



VILLA PARK, IL & EFFINGHAM, IL (2-UNIT PORTFOLIO)

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PORTFOLIO OVERVIEW



VILLA PARK, IL & EFFINGHAM, IL

OFFERING TERMS

PRICE
\$4,221,767

CAP
7.30%

NET OPERATING INCOME
\$308,191

LEASE SUMMARY

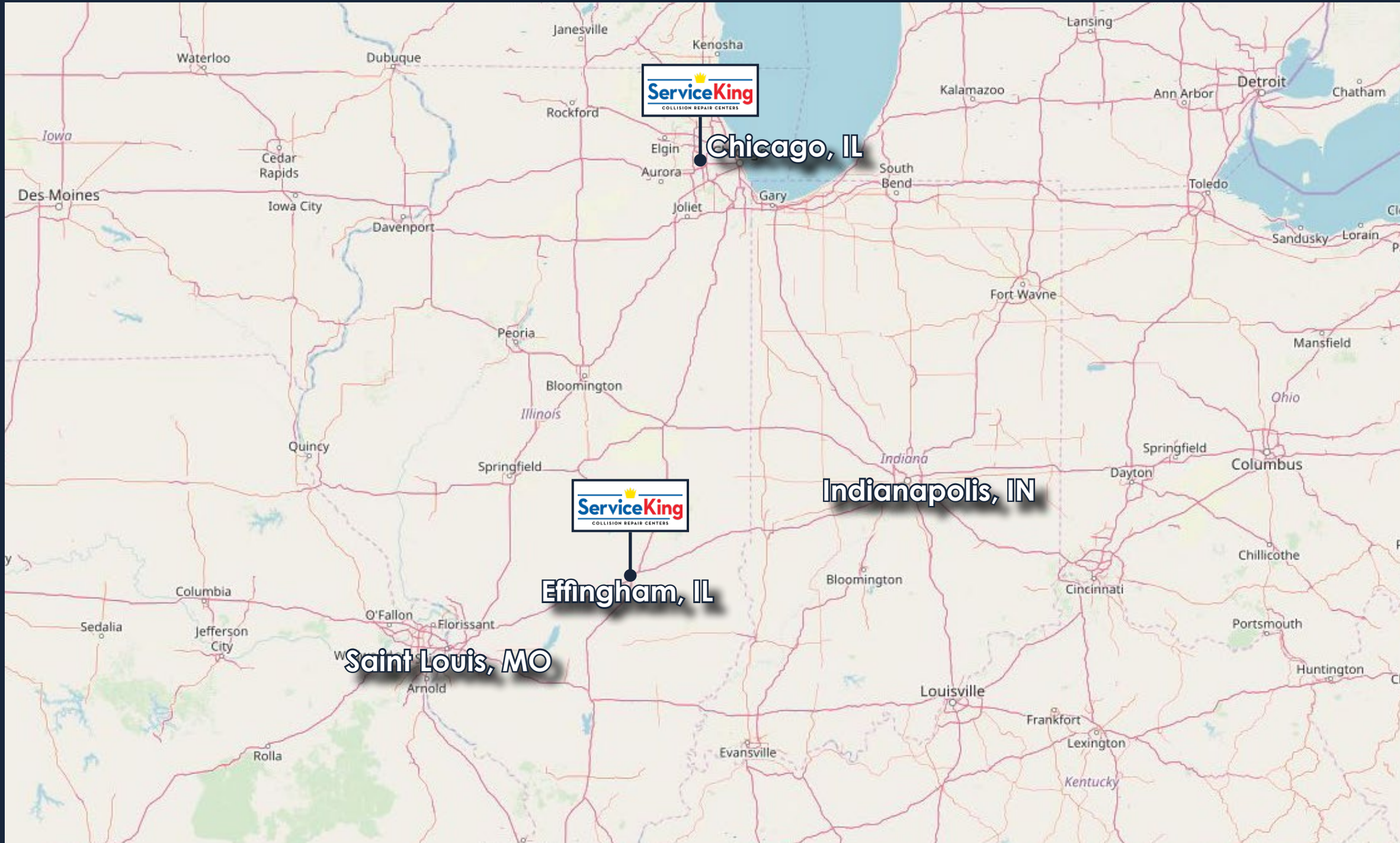
LEASE YEARS	PAYMENT DATES		MINIMUM RENT		CAP RATE	OPTIONS
	START	END	ANNUAL	MONTHLY		
6	11/1/2020	10/31/2021	\$308,191	\$25,683	7.30%	Three, Five-Year
7	11/1/2021	10/31/2022	\$314,355	\$26,196	7.45%	
8	11/1/2022	10/31/2023	\$320,642	\$26,720	7.59%	
9	11/1/2023	10/31/2024	\$327,055	\$27,255	7.75%	
10	11/1/2024	10/31/2025	\$333,596	\$27,800	7.90%	
11-15	11/1/2025	10/31/2030	\$340,265	\$28,355	8.06%	Option 1
16-20	11/1/2030	10/31/2035	\$375,680	\$31,307	8.90%	Option 2
21-25	11/1/2035	10/31/2040	\$414,781	\$34,565	9.82%	Option 3

