

A photograph of a Tractor Supply Co. store exterior. The building features a large sign with the TSC logo and the company name. The entrance has large glass doors with the number 78 above them. Various pieces of farm and outdoor equipment, including riding lawn mowers, utility vehicles, and a bicycle rack, are displayed in the parking lot in front of the store. The sky is blue with some clouds.

TRACTOR SUPPLY CO.

*Springfield,
Illinois*

4241 SCHOONER STREET
SPRINGFIELD, ILLINOIS 62711

INVESTMENT OVERVIEW



SAB Capital is pleased to present Tractor Supply Co in Springfield, Illinois, the state's capital.

THERE ARE MORE THAN TWO YEARS REMAINING ON A MODIFIED DOUBLE-NET (NN) LEASE WITH MINIMAL LANDLORD RESPONSIBILITIES. THE LEASE IS CORPORATELY GUARANTEED BY THE TRACTOR SUPPLY COMPANY, A PUBLICLY TRADED COMPANY WHO DID MORE THAN \$7.2 BILLION IN SALES IN 2018.

Tractor Supply is ideally located within a dense trade area, tenants in the center include: Meijer, Menards, Gander Outdoors, and Slumberland Furniture. The subject property is located between two major highways, Interstate-72 and Veterans Parkway. These heavily trafficked thoroughfares see more than 50,000 vehicles per day (VPD). There are more than 100,000 residents within five miles, with an average household income greater than \$88,000.

Additional tenants in the immediate vicinity include: Steak n' Shake, Bob Evans, O'Charley's, Target, Walmart, Hobby Lobby, McDonald's, Starbucks, and many more.





TRACTOR SUPPLY SPRINGFIELD, ILLINOIS

PROPERTY ADDRESS
4241 Schooner Dr
Springfield, IL 62711

INVESTMENT HIGHLIGHTS

TRACTOR SUPPLY CO IN SPRINGFIELD, IL THE CAPITAL OF ILLINOIS

- More Than Two Years Remaining on a Modified Double-Net (NN) Lease
| Landlord Responsibilities Include: Roof, Structure, and Insurance
- Corporate Guaranty | NASDAQ: TSCO
| More Than \$7 Billion in Revenue (2017)
- Dense Trade Area | Tenants in the Immediate Vicinity Include: Meijer, Menards, Gander Outdoors, and Slumberland Furniture
- Strong Demographics | There are More Than 100,000 Residents Within 5 Miles | Average Household Income: \$88,185
- Ideally Situated Between Two Major Highways | Interstate-72 and Veterans Parkway | More Than 50,000 Vehicles Per Day (VPD)
- Additional Tenants in the Immediate Vicinity Include: Steak n' Shake, Bob Evans, O'Charley's, Target, Walmart, Hobby Lobby, McDonald's, Starbucks, and Many More.



FINANCIAL OVERVIEW

PRICE	\$3,200,000
CAP RATE	9.08%
NOI	\$290,400
PRICE PER SQUARE FOOT	\$167.50
RENT PER SQUARE FOOT	\$15.20
YEAR BUILT	2006
APPROXIMATE LOT SIZE	3.3 Acres
GROSS LEASEABLE AREA	19,104
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Tractor Supply Company
LEASE TYPE	Modified Double Net (NN)
ROOF AND STRUCTURE	Landlord Responsible

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4241 SCHOONER STREET
SPRINGFIELD, ILLINOIS 62711



ANNUALIZED OPERATING DATA

	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	10/31/2021	\$290,400.00	\$24,200.00

LEASE SUMMARY

LEASE COMMENCEMENT DATE	11/1/2006
LEASE EXPIRATION DATE	10/31/2021
LEASE TERM	15 Years
TERM REMAINING	2+ Years
INCREASES	10 Percent in Options
OPTIONS TO RENEW	4, 5-Year
OPTIONS TO TERMINATE	None
OPTIONS TO PURCHASE	None
FIRST RIGHT OF REFUSAL	None



TENANT OVERVIEW

Tractor Supply Company is the largest operator of rural lifestyle retail stores in America. Founded in 1938 as a mail order tractor parts business, Tractor Supply Company (also referred to as TSC) owns and operates over 1,700 stores in 49 states supplying basic maintenance products to home, land, pet and animal owners. Based in Brentwood, Tenn., Tractor Supply is a public company whose stock is traded on The NASDAQ National Market under the symbol TSCO.

The company was founded in 1938 as a mail order catalog business offering tractor parts to America's family farmers. Today Tractor Supply is a leading-edge retailer with annual revenues of approximately \$7.26 billion.

Tractor Supply is continuing to grow with new stores and improved product offerings. The Tractor Supply mission and values motivate and inspire team members and give the organization a unified focus for the future.

