



Starbuck's/T-Mobile
2518-20 Jefferson Street
Joliet, Illinois 60435



Price \$4,434,049 @ 5.60% Cap Rate

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Property Summary

Property Overview

Gaia Real Estate is proud to present to you this retail opportunity located in a growing community outside of Chicago, IL. The site sits in-front of a Super Wal-Mart and Menards. The property has two corporate tenants with 3-7 years remaining in their initial term. Starbuck's just signed to exercise their first option early to extend the Lease for another 5 years, equating to 7 years remaining on the Lease term. T-Mobile recently renovated the entire interior (\$250K+) during the summer of 2012.

Price \$4,434,049

Cap Rate 5.60%

Total Net Operating Income \$248,306.78

Address 2518-20 Jefferson Street, Joliet Illinois 60435

Lot Size: 48,046SF

Building Size: 5,273 SF

Year Built: 2007

Demographics	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2013 Population	15,742	60,444	127,147
Average HH Income	\$69,185	\$63,659	\$65,726

Investment Summary

Tenant	Sq. Ft.	Annual Rent PSF	Annual Rent	Term	Rent Com. Date	Lease Expiration Date	Rental Increases	Options	Lease Type
Starbuck's	1,920	\$46.20	\$88,704.00	7 years	3/9/07	3/31/22	6-10: \$88,704.00 11-15: \$86,400.00	3 (5) options Years 16-20: \$97,574.40 Years 21-25: \$118,060 Years 26-30: \$129,868	NN (Roof and Structure)
T-Mobile	3,353	\$47.60	\$159,602.78	3 years	3/27/07	3/26/17	6-10: \$159,602.78	3 (5) year options	NN (Roof and Structure)



Tenant Summary



Starbucks:

The world's #1 specialty coffee retailer, Starbucks has more than 12,000 coffee shops in more than 35 countries. The outlets offer coffee drinks and food items, as well as beans, coffee accessories, and teas. Starbucks owns about 7,100 of its shops, which are located in about 10 countries (mostly in the US), while licensees and franchisees operate more than 5,300 units worldwide (primarily in shopping centers and airports). The company also owns the Seattle's Best Coffee and Torrefazione Italia coffee brands. In addition, Starbucks markets its coffee through grocery stores and licenses its brand for other food and beverage products. Year-end 2006 sales of \$7.8 Billion.



T-Mobile:

T-Mobile USA is a national provider of wireless voice, messaging, and data services capable of reaching over 268 million Americans where they live, work, and play. Around the country, our Personal Coverage Check gives customers a clear picture of their local coverage. T-Mobile USA is the US operating entity of T-Mobile International AG & Co., the mobile communications subsidiary of Deutsche Telekom AG & Co. K.G. (NYSE: DT). Deutsche Telekom is one of the largest telecommunications companies in the world, with more than 80 million customers worldwide.



Area Information

Joliet is a highly dense southwest Chicago suburb approximately 45 miles southwest of downtown. As of the 2000 census, the city had a total population of 106,221. A special census conducted in 2006 that was released on June 28, 2007 pegged the city's population at a certified 142,702. Joliet is currently the fastest-growing city in the Midwest and the 12th-fastest-growing city in the United States among cities larger than 100,000 people.

The site is out parceled to a Wal-Mart Super-center, which also includes Advance Auto Parts, Chase Bank, Menard's and Applebee's. A newly developed Aldi Grocery out parceled by Chipotle, Potbelly Subs, Mooyah, Sport Clips, and LaBella's Uniforms was just completed early 2015 directly across the street from the site increasing VPD considerably. The site benefits from having signalized access at Jefferson & Barney.

