

# INVESTMENT OFFERING

AT&T & Eyemart Express

2703 West Deyong Street

Marion, IL 62959



ACTUAL SITE

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# FINANCIAL OVERVIEW

## OFFERING SUMMARY

ADDRESS	2703 West Deyoung Street Marion, IL 62959
PRICE	\$3,657,143
DOWN PAYMENT	100% / \$3,657,143
CAP RATE	7.00%
NOI	\$256,000
RENTABLE SQUARE FEET	8,000 SF
YEAR BUILT / RENOVATED	2017
LOT SIZE	0.94 +/- Acres
CURRENT OCCUPANCY	100%
TYPE OF OWNERSHIP	Fee Simple
PARKING	38 +/- Spaces
ROOF & STRUCTURE	Landlord Responsibility

## LEASE ABSTRACT

TENANT	AT&T	Eyemart Express
GLA	4,000 SF	4,000 SF
% OF PROPERTY	50.00%	50.00%
LEASE TYPE	NNN	NNN
RENT COMMENCEMENT	10/13/2017	12/09/2019
LEASE EXPIRATION	10/12/2027	12/31/2026
ANNUAL RENT	\$140,000	\$116,000
RENT PSF	\$35.00	\$29.00
INCREASES	10% Every 5-Yrs	Structured
OPTIONS	(2) 5-Year Options	(3) 5-Year Options
NEXT RENT INCREASE	\$154,000 (Yrs 6-10)	\$120,000 (Yrs 3-7)
1ST OPTION	\$169,400 (Yrs 11-15)	\$132,000 (Yrs 8-12)
2ND OPTION	\$186,340 (Yrs 16-20)	\$144,000 (Yrs 13-17)
3RD OPTION	N/A	\$156,000 (Yrs 18-22)



ACTUAL SITE



ACTUAL SITE

# TENANT OVERVIEW



# AT&T

## AT&T

AT&T is an American multinational telecommunications corporation that delivers mobile services, next generation TV, high-speed internet, and smart solutions for people and businesses. AT&T works in all major industries, including financial services, manufacturing, education, healthcare, retail hospitality, and government. Custom Communications, Inc. is a subsidiary of AT&T, franchising 96 stores in the United States. They are an award-winning, nationally authorized retailer and AT&T partner locally owned and operated. Consistently recognized as a premium partner and top performer, they have been operating for over 30 years. They have expanded growth 200% over the past two years and plan to continue this growth.

<b>TICKER</b>	NYSE: "T"	<b>FOUNDED</b>	1983
<b># LOCATIONS</b>	16,000 +/-	<b>HEADQUARTERS</b>	Dallas, TX



## EYEMART EXPRESS

Eyemart Express is an eyewear company with retail stores across the United States. Eyemart Express has an e-commerce store and more than 200 locations in 31 states. The company also operates as Eyewear Express, Vision4Less and VisionMart Express. Since opening their doors in 1990, Eyemart Express has been driven by a singular focus: to make quality eyewear that is affordable, quick, and stylish. As a doctor-founded company with state-of-the-art lab technology, merchandising and online marketing, Eyemart Express continues to bring excitement back to the eye care industry. The first Eyemart Express was opened in Appleton, Wisconsin, in 1990. Eyemart Express now operates over 200 stores nationally. The company is headquartered in Farmers Branch, Texas.

<b>TICKER</b>	Private	<b>FOUNDED</b>	1990
<b># LOCATIONS</b>	200 +/-	<b>HEADQUARTERS</b>	Farmers Branch, TX

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

We are pleased to present the opportunity to acquire a net lease AT&T and Eyemart Express in Marion, IL. This site is strategically positioned at the signalized intersection of West Deyoung and Halfway Road with traffic counts exceeding 36,000 vehicles per day. The newly constructed building consists of 8,000 square feet which is split evenly between the tenants (4,000 square feet each). AT&T's has (2) 5-year options when their lease expires on 10/12/2027. Eyemart Express has (3) 5-year options once their lease expires on 12/31/2026. In 2022, AT&T's rent increases 10% to \$154,000 and Eyemart Express' rent increases to \$120,000. The property is located in an affluent trade area with average household income exceeding \$88,000 within a 1-mile radius.

