

T-Mobile®



Marcus & Millichap

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FOR MORE DETAILS.**

The subject property is a freestanding T-Mobile store located in O'Fallon, IL, part of metropolitan St. Louis, MO. The 2,400+/- square foot building was remodeled in 2008 for the Tenant. The property is ideally located as an outparcel to Walmart Supercenter and sits at the corner of the signalized entrance into the Lincoln Crossing shopping center, anchored by Walmart, Home Depot and PetSmart. Other retailers in the immediate vicinity include Sam's Club, McDonald's, Panda Express, ALDI, Academy Sports and more.

Wireless Vision, d/b/a T-Mobile, operates over 500 stores in 26 states. They recently extended the existing lease term for 5 more years, expiring on October 31, 2023. They have no more renewal options remaining, potentially allowing for Landlord to renegotiate a higher rental rate, or offering a redevelopment option. The lease is double-net (NN) with Landlord being responsible for roof and structure.

As America's Un-carrier, T-Mobile US, Inc. (NASDAQ: TMUS) is redefining the way consumers and businesses buy wireless services through leading product and service innovation. Our advanced nationwide 4G LTE network delivers outstanding wireless experiences to approximately 76 million customers who are unwilling to compromise on quality and value. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS. For more information, please visit <http://www.t-mobile.com> or join the conversation on Twitter using \$TMUS.

Wireless Vision, LLC currently operates more than 568 T-Mobile-branded retail stores nationwide. Making the company the largest T-Mobile Exclusive Retailers in the country. Established in 2004 and headquartered in Bloomfield Hills, Mich., Wireless Vision is dedicated to providing the finest quality voice and data products and the highest level of service to its customers. For more information, please visit www.wirelessvision.com

INVESTMENT HIGHLIGHTS

- LOW RENT OUTPARCEL TO WALMART SUPERCENTER
- CORNER LOT AT SIGNALIZED ENTRANCE INTO 200,000+ SF POWER CENTER
- 5 YEARS REMAINING WITH NO MORE RENEWAL OPTIONS
- SURROUNDED BY SAM'S CLUB, ACADEMY SPORTS, HOME DEPOT, MCDONALD'S, PANDA EXPRESS AND MORE
- 500+ STORE FRANCHISEE FOR T-MOBILE
- EXCELLENT FRONTAGE AND VISIBILITY ON W. HWY 50 | 28,300+/- VEHICLES PER DAY
- FRANCHISEE FOR PUBLICLY TRADED COMPANY WITH ANNUAL REVENUE OF \$40+ BILLION

T-Mobile

1600 W. Highway 50
O'Fallon, IL 62269

Price

\$865,000

Cap Rate

6.86%

Price/ SF

\$360.42

Property Description

Year Built (Renovated) - 2008

Gross Leasable Area

2,400 +/- SF

Lot Size

.59+/- Acres

Type of Ownership

Fee Simple

Annualized Operating Information

Base Rent - \$66,000

Annual CAM Expense (\$4,200)

Building Insurance (\$2,500)

Net Operating Income ("NOI") \$59,300



Year	Base Annual Rent	Monthly Rent	Rent/SF	CAP RATE
11/1/18 - 10/31/23	\$66,000	\$5,500	\$27.50	6.86%

Tenant Trade Name	Wireless Vision St. Louis, LLC (d/b/a T-Mobile)
Tenant	Franchisee
Ownership	Fee Simple
Lease Type	Double Net
Roof and Structure Maintenance	Landlord
Lease Term	5 Years
Lease Term Remaining	November 1st, 2008
Lease Commencement Date	October 31st, 2003
Lease Expiration Date	No Options Remaining
Increases	No
Renewal Options	Bloomfield Hills, MI
Headquartered	500+ Locations
Number of Locations	\$40.6 Billion
Annual Revenue	BB+
Stock Symbol	Standard & Poors
Board	TMUS
Web Site	www.t-mobile.com www.wirelessvision.com



T-Mobile US, Incorporated provides mobile communications services under the T-Mobile, MetroPCS and GoSmart brands in the United States, Puerto Rico, and the U.S. Virgin Islands.


The company offers voice, messaging, and data services to 72.6 million customers in the postpaid, prepaid, and wholesale markets. It also provides wireless devices, including smartphones, tablets, and other mobile communication devices, as well as accessories that are manufactured by various suppliers. In addition, the company offers services, devices, and accessories under the T-Mobile and MetroPCS brands through its owned and operated retail stores, third party distributors, and its Websites.

