

BRAND NEW 10-YEAR LEASE

Single Tenant NN Investment Opportunity

T Mobile[™]



1001 W. Columbian Boulevard N

LITCHFIELD ILLINOIS

REPRESENTATIVE PHOTO



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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OFFERING SUMMARY



OFFERING

Asking Price	\$1,549,102.00
Cap Rate	6.00%
Net Operating Income	\$92,946.10

PROPERTY SPECIFICATIONS

Property Address	1001 W. Columbian Boulevard N Litchfield, Illinois 62056
Rentable Area	1,861 SF
Land Area	0.50 AC
Year Built / Remodeled	1988 / 2021
Tenant	T-Mobile Central LLC
Lease Type	Double Net Lease (Tenant Responsible for all Taxes, Insurance, and Maintenance excluding Roof, Structure, Foundation, and Utility Lines)
Landlord Responsibilities	Roof, Structure, Foundation, and Utility Lines
Lease Term	10 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	December 17 th , 2021
Lease Expiration	December 31 st , 2031

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SF	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
T-Mobile Central LLC	1,800	December 2021	December 2031	Year 1	-	\$7,745.51	\$92,946.10	3 (5-Year)
				Year 6	10%	\$8,520.06	\$102,241.71	10% Increase Beg. of Each Option

Brand New 10-Year Lease | Options to Extend | Scheduled Rental Increases | T-Mobile & Sprint Merger

- The tenant recently signed a brand-new 10-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years and at the beginning of each option period, generating NOI and hedging against inflation
- Sprint Corporation and T-Mobile US merged in 2020 in an all-shares deal for \$26 billion, making them the highest capacity network in the nation and utilizing T-Mobile's brand going forward with over 100,000,000 users

NN Lease | Fee-Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- Landlord responsibilities limited to roof, structure, foundation and utility lines
- Ideal low-management investment for a passive investor

Litchfield Plaza Outparcel | Primary Retail Corridor | Directly off Interstate 55 | Excellent Visibility & Access

- T-Mobile is strategically positioned as an outparcel to Litchfield Plaza, a 115,000+ SF shopping center that includes tenants such as ALDI, Dollar General, and more
- Columbian Blvd is the primary retail and commuter corridor serving Litchfield and the immediate trade area
- Less than 1 mile from the access ramp of Interstate 55 (23,400 VPD)
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for customers

Local Demographics in 10-mile Trade Area | Nearest T-Mobile

- More than 22,545 residents and 10,000 employees support the trade area
- Features an average household income of \$67,941
- Nearest T-mobile is more than 30 miles from this store, increasing consumer draw to this location

PROPERTY OVERVIEW



Location



Litchfield, Illinois
Montgomery County

Parking



There are approximately 35 parking spaces on the owned parcel.
The parking ratio is approximately 19.44 stalls per 1,000 SF of leasable area.

Access



W. Columbian Boulevard N: 1 Access Point

Parcel



Parcel Number: 10-32-403-032
Acres: 0.50
Square Feet: 21,780

Traffic Counts



W. Columbian Boulevard N: 9,200 Vehicles Per Day
W. Union Avenue: 12,300 Vehicles Per Day
Interstate 55: 23,400 Vehicles Per Day

Construction



Year Built: 1988
Year Renovated: 2021

Improvements



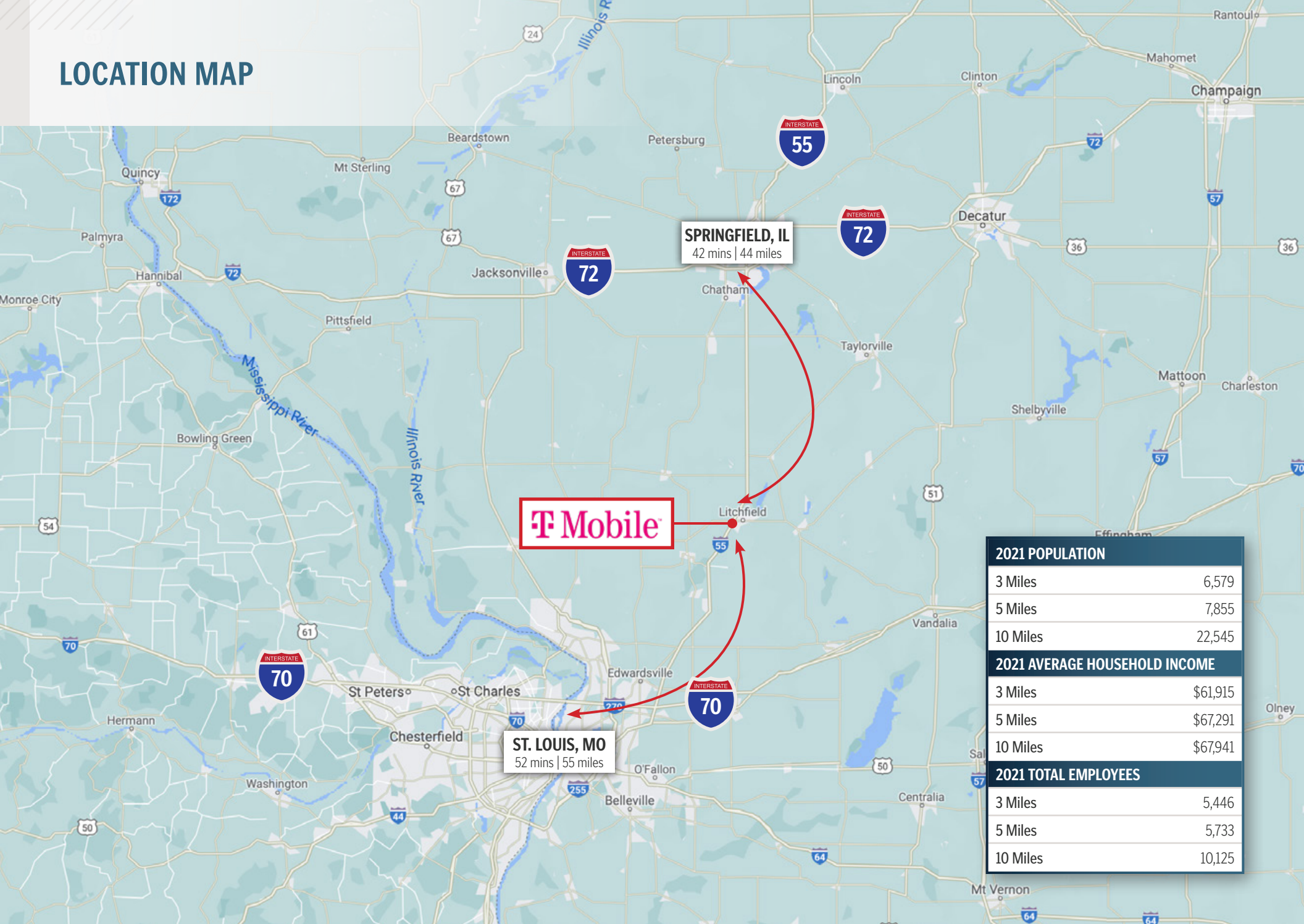
There is approximately 1,861 SF of existing building area

