



U.S. Bank

1050 Camp Jackson Rd, Cahokia, Illinois 60226

EXCLUSIVELY LISTED BY:

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Executive Overview

1050 Camp Jackson Rd, Cahokia, Illinois 60226

INVESTMENT HIGHLIGHTS

- **Absolute NNN Ground Lease** – Zero management responsibility makes for a passive source of cash flow.
- **19-Year Operation History** – US Bank has successfully operated at this since 2001.
- **Lease Extension During COVID** – US Bank signed a 5-year renewal in April 2020 during the rise of the COVID Pandemic, signaling a strong commitment to the location.
- **Strong Corporate Guarantee** – the subject property is guaranteed by US Bank which boasts an investment grade credit rating of A+ and is one of the largest and most prominent banks in the nation.
- **Large Surrounding Population** – this US Bank is well located as an outparcel to a Family Dollar anchored center and just minutes from the St Louis Airport. The 5-mile population exceeds 134,428 residents and a 10-mile population of 583,344 residents.
- **Excellent Traffic Counts and Visibility** – the subject property is well located just off the intersection of State Route 157 and Range Lane which sees more than 20,000 vehicles daily.
- **Price Below Replacement Cost** – this offering provides an investor the opportunity to acquire a stabilized bank asset that is priced well below the replacement cost.
- **Surrounding National Retails** – Family Dollar, McDonald's, Walgreens, ALDI, Valvoline, Walmart, Pizza Hut, Taco Bell, BP, White Castle, Advance Auto Parts and many more.



LIST PRICE

\$564,000



CAP RATE

7.00%



TOTAL NOI

\$39,480



GROSS LEASABLE AREA

±3,278 SF



LEASE TERM REMAINING

±5 Years



Financial Overview

1050 Camp Jackson Rd, Cahokia, Illinois 60226

INVESTMENT SUMMARY

LIST PRICE	\$564,000
NOI	\$39,480
CAP RATE	7.00%
TOTAL BUILDING AREA	±3,278 SF
TOTAL LOT SIZE	±0.77 AC
YEAR BUILT	1986

TENANT SUMMARY

TENANT NAME	U.S. Bank
TYPE OF OWNERSHIP	Ground Lease
LEASE GUARANTOR	Corporate
LEAST TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsible
TERM REMAINING	±5 Years
ORIGINAL LEASE TERM	20 Years
RENT COMMENCEMENT	10/26/1985
LEASE EXPIRATION DATE	10/31/2025
INCREASES	10% With Option
OPTIONS	One, 5-Year Options

PARCEL MAP



ANNUALIZED OPERATING DATA

LEASE YEARS	MONTHLY INCOME	ANNUAL INCOME	RENT/SF	CAP RATE
Current	\$3,290	\$39,480	\$12.04	7.00%
Option 1	\$3,619	\$43,428	\$13.24	7.70%





Tenant Overview

1050 Camp Jackson Rd, Cahokia, Illinois 60226



WEBSITE

usbank.com

LOCATIONS

± 3,106

HEADQUARTERS

Minneapolis, Minnesota

U.S. Bank is an American bank holding company based in Minneapolis, Minnesota, and incorporated in Delaware. It is the parent company of U.S. Bank National Association, and is the fifth-largest banking institution in the United States. The company provides banking, investment, mortgage, trust, and payment services products to individuals, businesses, governmental entities, and other financial institutions. It has 3,106 branches and 4,842 ATMs, primarily in the Western and Midwestern United States. It is ranked 117th on the Fortune 500. The company also owns Elavon, a processor of credit card transactions for merchants, and Elan Financial Services, a credit card issuer that issue credit card products to U.S. Bank and other financial institutions. U.S. Bancorp operates under the second-oldest continuous national charter, originally Charter #24, granted in 1863 following the passage of the National Bank Act. Earlier charters have expired as banks were closed or acquired, raising U.S. Bank's charter number from #24 to #2. The oldest national charter, originally granted to the First National Bank of Philadelphia, is held by Wells Fargo, which was obtained upon its merger with Wachovia.



Area Overview

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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	8,324	20,804	133,267
2020 Estimate	8,254	20,528	137,704
2010 Census	8,631	22,026	148,264
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,081	8,061	59,094
2020 Estimate	2,920	7,648	59,674
2010 Census	2,914	7,863	62,320
Growth 2020-2025	5.51%	5.41%	-0.97%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$50,067	\$50,817	\$68,672

REGIONAL MAP





CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **U.S. Bank** located at **1050 Camp Jackson Rd, Cahokia IL, 62206** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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