

MIDWEST DENTAL**CORPORATE LEASE
EARLY 10-YEAR LEASE EXTENSION****PONTIAC, IL**



Actual Property

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Confidentiality Agreement & Disclosures

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BROKER OF RECORD
Lee & Associates Illinois, LLC | IL Broker Lic# 475-093078





-- OFFERING SUMMARY --

| INVESTMENT HIGHLIGHTS | |
|-----------------------|--------------------------------|
| Offering Price: | \$1,025,000 |
| Net Operating Income: | \$78,768 |
| Cap Rate: | 7.68% |
| Price/SF: | \$213 |
| Lease Type: | NNN (See Lease Abstract Pg. 6) |

| PROPERTY OVERVIEW | |
|-------------------|-------------------------------------|
| Address: | 519 N. Plum St Pontiac, IL 61764 |
| Building Size: | 4,797 Sq. Ft. |
| Lot Size: | 28,164 Sq. Ft. |
| APN: | 15-15-22-259-007 |
| Ownership: | Fee Simple (Land, Building) |
| Year Built: | 1971 / Renovated 2019 |

Lee & Associates is pleased to exclusively offer for sale the fee simple interest (land & building) in a Midwest Dental property located in Pontiac, IL (the "Property"). The Property consists of a 4,797-square-foot medical building with basement that sits on an approximately 28,164-square-foot parcel.

Built in 1971, the building is leased to Midwest Dental on a long term corporate guaranteed lease. Midwest Dental is the parent company of four regional brands - Mountain Dental, Midwest Dental, Merit Dental and Mondovi Dental. Midwest Dental is a nationally recognized brand servicing 190 offices in 17 states.

Midwest Dental has been operating at this location since 2012 and recently executed an early 10-year lease extension leaving 12 years remaining on the lease term. Additionally, the building had a complete roof replacement with new gutters in the summer of 2019 along with recently replaced HVAC units.

The subject property is located on the hard corner intersection of N. Plum St & W Livingston Rd offering excellent access and ample parking. The property is surrounded by over 5,300 households within a 5-mile radius, and is blocks from schools, businesses and county offices.

The tenant is paying a reasonably low rent for a medical tenant (\$16.41 per square foot) in the market. The low rent provides an investor with an easily replaceable rent and even some potential rent upside, in the very unlikely event the tenant was to ever vacate. The extremely low rent also provides an investor with added security knowing that it's highly probable the tenant will be profitable at this location and thus, remaining at this location for many years to come.

The property is ideally located in a centralized position within Pontiac's downtown core, offering excellent retail synergy with nearby tenants such as Crescent Cinemas, the Eagle Performing Arts & Conference Center, Pontiac Oakland Auto Museum, US Post Office, BP, County Market, NAPA Auto Parts, and the Bank of Pontiac. Additionally, the property is located immediately next to the highest concentration of government offices in the area and within walking distance to the Livingston County Courthouse, Livingston County Law & Justice Center, the Pontiac Public Library, and the Pontiac Chamber. This immediate trade area is by far the most concentrated in Pontiac, with a daily work population of nearly 8,000 workers within a 5-mile radius of the property.

The subject property is located just 1 mile from the historic Route 66 (5,400 CPD), and is 3 miles from the on/off ramp onto Interstate 55 (21,500 CPD), offering quick access to nearby cities Bloomington (36 miles south), Peoria (70 miles west), and Chicago (105 miles northeast).

The subject property is located within the small town of Pontiac. Recognized by Time Magazine as one of the best small towns in the United States, the city's dynamic downtown area offers brick streets, swinging bridges, beautiful parks, and historic buildings such as the Livingston County Courthouse, which is listed in the National Register of Historic Places. The original path of Route 66, one of the first interstate highways in the U.S., runs through Pontiac, and is a major draw for visitors to the area.



**-- INVESTMENT HIGHLIGHTS --****MIDWEST DENTAL CORPORATE LEASE • 190 OFFICES IN 17 STATES • PARENT COMPANY OF FOUR REGIONAL DENTAL BRANDS**

The subject property is leased to Midwest Dental on a long term lease. Midwest Dental is the parent company of four regional brands - Mountain Dental, Midwest Dental, Merit Dental and Mondovi Dental. Midwest Dental is a nationally recognized brand servicing 190 offices in 17 states.

RECENT EARLY 10-YEAR LEASE EXTENSION (MAY 2019) • COMMITMENT TO SITE • RECENT CAPITAL IMPROVEMENTS TO THE BUILDING (ROOF REPLACED IN 2019)

Midwest Dental has been successfully operating at this location since 2012 and recently executed (May 2019) a 10-year lease extension early, leaving 12 years remaining on the lease term. Additionally, the building had a complete roof replacement with new gutters in the summer of 2019 in addition to new HVAC units.

