

DELAWARE, OH



REPRESENTATIVE PHOTO

O'FALLON, IL



BLOOMINGTON, IN



Offering Memorandum

IL | IN | OH Portfolio

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

TABLE OF CONTENTS

04	Investment Highlights
08	Portfolio Pricing
10	Financial Overview
14	Area Overviews
31	Tenant Overview

LISTED BY:

CONRAD SARREAL

Associate Vice President

direct +1 (214) 692-2847

mobile +1 (626) 230-1006

conrad.sarreal@matthews.com

License No. 1982875 (CA)

KYLE MATTHEWS

Chairman & CEO/Broker of Record

License No. 471019766 (IL)

License No. 2017010164 (MO)

License No. REC.2020005555 (OH)

BLOOMINGTON, IN



DELAWARE, OH



REPRESENTATIVE PHOTO



O'FALLON, IL



SECTION 1

INVESTMENT HIGHLIGHTS

LEASE & TENANT HIGHLIGHTS

Recent 20-Year Extensions

After operating at these locations for close to 20 years, CVS agreed to 20-year extensions out to 2038, demonstrating undoubted commitment to these locations.

Absolute NNN Lease

These absolute triple-net (NNN) leases require zero landlord responsibilities, with all maintenance, taxes, and insurance assigned to the tenant, making this an ideal investment for investors who seek a truly passive investment

Strong Corporate Guaranty

CVS Health Corporation who boasts BBB investment grade credit by S&P and has a market valuation of \$114 Billion guarantees the lease. Other retailers with similar credit include Kroger, Circle K, Dollar General, AutoZone, and Fedex to name a few. CVS Health is the largest drug store chain in the US with 9,900+ retail store locations and approximately 310,000 employees. They continue to gain market share of retail prescriptions filled, growing from 23% in 2015 to 35% in 2020.

Pandemic Resistant

Not only was CVS one of the few retailers allowed to remain open as an essential business but they also lead the charge in vaccination efforts throughout the pandemic, and now has over 4,800 COVID-19 testing sites across the country.

Industry Innovator

CVS provides healthcare services via its 1,100+ MinuteClinic and HealthHUB locations, where you can seek attention from medical providers for chronic illnesses, mental health, and common illnesses, to include immunizations.

LOCATION HIGHLIGHTS

BLOOMINGTON, IN

Big 10 College Town

The subject property is 10 minutes from the prestigious University of Indiana Hoosiers, which has an annual student population of 43,000+. It's most recognized for its top ranked Kelley School of Business where billionaire Mark Cuban graduated from as well as their dominance in the Big 10 Division 1 football and basketball programs. Memorial Stadium where the Hoosiers host other Big 10 universities such as Iowa State, Michigan, Wisconsin, Ohio State, and Nebraska draws nearly 300,000 fans each year while the nationally top ranked basketball program draws another 300,000+ fans annually. That means for more than half of the year, Iowa City's economy not only benefits from the student and a local population of ±100,000 but also the 600,000+ sports fans.

O'FALLON, IL

Interstate and Highway Accessible

Subject property is located on Highway 50 which services an average of 15,000+ cars per day and more importantly is a major exit from Interstate 64 which services an average of 56,000+ cars per day connecting Kansas City, St. Louis, and Louisville KY.

Linked to St. Louis MSA

Although it's across the state line, O'Fallon is attached to the St. Louis MSA via the I-64, allowing residents to travel to Downtown St. Louis in 20-minutes or less.

DELAWARE, OH

Columbus OH MSA

Delaware is a city of 40,000+ residents and located 30 minutes from Columbus, home of the Ohio State Buckeyes. It's walking distance from Ohio Wesleyan University and a few minutes from Delaware Municipal Airport that services distribution centers for PPG Industries, Advance Auto Parts, and UPS.

HEALTHCARE TRACK RECORD

Our healthcare division continues to be a leader in executing portfolio strategies and healthcare asset sales for the largest owners and operators.

