

SHERWIN WILLIAMS ANCHORED INDUSTRIAL

2104-2116 Townline Rd

Peoria, IL 61615



ON MARKET: SHERWIN WILLIAMS ANCHORED INDUSTRIAL



INVESTMENT HIGHLIGHTS

- ▶ **Multi-Tenant Flex Warehouse in Peoria, IL**
THE COUNTY SEAT OF PEORIA COUNTY AND THE LARGEST CITY ALONG THE ILLINOIS RIVER
- ▶ **Corporate Guarantees**
SHERWIN WILLIAMS: NYSE: SHW | EVOQUA, NYSE: AQUA | TERMINIX
WHOLLY OWNED SUB – NYSE: SERV
- ▶ **Sherwin Williams Extended Lease with Annual Rent Increases**
DEMONSTRATES COMMITMENT TO THE LOCATION
- ▶ **Strong Local Demographics**
AVERAGE HOUSEHOLD INCOMES OF MORE THAN \$120,400 WITHIN ONE MILE |
POPULATION GREATER THAN 32,500 WITHIN 3 MILES
- ▶ **Ideally Located on W Townline Road**
DENSE INDUSTRIAL CORRIDOR IN NORTH PEORIA WITH EASY ACCESS TO
IL-ROUTE 6 (0.25 MILES FROM SUBJECT ASSET)
- ▶ **Strong Industrial Market Fundamentals**
2% INDUSTRIAL RENT GROWTH IN PEORIA, IL EACH YEAR FROM 2015-2018
- ▶ **Capital Commitment to the Area**
MORE THAN \$500 MILLION IN ACTIVE DEVELOPMENT PERMITS IN PEORIA,
IL (OSF ST. FRANCIS MEDICAL CENTER: \$237 MILLION DEVELOPMENT)

FINANCIAL OVERVIEW

2104-2116 TOWNLINE RD
PEORIA, IL 61615

PRICE:	\$1,953,254
CAP RATE:	8.00%
NOI:	\$156,278
PRICE PER SQUARE FOOT:	\$86.29
RENT PER SQUARE FOOT:	\$6.90
YEAR BUILT:	2005
APPROXIMATE LOT SIZE:	1.94 Acres
GROSS LEASEABLE AREA:	22,635 SF
TYPE OF OWNERSHIP:	Fee Simple



TENANT SUMMARY

Tenant	Guarantor	GLA	% of GLA	Lease Commencement	Lease Expiration	Term Remaining	Annual Rent	Rent (PSF)	Increases	Lease Type	Options
Complete Home Respiratory Care	Complete Home Respiratory Care, LLC	5,935 SF	26.22%	10/1/2015	9/30/2020	1 Year	\$47,183	\$7.95	-	NN	-
E2 Energy	Elm Energy	5,895 SF	26.04%	6/1/2017	5/31/2022	2+ Years	\$28,768	\$4.88	In Options	NN	Two, 3 Year
Evoqua Water Technologies	Evoqua Water Technologies, LLC	4,095 SF	18.09%	11/1/2013	10/31/2021	2 Years	\$26,400	\$6.45	In Options	NN	Two, 3 Year
Sherwin Williams Automotive Finishes	The Sherwin-Williams Company	4,215 SF	18.62%	8/1/2006	7/31/2021	2 Years	\$37,126	\$8.81	2% Annually	NN	One, 5 Year
Terminix International	Terminix International Company, L.P.	2,495 SF	11.02%	11/1/2006	12/31/2023	4 Years	\$16,800	\$6.73	-	NN	One, 5 Year
Total		22,635 SF	100%				\$156,277				

FINANCIAL OVERVIEW

2104-2116 TOWNLINE RD
PEORIA, IL 61615

GLA	22,635 SF
Income	
Base Rent	\$156,277
Expense Reimbursements	
Real Estate Taxes	\$47,412
Insurance	\$7,278
CAM	\$31,421
Management Fee	\$4,645
Total Expense Reimbursements	\$90,756
Effective Gross Income	\$247,033
Expenses	
Real Estate Taxes	\$47,412
Insurance	\$7,278
Maintenance & Utilities	
Electric	\$7,026
Repairs & Maintenance	\$17,769
Water & Sewer	\$2,601
Gas & Electric	\$2,091
Storm Water	\$1,933
Management fee	\$4,645
Total Expenses	\$90,755
Net Operating Income	\$156,278





