



GOODWILL STRIP CENTER - GRANITE CITY (ST. LOUIS MSA), IL

GOODWILL STRIP CENTER

3657-3675 Nameoki Rd
Granite City, IL 62040

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INVESTMENT SUMMARY

Tenant	Goodwill Strip Center	\$3,388,000	
Street Address	3657-3675 Nameoki Rd	<small>PURCHASE PRICE</small>	
City	Granite City	9.04%	
State	IL	<small>CAP RATE</small>	
Zip	62040	\$306,134	
GLA	32,842 SF	<small>NET OPERATING INCOME</small>	
Lot Size	2.51 AC	Price / SF	\$103.16
Year Built	1975	Rent / SF	\$9.32



Long Term Occupancy

The vast majority of the tenants have been at this location for 10 plus years.

Strong Economic Area

Since 2008, several large manufacturing corporations have operated in the city including U.S. Steel, Precoat Metals, Capri-Sun, Kraft Foods, American Steel and the clothing retailer Gliks (headquartered in Granite City).

Surrounding National Retailers

The subject property is surrounded by nationally recognized retailers which include Walgreens, Long John Silver's, Applebee's, Arby's, First Bank, Napa Auto, McDonald's, Advance Auto Parts, Schnucks Grocery, etc.

Value Add Opportunity

The subject property currently has two vacancies totaling 900 SF and 630 SF, allowing the owner to make an impactful increase to the NOI of the property by leasing up the two vacancies.

INCOME & EXPENSE

Base Rental Income	\$333,287.40
Vacancies at Market Rent	\$14,535.00
Gross Potential Rent	\$347,822.40
Expense Reimbursements	\$60,874.00
Gross Potential Income	\$408,696.40
Vacancy Allowance	(\$14,535.00)
Effective Gross Income	\$394,161.40
Property Taxes	\$34,880.04
Insurance	\$9,723.00
CAM	\$25,224.71
Management Fee	\$15,000.00
Other Expenses	\$3,200.00
Total Operating Expenses	(\$88,027.75)
Net Operating Income	\$306,133.65



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RETAIL AERIAL



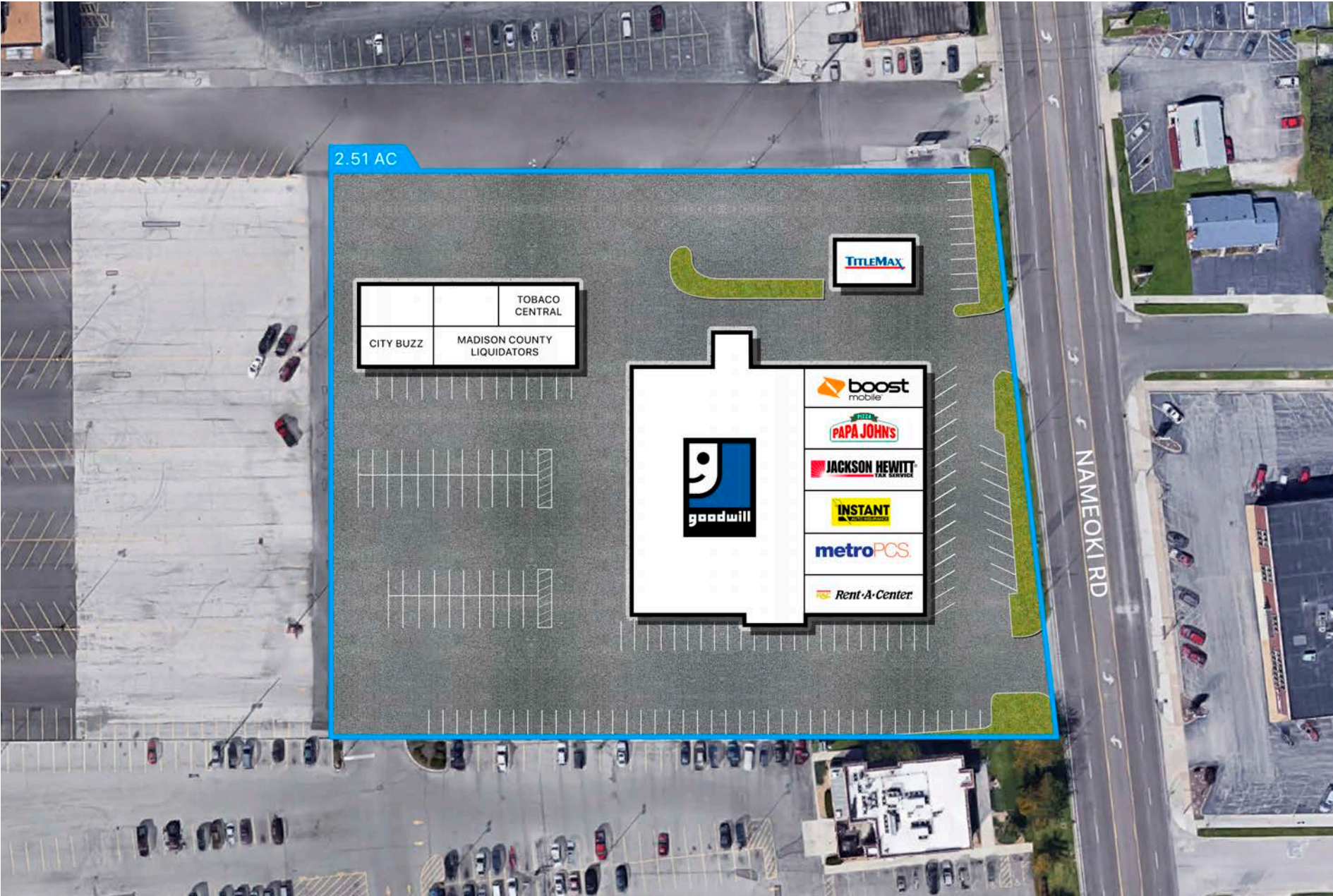
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RETAIL AERIAL



