



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With ParaSell, Inc., A Licensed Illinois Broker
Lic. # 478027307 BoR: Scott Reid – Lic. # 478027307



FedEx Corporation
2007 N Federal Drive
Urbana, IL 61801

EXCLUSIVELY MARKETED BY:

In Cooperation With ParaSell, Inc., A Licensed Illinois Broker
Lic. # 478027307 BoR: Scott Reid – Lic. # 478027307

AMAR GOLI

Lic. # 310575

980.729.5626 | DIRECT
amar@SIGnnn.com

GREG LAUGHTON

Lic. # 313776

980.729.5652 | DIRECT
greg@SIGnnn.com

WYATT GROSECLOSE

Lic. # 322595

704.981.0437 | DIRECT
wyatt@SIGnnn.com

CHAD MARKEY

Lic. # 313410

704.703.1913 | DIRECT
chad@SIGnnn.com

SCOTT REID

Lic. # 478027307

949.942.6585 | DIRECT
scott@parasellinc.com

1900 South Blvd, Suite 308
Charlotte, NC 28203
844.4.SIG.NNN

www.SIGnnn.com

FEDEX CORPORATION

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INVESTMENT SUMMARY

We Are Pleased to Exclusively Offer For Sale the 25,850 SF FedEx Corporation Located at 2007 N Federal Drive in Urbana, IL, Near the University of Illinois. This Opportunity Includes a High Quality, Credit-Tenant That Has Been Located at the Property Since 1990, Providing For a Secure Investment With an Established Tenant.

OFFERING SUMMARY

PRICE	\$2,525,000
CAP	5.83%
NOI	\$147,087
PRICE PER SF	\$97.68
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2007 N Federal Drive Urbana, IL 61801
COUNTY	Champaign
BUILDING AREA	25,850 SF
LAND AREA	4.31 AC
BUILT RENOVATED	1990 2010 & 2015



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Essential Business - FedEx Has Been Operating as Usual and in Fact Has Seen a Tremendous Increase in Activity During the Past Few Years, Especially During the Pandemic
- Limited Landlord Responsibilities - There Are Over 4 Years Remaining on this Corporate Guaranteed Lease With Two 5-Year Options to Extend
- Long Operating History - Tenant Has Been Operating at This Location Since 1990 Showing Commitment to the Site
- Investment Grade Tenant - Federal Express Corporation (NYSE: FDX) Reported Total Revenues of \$84 Billion, Operating Income of \$5.86 Billion and Net Income of \$5.23 Billion For Fiscal Year Ended May 31, 2021
- Premier Location With Strong Accessibility
- Located 2.5-Miles to the University of Illinois at Urbana-Champaign
- Adjacent to Interstate 74 Which Sees Over 54,700 Vehicles Per Day
- Located Near Interstate 57 (35,600 VPD) and Interstate 72 (16,214 VPD)
- Over 140,000 Residents Live Within a 5-Mile Radius Making an Average Household Income of \$67,124
- Nearby Tenants Include: Olive Garden, Taco Bell, Kohl's, Starbucks, ALDI, Starbucks, Home Depot, McDonald's, Target and More



LEASE SUMMARY

TENANT	FedEx Corporation
PREMISES	A Building of Approximately 25,850 SF
LEASE COMMENCEMENT	November 1, 1990
LEASE EXPIRATION	October 31, 2025
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% at Each Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Industrial
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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25,850 SF	\$147,087	\$5.69
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ACTUAL PROPERTY IMAGES



CHICAGO

INDIANAPOLIS

Urbana
Country Club

CHOICE
HOTELS



ONE Illinois North
Student Apartments

ONE Illinois South
Student Apartments

RHG
RADISSON
HOTEL GROUP

National Council
of Teachers of English

canteen

Peoria
Charter Coach

N Federal Dr

SAGAMORE VENTURE

Fasteners Etc

ILLINOIS
AMERICAN WATER

FedEx®

W Kenyon Rd



Associated Transfer
& Storage

SPORT
REDI MIX LLC

**CLIFFORD-JACOBS
FORGING**
AN EFC GROUP PARTNER

Illinois Central
Railroad Co

Plastic Container
Corporation

CAPSTONE
LOGISTICS

POLAR
Refrigeration Heating & Cooling Inc

Eastern Illinois
FOODBANK

OPEN ROAD
PAVING

INTERSTATE
74

FedEx®

Ryder



W Kenyon Rd

N Federal Dr

Peoria
Charter Coach

meijer Chick-fil-A AMC
taco john's verizon
EAST COAST SUBS AFFORDABLE DENTURES & IMPLANTS
PANDA EXPRESS
SUPERCUTS DENVER MATTRESS CO.

Walmart Supercenter JOANN HomeGoods
Charley's OUTBACK Denny's Starbucks ALDI
Golf Center Aaron's MURPHY USA MENARDS
WOODFOREST BLAZE PIZZA MEN'S WEARHOUSE

KOHL'S JCPenney macy's DICK'S GREAT STEAK
H&M OLD NAVY FOREVER 21
HOBBY LOBBY AÉROPOSTALE
AMERICAN EAGLE Bath & Body Works Office DEPOT OfficeMax francesca's
aerie Justice GAP VICTORIA'S SECRET
lululemon claire's gordmans SEPHORA
carter's PACSUN maurices
Red Robin FINISH LINE Buckle EXPRESS
WHITEHOUSEBLACKMARKET VITAMIN WORLD Foot Locker SHOE DEPT. ENCORE
sleep number AT&T JBL GNC cricket

BEST BUY Staples PETSMART
sam's club Party City
ROSS ULTA Pier 1 imports
DOLLAR TREE Michaels
DRURY HOTELS FIVE GUYS CHIROLO
Red Lobster WILD WINGS Culver's
CITITRENDS LONGHORN STEAKHOUSE
goodall RED LOBSTER HEARTLAND Applebee's
Rural King SHOE CARNIVAL
MATTRESS FIRM Great Clips

