



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.
IL Lic. # 471.018303



OFFERING MEMORANDUM

Multi-Tenant Lease Investment Opportunity

3245 & 3247 Court Street | Pekin, IL 61554

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JENNIFER D. STEIN
JDS Real Estate Services, Inc.

IL Lic. #471.018303 & CA Lic. #01507135
213.446.5366 | DIRECT
jstein@jdsreservices.com

DANNY HELD

Lic. # 01946205

310.853.1358 | DIRECT
danny@SIGnnn.com

DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT
dan@SIGnnn.com

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 44,379 SF Goodwill & Planet Fitness Located at 3245 & 3247 Court Street in Pekin, Illinois. This Opportunity Includes Two High Quality Tenants and a Value Add Component With 3,756 SF of Available Leasable Space, Providing For a Secure Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$2,628,571
CAP	7.00%
NOI	\$184,000
PRICE PER SF	\$59.23
GUARANTOR	Corporate and Franchisee

PROPERTY SUMMARY

ADDRESS	3245 & 3247 Court Street Pekin, IL 61554
COUNTY	Tazewell
BUILDING AREA	44,379 SF
BUILT	1981

HIGHLIGHTS



Triple Net (NNN) Lease With Minimal Landlord Responsibilities - Roof and Structure Only



Strong Planet Fitness Franchisee Operator With Over 70 Locations



Extremely Profitable Goodwill With Experienced Territory Operator of 12 Units



Long-Term Security Investment With Over 8 Years Remaining on Goodwill and 10 Years Remaining on Planet Fitness



Internet Resistant Tenant Mix



Value Add Component With 3,756 SF of Available Leasable Space



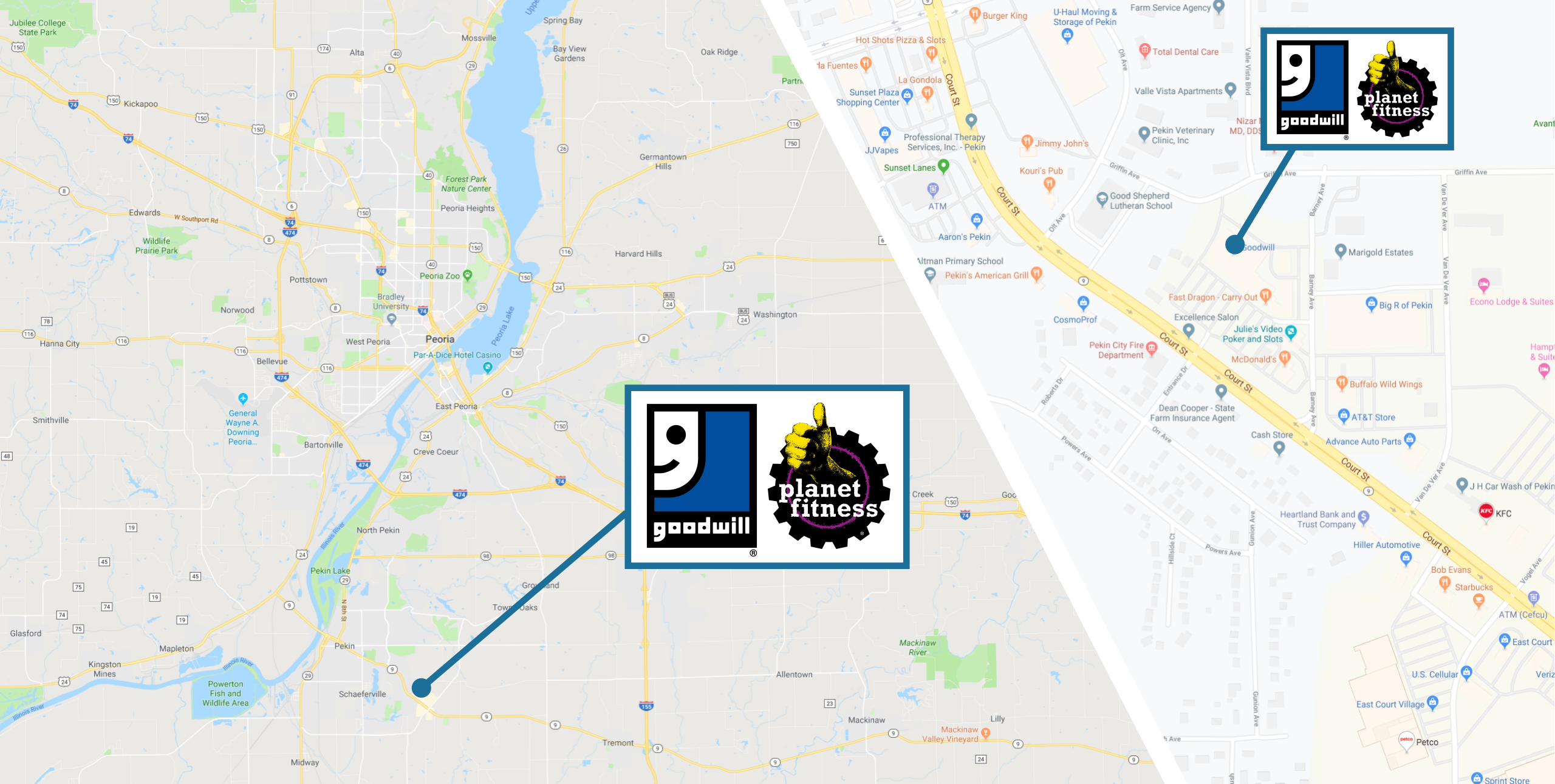
Below Replacement Cost With Price Per Square Foot Under \$60