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SITE PLAN



RENT ROLL

TENANT	COMMENCEMENT	EXPIRATION	ANNUAL RENT	MONTHLY RENT	GLA	LEASE TYPE
Goodwill	11/21/2013	11/30/2023	\$115,314.72	\$9,609.56	14,505 SF	Double-Net (NN)
Papa Johns Pizza	6/30/2001	1/31/2023	\$22,728.00	\$1,894.00	1,200 SF	Double-Net (NN)
S&D Tax Accounting Service, Inc	12/1/2002	12/31/2021	\$15,024.72	\$1,252.06	1,200 SF	Double-Net (NN)
Instant Auto Insurance	2/1/2012	10/31/2020	\$14,640.48	\$1,220.04	1,000 SF	Double-Net (NN)
Metro PCS	10/1/2014	12/31/2025	\$11,760.00	\$980.00	908 SF	Double-Net (NN)
Rent-A-Center, Inc	1/1/2001	7/31/2020	\$35,191.92	\$2,932.66	5,300 SF	Double-Net (NN)
TitleMax of Illinois, Inc	12/14/2007	12/31/2022	\$59,400.00	\$4,950.00	1,410 SF	Double-Net (NN)
World Communication	5/30/2014	12/31/2021	\$15,600.00	\$1,300.00	1,400 SF	Double-Net (NN)
City Buzz	1/5/2005	10/31/2020	\$18,360.00	\$1,530.00	735 SF	Double-Net (NN)
Vacant	-	-	-	-	630 SF	-
Vacant	-	-	-	-	900 SF	-
Tobacco Central	1/1/2007	Month to Month	\$7,267.56	\$605.63	840 SF	Double-Net (NN)
Madison County Liquidators	10/1/2019	9/30/2020	\$18,000.00	\$1,500.00	2,814 SF	Double-Net (NN)
TOTAL			\$333,287.40	\$27,773.95	32,842 SF	

ABOUT THE BRANDS

Goodwill

In 2018, Goodwill served more than 35 million individuals worldwide and helped more than 242,000 people train for careers in industries such as banking, IT and health care, to name a few, and get the supportive services they needed to be successful, such as English language training, additional education, and access to transportation and child care.

Goodwill was founded in Boston by Reverend Edgar J. Helms. Helms created the Goodwill philosophy of “not charity, but a chance” when he collected used household goods and clothing in wealthier areas of the city, then trained and hired people who were poor to mend and repair the used goods. The goods were then sold or given to the people who repaired them. More than 115 years later, Goodwill remains a household name and leading nonprofit provider of educational and workforce-related services.

Goodwill Industries International (GII) is based in Rockville, MD, outside of Washington, D.C. The Goodwill enterprise is a network of 157 community-based, autonomous organizations in the United States and Canada with a presence in 12 other countries.



Papa John's

Papa John's has been voted “Best Pizza” in more than 100 U.S. markets during the last several years, including in Los Angeles, Washington, D.C., Atlanta, Dallas, Indianapolis, Orlando, Knoxville and Phoenix. In 2017, they ranked #1 in customer satisfaction among QSR-pizza brands American Customer Satisfaction Index (ACSI) for the 16th time in the last 18 years, and Nation's Restaurant News selected our Buffalo Chicken Pizza a “best limited offer” based on menu innovation and consumer appeal.

