



NET LEASE INVESTMENT OFFERING



OSF URGENT CARE (INVESTMENT GRADE)
2301 COURT STREET
PEKIN, ILLINOIS 61554 (PEORIA MSA)



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased OSF Urgent Care medical property located in Pekin, Illinois. The new 10-year lease expires on May 31, 2031 and features three 5-year renewal options. The triple net lease escalates 10% every five years in the original lease term and in each option. OSF Healthcare System, an investment grade rated company (Moody's: A3) guarantees the lease.

The 3,300 square foot building is strategically positioned along Court Street (25,500 VPD), a primary east-west thoroughfare through Pekin, Illinois. Tenants in the area include Dunkin', Taco Bell, ValuCheck, Ace Hardware, Walgreens, Pekin Insurance, and Casey's. East Court Village is also located one mile southeast with occupants such as Menards, ALDI, Tractor Supply Company, Hobby Lobby, Petco, Starbucks, Steak 'n Shake, and many more. There are 34,133 people living within five miles of the property earning an average annual income of \$67,524.

OSF HealthCare, an integrated health system owned and operated by The Sisters of the Third Order of St. Francis, Peoria, Illinois. OSF HealthCare employs more than 24,000 Mission Partners in 147 locations, including 15 hospitals – 10 acute care, five critical access – with 2,097 licensed beds, and two colleges of nursing throughout Illinois and Michigan. The OSF HealthCare physician network employs more than 1,500 primary care, specialists and advanced practice providers, who are part of the OSF Medical Group. OSF HealthCare, through OSF Home Care Services, operates an extensive network of home health and hospice services. It also owns Pointcore Inc., comprised of health care-related businesses; OSF HealthCare Foundation, the philanthropic arm for the organization; and OSF Ventures, which provides investment capital for promising health care innovation startups.



INVESTMENT HIGHLIGHTS

- Positioned within the Peoria MSA
- The lease is guaranteed by OSF Healthcare (Investment Grade: Moody's A3)
- New 10-year lease
- Medical assets are e-commerce resistant
- 10% rental escalations in year 6 of the primary term and in each of the three 5-year renewal options
- Positioned along Court Street (25,500 VPD), a primary east-west thoroughfare through Pekin, Illinois
- Tenants in the area include Dunkin', Taco Bell, ValuCheck, Ace Hardware, Walgreens, Pekin Insurance, Taco Bell, and Casey's
- East Court Village is located one mile southeast with occupants such as Menards, ALDI, Tractor Supply Company, Hobby Lobby, Petco, Starbucks, Steak 'n Shake, and many more
- 34,133 people living within five miles of the property earning an average annual income of \$67,524



PROPERTY OVERVIEW

Price:	\$1,822,174
Cap Rate:	5.75%
Net Operating Income:	\$104,775
Lease Commencement Date:	5/10/2021
Lease Expiration Date:	5/31/2031
Renewal Options:	Three 5-year
Rental Escalations:	10% every five years
Lease Type:	NNN*
Building Size:	3,300 SF
Year Built:	1968
Land Size:	0.85 AC
Tenant:	OSF Multi-Specialty Group
Guarantor:	OSF Healthcare System: Moody's: A3

**Landlord is responsible for administering all maintenance related tasks - However tenant reimburses landlord as part of "operating expenses", including but not limited to roof, structure, etc. Additionally, the landlord can charge a maintenance fee equal to 4% of base rent.*









DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	6,001	34,133	43,467
Total Households:	2,777	14,274	17,891

INCOME

	3-Mile	5-Mile	7-Mile
Median Household Income:	\$53,956	\$53,330	\$55,376
Average Household Income:	\$68,708	\$67,524	\$70,184



CITY OF PEKIN, ILLINOIS

Pekin is a city in and the county seat of Tazewell County in the U.S. state of Illinois. Located on the Illinois River, Pekin is the largest city of Tazewell County and the second most populous municipality of the Peoria metropolitan area, after Peoria itself. As of the 2010 census, its population is 34,094. A small portion of the city limits extend into Peoria County. It is the most populous municipality in the United States with the name Pekin. North Pekin is a village within the city of Pekin, Illinois.

Pekin's Mineral Springs Park is near Pekin Hospital and the Miller Senior Center. The city is also home to a high-rise residential facility of the United Auto Workers; the 1,538 megawatt, coal-fired Powerton Power Station (currently owned and operated by NRG Energy), the home of the Pekin Federal Correctional Institution; and the headquarters of a regional insurance company, Pekin Insurance.



CITY OF PEORIA, ILLINOIS

Peoria is the county seat of Peoria County, Illinois, and the largest city on the Illinois River. As of the 2010 census, the city had a population of 115,007. It is the principal city of the Peoria Metropolitan Area in Central Illinois, consisting of the counties of Marshall, Peoria, Stark, Tazewell, and Woodford, which had a population of 373,590 in 2011.

Established in 1691 by the French explorer Henri de Tonti, Peoria is the oldest European settlement in Illinois. Originally known as Fort Clark, it received its current name when the County of Peoria organized in 1825. The city was named after the Peoria tribe, a member of the Illinois Confederation. On October 16, 1854, Abraham Lincoln made his Peoria speech against the Kansas-Nebraska Act.

A major port on the Illinois River, Peoria is a trading and shipping center for a large agricultural area that produces maize, soybeans, and livestock. Although the economy is well diversified, the city's traditional manufacturing industries remain important and produce earthmoving equipment, metal products, lawn-care equipment, labels, steel towers, farm equipment, building materials, steel, wire, and chemicals. Until 2018, Peoria was the global and national headquarters for heavy equipment and engine manufacturer Caterpillar Inc., one of the 30 companies composing the Dow Jones Industrial Average, and listed on the Fortune 100; in the latter year, the company relocated its headquarters to Deerfield, Illinois. During January 2018, OSF Healthcare and Caterpillar Inc. excited the community with the announcement of the regional healthcare giant's planned rehab and headquarters relocation into a historic downtown landmark building originally designed for a large downtown department store (Shipper & Block, Block & Kuhl's and lastly Carson Pirie, Scott & Co. Such consolidation of hundreds of scattered administrative employees is planned as a major catalyst for further central business district revitalization.

www.peoriagov.org



OSF HEALTH CARE

OSF HealthCare, an integrated health system owned and operated by The Sisters of the Third Order of St. Francis, Peoria, Illinois. OSF HealthCare employs more than 24,000 Mission Partners in 147 locations, including 15 hospitals – 10 acute care, five critical access – with 2,097 licensed beds, and two colleges of nursing throughout Illinois and Michigan. The OSF HealthCare physician network employs more than 1,500 primary care, specialists and advanced practice providers, who are part of the OSF Medical Group.

OSF HealthCare, through OSF Home Care Services, operates an extensive network of home health and hospice services. It also owns Pointcore Inc., comprised of health care-related businesses; OSF HealthCare Foundation, the philanthropic arm for the organization; and OSF Ventures, which provides investment capital for promising health care innovation startups. The largest hospital, OSF Saint Francis Medical Center in Peoria, Illinois, is a tertiary care teaching center providing numerous specialty services and extensive residency programs for physicians. The Ministry Services office in Peoria, Illinois, provides corporate management services as well as direction, consultation and assistance to the administration of the health care facilities.

Type:	Non-Profit
Website:	www.osfhealthcare.org
Founded:	1877
Number of Locations:	147
Headquarters:	Peoria, Illinois



CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.

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