305+

**TOTAL
TRANSACTIONS**

\$610M+

**SALES
VOLUME**





♥ CVS pharmacy®

SECTION 2

PORTFOLIO PRICING

PORTFOLIO SUMMARY

TENANT	PROPERTY ADDRESS	YEAR BUILT	GLA (SF)	TERM REMAINING	ANNUAL RENT	LEASE TYPE	RENT PSF	CAP RATE	SALE PRICE
CVS	190 South Sandusky Street, Delaware OH 43015	1999	10,133	±17 Years	\$189,999	Absolute NNN	\$18.79	4.25%	\$4,470,565
CVS	4444 State Rd West 46, Bloomington IN 47404	2001	10,856	±17 Years	\$142,500	Absolute NNN	\$13.12	4.25%	\$3,352,941
CVS	753 W US Hwy 50, O'Fallon IL 62269	2000	10,318	±17 Years	\$210,000	Absolute NNN	\$20.35	4.25%	\$4,941,176
CVS	Portfolio Overview	-	30,307	±17 Years	\$542,499	Absolute NNN	\$17.90	4.25%	\$12,765,000



BLOOMINGTON, IN

O'FALLON, IL



SECTION 3

FINANCIAL OVERVIEW

190 South Sandusky Street, Delaware, OH 43015



\$4,470,565

LIST PRICE



\$189,999

NOI



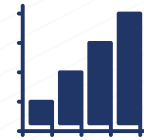
4.25%

CAP RATE



±17 YEARS

**TERM
REMAINING**



ABSOLUTE NNN

LEASE TYPE

TENANT SUMMARY

Tenant Name	CVS
Type of Ownership	Fee Simple
Lessee Entity	Corporate
Lease Type	Absolute NNN
Roof, Structure, and Parking Lot	Tenant Responsible
Term Remaining	±17
Lease Commencement Date	11/1/18
Lease Expiration Date	10/31/38
Increases	5% In Options
Options	Ten, 5-Year
GLA (SF)	±10,113
Lot Size	±1.06 Acres
Year Built	1999
ROFR	Yes - 20 Days

ANNUALIZED OPERATING DATA

TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$15,833	\$189,999	\$18.79	4.25%
Option 1	\$16,625	\$199,499	\$19.73	4.46%
Option 2	\$17,456	\$209,474	\$20.71	4.69%
Option 3	\$18,329	\$219,948	\$21.75	4.92%
Option 4	\$19,245	\$230,945	\$22.84	5.17%
Option 5	\$20,208	\$242,492	\$23.98	5.42%
Option 6	\$21,218	\$254,617	\$25.18	5.70%
Option 7	\$22,279	\$267,348	\$26.44	5.98%
Option 8	\$23,393	\$280,715	\$27.76	6.28%
Option 9	\$24,563	\$294,751	\$29.15	6.59%
Option 10	\$25,791	\$309,488	\$30.60	6.92%

4444 State Rd West 46, Bloomington, IN 47404



\$3,352,941

LIST PRICE



\$142,500

NOI



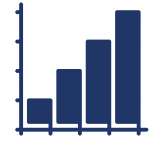
4.25%

CAP RATE



±17 YEARS

**TERM
REMAINING**



ABSOLUTE NNN

LEASE TYPE

TENANT SUMMARY

Tenant Name	CVS
Type of Ownership	Fee Simple
Lessee Entity	Corporate
Lease Type	Absolute NNN
Roof, Structure, and Parking Lot	Tenant Responsible
Term Remaining	±17
Lease Commencement Date	11/1/18
Lease Expiration Date	10/31/38
Increases	5% In Options
Options	Ten, 5-Year
GLA (SF)	±10,856
Lot Size	±3.58 Acres
Year Built	2001
ROFR	Yes - 20 Days