Papa John's has grown to more than 5,000 restaurants today. They continue to grow by focusing on quality and taking care of people. Being awarded Business of the Year by Business First in 2013, being the brand most associated with the NFL, and being recognized among the Best Franchise opportunities in 2013 by QSR Magazine.

LOCATION OVERVIEW

1. **Busch Stadium**

700 Clark Ave, St. Louis, MO 63102

11 MILES FROM SUBJECT PROPERTY
2. **Saint Louis Zoo**

Government Dr, St. Louis, MO 63110

18 MILES FROM SUBJECT PROPERTY
3. **City Museum**

750 N 16th St, St. Louis, MO 63103

12 MILES FROM SUBJECT PROPERTY
4. **Anheuser-Busch Brewery**

1200 Lynch St, St. Louis, MO 63118

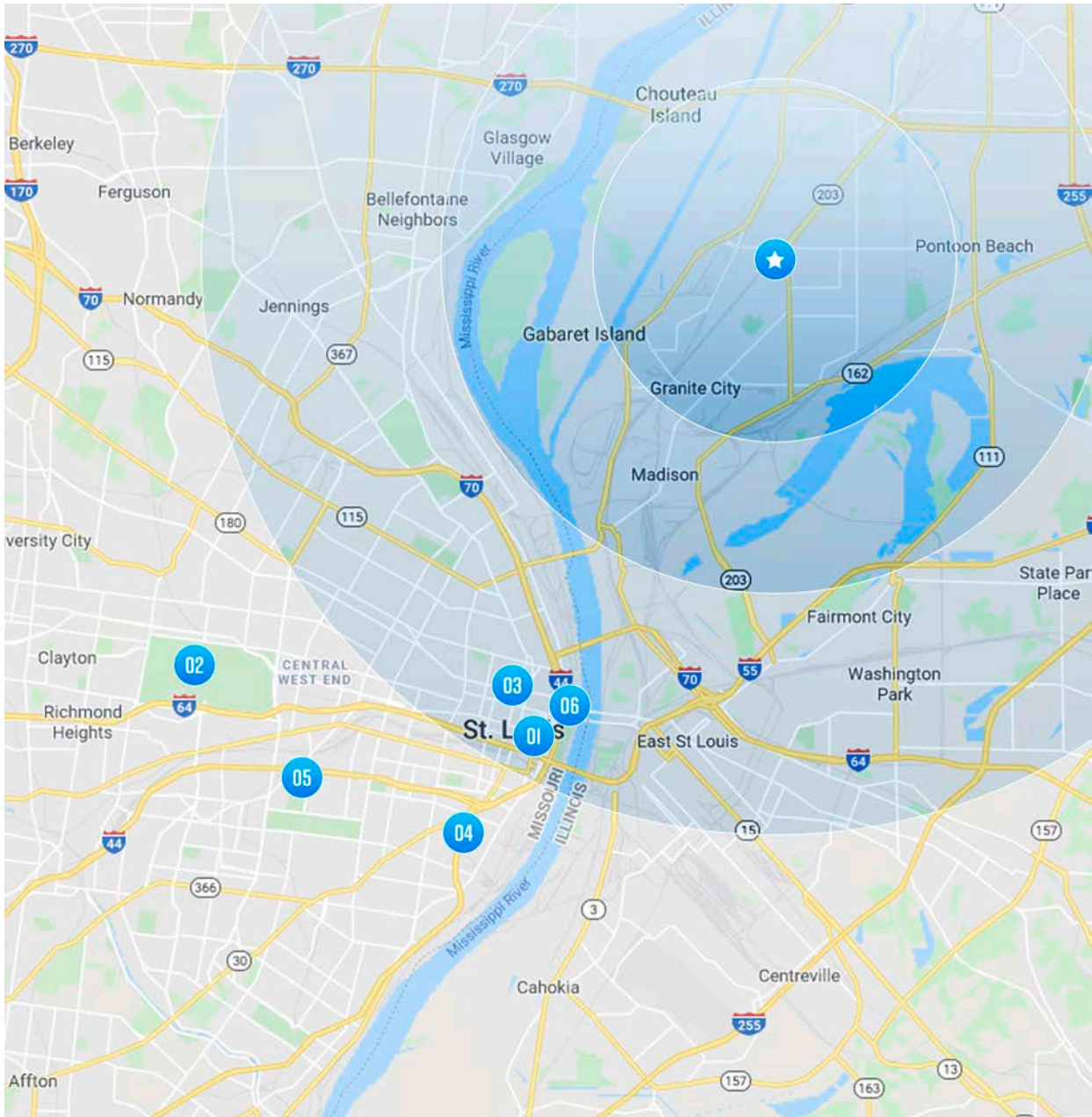
13 MILES FROM SUBJECT PROPERTY
5. **Missouri Botanical Garden**

4344 Shaw Blvd, St. Louis, MO 63110

15 MILES FROM SUBJECT PROPERTY
6. **Museum at the Gateway Arch**

11 N 4th St, St. Louis, MO 63102

10 MILES FROM SUBJECT PROPERTY



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LOCATION OVERVIEW



01

BUSCH STADIUM

Busch Stadium, home to the St. Louis Cardinals, seats 44,949 and contains 3,706 club seats and 61 luxury suites.