As America's Un-carrier, T-Mobile US, Inc. (NASDAQ: "TMUS") is redefining the way consumers and businesses buy wireless services through leading product and service innovation. The Company's advanced nationwide 4G LTE network delivers outstanding wireless experiences for customers who are unwilling to compromise on quality and value. Based in Bellevue, Wash, T-Mobile US, Inc. provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS. T-Mobile US, Inc. (NASDAQ: "TMUS") is a publicly traded company. Deutsche Telekom AG (OTCQX:DTEGY) maintains approximately 65% ownership (approximately 63% upon preferred stock conversion).


www.t-mobile.com

INDUSTRY-LEADING RESULTS

T-Mobile is growing their customer base, and translating that customer growth into financial growth. T-Mobile delivered record Revenue in 2017, Net Income, Cash from Operating Activities, Earnings per Share, Adjusted EBITDA¹, and Free Cash Flow¹, and led the industry 4 years in a row in Total Revenue and Service Revenue percentage growth.

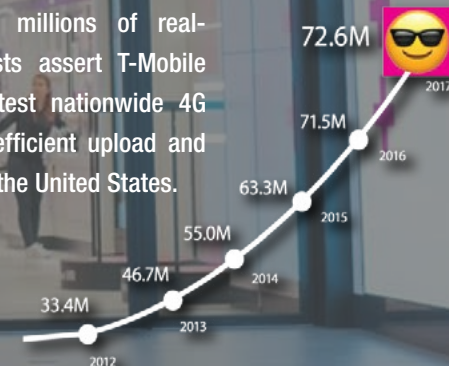
 **> \$7.9B**
Total Service Revenues in 2Q 2018

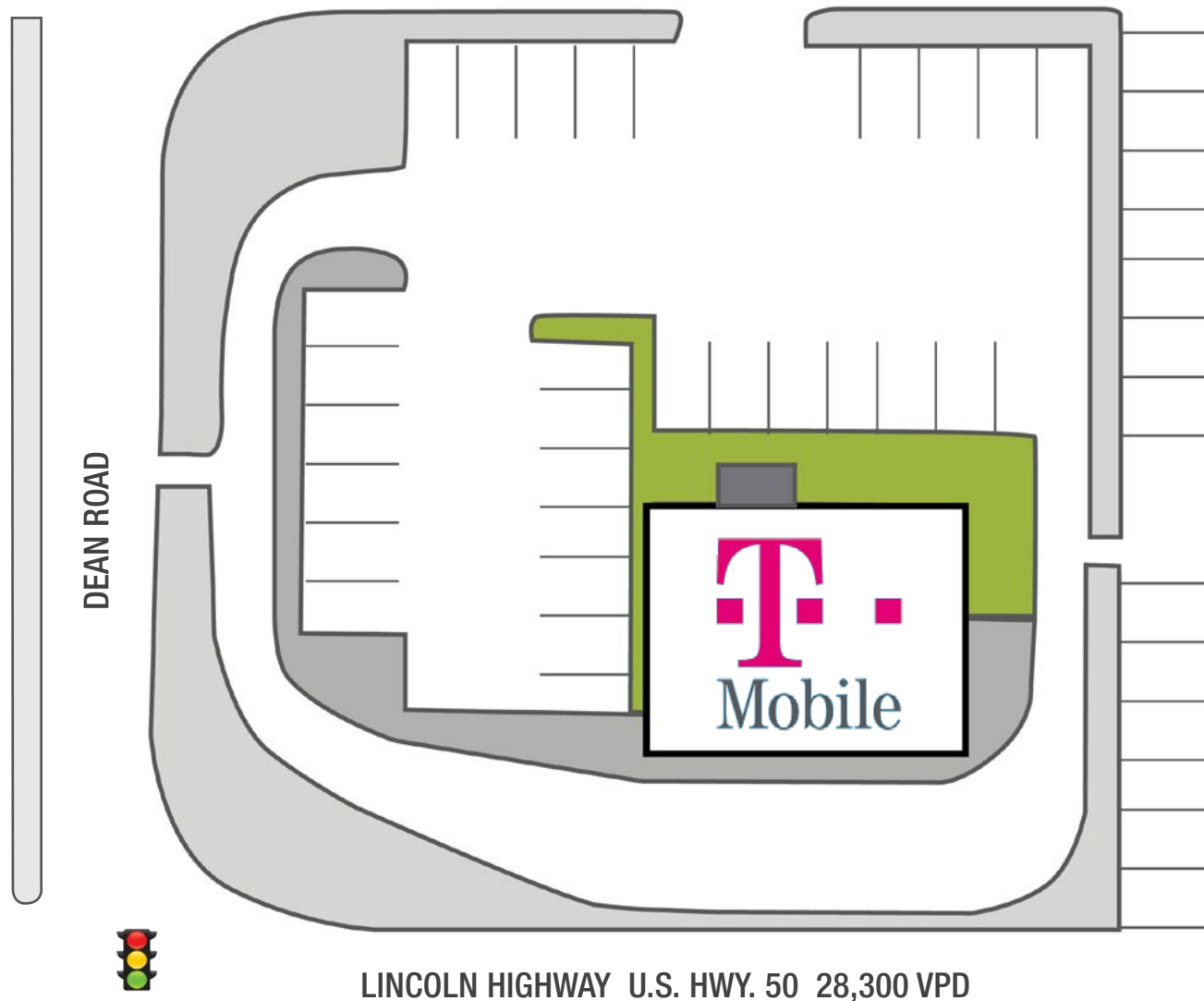
Voted America's Best Unlimited Network

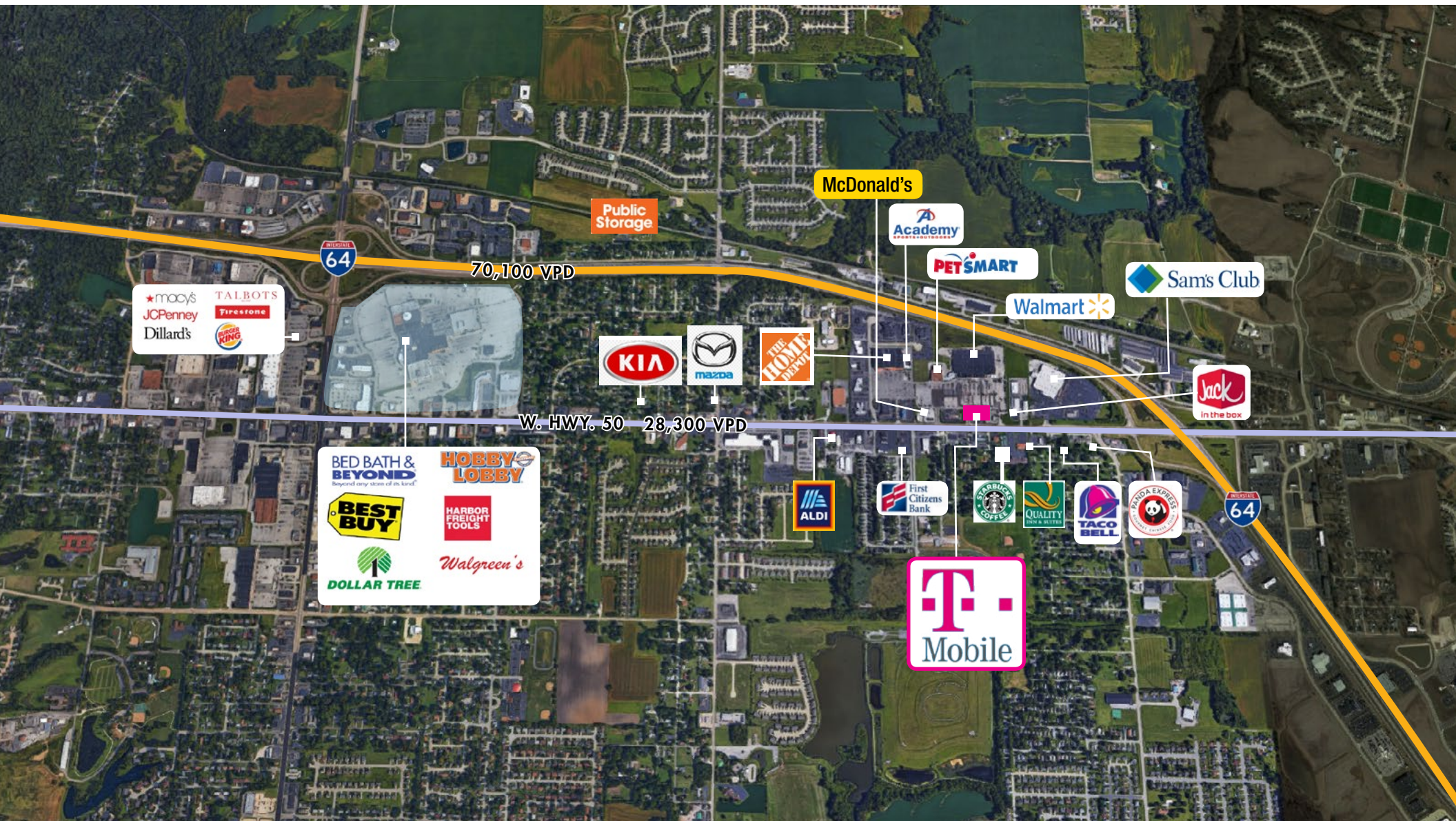
 **+ 323M**

T-Mobile is powered by the leading 4G LTE network. As of the end of 2017, the 4G LTE network reached 323M Americans — up from 314M the year prior. Third-party results from millions of real-world customer tests assert T-Mobile as offering the fastest nationwide 4G LTE with the most efficient upload and download speeds in the United States.

T-Mobile covers 323M in Network Expansion











WALMART
SUPERCENTER

 **Sam's Club**

 **Jack**
in the box

 **TACO**
BELL

SportClips
HAIRCUTS

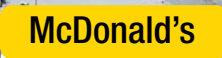
 **PANDA EXPRESS**
GOURMET CHINESE FOOD

 **T-Mobile**

U.S. HWY. 50 28,300 VPD

 **First Citizens Bank**

McDonald's



U.S. HWY. 50 28,300 VPD

St. Clair County

St. Clair County is the oldest county in the U.S. state of Illinois; its western border is formed by the Mississippi River. St. Clair County is part of the Metro-East area of the St. Louis, MO-IL Metropolitan Statistical Area.

The first explorers and colonists of St Clair County were French, British colonists began to move into the area in the late 18th century. St. Clair County was the first county it established in what is today Illinois.

St. Louis

St. Louis' is located less than 20 miles from St Clair. Visitors to St Louis have many options when visiting either for the day or evening. Busch Stadium, in the nostalgia of the iconic Judy Garland film "Meet Me in St. Louis," or sampling Budweiser. The Gateway Arch – with the iconic curve of stainless steel. St Louis is a vibrant city that has plenty to offer for beer, food, sports and music enthusiasts. St Louis is referred to as the "Home of the Blues" thanks to its rich music scene.

The distinct neighborhoods in the area include tranquil Forest Park and historical Soulard, with plenty of places offering entertainment and food with a Midwestern flair.

The Gateway Arch - St. Louis

St. Clair County Economic Data

COMPANY	# OF EMPLOYEES
Scott Air Force Base	13,000
Memorial Hospital	2,800
St. Elizabeth Hospital	1,300
Southwestern Illinois College	1,200
St. Clair County County	834
East St. Louis School District 189	800
Southern IL Healthcare Foundation	631
Casino Queen Leisure	600
Belleville School District 118	575
Cahokia School District 187	565
Jet Aviation (General Dynamics)	540*
Belleville School District 201	510
O'Fallon School District 90	500
City of Belleville	466

The city of O'Fallon is a charming community of over 30,000 people with additional personnel from nearby Scott Air Force Base. O'Fallon has a rich history of trade and industry, O'Fallon is known as one of the fastest growing communities in the Metropolitan St. Louis area.

Scott Air Force Base

Air Mobility Command (AMC) is a Major Command (MAJCOM) of the U.S. Air Force. It is headquartered at Scott Air Force Base, Illinois, east of St. Louis, Missouri. Over 48,000 Military are stationed in O'Fallon. Air Mobility Command's mission is to provide global air mobility. Many special duty and operational support aircraft (OSA) and stateside aeromedical evacuation missions are also assigned to AMC.