ANNUALIZED OPERATING DATA

TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$11,875	\$142,500	\$14.09	4.25%
Option 1	\$12,469	\$149,625	\$14.80	4.46%
Option 2	\$13,092	\$157,106	\$15.54	4.69%
Option 3	\$13,747	\$164,962	\$16.31	4.92%
Option 4	\$14,434	\$173,210	\$17.13	5.17%
Option 5	\$15,156	\$181,870	\$17.98	5.42%
Option 6	\$15,914	\$190,964	\$18.88	5.70%
Option 7	\$16,709	\$200,512	\$19.83	5.98%
Option 8	\$17,545	\$210,537	\$20.82	6.28%
Option 9	\$18,422	\$221,064	\$21.86	6.59%
Option 10	\$19,343	\$232,117	\$22.95	6.92%

753 W US Hwy 50, O'Fallon, IL 62269



\$4,941,176

LIST PRICE



\$210,000

NOI



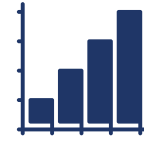
4.25%

CAP RATE



±17 YEARS

**TERM
REMAINING**



ABSOLUTE NNN

LEASE TYPE

TENANT SUMMARY

Tenant Name	CVS
Type of Ownership	Fee Simple
Lessee Entity	Corporate
Lease Type	Absolute NNN
Roof, Structure, and Parking Lot	Tenant Responsible
Term Remaining	±17
Lease Commencement Date	11/1/18
Lease Expiration Date	10/31/38
Increases	5% In Options
Options	Ten, 5-Year
GLA (SF)	±10,318
Lot Size	±1.97 Acres
Year Built	2000
ROFR	Yes - 20 Days

ANNUALIZED OPERATING DATA

TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$17,500	\$210,000	\$20.77	4.25%
Option 1	\$18,375	\$220,500	\$21.80	4.46%
Option 2	\$19,294	\$231,525	\$22.89	4.69%
Option 3	\$20,258	\$243,101	\$24.04	4.92%
Option 4	\$21,271	\$255,256	\$25.24	5.17%
Option 5	\$22,335	\$268,019	\$26.50	5.42%
Option 6	\$23,452	\$281,420	\$27.83	5.70%
Option 7	\$24,624	\$295,491	\$29.22	5.98%
Option 8	\$25,855	\$310,266	\$30.68	6.28%
Option 9	\$27,148	\$325,779	\$32.21	6.59%
Option 10	\$28,506	\$342,068	\$33.82	6.92%

O'FALLON, IL



SECTION 4

AREA OVERVIEW



BLOOMINGTON, IN

Bloomington is nestled in the rolling hills of southern Indiana and home to 84,000 residents and serves as a home away from home for tens of thousands of Indiana University students and alumni. Visitors and residents cherish the city’s dynamic energy, spectacular scenery, outdoor activities, world-class educational opportunities, Big Ten sporting events, thriving local businesses, vibrant arts scene, and unique shopping and dining experiences.

While Bloomington is very much an urban city, it has an amazing mix of rural beauty nestled in a city setting. With gorgeous lakes, parks, and other outdoor attractions housed within the city, visitors will be delighted by scenic Bloomington. It is considered the gateway to the beginning of the beauty of Southern Indiana, where the landscape changes from flatlands to rolling hills and gorgeous wooded areas. Some attractions in the city include Eskenazi Museum of Art, WonderLab Science Museum, and Giffy Lake. Festivals in the area include the Plant-It-X Fest, the Fourth Street Arts and Crafts Festival, Little 500, Taste of Bloomington, and the world-renowned Lotus World Music and Arts Festival.

4444 STATE RD WEST 46
POPULATION

	1-Mile	3-Mile	5-Mile
2026 Projection	4,660	16,882	62,308
2021 Estimate	4,584	16,480	60,570
2010 Census	4,450	15,270	54,461

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2026 Projection	1,774	6,854	25,076
2021 Estimate	1,742	6,680	24,293
2010 Census	1,680	6,160	21,560

HH INCOME

	1-Mile	3-Mile	5-Mile
Avg. Household Income	\$89,494	\$80,108	\$58,682



O'Reilly
AUTO PARTS
DOLLAR
GENERAL NAPA



FAMILY
DOLLAR
SUBWAY IGA



CEDAR BLUFF
APARTMENTS



STATE RD 46 WEST
± 28,000 VPD



STATE RD 46 WEST
± 28,000 VPD



ECONOMY

Bloomington is a city in and the county seat of Monroe County, Indiana. It is the seventh-largest city in the state and the fourth-largest outside of the Indiana Metropolitan Area. Bloomington is home to a diverse collection of industries including education, life sciences, advanced manufacturing, and technology. Companies headquartered in the city include Cook Group and Author Solutions. According to Forbes, Bloomington has a gross metro product of \$9.2 billion and has a cost of living 9% below the national average.