Lease Comments: 2% Annual Increases in Options

ADDRESS	CITY, STATE, ZIP	BUILDING SQ FT	NET OPERATING INCOME	RENT COMMENCEMENT DATE	LEASE EXPIRATION DATE	OPTIONS
724 N Ardmore Ave	Villa Park, IL 60181	7,800	\$105,211	11/1/2015	10/31/2025	Three, Five-Year
1607 W Wersing Ave	Effingham, IL 62401	25,000	\$202,980	11/1/2015	10/31/2025	Three, Five-Year
TOTALS		32,800	\$308,191			

NOTE: Pricing based off of 11/1/2020 rent increase. Seller to credit difference in rent at closing. Total current rent is \$280,173.

AREA MAP



INVESTMENT HIGHLIGHTS



**Corporate Guaranty From Top 3
Collision Company – 330+ Locations**

THE CARLYLE GROUP

**Parent Company Carlyle Group
Trades on NASDAQ**



**Annual Rent Increases of
2.00% - Hedge Against Inflation**



**Internet Resistant Tenant –
Service Industry**



**Collision Repair Industry Reports
\$47 Billion in Annual Revenue**



**Attractive Portfolio
Offering**

TENANT OVERVIEW



OUR MISSION

Service King strives to be the collision repair operator of choice by providing a secure, fulfilling workplace that motivates our teammates to deliver safe, superior repairs with excellent customer service while ensuring sustainable, profitable growth and opportunity.

Service King Collision Repair is a national leader in collision repair and offers high-quality repairs with a lifetime warranty, free professional estimates, rental options and coordination through Enterprise. Many Service King locations even feature Enterprise on-site. Service King also works collaboratively with all major insurance partners to streamline the auto body repair process.

Service King currently has over 330 locations in 24 states, and plans to continue growing. In 2011, Service King acquires Alamo Body and Paint and its eight San Antonio locations in March, positioning the company as the largest independently and teammate-owned collision repair organization in the U.S. with 42 locations across the state of Texas. In 2012, global asset manager The Carlyle Group closes on its acquisition of majority ownership of Service King Collision Repair Centers. In 2014, after Service King tripled its revenue over a two-year period, premier global investment and advisory firm, Blackstone, purchased majority ownership of the company. The Carlyle Group remains a minor investor as do Service King internal shareholders. Service King acquires Sterling Auto Body Centers and its 62 collision repair centers across 16 states in the U.S. The deal marked the largest acquisition in collision repair industry history establishing the national footprint and future strategy for growth. In 2015, Service King surpassed \$1 billion in annual revenue.

**9 out of 10 insurance companies recommend
Service King Collision Repair Centers.**

TENANT OVERVIEW

Company:	Service King
No. of Locations:	344+
Year Founded:	1976
Headquarters:	Richardson, Texas
Website:	https://serviceking.com/

TENANT OVERVIEW

The Top 3 Collision Repair Companies

RANK	COMPANY	LOCATIONS	# OF STATES LOCATED IN	FOUNDED	HEADQUARTERS	PARENT COMPANY
1	Caliber Collision/Abra	1,000+	37	1997	Lewisville, TX	Hellman & Friedman + Penfund
2	Gerber Collision & Glass	500+	26	1937	Elmhurst, IL	The Boyd Group, Inc.
3	Service King Collision	344+	24	1976	Richardson, TX	Blackstone + Carlyle Group