LOW RENT • HIGH LIKELIHOOD OF TENANT PROFITABILITY • MITIGATED FUTURE VACANCY RISK • IDEAL LONG-TERM HOLD INVESTMENT

The tenant is paying a reasonably low rent for a medical tenant (\$16.41 per square foot). The low rent provides an investor with an easily replaceable rent and even some potential rent upside, in the very unlikely event the tenant was to ever vacate.

The extremely low rent also provides an investor with added security knowing that it's highly probable the tenant will be profitable at this location and thus, remaining at this location for many years to come.

LOCATED ON HARD CORNER INTERSECTION • EXCELLENT ACCESS • AMPLE PARKING (27 SPACES)

The subject property is located on the hard corner intersection of N. Plum St & W Livingston Rd offering excellent access and ample off-street parking (27 spaces), as well as street parking. The property is surrounded by over 5,300 households within a 5-mile radius, and is blocks from schools, businesses and county offices.

IDEAL LOCATION IN CITY CENTER • CLOSE TO COUNTY OFFICES, SERVICES • STRONG SYNERGY WITH NEARBY RETAILERS

The property is ideally located in a centralized position within Pontiac's downtown core, offering excellent retail synergy with nearby tenants such as Crescent Cinemas, the Eagle Performing Arts & Conference Center, Pontiac Oakland Auto Museum, US Post Office, BP, County Market, NAPA Auto Parts, and the Bank of Pontiac. Additionally, the property is located immediately next to the highest concentration of government offices in the area and within walking distance to the Livingston County Courthouse, Livingston County Law & Justice Center, the Pontiac Public Library, and the Pontiac Chamber. This immediate trade area is by far the most concentrated in Pontiac, with a daily work population of nearly 8,000 workers within a 5-mile radius of the property.

ONE MILE FROM HISTORIC ROUTE 66 • 3 MILES FROM ON/OFF RAMP TO INTERSTATE 55 • QUICK ACCESS TO NEARBY CITIES

The subject property is located just 1 mile from the historic Route 66 (5,400 CPD), and is 3 miles from the on/off ramp onto Interstate 55 (21,500 CPD), offering quick access to nearby cities Bloomington (36 miles south), Peoria (70 miles west), and Chicago (105 miles northeast).

LOCATED IN PONTIAC IN CENTRAL ILLINOIS • MAJOR STOP ALONG ROUTE 66 • NEW AMTRAK DEVELOPMENT, HOTEL, RESTAURANTS • HOME OF CATERPILLAR, WALMART, OSF SAINT JAMES HOSPITAL

The subject property is located in the small town of Pontiac. Recognized by Time Magazine as one of the best small towns in the United States, the city's dynamic downtown area offers brick streets, swinging bridges, beautiful parks, and historic buildings such as the Livingston County Courthouse, which is listed in the National Register of Historic Places. The original path of Route 66, one of the first interstate highways in the U.S., runs through Pontiac, and is a major draw for visitors to the area.

Pontiac's economy is diverse, with strong healthcare, manufacturing, and retail industries. The area is home to the majority of Livingston County's top employers, including OSF Saint James Hospital, Caterpillar, Inc., Interlake Mecalux, Inc., Walmart, Pontiac Healthcare, Bank of Pontiac, and Johnson Press of America.

In June 2017, Amtrak opened a new rail station in downtown Pontiac. The \$2.65 million project includes a new 1,350-square-foot depot building, additional parking and connections to bicycle and pedestrian paths. The station is a significant upgrade for the more than 15,000 customers who use the Pontiac stop, and will enhance the experience for tourists who visit the area.





-- LEASE SUMMARY --

| LEASE INFORMATION | |
|----------------------------|---|
| TENANT: | Midwest Dental Sheboygan, Inc. (Corporate) a wholly owned subsidiary of MW Dental Holdings Corp. |
| BUILDING SIZE/GLA: | 4,797 SF (Inclusive of Basement Space) |
| LOT SIZE: | 28,164 SF |
| APN: | 15-15-22-259-007 |
| RENT COMMENCEMENT: | March 12, 2012 |
| LEASE EXPIRATION: | October 21, 2032 (Early 10-Year Lease Extension) |
| BASE TERM: | 10 Years |
| REMAINING LEASE TERM: | 12 Years (Early 10-Year Lease Extension) |
| OPTIONS TO RENEW: | (1) 5-Year Option |
| RENT INCREASES: | 5% Increase in Option |
| LEASE TYPE: | NNN |
| LANDLORD RESPONSIBILITIES: | See Lease Abstract Pg 6 |
| SALES REPORTING: | Tenant does not report |
| ANNUAL RENT: | \$78,750 |

