



NEW CONSTRUCTION STARBUCKS

600 JOHN DEERE ROAD
MOLINE, IL 61265

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1 PROPERTY INFORMATION

600 John Deere Road
Moline, IL 61265

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,044,000
Cap Rate:	5.5%
NOI:	\$112,442
Year Built:	2018
Building Size:	2,231 SF
Market:	Quad Cities, IL
Price / SF:	\$916.18

PROPERTY HIGHLIGHTS

- 10 year NNN lease - New Construction
- No Early Termination Right
- Ten Percent Rental Increases Every Five Years
- Strong Market Co- Tenancy including, Kohl's, Target, Hobby Lobby, PetSmart and more
- Excellent access to Highway I-88
- Outlot to the Anchored Unity Pointe Health Systems Medical Center [Trinity Hospital]
- Minimal landlord responsibilities [Roof & Structure]
- Investment Grade Credit Tenant rated A-
- Positioned along John Deere Road [30,700 VPD] & 7th Street [11,600 VPD]
- 10 minute drive from Quad City International Airport

Property Description

PROPERTY OVERVIEW

SVN is pleased to propose the sale of a new construction Starbucks property located on 7th Street and John Deere Road in Moline, IL. This new construction Starbucks is an out parcel to Unity Pointe Health Systems Medical Center. Starbucks signed a 10 year NNN lease estimated to commence October 2018. The Starbucks lease features ten percent rental increases every five years and has four 5-year renewal option periods with 10% rental escalations in each. The lease does NOT have a tenant kickout right unlike many of the new Starbucks leases.

LOCATION OVERVIEW

This new construction Starbucks is strategically located along 7th Street and John Deere Road which is a primary access point off I-88 expressway. As an out parcel to Unity Pointe Health Systems Medical Center located and positioned on the SW corner, this Starbucks has exceptional visibility to over 42,000 VPD and will receive strong complimentary traffic from both the Medical Center and the Hy-Vee anchored shopping center in the adjacent corner. Additional retailers located in the immediate trade area include Hy-Vee, Kohl's, Target, Hobby Lobby, PetSmart, Mattress Firm and more.



Additional Photos



2 LOCATION INFORMATION

600 John Deere Road
Moline, IL 61265

Site Aerial



Market Aerial



3 FINANCIAL ANALYSIS

600 John Deere Road
Moline, IL 61265

Rent Roll

Starbucks									
7th Street and John Deere Rd									
TENANT NAME	Square Feet	% Share	LEASE TERM		RENT			Annual Expense Reimbursements	
			Begins	Ends	PSF	Annual	Monthly	Annual	PSF
Starbucks (Corporate)	2,231	100.00%	October 1, 2018	September 30, 2028				CAM: NNN	NNN
								TAX: NNN	NNN
								INS: NNN	NNN
								TOTAL	NNN
			October 1, 2018	September 30, 2023	\$ 50.40	\$112,442	\$9,370		
			October 1, 2023	September 30, 2028	\$ 56.45	\$125,939	\$10,495		
			Option 1	October 1, 2028	September 30, 2033	\$ 63.22	\$141,043	\$11,754	
			Option 2	October 1, 2033	September 30, 2038	\$ 70.81	\$157,977	\$13,165	
			Option3	October 1, 2038	September 30, 2043	\$ 79.31	\$176,940	\$14,745	
			Option 4	October 1, 2043	September 30, 2048	\$ 88.83	\$198,178	\$16,515	
Occupied SF	2,231	100.00%			Total	\$112,442	\$9,370	CAM: NNN	NNN
Vacant SF	0	0.00%						TAX: NNN	NNN
Total SF	2,231	100.00%						INS: NNN	NNN
								TOTAL	NNN

Income & Expenses

Starbucks 7th St & John Deere Rd- Moline, IL Property Summary		
	Total	%
Leased SF	2,231	100.00%
Vacant SF	-	0.00%
Total	2,231	100.00%

Operating Income		
	Total	PSF
Scheduled Rental Income	112,442	50.40
Expense Reimbursements:		
CAM	NNN	NNN
RE Taxes	NNN	NNN
Insurance	NNN	NNN
Vacancy Factor (0%):	0%	-
Effective Gross Income	112,442	50.40
Recoverable Operating Expense:	NNN	NNN
CAM	NNN	NNN
RE Taxes	NNN	NNN
Insurance	NNN	NNN
Total Recoverable Operating Expenses	NNN	NNN
Net Operating Income	112,442	50.40