Zoning



Commercial

LOCATION MAP









AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimated Population	6,837	8,159	22,545
2026 Projected Population	6,579	7,855	21,759
2021 Median Age	42.5	43.8	43.8
HOUSEHOLDS & GROWTH			
2021 Estimated Households	2,853	3,370	9,411
2026 Projected Households	2,756	3,259	9,120
INCOME			
2021 Estimated Average Household Income	\$61,915	\$67,291	\$67,941
2021 Estimated Median Household Income	\$48,471	\$51,851	\$52,365
DAYTIME POPULATION			
2021 Estimated Total Businesses	517	539	1,056
2021 Estimated Total Employees	5,446	5,733	10,125





LITCHFIELD, ILLINOIS

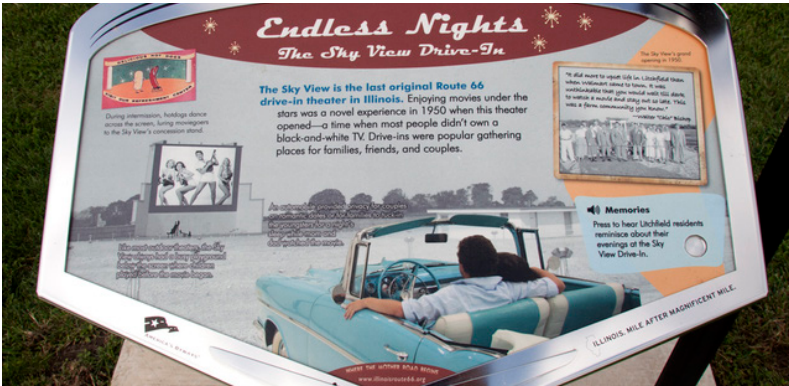
Litchfield, Illinois, in Montgomery county, is 43 miles S of Springfield, Illinois (center to center) and 50 miles NE of St. Louis, Missouri. The City of Litchfield had a population of 6,864 as of July 1, 2021.

The largest industries in Litchfield, IL are Health Care & Social Assistance, Manufacturing, and Retail Trade, and the highest paying industries are Professional, Scientific, & Technical Services, Finance & Insurance, and Agriculture, Forestry, Fishing & Hunting.

Litchfield and Nearby Attractions are Sky-View Drive-In, Beaver Dam State Park, Lake Lou Yaeger Hike/Bike Trail, Historic Route 66, Shoal Creek Conservation Area, Scott Joplin House State Historic Site.

Litchfield has amenities for various types of recreational opportunities. Nearby museums include City Museum, Museum of Westward Expansion, and Missouri Historical Society Museum. The area has numerous parks including Walton Park, Echlin Park, Madison Park, Plummer Park, and Davis Park. Among the major attractions of Litchfield is the Blake Lowry Horse Camp, which has a huge campsite for horse owners. Sky-View Drive-In theater and v are also within the city. A great place to watch the American Bald Eagle is by Lake Lou Yaeger.

Lincoln Land Community College is in Litchfield. Colleges nearby are Lewis and Clark Community College, Southern Illinois University-Edwardsville, and Greenville College. Air transportation is available from St. Louis Regional Airport.





T-MOBILE

t-mobile.com

Company Type: Public (Nasdaq: TMUS)

2020 Employees: 75,000

2020 Revenue: \$68.40 Billion

2020 Net Income: \$3.06 Billion

2020 Assets: \$200.16 Billion

2020 Equity: \$65.34 Billion

Credit Rating: S&P: BB

T-Mobile U.S. Inc. (Nasdaq: TMUS) is America's supercharged Un-carrier, delivering an advanced 4G LTE and transformative nationwide 5G network that will offer reliable connectivity for all. T-Mobile's customers benefit from its unmatched combination of value and quality, unwavering obsession with offering them the best possible service experience and undisputable drive for disruption that creates competition and innovation in wireless and beyond. Based in Bellevue, Wash., T-Mobile provides services through its subsidiaries and operates its flagship brands, T-Mobile, Metro by T-Mobile and Sprint.



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LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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