Marion serves as the largest retail trade center in Southern Illinois and is the area hub for shopping, dining, and entertainment. As a point of access to the major markets of Chicago, Nashville, and St. Louis, Marion is home to major firms such as Aisin, Continental Tire, Walgreens Distribution Center, and FRAM Laboratories. National retailers in the immediate vicinity include McDonald's, Sam's Club, Panda Express, Taco Bell, Sonic, Starbucks, Panera Bread, Applebee's, Burger King, Aspen Dental, Bob Evans, Buffalo Wild Wings, and Krispy Kreme.



## INVESTMENT HIGHLIGHTS

- 100% Leased to AT&T and Eyemart Express
- New 2017 High-Quality Construction
- In 2022, AT&T's Rent Increases 10% to \$154,000 and Eyemart Express' Rent Increases to \$120,000
- Hard Signalized Corner with Traffic Counts Exceeding 36,000 Vehicles Per Day
- Affluent Trade Area with Average Household Income Exceeding \$88,000 in a 1-Mile Radius
- Marion Serves as the Largest Retail Trade Center in Southern Illinois and is the Area Hub for Shopping, Dining, and Entertainment



# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# SUBJECT PROPERTY



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# SUBJECT PROPERTY



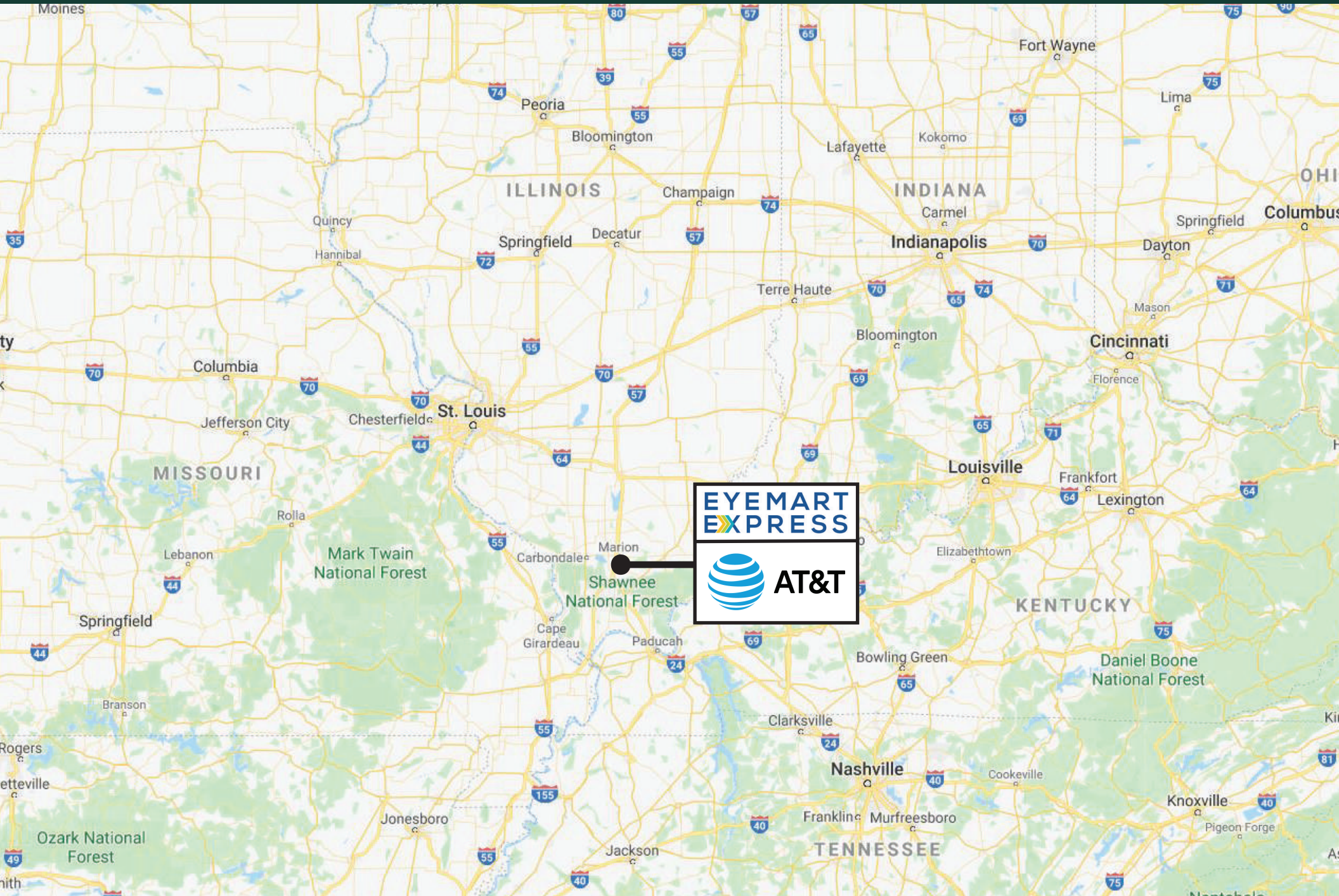
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## MARION, IL

