



SHERWIN WILLIAMS
2246 PROMENADE CT
GALESBURG, IL 61401

OFFERING SUMMARY

Price	\$529,900
Net Operating Income	\$35,578
Capitalization Rate	6.71%
Price/SF	\$105.98
Net Cash Flow	6.71% / \$35,578
Down Payment	All Cash
Cash on Cash Return	6.71%
Rent/SF	\$8.16
Gross Leasable Area	5,000 SF
Year Built/Renovated	1992
Lot Size	0.49 acre(s)

LEASE SUMMARY

Tenant	Sherwin Williams
Credit Rating	A2
Lease Type	NN
Lease Commencement	8/21/1992
Lease Expiration	3/31/2023
Lease Term Remaining	4.8 Years
Options	04/01/2023-03/31/2028 with 10% increase 04/01/2028-03/31/2033 with 10% increase



EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$40,812	\$8.16	\$3,401	Current	N/A
\$44,892	\$8.98	\$3,741	Rent Option 04/01/2023	10.00%
\$49,383	\$9.88	\$4,115	Rent Option 04/01/2028	10.00%



INVESTMENT HIGHLIGHTS

- Recent Lease Extension: Five Years Remaining on a Corporate NN Lease
- Two Additional Five-Year Options with 10 Percent Rent Increases
- Closest Sherwin Williams Location is About 45 Miles Away
- "BBB" Rated Tenant by S&P - Investment Grade
- \$14.98 Billion in Net Sales
- Build-to-Suit - 1992 Construction

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2017 Population	3,129	26,365	33,769
2010 Population	3,138	26,844	34,421
2017 Households	1,545	10,303	13,498
2010 Households	1,573	10,653	13,962
Average HH Income	\$64,470	\$50,723	\$50,231