There are Over 121,611 Residents With an Average Household Income of \$67,526 Within a 10-Mile Radius of the Property



Neighboring Tenants Include: McDonald's, Dollar General, Buffalo Wild Wings, Wendy's, Steak' n Shake, Aldi, Gold's Gym, Staples and Walmart Supercenter



Goodwill & Planet Fitness | 3245 & 3247 Court Street | Pekin, IL 61554



SONIC
Avanti's Ristorante
Super 8
Busey

Firestone
FRESNIUS MEDICAL CARE
Payless
OneMain Financial
Sprint
cicis
verizon
rue21
Culver's
Singer
U.S. Cellular

syngenta

Veterans Dr

ALDI
Dunham's Sports

MENARDS

STAPLES

CEFCU
Not a bank. Better.

Walmart

TSC TRACTOR SUPPLY CO

EconoLodge
BY CHOICE HOTELS

Hampton Inn & Suites

Wendy's

KFC

Applebee's

Starbucks

Bob Evans
DOWN ON THE FARM

HILLER AUTOMOTIVE

HEARTLAND BANK

Advance Auto Parts

BUFFALO WILD WINGS

BIG R STORES

LUBE-STOP
MORE THAN OIL EXPERTS

SHERWIN-WILLIAMS

HOBBY LOBBY
PETCO
Where the pets go.
DOLLAR TREE

ICPR Family Practice
Care • Prevent • Rejuvenate.

Marigold Estate

BARD OPTICAL
Vision For Life

FAST D'AGON

Leisure Massage

Athletico

DOLLAR GENERAL

Advance America

McDonald's

Court St

State Farm

ILLINOIS
9

Pekin City Fire Department

Griffin Ave

goodwill
planet fitness

Value Add Space



Pekin High School - East Campus

UAW Center

Charlie's Aquarium

Sunset Lanes

Altman Primary School



Good Shepard Lutheran School



Court St

Griffin Ave

ILLINOIS 9

Value Add Space

Veterans Dr

DUNKIN'
Pizza Hut
HC Hair cuttery

PET SUPPLIES PLUS
Godfather's Pizza
Little Caesars
ACE
COST CUTTERS

goodwill
planet fitness

Walgreens
Commerce Bank
TACO BELL

ILLINOIS
9

BURGER KING
cricket
U-HAUL

SUBWAY
6

BUFFALO WILD WINGS
EconoLodge
Advance Auto Parts

Aaron's

ALDI
Steak 'n Shake
GOLD'S GYM
Staples
Dunham's SPORTS
Kentucky Fried Chicken

DOLLAR GENERAL
McDonald's

MENARDS
PNC

HOBBY LOBBY
petco
DOLLAR TREE
Starbucks
Bob Evans

SONIC
Super 8
Holiday Inn Express

verizon
Culver's
Applebee's
Firestone
Sprint

TSC
TRACTOR SUPPLY CO

Walmart Supercenter
WOODFOREST NATIONAL BANK
SHOE DEPT.
Great Clips
BURGER KING

Court St

CITY OVERVIEW

Pekin | Tazewell County | Illinois

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Pekin, IL

Pekin is a city in the state of Illinois and it's the county seat of Tazewell County. The city is situated on the southeastern shore of the Illinois River. Pekin is the largest city in the county, the second largest city in the Peoria Metropolitan Area, and it has the 13th largest population of any city in Illinois excluding the Chicago Metropolitan Area. In 2017, its estimated population was 32,731 residents. The city is conveniently located between St Louis and Chicago, and only a couple hours away from Indianapolis. Pekin features the 5th-largest park district in Illinois, spanning over 25,000 acres. It is home to its own municipal airport, the picturesque Mineral Springs park district, and the world-famous Marigold Festival which attracts over 100,000 visitors per year.



Economy

Over the past year, Pekin has witnessed an economic growth of 1.4% in its job market. Approximately one-fifth of the population is employed in industry and manufacturing firms, just shy of 9% above the national average. One of the largest companies in the area is the Excel Foundry and Machine Company, with an estimate of 300 employees. Pekin is also home to the corporate offices of Pacific Ethanol, one of the national leaders in ethanol production, as well as Pekin Insurance, a reputed and dynamic firm that employs close to 800 employees locally. In addition to its growth in manufacturing and finance, Pekin has also experienced a resurgence in the retail trade scene, which is nearly 3% above the national average, as well as promising growth in the arts, entertainment, and recreation sectors.