INDIANA UNIVERSITY

Founded in 1820 (just two years after Bloomington and Monroe County) Indiana University is at the foundation of this community, as solid a base as the limestone that runs underground. There would not be a Bloomington without IU, and IU would not be the same if it were located anywhere else.

This amazing university brought in over 45,000 students in Fall 2021, providing an endless supply of energy and vitality to the community, with new ideas and fresh dreams. That youthfulness overflows into the downtown area, where students mingle with residents at the various nightlife venues. The diversity of interests, ages, and nationalities impacts all aspects of the community, from the international restaurants to the annual festivals.

The beauty of the campus is breathtaking, often cited as one of the most beautiful in the country. The dense woods on campus mimic the nature preserves surrounding the city. The limestone buildings on campus and the stone outcroppings throughout the region provide a connection to the local history and industry. The art and artifacts found inside the buildings provide inspiration and knowledge to students and visitors alike. Indiana University offers more than 200 undergraduate majors across 17 schools and colleges. Overall, Indiana University had a total economic impact of \$9.9 billion on the state's economy in 2020.

+45,000 STUDENTS

ANNUALLY

+8,700

ACADEMIC STAFF

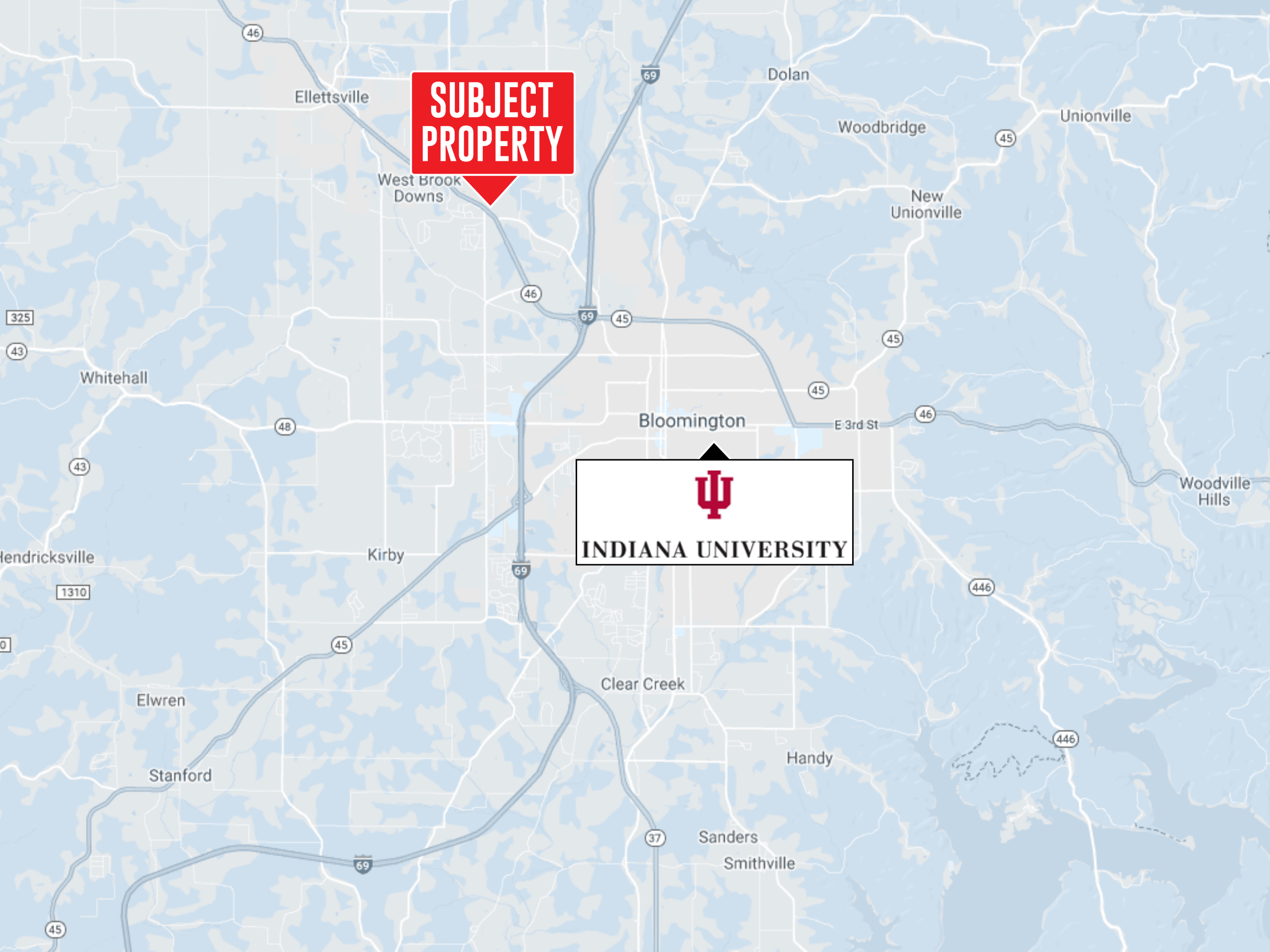
+200

MAJORS

5

NCAA MEN'S BASKETBALL
CHAMPIONSHIPS

**SUBJECT
PROPERTY**





753 W US HWY 50 POPULATION

	1-Mile	3-Mile	5-Mile
2026 Projection	6,166	45,021	86,290
2021 Estimate	6,158	44,796	86,423
2010 Census	6,008	42,873	85,564

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2026 Projection	2,687	17,606	34,083
2021 Estimate	2,677	17,502	34,137
2010 Census	2,585	16,678	33,819

HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Avg. Household Income	\$87,598	\$109,197	\$101,663

O'FALLON, IL

O'Fallon is a city in St. Clair County, Illinois. Home to more than 32,000 residents, the city is the second-largest city in the Metro East region and Southern Illinois. It sits 7 miles north of Scott Air Force Base and 18 miles east of Downtown St. Louis. O'Fallon is part of the St. Louis Metropolitan Statistical Area. O'Fallon's history of trade and industry and its solid foundation for continued growth and prosperity make it one of the area's most popular communities in which to live and work. Some outdoor attractions in the city include O'Fallon Family Sports Park, Rock Springs Rotary Park, and O'Fallon Community Park. Today, O'Fallon is known as one of the fastest-growing communities in the Metropolitan St. Louis area.



Hilton

TOWNEPLACE
SUITES[®]
BY MARRIOTT

MENARDS[®]

L A Z B O Y[®]

CARMAX[®]



Bassett[®]
HOME FURNISHINGS



N GREEN MT RD
± 12,000 VPD



CVS
pharmacy



W HWY 50
± 15,000 VPD



SAINT LOUIS, MO

Referred to as the Gateway City since its establishment, St. Louis enjoys an ideal location along the western bank of the Mississippi River with access to transportation routes in all directions. It continues to be an important center of commerce and culture for the Mississippi River Basin and a major U.S. port in the State of Missouri.

As the largest metropolitan area in Missouri, Greater St. Louis has a strong presence of Fortune 500 company headquarters with a total of nine companies, including Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Ameren, Charter Communications, Peabody Energy, Graybar Electric, And Centene. Other major corporations based in the area are Boeing Defense, Panera, Energizer, Purina, and Anheuser-Busch, to name a few. Greater St. Louis' economy relies on service, manufacturing, trade, transportation of goods, and tourism.



