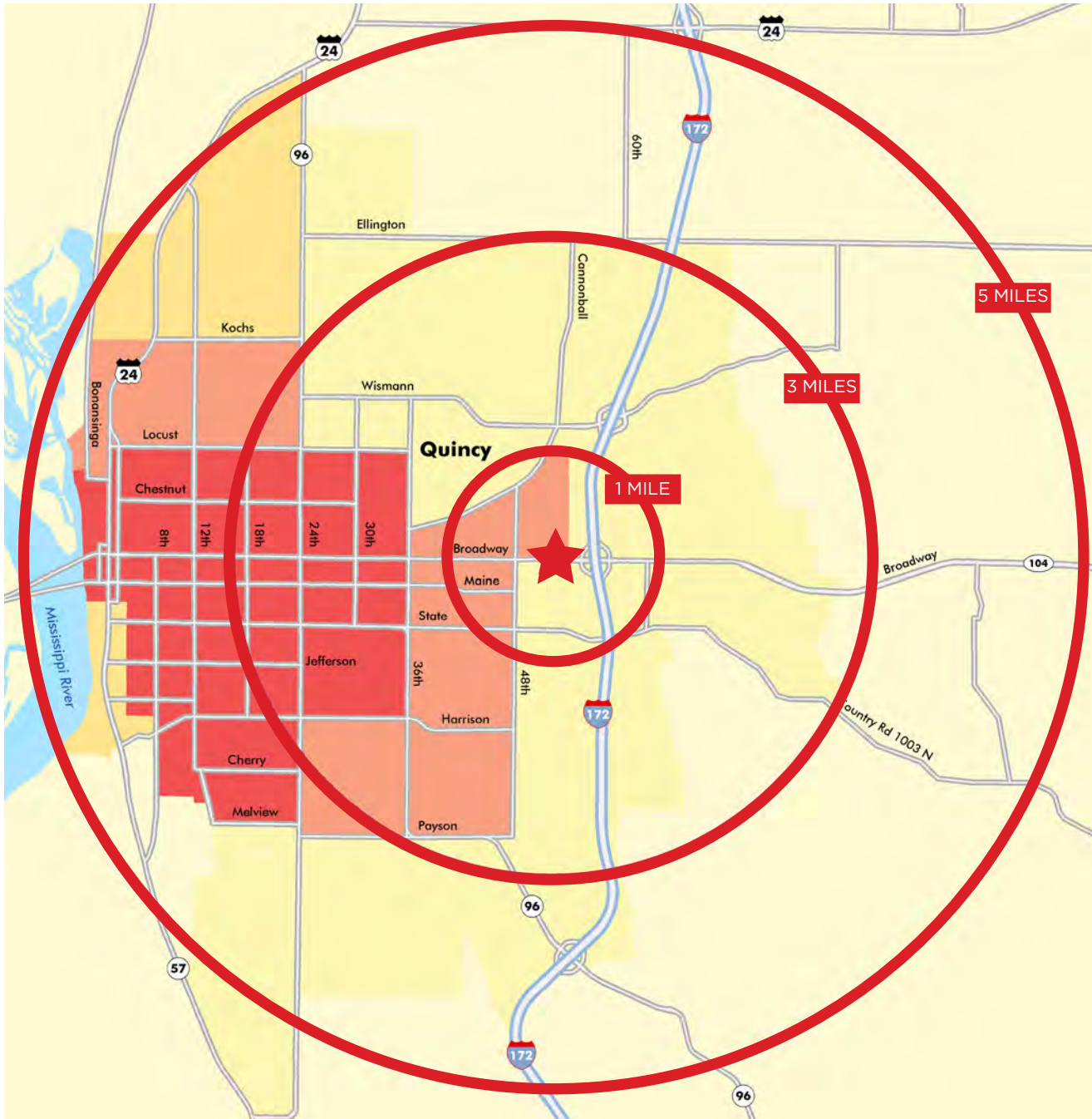
The area is also a healthcare hub serving a tri-state regional with three major medical centers - Blessing Hospital, Quincy Medical Group and SIU Center for Family Medicine. Blessing Hospital is the largest medical center within a 100-mile radius and has a medical staff of more than 240 physicians and a team of more than 2,000. Quincy Medical Group is a leading multi-specialty group practice in the Midwest with over 150 physicians. SIU Center for Family Medicine provides care as part of the Family Practice Residency Program of the SIU School of Medicine.

EMPLOYMENT BY INDUSTRY

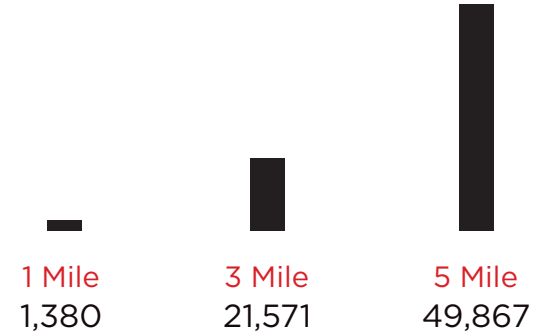


Source: Census Bureau

POPULATION CONCENTRATION MAP



2018 POPULATION



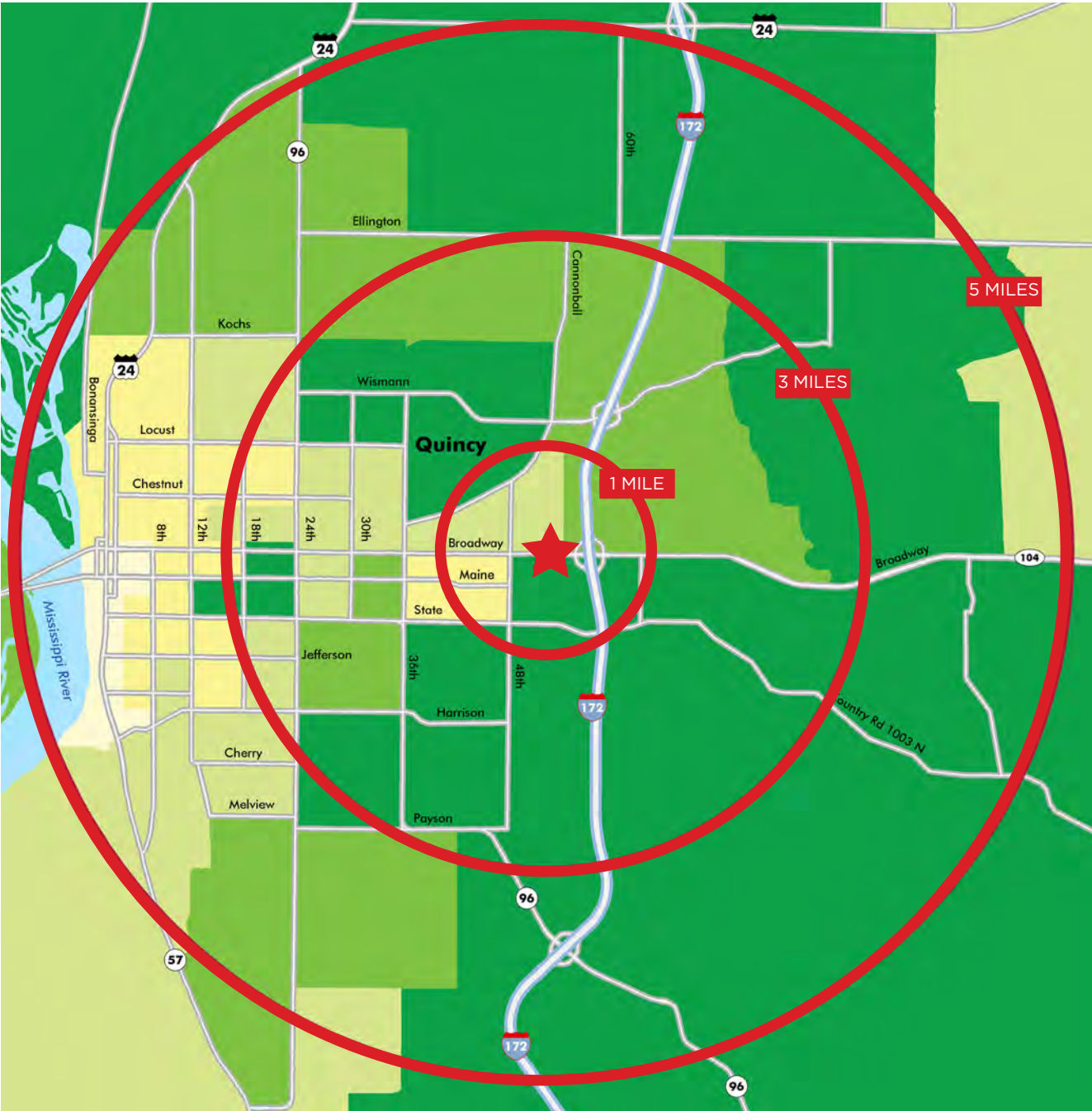
DAYTIME POPULATION



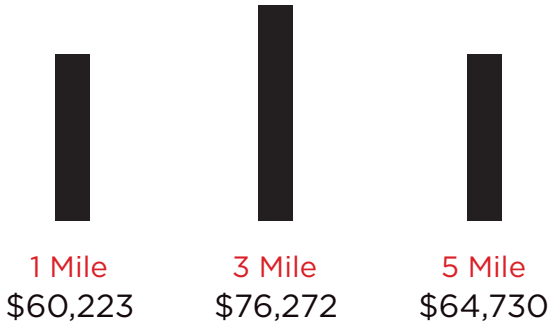
POPULATION PER SQUARE MILE



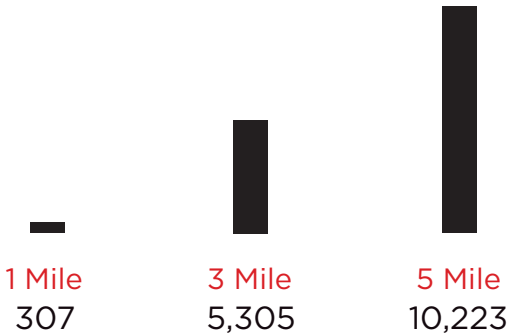
HOUSEHOLD INCOME MAP



AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS EARNING OVER \$50,000 ANNUALLY



AVERAGE HOUSEHOLD INCOME

- Over \$80,000
- \$70,000 to \$80,000
- \$50,000 to \$70,000
- \$30,000 to \$50,000
- Less than \$30,000

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