Contemporary Life

Residents and visitors alike praise Pekin's large and sophisticated park system, which is one of the largest and best in the state. Featuring four golf courses, one of which is PGA certified, archery ranges, skating rinks, horseback trails, baseball fields, paddle-boat lakes and more, Pekin is an outdoor enthusiast's dream come to life. Pekin is only 15 minutes away from the nightlife and fine dining of downtown Peoria, and a couple hours away from St Louis and Chicago, perfect for day trips or weekend getaways. It is also home to the world-famous Marigold Festival, which has earned Pekin the nickname of "Marigold Capital of the World." Pekin is also home to the Avanti Dome, the premier indoor sporting and events facility of Central Illinois, which won the NSA's Award for Outstanding Park in 2016.

DEMOGRAPHICS

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Goodwill & Planet Fitness | 3245 & 3247 Court Street | Pekin, IL 61554



Population

3-MILE

32,996

5-MILE

44,881

10-MILE

121,611



Average Household Income

3-MILE

\$64,993

5-MILE

\$67,144

10-MILE

\$67,526



TENANT PROFILE

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Goodwill Industries International Inc., or shortened to Goodwill, was founded in 1902 as an American nonprofit organization that provides job training, employment placement services, and other community-based programs for people who have barriers preventing them from obtaining a job. Goodwill is funded by a massive network of retail thrift stores which operate as nonprofits as well. Goodwill's answer to its profit status is: "As a unique hybrid called a social enterprise, we defy traditional distinctions. Instead of a single bottom line of profit, we hold ourselves accountable to a triple bottom line of people, planet, and performance."

Goodwill operates as a network of independent, community-based organizations in South Korea, Venezuela, Brazil, Mexico, Panama, Uruguay, the United States, Canada, and 17 other countries. In 2017, Goodwill helped more than 288,000 people train for careers. In 2017, Goodwill also made a profit of \$5.9 billion, and in 2018 Goodwill was named #14 in Forbes "100 Largest U.S. Charities".



COMPANY TYPE
Nonprofit Organization



FOUNDED
1902



OF LOCATIONS
2,800+



HEADQUARTERS
Derwood, MD



WEBSITE
goodwill.org



LEASE SUMMARY

TENANT	Goodwill Industries of Central Illinois, Inc.
PREMISES	A Building of Approximately 24,475 SF
LEASE COMMENCEMENT	August 7, 2009
LEASE EXPIRATION	December 31, 2027
LEASE TERM	8+ Years Remining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	15% if Late Notice Renewal
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

TENANT PROFILE

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Planet Fitness was founded in 1992, in Dover, NH. In the beginning, it operated much like every other gym in its small hometown. The company's owners quickly recognized that there was a greater opportunity to serve a much larger segment of the population. They asked themselves, "Why does 80-85% of the population not belong to a gym?" The answer? First-time and casual gym users didn't like the "look at me" attitudes and behaviors found in typical gyms, and they didn't want to have to pay a lot of money to give fitness a try. So they completely changed the gym environment, both in attitude and format, creating the non-intimidating, low-cost model that has revolutionized the gym industry.

Planet Fitness became known as the "Judgement Free Zone®" – a welcoming and friendly community where people could feel comfortable regardless of their fitness level. Today, Planet Fitness has become one of the largest and fastest-growing franchisors and operators of fitness centers in the United States by number of members and locations. With more than 1,800 locations in 50 U.S. states, Canada and Latin America, Planet Fitness has continued to spread its unique mission of enhancing people's lives by providing an affordable, high-quality fitness experience in a welcoming, non-intimidating environment. Many of the clubs are open 24 hours a day so they can work to fit clients schedule, not the other way around.



COMPANY TYPE
NYSE: PLNT



FOUNDED
1992



OF LOCATIONS
1,800+



HEADQUARTERS
Hampton, NH



WEBSITE
planetfitness.com



LEASE SUMMARY

TENANT	Black Duck Partners
PREMISES	A Building of Approximately 16,148 SF
LEASE COMMENCEMENT	July 8, 2018
LEASE EXPIRATION	July 8, 2029
LEASE TERM	10 Years Remining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

RENT ROLL

Goodwill & Planet Fitness | 3245 & 3247 Court Street | Pekin, IL 61554



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Goodwill Industries of Central Illinois, Inc.	24,475 SF	55%	\$112,000	\$4.57	15%	If Late Notice Renewal (180 Days Prior to Lease End Date)	08/07/2009	12/31/2027	1 x 5 Years
Black Duck Partners	16,148 SF	36%	\$72,000	\$4.46	5%	Every 5 Years	07/08/2018	07/08/2029	2 x 5 Years
Vacant	3,756 SF	9%	-	-	-	-	-	-	-
TOTAL	44,379 SF	100%	\$184,000						



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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DANNY HELD

Lic. # 01946205

310.853.1358 | DIRECT
danny@SIGnnn.com

DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT
dan@SIGnnn.com



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JENNIFER D. STEIN

JDS Real Estate Services, Inc.
1221 Puerta Del Sol, Suite 600
San Clemente, CA 92673

IL Lic. #471.018303 & CA Lic. #01507135
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jstein@jdsreservices.com