Highlights

- **Newly extended Starbuck's Lease**
- **Strong Corporate Tenant**
- **Outparcel to Super Wal-Mart and Menards**
- **Growing Community**
- **Strong neighboring retail tenants**
- **Minimal Landlord Responsibility**

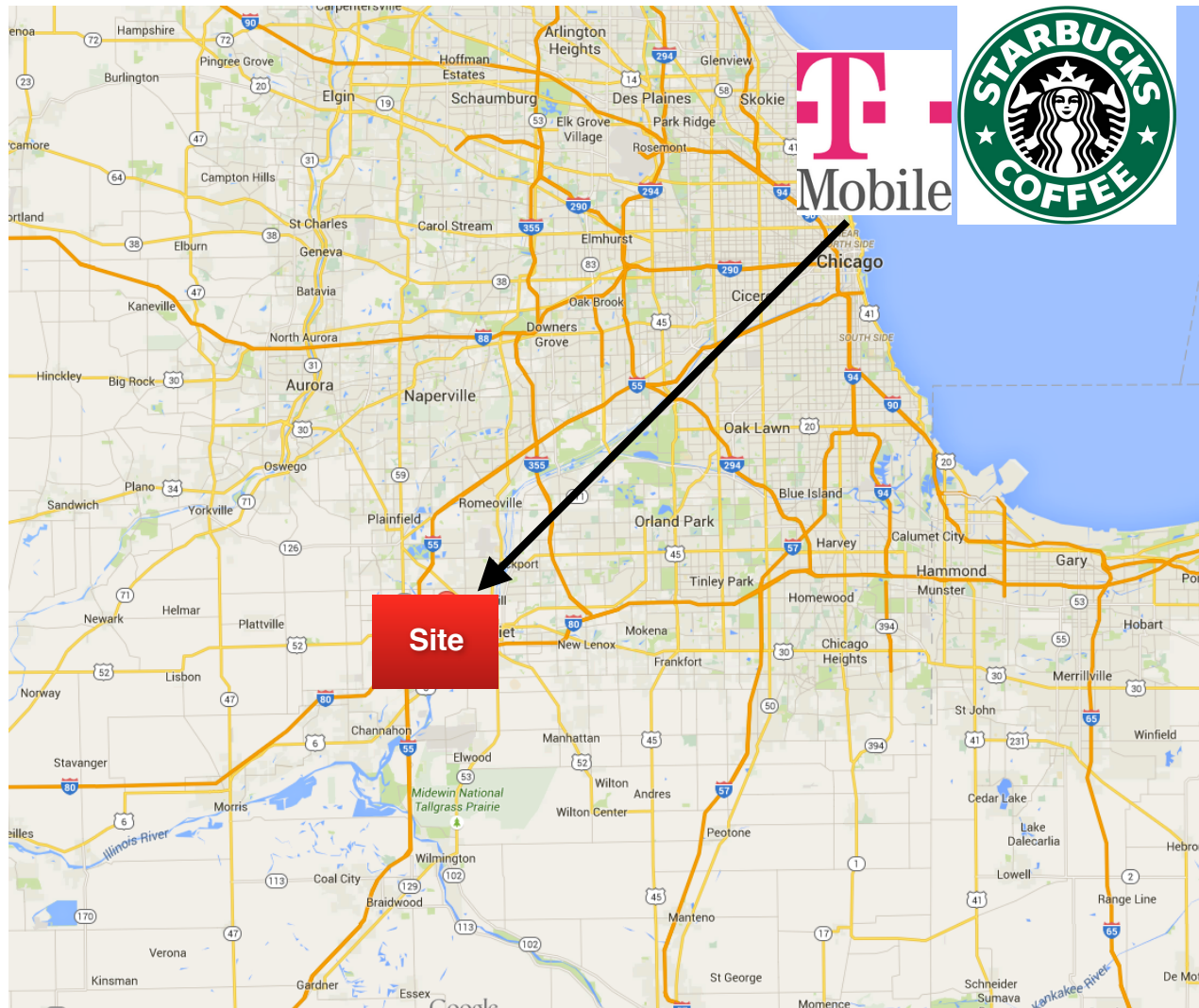


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Aerial



Map



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