TENANT PROFILE

TENANT TRADE NAME Tractor Supply Company

OWNERSHIP Public

TENANT Tractor Supply Company

LEASE GUARANTOR Tractor Supply Company

NUMBER OF LOCATIONS 1,766

BOARD NASDAQ

STOCK SYMBOL TSCO

HEADQUARTERED Brentwood, Tennessee

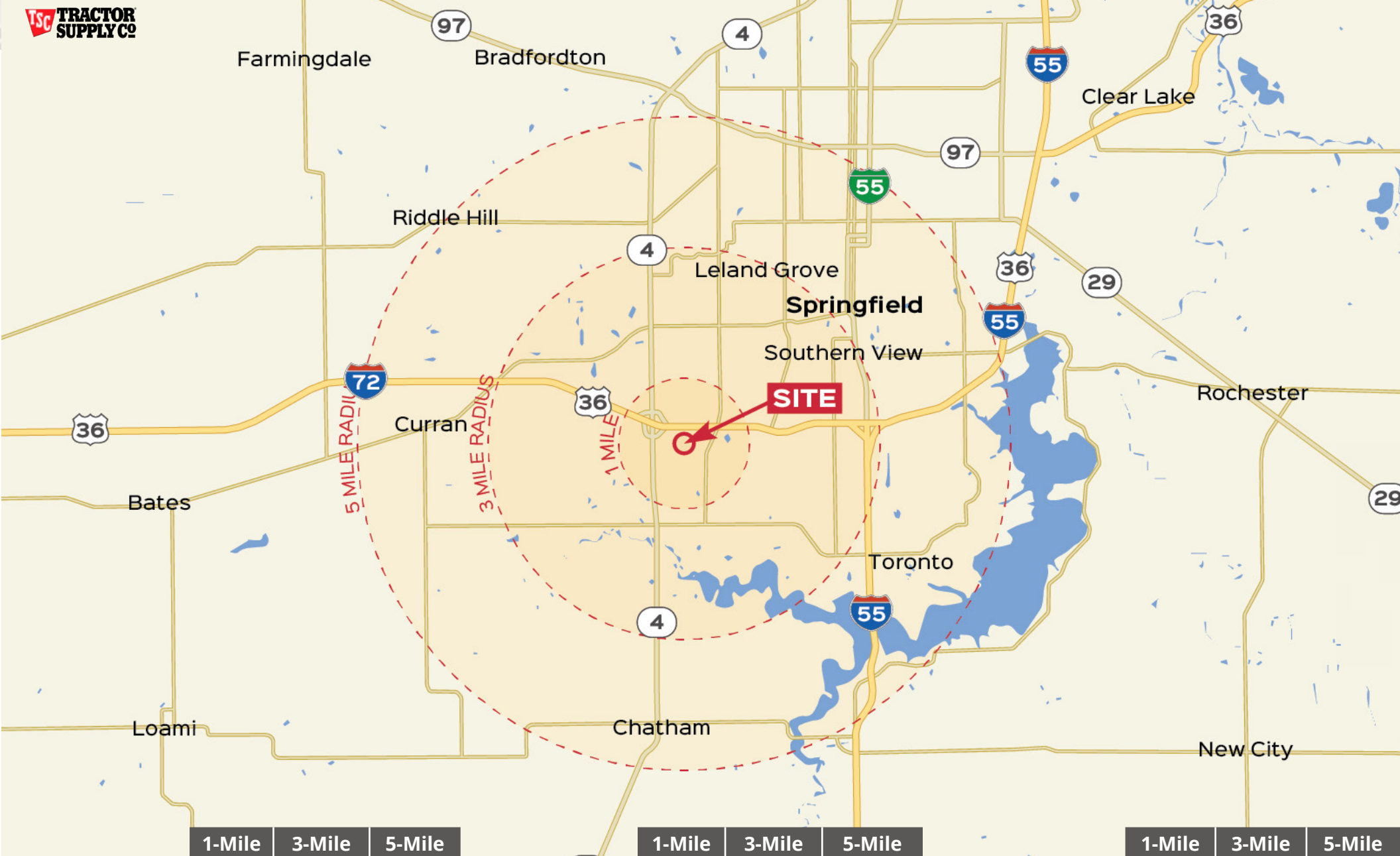
WEB SITE www.tractorsupply.com

ABOUT SPRINGFIELD

Springfield is the capital of the U.S. state of Illinois and the county seat of Sangamon County. It is the largest city in central Illinois.

The city is known for its unique shopping, which includes big-city department stores, national discount shopping centers, fashion stores, and small boutiques. The Abraham Lincoln Presidential Library and Museum has the most complete collection of Lincoln documents in the world and utilizes the latest in interactive technology to create exciting exhibits. The Illinois State Museum has a variety of collections showcasing Illinois' natural and cultural resources. The Illinois State Library has a large collection of Art in Architecture pieces and supports a growing local arts movement.





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2010 Population	1,948	27,663	99,587	2010 Households	903	12,440	43,992	2018 Average HH Income	\$82,624	\$85,845	\$76,454
2018 Population	1,914	27,715	101,120	2018 Households	887	12,472	44,648	2018 Median HH Income	\$67,623	\$59,968	\$55,388
2023 Population	1,896	27,547	100,766	2023 Households	878	12,396	44,481	2018 Per Capita Income	\$38,290	\$38,631	\$33,757

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**TSC TRACTOR
SUPPLY CO**
Springfield, Illinois

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