LOCAL ECONOMY

There have been consistent moves towards urban revitalization in the city, specifically through the restoration of Union Station and in the Washington Avenue Historic District. New residential facilities and reclaimed warehouse lofts anchored by new sports venues have appeared in the St. Louis downtown area as well. Similar restorations are underway in other neighborhoods throughout the city.

Programs such as Arch Grants, a nonprofit organization that accelerates economic development by providing \$50,000 equity-free grants and pro bono support services to early-stage businesses in St. Louis are attracting new startups to the region. Through these aggressive efforts, the city hopes to inspire the next generation of employers, civic leaders, and philanthropists. The city's potential to become the next major tech hub is becoming more evident as it has been recognized by several tech companies.

HOME TO SEVERAL FORTUNE 500 COMPANIES



EXPRESS SCRIPTS





ST. LOUIS

21 MILES

**SUBJECT
PROPERTY**

O'FALLON, IL



CALIBER
COLLISION

at home
The Home Décor Superstore

Casey's

Hardee's

PET SMART Academy
A Aaron's Rainbow
Do it Best Walmart
sam's club Supercenter
THE HOME DEPOT ALDI Starbucks Jack
in the box

O'Reilly AUTO PARTS CIRCLE K
BANK OF AMERICA IHOP

W HWY 50
± 23,000 VPD

HSHS
St. Elizabeth's
Hospital

extended
STAY
AMERICA

LAQUINTA
INNS & SUITES

CARROLLTON
BANK

CVS
pharmacy

N GREEN MT RD
± 12,000 VPD

MOTOR
HARLEY-DAVIDSON
CYCLES

W HWY 50
± 15,000 VPD

SONIC



190 SOUTH SANDUSKY STREET POPULATION

	1-Mile	3-Mile	5-Mile
2026 Projection	9,101	42,801	55,438
2021 Estimate	8,564	39,858	51,291
2010 Census	8,171	35,258	43,114

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2026 Projection	3,279	16,467	20,896
2021 Estimate	3,079	15,346	19,366
2010 Census	2,875	13,541	16,356

HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Avg. Household Income	\$62,627	\$84,289	\$96,031

DELAWARE, OH

Just around 30 miles north of Columbus, Delaware is a city in and the county seat of Delaware County, Ohio. It is home to more than 40,000 residents and is part of the Columbus Metropolitan Area, which has an estimated current population of 1.8 million people. Delaware is home to Ohio Wesleyan University, where over 1,300 students are currently enrolled. It offers more than 70 majors, more than 100 student clubs and organizations, and 24 varsity sports teams. Downtown Delaware is the epicenter of shopping, dining, and special events in the city. It showcases Strand Theatre, the longest continually operating movie theater in Ohio, quaint boutiques, breweries, wineries, yoga and dance studios, and many more. Other points of interest in the city include Richard M. Ross Art Museum, Deer Haven Park, and Gallant Woods Park.