Marion is a city in Williamson County, IL. The city is part of the Marion-Herrin Micropolitan Area and is a part of the Carbondale-Marion-Herrin, Illinois Combined Statistical Area with 123,272 residents. It is the sixth most populous Combined statistical area in Illinois. Located at the crossroads of Illinois Route 13 and Interstate 57, Marion is a point of access to the major markets of Chicago, Nashville, and St. Louis.

Marion has much to offer a new or expanding business, including a skilled workforce, abundant natural resources, and a developed transportation infrastructure network with multiple modes of access to the rest of the country. The region is home to major firms such as Aisin, Continental Tire, Walgreens Distribution Center, and FRAM Laboratories. The area has experienced tremendous growth in the Transportation, Distribution, and Logistics industry and reaps the benefits of its central U.S. location.

Marion has a special beauty that is complimented by its hometown atmosphere. It serves as the largest retail trade center in Southern Illinois and is the area hub for shopping, dining, and entertainment. Marion hotels reach capacity for the Southern Illinois Miners' games at Rent One Park, events at Southern Illinois University-Carbondale and The Southern Illinois Roller Girls events at the Williamson Co Pavilion. In addition, there are over two dozen wineries within a 50 mile radius of Marion, including those on the Shawnee Hills Wine Trail and the Southern Illinois Wine Trail. Crab Orchard National Wildlife Refuge runs adjacent to the city and the Lake of Egypt is conveniently located just to the south. The Shawnee National Forest and several other state parks are also just a short drive down the Route 13.



### *Marion Serves as the Largest*

Retail Trade Center in Southern Illinois and is the Area Hub for Shopping, Dining, and Entertainment



### *Surrounded by the Major*

Midwestern Cities of Chicago, Nashville, and St. Louis



### *Home to Major Firms Such*

as Aisin, Continental Tire, Walgreens Distribution Center, and FRAM Laboratories



# DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	1,731	15,080	28,362
2020 Estimate	1,678	15,065	28,147
2010 Census	1,527	15,062	27,509
2000 Census	1,281	14,325	24,892
Percent Change 2000-2010	19.20%	5.14%	10.51%
Percent Change 2010-2020	9.89%	0.02%	2.32%
Percent Change 2020-2025	3.16%	0.10%	0.76%
Median Age	48.34	41.19	41.52

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Est. Avg. HH Income	\$88,152	\$65,634	\$69,717
2025 Projection	440	6,620	12,024
2020 Est. Households	426	6,618	11,950
2010 Census	388	6,587	11,713
2000 Census	345	6,212	10,474
Percent Change 2000-2010	27.59%	6.04%	11.83%
Percent Change 2010-2020	11.20%	0.47%	2.02%
Percent Change 2020-2025	3.45%	0.03%	0.62%

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# WERTZ

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ILLINOIS

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\_\_\_\_\_ Seller/Landlord

\_\_\_\_\_ Buyer/Tenant

\_\_\_\_\_ Dual Agency, brokers renders real estate brokerage services to both the Seller/Landlord and Buyer/Tenant.

Acknowledged and accepted:

By \_\_\_\_\_ Date \_\_\_\_\_  
Seller/Landlord

By \_\_\_\_\_ Date \_\_\_\_\_  
Buyer/Tenant