TARGET Lowe's Ashley LA Z BOY Starbucks
BURGER KING Steak 'n Shake COURTYARD Residence Inn Marriott
FIREHOUSE SUBS CVS pharmacy Advance Auto Parts FAIRFIELD INN & SUITES Marriott
WINGATE BY WYNDHAM Freddy's STEAKBURGERS extended STAY AMERICA slumberland FURNITURE
SALLY BEAUTY MIDAS COUNTRY MCGALISTER'S FURNITURE
AspenDental SHERWIN-WILLIAMS CANDLEWOOD SUITES TIRE PLUS DAVID'S BRIDAL

THE HOME DEPOT NAPA
TIRE BARN RAC



BED BATH & BEYOND BARNES & NOBLE TJ-MAXX
Tuesday Morning sears CROCK POT
TACO BELL Olive Garden CATHERINES
Hallmark HEARTLAND MCDONALD'S

FedEx®

CIRCLE K EconoLodge Holiday Inn Express Comfort
RODEWAY INN BW Best Western Hotels & Resorts RADISSON HOTELS

N Neil St

URBANA | CHAMPAIGN COUNTY | ILLINOIS

Urbana is a city in and the county seat of Champaign County in Illinois. The population was estimated at 42,214 residents as of 2020. Urbana is the tenth-most populous city in Illinois outside of the Chicago metropolitan area. It is included in the Champaign–Urbana metropolitan area. Urbana is notable for sharing the campus of the University of Illinois at Urbana–Champaign with its sister city of Champaign. The city is 135 miles south of Chicago, 124 miles west of Indianapolis, Indiana, and 178 miles northeast of St. Louis, Missouri.

In addition to the University of Illinois, the Urbana-Champaign area is also home to Parkland College. Herff Jones, formerly the Collegiate Cap and Gown, and Kraft also form part of the city's industrial base. The area is also home to nationally recognized record labels, artist management companies, booking agencies and recording studios. Polyvinyl Records, Undertow Music, Parasol Records, Great Western Record Recorders, Pogo Studios, and Nicodemus Booking Agency are all based in Champaign. The city also features a large technology and software industry mostly focusing on research and development of new technologies. The Research Park, located in southern Champaign and backed by the University of Illinois, is home to many companies, including Riverbed Technology, Citrix Systems, Abbott Laboratories, Dow Innovation Center, Intelligent Medical Objects, Yahoo! and the State Farm Research Center.

On the sprawling University of Illinois campus, the Krannert Art Museum has a vast collection of ancient and modern works, and the Spurlock Museum displays cultural artifacts. It has 48,000 square feet of space devoted to all periods of art, from ancient Egyptian to contemporary photography. Neo-Romanesque Altgeld Hall houses the University Chime in its tower. Orpheum Children's Science Museum is located in Champaign's downtown in a 1914 theater. The art deco City Building stands as a symbol of the city. The area is home to about 60 parks, 11 trails, and 14 facilities within the Urbana-Champaign area which is a grand total of over 654 acres.



CHAMPAIGN COUNTY COURTHOUSE, IL



(35,600 VPD)

(54,700 VPD)

N Neil St (21,950 VPD)

N Lincoln Ave

(23,305 VPD)

(16,214 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	6,263	86,809	140,412
AVERAGE HH INCOME	\$40,086	\$53,311	\$67,124



ILLINOIS
UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

TENANT PROFILE

FedEx was once just a tiny delivery company; now this Fortune 500 Company shows no signs of slowing down. The company is an American multinational courier delivery services headquartered in Memphis, TN. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location (to help in finding lost packages), a feature that has now been implemented by most other carrier services.

FedEx provides a broad portfolio of transportation, e-commerce and business services through companies competing collectively, operating independently and managed collaboratively, under the respected FedEx brand. These companies are included in four business segments, one being: FedEx Express. FedEx Express is the world's largest express transportation company, offering time-definite delivery to more than 220 countries and territories, connecting markets that comprise more than 90% of the world's gross domestic product. The FedEx Express segment also includes FedEx Trade Networks, Inc., which provides international trade services, specializing in customs brokerage and global ocean and air freight forwarding; FedEx SupplyChain Systems, Inc., which offers a range of supply chain solutions; and Bongo International, LLC, which is a leader in cross-border enablement technology and solutions.

Unmatched air route authorities and transportation infrastructure, combined with leading-edge information technologies, make FedEx Express the world's largest express transportation company, providing fast services for more than 3.6 million shipments each business day. FedEx is now at 150 stores within Walmart locations. There are now over 2,200 FedEx Office locations inside hotel and convention centers, OnCampus sites at universities and corporate campuses across the country and 32 FedEx SameDay City markets serving more than 1,950 cities.



COMPANY TYPE
NYSE: FDX



FOUNDED
1971



OF LOCATIONS
2,200+ Offices



HEADQUARTERS
Memphis, TN



WEBSITE
[fedex.com](https://www.fedex.com)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



DOWNTOWN URBANA

EXCLUSIVELY MARKETED BY:

AMAR GOLI

Lic. # 310575

980.729.5626 | DIRECT

amar@SIGnnn.com

GREG LAUGHTON

Lic. # 313776

980.729.5652 | DIRECT

greg@SIGnnn.com

WYATT GROSECLOSE

Lic. # 322595

704.981.0437 | DIRECT

wyatt@SIGnnn.com

CHAD MARKEY

Lic. # 313410

704.703.1913 | DIRECT

chad@SIGnnn.com

SCOTT REID

Lic. # 478027307

949.942.6585 | DIRECT

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