Colleges and Universities

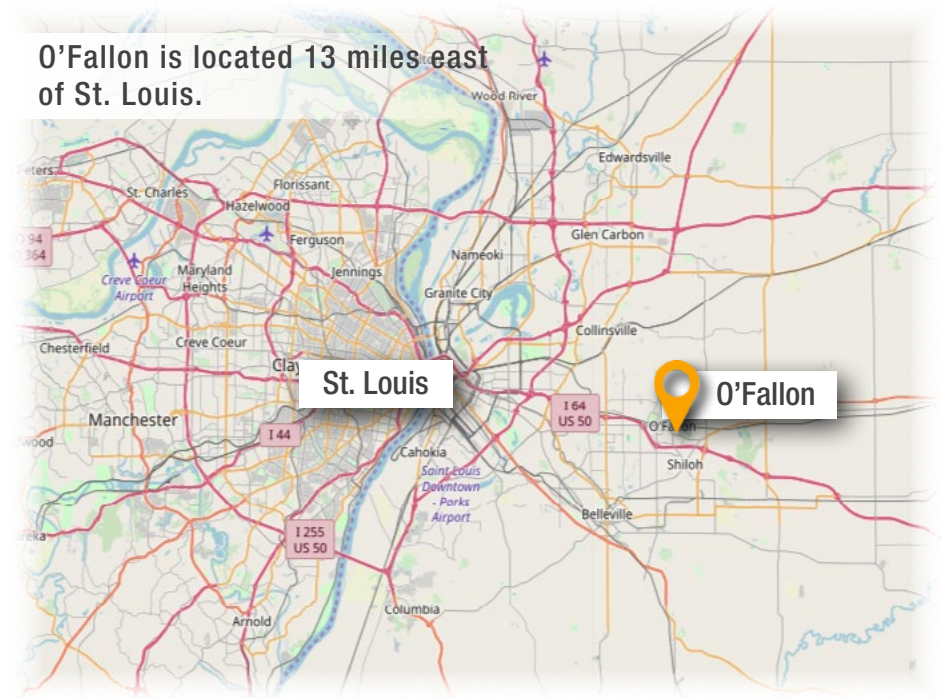
Southern Illinois University at Edwardsville SIUE is located in Edwardsville, Illinois, just 25 miles from St. Louis. More than 14,000 are enrolled in graduate and undergraduate programs.

McKendree University, is located in Lebanon Il with campuses in 6 locations and one at Scott Air Force Base. Approximately 2,900 students are enrolled.

Southwestern Illinois College SWIC has campuses in Belleville, Granite City and Red Bud. The college also has an office and classes on Scott Air Force Base and at East St. Louis Community College Center.

Lindenwood-Belleville Lindenwood University–Belleville, also known as Lindenwood Belleville, is a private, four-year liberal arts university. It has enrollment of 2,300 students

O'Fallon is located 13 miles east of St. Louis.



Air Mobility Command Headquarters



Lindenwood University-Belleville



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	4,394	44,922	99,659
2022 POPULATION	4,859	49,545	106,935
2017 OWNER OCCUPIED HOUSING UNITS	60.0%	68.1%	69.1%
2017 RENTER OCCUPIED HOUSING UNITS	40.0%	31.9%	30.9%
MEDIAN HH INCOME	\$60,044	\$72,465	\$66,427
PER CAPITA INCOME	\$29,084	\$36,391	\$34,811
AVERAGE HH INCOME	\$72,301	\$91,807	\$85,779
2017 HOUSEHOLDS BY INCOME			
\$ 0 - \$ 14,999	9.4%	6.7%	8.4%
\$ 15,000 - \$24,999	7.5%	5.8%	7.9%
\$ 25,000 - \$34,999	9.4%	8.2%	9.0%
\$ 35,000 - \$49,999	14.4%	10.9%	11.7%
\$ 50,000 - \$74,999	24.5%	20.3%	19.4%
\$ 75,000 - \$99,999	14.5%	16.0%	15.1%
\$100,000 - \$124,999	9.4%	12.3%	10.9%
\$125,000 - \$149,999	5.2%	7.4%	6.5%
\$150,000 - \$200,000	3.1%	7.7%	6.9%
\$200,000 TO \$249,999	0.4%	1.6%	1.6%
\$250,000 +	2.1%	3.0%	2.6%



ST. LOUIS SCIENCE CENTER



T-Mobile®

Presented by:

BROKER OF RECORD

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