SUBJECT PROPERTY

SHERWIN WILLIAMS. TERMINIX
Complete
eVOQUA WATER TECHNOLOGIES ELM

WAL-MART
SUPERCENTER

AMERICAN PRIDE
GARAGES



KELLOGG
GOLF COURSE

THE SHOPPES AT GRAND PRAIRIE

±558,762 SF GLA | ±35 STORES

DICK'S SPORTING GOODS
HomeGoods
Marshalls
Mattress
LIQUIDATORS

KOHL'S



W WILLOW KNOLLS DR

W WAR MEMORIAL DR

150

W TOWNLINE RD

AL CAST
COMPANY

MERICON
Industries, Inc.

ATS
Advanced Technology Services, Inc.

Montefusco
HVAC, INC.

W PIONEER PKWY

N UNIVERSITY ST

OSF
HEALTHCARE

DU-MONT CO

9 MILES TO
DOWNTOWN
PEORIA, IL

BREWERS
DISTRIBUTING
COMPANY

MENARDS

HEIN

HUPP
TOYOTA

Kroger

VSI
O'BRIEN
CERTIFIED HEAT TREATING

BIG
LOTS!

G&D Integrated

O'BRIEN
CERTIFIED HEAT TREATING

J.T. FENNEL CO., INC.

BLACKHAWK
INDUSTRIAL

HAGERTY SUPPLY
INDUSTRIAL & CONTRACTOR

NEGWER
solutions delivered

E. M. SMITH & CO.

WCR
EHS

MULTI-TENANT INDUSTRIAL - Peoria, Illinois

TENANT OVERVIEW

The Sherwin Williams Company was founded by Henry Sherwin and Edward Williams in 1866. Today, the company is a global leader in the development, manufacture and sale of coatings and related products with more than 33,000 employees and business in 109 countries. Sherwin-Williams Company is an American Fortune 500 company in the general building materials industry. The company, with headquarters in Cleveland, Ohio, primarily engages in the manufacture, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers primarily in North and South America and Europe. Sherwin Williams operates through four segments: The Americas Group (known as 'Sherwin-Williams Stores'), Consumer Brands Group, Latin America Coatings Group, and Performance Coatings Group.

**SHERWIN
WILLIAMS®**

OVERVIEW

TENANT TRADE NAME Sherwin Williams Automotive Finishes

OWNERSHIP Public

LEASE GUARANTOR The Sherwin-Williams Company

NUMBER OF LOCATIONS 4,696

HEADQUARTERED Cleveland, OH

WEB SITE <https://www.sherwin-williams.com/>

SALES VOLUME \$17.53 Billion (2018)

STOCK SYMBOL SHW

BOARD NYSE

CREDIT RATING BBB

RATING AGENCY S&P

RANK #177 in Fortune 500 (June 2019)



Terminix was founded in 1927 and earned the first U.S. patent for a termite control procedure. In 1969, Terminix expanded to offer general pest control as well as termite control to residential, commercial and industrial establishments. For decades, its team of skilled entomologists has studied all types of insects to ensure that their pest and bug exterminators can give customers the most complete protection from infestation.

Today Terminix is now the leading provider of termite and pest control services throughout the United States, with a network of 864 service centers. The company safeguards millions of homes and businesses against all types of pests in 47 states and in 11 countries internationally.

TERMINIX®

OVERVIEW

TENANT TRADE NAME Terminix

OWNERSHIP Wholly Owned Subsidiary

LEASE GUARANTOR Terminix International Company, L.P.

NUMBER OF LOCATIONS 864

HEADQUARTERED Memphis, TN

WEB SITE <https://www.terminix.com/>

SALES VOLUME \$1.65 Billion (2018)

TENANT OVERVIEW

Evoqua Water Technologies is the global leader in helping municipalities and industrial customers protect and improve the world's most fundamental natural resource: water.