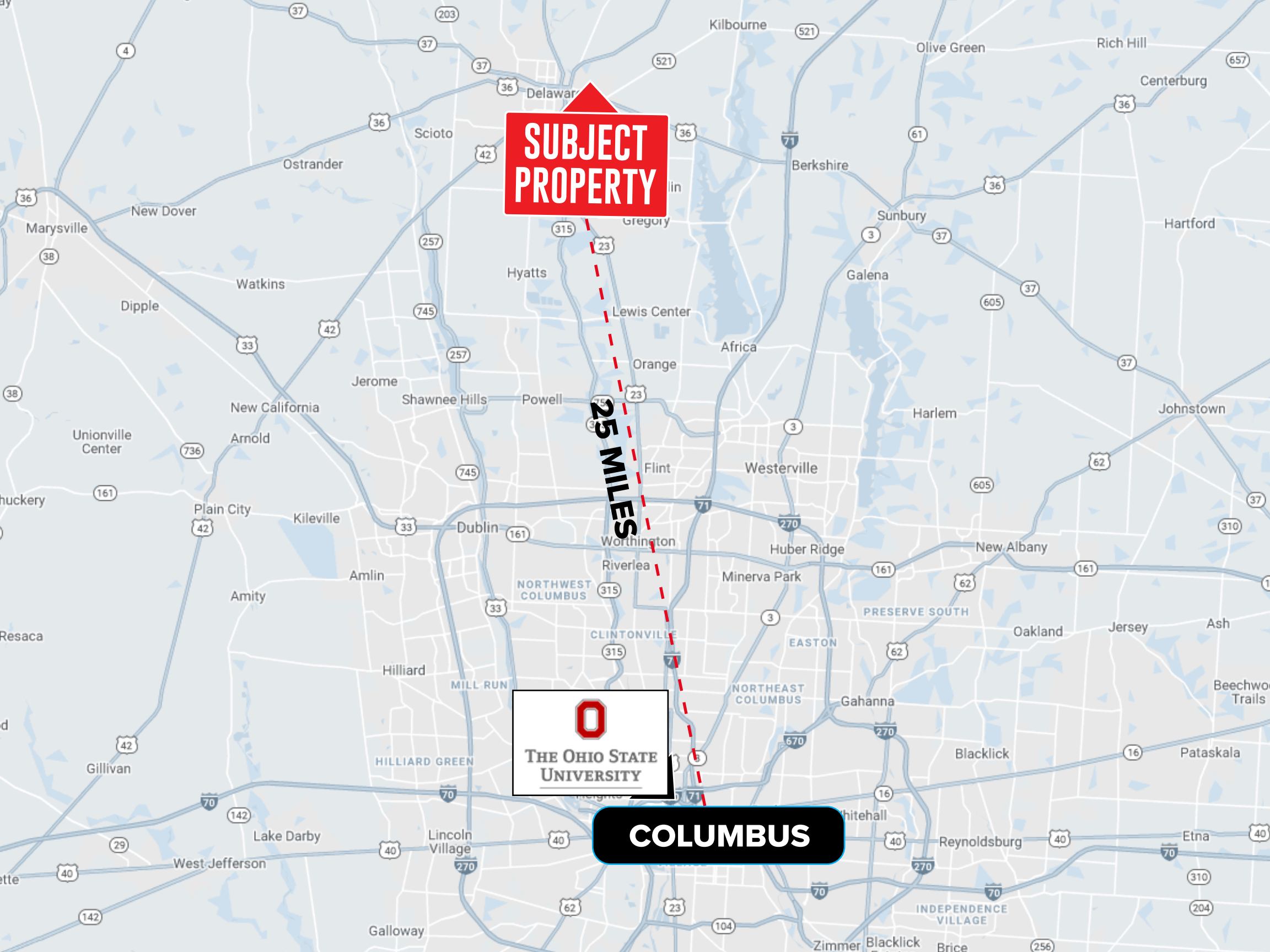
TOP 10 BEST PLACES TO RAISE A FAMILY IN OHIO (WALLET HUB, 2020)

**SUBJECT
PROPERTY**

25 MILES



COLUMBUS





COLUMBUS, OH

As the capital of Ohio, Columbus is a well-blended mixture of government, industry, and the enormous Ohio State University. There is a strong high tech presence in the city, in addition to other major industries of education, insurance, banking, fashion, defense, medical research, and hospitality, amongst others. The diverse economic base in Columbus brings it more economic stability and growth than many of its Rust Belt neighbors. Having been ranked as one of the best places in the country to operate a business in, Columbus is home to the headquarters of five Fortune 500 companies: Nationwide Mutual Insurance Company, American Electric Power, L Brands, Cardinal Health and Big Lots.

Efforts to revive the downtown area and inner neighborhoods have been underway with the emergence of sprawling and attractive residential suburbs just west of the university. These areas have excellent housing, shopping, schools, golf courses and civic amenities in a layout more spacious, wooded and appealing than many similar cities in the region. Plenty of employment opportunities in commercial centers are available in and near these suburbs and with the added low cost of living for the available amenities, Columbus continues to entice those looking to relocate to a more affordable city.



THE OHIO STATE UNIVERSITY

Columbus is home to one of the top colleges in the nation with over 45,000 undergraduate and 13,000 graduate students while being the third-largest employer in the state with close to 30,000 employees. Ohio State University is known for educating successful individuals as they are ranked 10th for awarding degrees to Fortune 500 CEOs.

