



**PETSMART**  
**1460 KOESTER DR**  
**FORSYTH, IL 62535**

### OFFERING SUMMARY

Price	\$3,820,000
Net Operating Income	\$286,240
Capitalization Rate	7.49%
Price/SF	\$190.17
Net Cash Flow	7.49% / \$286,240
Down Payment	All Cash
Cash on Cash Return	7.49%
Rent/SF	\$14.25
Gross Leasable Area	20,087 SF
Year Built/Renovated	2006
Lot Size	0.46 acre(s)

### LEASE SUMMARY

Tenant	PetSmart
Credit Rating	Not Rated
Lease Type	NNN
Lease Commencement	1/29/2006
Lease Expiration	1/31/2023
Lease Term Remaining	3.8 Years
Options	Seven Year Option with 3.64% Increase Five Year Option with 3.67% Increase Five Year Option with 5% Increase Five Year Option with 4.76% Increase



### EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$286,240	\$14.25	\$23,853	Current	N/A
\$301,305	\$15.00	\$25,109	18-22	5.26%
\$316,370	\$15.75	\$26,364	23-27	5.00%
\$331,436	\$16.50	\$27,620	28-32	4.76%



### INVESTMENT HIGHLIGHTS

- Corporate Backed Lease by PetSmart
- Triple-Net Lease
- Limited Competition | Only National Pet Store Chain within 40 Miles
- Surrounded by Major Retailers | Excellent Location
- Strong Tenancy and Commitment | Original Tenant

### DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2018 Population	2,253	19,757	44,768
2010 Population	2,304	20,233	45,779
2018 Households	986	8,315	18,521
2010 Households	1,019	8,669	19,299
Average HH Income	\$106,712	\$73,299	\$59,246