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DEMOGRAPHICS

600 John Deere Road
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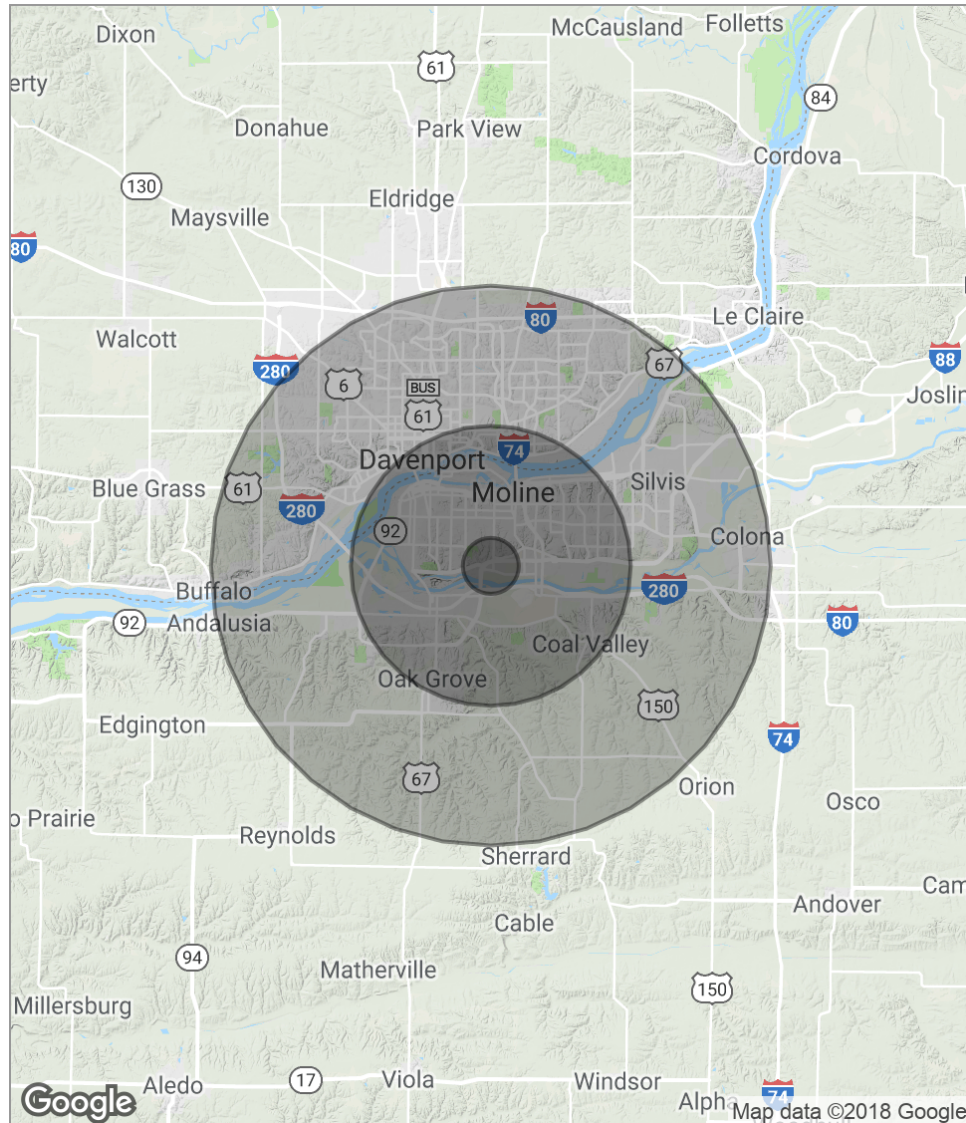
Demographics Report



	1 MILE	5 MILES	10 MILES
Total population	6,377	131,324	329,596
Median age	45.2	38.8	38.1
Median age (male)	41.0	37.4	36.7
Median age (female)	47.3	39.6	39.2
Total households	2,803	54,972	136,708
Total persons per HH	2.3	2.4	2.4
Average HH income	\$68,316	\$59,254	\$60,825
Average house value	\$156,763	\$150,827	\$166,327

** Demographic data derived from 2010 US Census*

Demographics Map



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