The University's football team has a massive economic impact on the city of Columbus and state as a whole. Competing in the NCAA Division, each football game brings in about \$7.15 million with the majority coming from their 108,000 seat stadium ticket sales, and the rest from concessions and parking. The popular team attracts tourists from around the country who spend additional money on hotels, food, and attractions.

BY THE NUMBERS



66,444+

TOTAL ENROLLMENT



28,241+

ACADEMIC/ADMIN STAFF



500,000+

ALUMNI WORLDWIDE



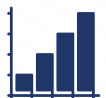
\$7.15M

FROM EACH
FOOTBALL GAME



\$2.14B

TOTAL ECONOMIC IMPACT



#56

BEST NATIONAL
UNIVERSITY



OHIO STATE FAIR

Ohio State Fair is one of the largest fairs in the United States. This event is held every summer for twelve days in Columbus with an estimated economic impact of \$68.6 million.

The fair boasts several rides and attractions for everyone to enjoy along with delicious food from local vendors and live music. The Ohio State Fair brings in people from all over the country and had a record breaking number of attendees in 2019 with over 934,925 fairgoers.



OHIO THEATRE

The Ohio Theatre is a performing arts center in Columbus known as the "Official Theatre of the State of Ohio". The famous architect, Thomas W. Lamb, who designed the well-known theatre has claimed it as one of his most successful projects.

The Ohio Theatre hosts a variety of artists from classical music to modern dance. The venue is one of the busiest performing arts facilities in the state.



COLUMBUS ZOO

The Columbus Zoo and Aquarium is home to over 7,000 animals representing over 800 species. The zoo has a competitive advantage with their 140 acre 18-hole golf course known as the Safari Golf Club. The popular attraction brings in over 2.3 million visitors annually.

The Zoo operates its own conservation program as well, donating money to outside programs as well as participating in their own conservative efforts. Over the past five years the zoo has contributed over \$3.3 million to more than 40 projects in 30 countries.

DELAWARE, OH



REPRESENTATIVE PHOTO

O'FALLON, IL



BLOOMINGTON, IN





SECTION 5

TENANT OVERVIEW

TENANT PROFILE

COMPANY NAME

CVS Health Corporation

OWNERSHIP

Public

WEBSITE

www.cvs.com

INDUSTRY

Drug Store

HEADQUARTERS

Woonsocket, Rhode Island



CVS PHARMACY

CVS Health Corporation, together with its subsidiaries, provides integrated pharmacy health care services. It operates through Pharmacy Services and Retail/LTC segments. The Pharmacy Services segment offers pharmacy benefit management solutions, such as plan design and administration, formulary management, Medicare Part D services, mail order, and specialty pharmacy services, retail pharmacy network management services, prescription management systems, clinical services, disease management programs, and medical pharmacy management services.

The Retail/LTC segment sells prescription drugs, over-the-counter drugs, beauty products, and cosmetics, personal care products, convenience foods, seasonal merchandise, and greeting cards, as well as provides photo finishing services. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. Hook-SuperRx, LLC operates as a subsidiary of CVS Health Corporation and retails drugs in the United States. It is based in Indianapolis, Indiana, and does business as CVS Pharmacy. [Click here to read about how CVS Pharmacy is providing exceptional service to its customers and employees throughout COVID-19.](#)



9,967+

Locations



\$110B

Market Value



BBB

Credit Rating



\$268B

Annual Revenue

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **CVS Portfolio** ("Property"). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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.



IL | IN | OH Portfolio

Offering Memorandum

LISTED BY:

CONRAD SARREAL

Associate Vice President

direct +1 (214) 692-2847

mobile +1 (626) 230-1006

conrad.sarreal@matthews.com

License No. 1982875 (CA)

KYLE MATTHEWS

Chairman & CEO/Broker of Record

License No. 471019766 (IL)

License No. RC51700140 (IN)

License No. REC.2020005555 (OH)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES