



## *Value Add Opportunity*

1301-1309 WEST BROADWAY  
CENTRALIA, IL 62801



# CONFIDENTIALITY & DISCLAIMER STATEMENT



This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1301-1309 West Broadway, Centralia, IL (“the property”). It has been prepared by Colliers International. 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 Property. 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 International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by our agents from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of 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 International, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

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

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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



# PROPERTY DETAILS

ADDRESS	1301-1309 West Broadway Centralia, IL 62801
PROPERTY TYPE	Multi-Tenant Retail Center
SIZE	32,342 SF
TENANTS	Dollar Tree & MERS Goodwill
OCCUPANCY	89%
SALE PRICE	\$3,006,500
NOI	\$219,700.65
CAP RATE	7.31%





# INVESTMENT SUMMARY

<b>TENANT</b>	Dollar Tree	MERS Goodwill																																				
<b>SUITE</b>	1301 West Broadway	1305 West Broadway																																				
<b>PREMISES</b>	10,070 SF	18,531 SF																																				
<b>LEASE COMMENCEMENT</b>	June 8, 2017	August 15, 2017																																				
<b>LEASE TERM</b>	10 years with three (3) five (5) year options	10 years with three (3) five (5) year options																																				
<b>RENTAL RATE</b>	\$10.50/SF, Net	\$6.15/SF, Net																																				
<b>ANNUAL RENT</b>	<table> <tr> <th><u>Rent</u></th><th><u>PSF</u></th><th><u>Yearly</u></th></tr> <tr> <td>Years 1-10</td><td>\$10.50</td><td>\$105,735.00</td></tr> <tr> <th><u>Option Rent</u></th><th><u>PSF</u></th><th><u>Yearly</u></th></tr> <tr> <td>Years 11-15</td><td>\$11.00</td><td>\$110,770.00</td></tr> <tr> <td>Years 16-20</td><td>\$11.50</td><td>\$115,805.00</td></tr> <tr> <td>Years 21-25</td><td>\$12.00</td><td>\$120,840.00</td></tr> </table>	<u>Rent</u>	<u>PSF</u>	<u>Yearly</u>	Years 1-10	\$10.50	\$105,735.00	<u>Option Rent</u>	<u>PSF</u>	<u>Yearly</u>	Years 11-15	\$11.00	\$110,770.00	Years 16-20	\$11.50	\$115,805.00	Years 21-25	\$12.00	\$120,840.00	<table> <tr> <th><u>Rent</u></th><th><u>PSF</u></th><th><u>Yearly</u></th></tr> <tr> <td>Years 1-5</td><td>\$6.15</td><td>\$113,965.65</td></tr> <tr> <td>Years 6-10</td><td>\$6.64</td><td>\$123,045.84</td></tr> <tr> <th><u>Option Rent</u></th><th><u>PSF</u></th><th><u>Yearly</u></th></tr> <tr> <td>Years 11-15</td><td>\$7.13</td><td>\$132,126.03</td></tr> <tr> <td>Years 16-20</td><td>\$7.62</td><td>\$141,206.22</td></tr> </table>	<u>Rent</u>	<u>PSF</u>	<u>Yearly</u>	Years 1-5	\$6.15	\$113,965.65	Years 6-10	\$6.64	\$123,045.84	<u>Option Rent</u>	<u>PSF</u>	<u>Yearly</u>	Years 11-15	\$7.13	\$132,126.03	Years 16-20	\$7.62	\$141,206.22
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<b>TENANT RESPONSIBILITIES</b>	Tenant responsible for its pro-rata share of CAM, Taxes, & Insurance. Estimated to be the following on a per square foot basis: Cam: \$1.25, Taxes: \$0.70, Insurance: \$0.40	Tenant responsible for its pro-rata share of CAM, Taxes, & Insurance. Estimated to be the following on a per square foot basis: Cam: \$1.00, Taxes: \$0.70, Insurance: \$0.30																																				
<b>LANDLORD RESPONSIBILITIES</b>	Landlord responsible for general commercial liability insurance of \$1 million and aggregate \$2 million (not repaid by Landlord). Landlord responsible for foundation, floor slab, roof, and structure.	Landlord responsible for general commercial liability insurance of \$1 million and aggregate \$2 million (not repaid by Landlord). Landlord responsible for foundation, floor slab, roof, and structure.																																				



# LOCATION OVERVIEW





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## CENTRALIA, IL

The City of Centralia is located in south central Illinois, and is home to more than 13,000 people according to the 2010 US Census. Centralia was formed in 1853 by the Illinois Central Railroad (from which it derives its name as the center of the rail system in Illinois). The City was incorporated in 1859. The community was built on agriculture, railroad, coal and oil and is uniquely located within four counties – Clinton, Marion, Jefferson and Washington.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,153	16,610	20,117
Households	1,259	6,296	7,803
Median Age	43.7	40.1	41.0
Avg Household Income	\$43,902	\$48,984	\$52,107
Businesses	138	654	738
Employees	1,950	10,057	11,540



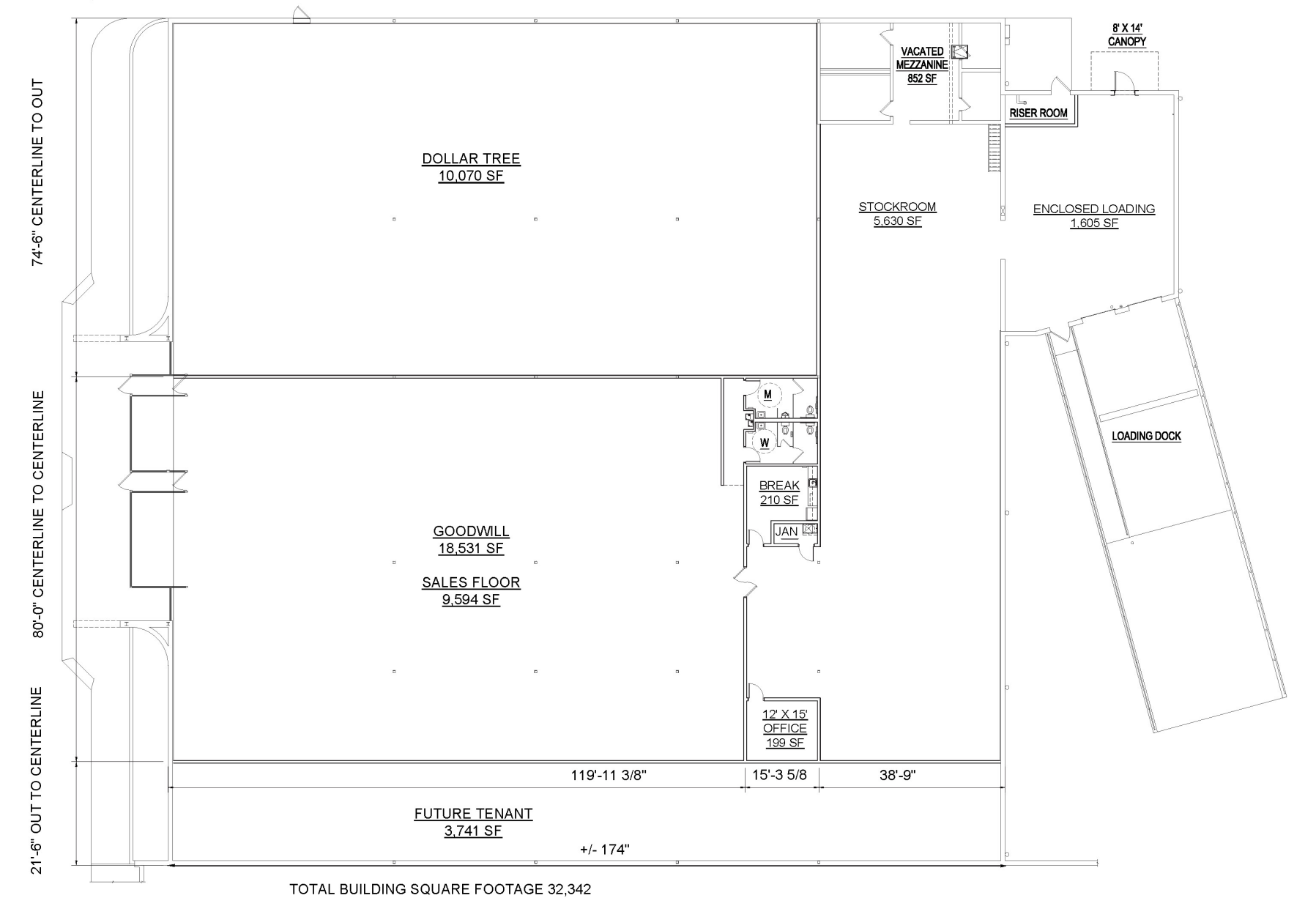


# AERIAL VIEW





# FLOOR PLAN





# TENANT OVERVIEW

**COMPANY:** Dollar Tree, Inc

**STOCK SYMBOL:** DLTR

**EXCHANGE:** NASDAQ

**HEADQUARTERED:** Chesapeake, VA

**WEBSITE:** [www.dollartree.com](http://www.dollartree.com)

**FOUNDED:** 1986, IPO in 1995

**NO. OF STORES** Over 13,000 in US



- FORTUNE 200 COMPANY
- 2015 NET SALES: \$15.50 billion
- EMPLOYEES: Approximately 55,300 full-time and 112,500 part-time associates as of January 30, 2016.

Dollar Tree, Inc. is the world's leading operator of \$1 price-point variety stores. The Company also offers value at the fixed price-point of \$1.25 CAD at its 225 stores in Canada. On July 6, 2015, Dollar Tree completed its acquisition of Family Dollar stores.

Overall, Dollar Tree operates more than 13,000 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 167,000 associates.

A fortune 200 Company, Dollar Tree has served North America for more than twenty-nine years. The Company operates store support centers in Chesapeake, Virginia and Matthews, North Carolina."

Source: [shareholder.com/downloads/DLTR](http://shareholder.com/downloads/DLTR)





# TENANT OVERVIEW

**COMPANY:** MERS Goodwill

**WEBSITE:** [www.mersgoodwill.org](http://www.mersgoodwill.org)

**FOUNDED:** 1940

**NO. OF STORES** 75



## 2015 MILESTONES ACHIEVED

- REVENUES: \$156,097,455
- DONATIONS: 1,427,929
- NO OF PURCHASES: 4,864,701
- NO OF PEOPLE SERVED IN THE COMMUNITY: 69,343

MERS Goodwill, annually serving more than 63,000 individuals, is a non-profit agency operating in 75 locations throughout 89 counties in the bi-state area of Missouri and Southern Illinois. Revenues from the stores and the auto donations program assist with funding MERS Goodwill job training and employment services. MERS Goodwill is a proud member of the United Way and is four-star rated by Charity Navigator.

*Source: [mersgoodwill.org](http://mersgoodwill.org)*







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COLLIERS INTERNATIONAL | ST. LOUIS  
101 S Hanley Road, Suite 1400 | St. Louis, MO 63105  
+1 314 863 4447 | [colliers.com/stlouis](http://colliers.com/stlouis)

Erin P. Torney, JD, MBA | 314 584 6215 direct | 314 369 0597 mobile | [erin.torney@colliers.com](mailto:erin.torney@colliers.com)