Evoqua has a more than 100-year heritage of innovation and industry firsts, market-leading expertise, and unmatched customer service, where it continues to transform water and wastewater. The company operates out of more than 170 offices, plants and factories throughout Australia, Canada, China, Germany, Italy, Singapore, the UK, and the United States. Its cost-effective and reliable treatment systems and services ensure uninterrupted quantity and quality of water, enable regulatory and environmental compliance, increase efficiency through water reuse, and prepare customers for next-generation demands. Evoqua's unparalleled portfolio of proven brands, advanced technologies, mobile and emergency water supply solutions and service helps cities across the world provide and discharge clean water, and enable leisure and commercial industry to maximize productivity and profitability.



OVERVIEW

TENANT TRADE NAME	Evoqua Water Technologies
OWNERSHIP	Public
LEASE GUARANTOR	Evoqua Water Technologies LLC
NUMBER OF LOCATIONS	170+
HEADQUARTERED	Pittsburgh, PA
WEB SITE	https://www.evoqua.com/en
SALES VOLUME	\$1.44 Billion (2019)
STOCK SYMBOL	AQUA
BOARD	NYSE
CREDIT RATING	B
RATING AGENCY	S&P



TENANT OVERVIEW

Complete Home Respiratory Care is a locally owned company whose goal is to provide the highest quality of home healthcare equipment, supplies and services, in a cost-effective manner, to patients in its geographic coverage area. With a staff featuring a combined industry experience of over 78 years, the company strives to improve the health of our patients in a manner that distinguishes it in the industry. Patient rights, responsibilities, dignity and confidentiality are the highest priority in the delivery and follow-up process. Complete Home Respiratory Care constantly provides its staff members with updates in the latest home healthcare technology through attendance at seminars, participation in factory training programs, in-house education and other appropriate methods.



OVERVIEW

TENANT TRADE NAME	Complete Home Respiratory Care
OWNERSHIP	Private
LEASE GUARANTOR	Complete Home Respiratory Care, LLC
NUMBER OF LOCATIONS	1
HEADQUARTERED	Peoria, IL
WEB SITE	https://www.chrespiratorycare.com/



ACTUAL PROPERTY



ACTUAL PROPERTY

ELM Companies is a cloud-based technology innovator providing industrial and commercial compliance products and services to various sectors including hospitality, health and safety, utilities, manufacturing, construction and private residences. Protecting utility infrastructure through specific compliance services such as underground locating and regulatory reporting or improving grid reliability and sustainability through our Distributed Energy products are examples of ELM's commitment to helping its clients achieve their goals.



The Company's primary office locations include:
Peoria, IL – Dallas, TX – Missoula, MT

OVERVIEW

TENANT TRADE NAME	ELM Energy
OWNERSHIP	Private
LEASE GUARANTOR	Elm Energy
HEADQUARTERED	Peoria, IL
WEB SITE	https://www.elmlc.com/