02

SAINT LOUIS ZOO

The St. Louis Zoo is recognized as a leading zoo in animal management, research, conservation, and education.



03

CITY MUSEUM

City Museum operates a mixture of children's playground, fun-house, and pavilion, made out of found objects.



04

ANHEUSER-BUSCH BREWERY

Anheuser-Busch Brewery is a brewery complex in St. Louis, Missouri that offers free public tours.



05

MISSOURI BOTANICAL GARDEN

The Missouri Botanical Garden is home to more than 6.6 million specimens and is the second largest in North America.



06

MUSEUM AT THE GATEWAY ARCH

Gateway Arch is an American National Park near the starting point of the Lewis and Clark Expedition.

LOCATION OVERVIEW

Granite City, IL

Granite City is in a city in Madison, Illinois within the greater St. Louis Metropolitan Area. Officially founded in 1896, granite City was named by the Niedringhaus brothers, Henry and Frederick, who established it as a steel making company town for the manufacturing of kitchen utensils made to resemble Granite. In 1896, Granite City was officially incorporated as a city within Madison County.

Nameoki Road Retail Center is located in granite City Illinois. The subject property is a 32,842-square feet building situated one 2.52 acre lot.. The property is leased to long term tenants tenants with nationally recognized tenants such as Goodwill, Papa Johns Pizza, Rent-A-Center and Title Max. The property is located in a dense retail corridor surrounded by other national tenant in the immediate area which includes Dollar Tree, Burger King, Jack-in-The Box, KFC and U.S. bank to name a few.



Located in St. Louis MSA

Just a few miles away, lies a vast wealth of Arts and entertainment activities, which include the St. Louis Art Museum, St. Louis Symphony Orchestra, St. Louis Zoo, Six Flags and Raging Rivers Water Parks.

Granite City Events & Festivals

In the summer times, the Granite City park district has Movies Under the Stars and Big Band Concerts. On the 4th of July, they have their annual “Patriots in the Park” celebration, which is considered on of the best 4th of July events in the St. Louis area.this weekend event includes an auto show, carnival with food, live entertainment, rides and ends with a spectacular fireworks display. Along with this, Granite City holds their annual Granite City High School Homecoming Parade, Santa’s Holiday Parade and Annual Golf Tournaments.

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DEMOGRAPHICS



POPULATION	1-Mile	3-Mile	5-Mile
2024 Projection	8,565	36,246	56,472
2019 Estimate	8,775	26,745	56,818
2010 Census	9,819	39,169	58,237

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2024 Projection	3,673	14,727	22,399
2019 Estimate	3,759	14,927	22,533
2010 Census	4,191	15,907	23,089
Average Income	\$65,852	\$59,253	\$55,662
Median Income	\$52,690	\$47,339	\$42,804

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DEVELOPMENTS



Tri-City YMCA Redevelopment

37 affordable one and two bedroom apartments for artists and veterans living in Granite City. Also planned is 5,658 square feet of commercial space and 6,290 square feet of common area and amenities, which include computer lab, storage, laundry room and studio space. The project roughly costs \$10.7 M and is estimated to be completed in 2021.

North Riverfront Development

A \$1 Billion, 10-year effort to transform 180 acres of Mississippi River riverfront — from the Eads Bridge north to Stan Musial Veterans Memorial Bridge — with a mix of commercial, multifamily and entertainment. The design of the park promotes wellness, incorporates innovative storm water techniques, and includes inventive programming. The park master plan creates value for existing historic resources and entices development along its edges. A development strategy integrates opportunities for sustainable, mixed use development. The plan creates a vision for an urban landscape of parks and adjacent infill development to connect Laclede's Landing, the Casino and Hotel, the Arch Grounds, and the City to the riverfront in exciting new ways.

Laclede's Landing

The \$12.4 million renovation of the 1881-built Greeley Building at 618-624 North Second Street and the Hoffman Brothers Produce Building at 700 North Second Street would be the second major project on the Landing for St. Louis-based Advantes, led by Brian Minges. The plan is to acquire these two buildings and turn them into 76 apartments and street-level commercial space.

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