Collision Center Industry

Collision Center Market
Reports \$47 Billion in
Annual Revenue

Huge Growth Potential:
86% of Collision Centers are
Non-National Operators

Industry Driven by
Insurance Provider
Relationships

Cost-Synergy
Opportunity in Collision
Center Market

Service Kings Provides
Lifetime Warranties to
its' Customers

Projected Industry
Growth of
2.3% Annually

724 N ARDMORE • VILLA PARK, IL 60181



SITE SUMMARY

Building Sq Ft	7,800 Sq Ft
Year Built	1975
Lot Size	+/- 0.53 Acres
Lease Type	Triple Net
Tenant	Service King Paint & Body, LLC
Guarantor	Corporate
Roof and Structure	Landlord Responsible
Primary Term	10 Years
Rent Commencement Date	11/1/2015
Lease Expiration Date	10/31/2025
Term Remaining	6+ Years
Rental Increases	Yes
Renewal Options	Three, Five-Year

LEASE SUMMARY

LEASE YEARS	PAYMENT DATES		MINIMUM RENT		OPTIONS
	START	END	ANNUAL	MONTHLY	
6	11/1/2020	10/31/2021	\$105,211	\$8,768	Three, Five-Year
7	11/1/2021	10/31/2022	\$107,315	\$8,943	
8	11/1/2022	10/31/2023	\$109,462	\$9,122	
9	11/1/2023	10/31/2024	\$111,651	\$9,304	
10	11/1/2024	10/31/2025	\$113,884	\$9,490	
11-15	11/1/2025	10/31/2030	\$116,160	\$9,680	Option 1
16-20	11/1/2030	10/31/2035	\$128,250	\$10,688	Option 2
21-25	11/1/2035	10/31/2040	\$141,598	\$11,800	Option 3

Lease Comments: 2% Annual Increases in Options

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	13,254	116,159	274,963
2018 Population	13,418	117,888	280,151
2023 Population	13,400	118,163	281,527
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Households	4,606	40,495	98,006
2018 Households	4,690	41,356	100,473
2023 Households	4,722	41,894	102,364
INCOME	1-MILE	3-MILE	5-MILE
Median Household Income	\$62,263	\$79,681	\$74,369
Per Capita Income	\$26,840	\$38,010	\$36,934
Average Household Income	\$76,696	\$107,880	\$102,598

PROPERTY PHOTOS



1607 W WERNING AVE • EFFINGHAM, IL 62401



SITE SUMMARY

Building Sq Ft	25,000 Sq Ft
Year Built	1987
Lot Size	+/- 3.82 Acres
Lease Type	Triple Net
Tenant	Service King Paint & Body, LLC
Guarantor	Corporate
Roof and Structure	Landlord Responsible
Primary Term	10 Years
Rent Commencement Date	11/1/2015
Lease Expiration Date	10/31/2025
Term Remaining	6+ Years
Rental Increases	Yes
Renewal Options	Three, Five-Year

LEASE SUMMARY

LEASE YEARS	PAYMENT DATES		MINIMUM RENT		OPTIONS
	START	END	ANNUAL	MONTHLY	
6	11/1/2020	10/31/2021	\$202,980	\$16,915	Three, Five-Year
7	11/1/2021	10/31/2022	\$207,040	\$17,253	
8	11/1/2022	10/31/2023	\$211,180	\$17,598	
9	11/1/2023	10/31/2024	\$215,404	\$17,950	
10	11/1/2024	10/31/2025	\$219,712	\$18,309	
11-15	11/1/2025	10/31/2030	\$224,105	\$18,675	Option 1
16-20	11/1/2030	10/31/2035	\$247,430	\$20,619	Option 2
21-25	11/1/2035	10/31/2040	\$273,183	\$22,765	Option 3

Lease Comments: 2% Annual Increases in Options

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	1,538	13,886	19,173
2018 Population	1,529	13,951	19,402
2023 Population	1,488	13,979	19,575
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Households	647	5,873	7,943
2018 Households	634	5,864	8,006
2023 Households	621	5,906	8,123
INCOME	1-MILE	3-MILE	5-MILE
Median Household Income	\$42,437	\$49,363	\$53,689
Per Capita Income	\$22,038	\$29,137	\$29,916
Average Household Income	\$52,403	\$68,515	\$71,902

PROPERTY PHOTOS



A collage of various retail and food brand logos. The logos are arranged in a grid-like fashion. Brands include Menards, Walmart Supercenter, Smoothie King, McDonald's, Wendy's, BK, KFC, Super 8, Great Clips, GameStop, La Quinta Inns & Suites, Holiday Inn, Country Inns & Suites, AT&T, Sears Hometown Store, TGI Fridays, Buffalo Wild Wings, Hibbett Sports, Famous Footwear, Maurices, and Chili's.