ABOUT PEORIA

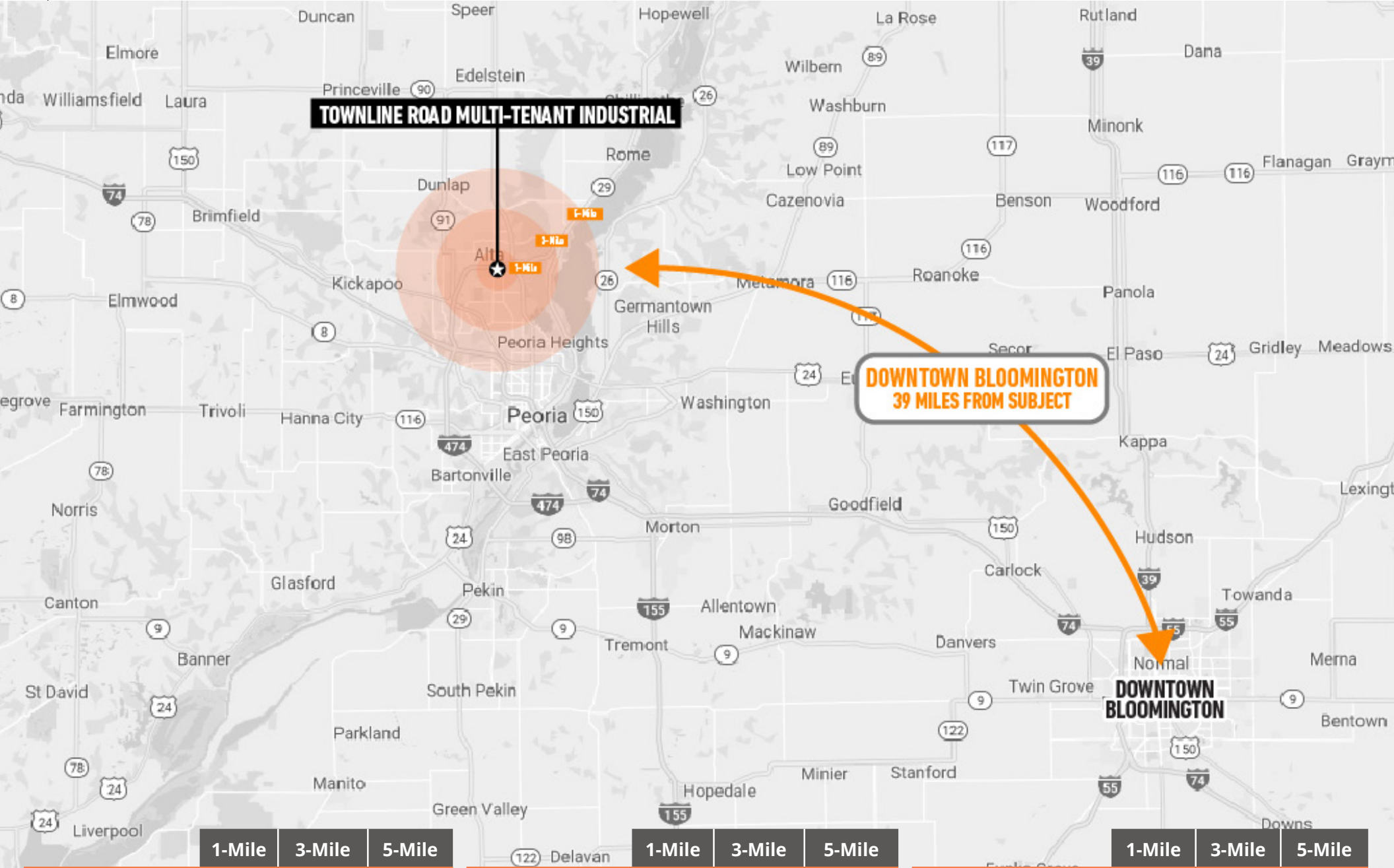
Peoria, Illinois is the county seat of Peoria County, Illinois, and the largest city on the Illinois River.

Peoria is home to Bradley University, Illinois Central College, University of Illinois College of Medicine, which feature a combined total enrollment of approximately 16,000 students. Some of the area's top employers include: Advance Technology Services, Unity Point Health, OSF St. Francis Medical Center, which each employ over 1,500 individuals.

A major port on the Illinois River, Peoria is a trading and shipping center for a large agricultural area that produces maize, soybeans, and livestock. Although the economy is well diversified, the city's traditional manufacturing industries remain important and produce earthmoving equipment, metal products, lawn-care equipment, labels, steel towers, farm equipment, building materials, steel, wire, and chemicals. During January 2018, OSF Healthcare and Caterpillar Inc. excited the community with the announcement of the regional healthcare giant's planned rehab and headquarters relocation into a historic downtown landmark building originally designed for a large downtown department store (Shipper & Block, Block & Kuhl's and lastly Carson Pirie, Scott & Co). Such consolidation of hundreds of scattered administrative employees is planned as a major catalyst for further central business district revitalization.

The Peoria industrial market contains roughly 30 million SF of space and primarily serves the local economy. Vacancy remains tight, at under 3%, due to a lack of development activity. Because of this tight supply, rent growth has been strong, at 2% over the past twelve months.





	1-Mile	3-Mile	5-Mile
2000 Population	1,625	27,651	61,428
2010 Population	2,631	33,408	68,745
2019 Population	3,438	32,529	65,822
2024 Population	3,537	31,811	64,154

	1-Mile	3-Mile	5-Mile
2000 Households	747	11,575	26,129
2010 Households	1,322	14,211	29,848
2019 Households	1,730	14,056	28,663
2024 Households	1,780	13,790	27,951

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$120,408	\$100,314	\$91,315
2019 Median HH Income	\$77,518	\$76,664	\$69,573
2019 Per Capita Income	\$60,589	\$43,346	\$39,764

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