-- RENT SCHEDULE --

| LEASE TERM | | | | | |
|----------------------------|------------|------------|------------|-------------|-----------|
| TERM | START DATE | END DATE | NOI/YR | NOI/MO | NOI/SF/YR |
| Current | 10/22/2012 | 10/21/2022 | \$78,750* | \$6,562 | \$16.41 |
| Extension | 10/22/2022 | 10/21/2023 | \$65,675** | \$5,472.92* | \$13.69 |
| | 10/22/2023 | 10/21/2024 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2024 | 10/21/2025 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2025 | 10/21/2026 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2026 | 10/21/2027 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2027 | 10/21/2028 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2028 | 10/21/2029 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2029 | 10/21/2030 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2030 | 10/21/2031 | \$78,768 | \$6,564 | \$16.42 |
| | 10/22/2031 | 10/21/2032 | \$78,768 | \$6,564 | \$16.42 |
| OPTION - (1) 5-YEAR OPTION | | | | | |
| Option 1 | 10/22/2032 | 10/21/2037 | \$82,706 | \$6,892 | \$17.24 |

* Tenant's base rent deferred in April, May and June of 2020 (COVID-19). Deferred Amount totaling \$19,687.50 shall be due and payable from Tenant to Landlord in six (6) equal monthly installments equal to \$3,281.25 each, and shall be added to the monthly rent due per the lease for the months beginning October 2020 and ending March 2021.

** Per the terms of the Lease Extension, Tenant will receive \$1,091.08 credit per month in Year 1 of Extension Term.



-- LEASE ABSTRACT --



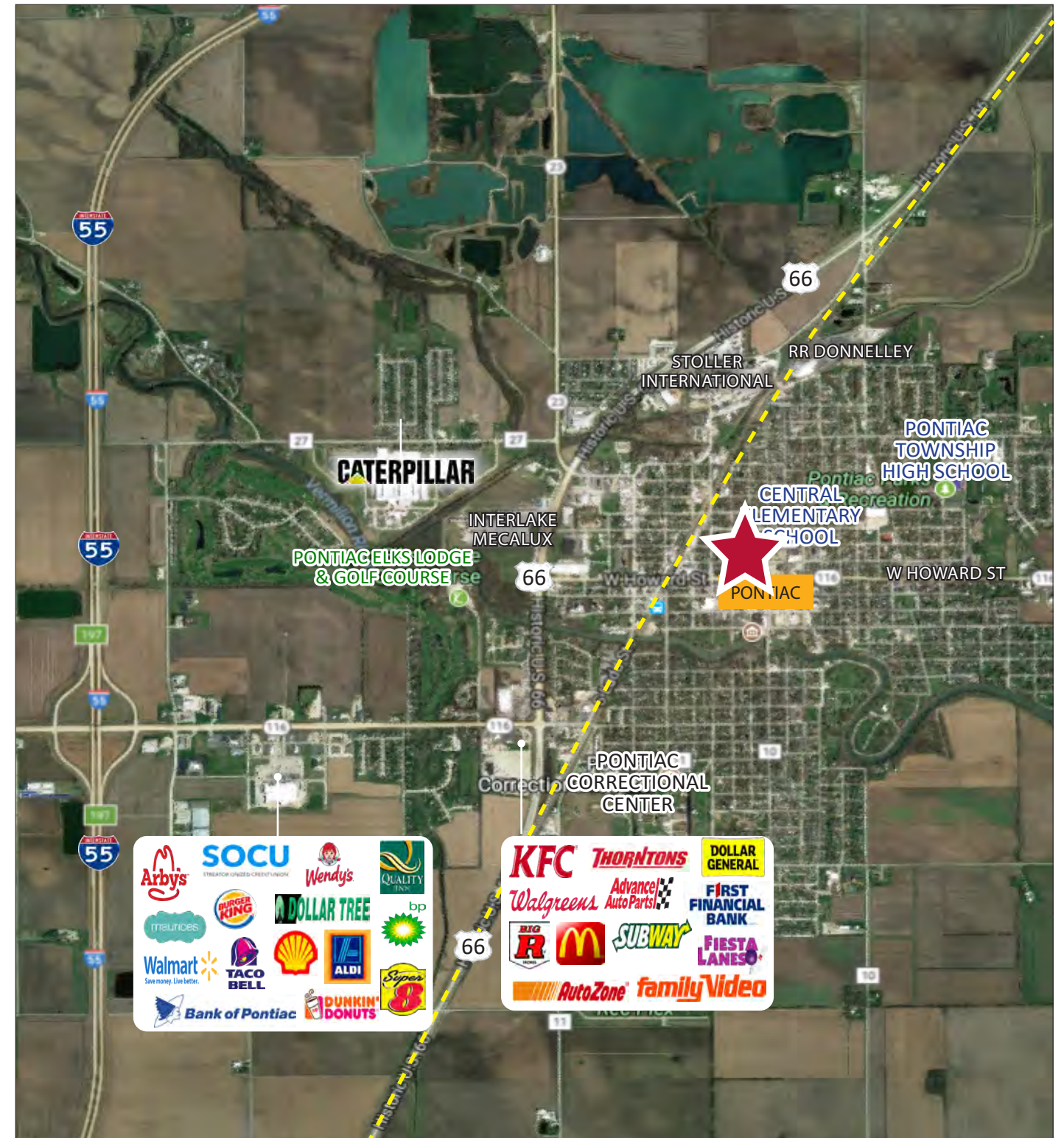
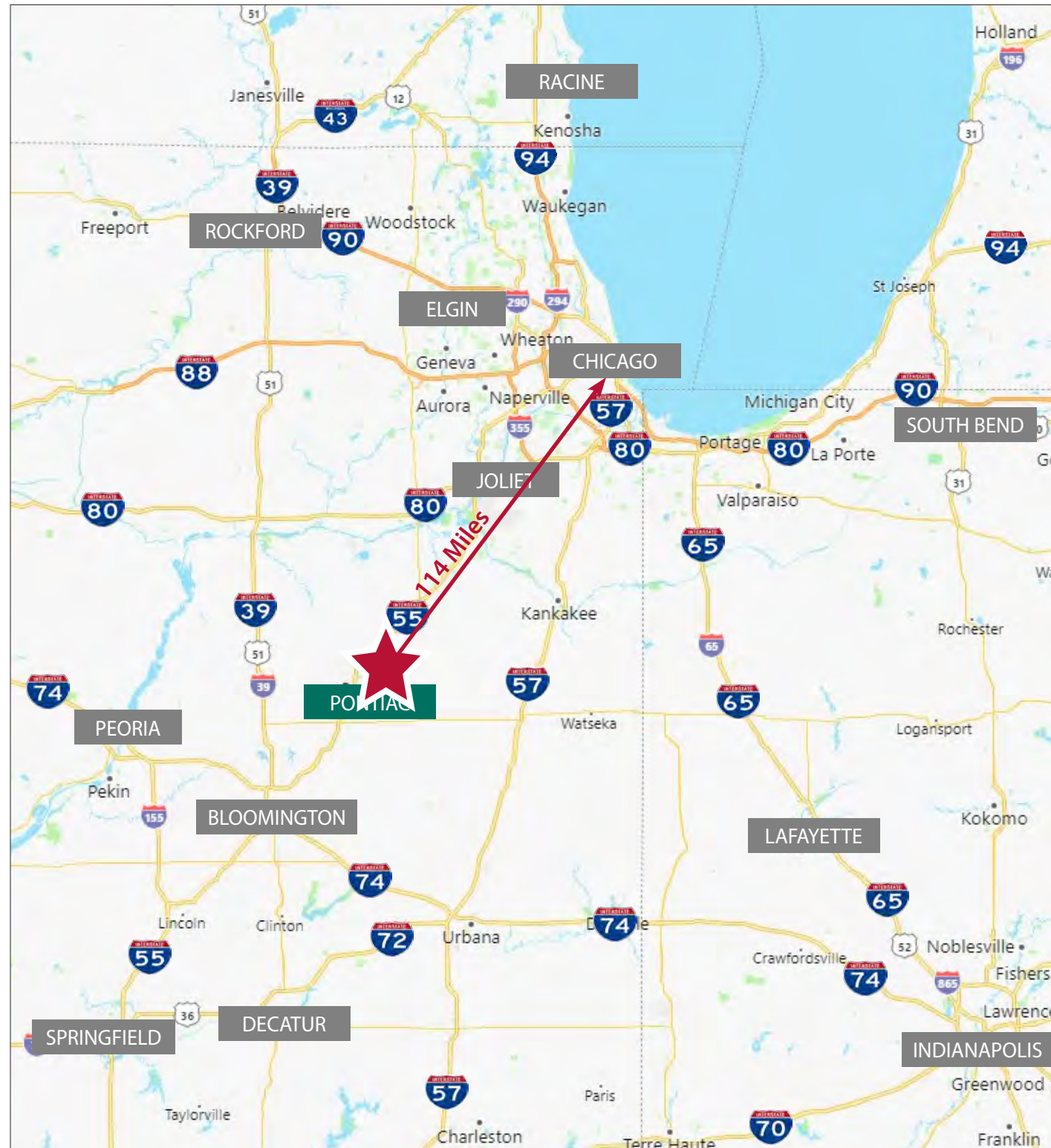
Midwest Dental

| | |
|--|---|
| Additional Rent: | <p>4. Tenant shall pay as "Additional Rent" 100% of the Taxes and Operating Expenses, both as hereinafter defined.</p> <p>"Taxes" shall be comprised of real estate taxes, ad valorem taxes, use taxes, sales tax, personal property taxes and the lowest allowable installments of any special assessments against the Land and the Building and other improvements thereon.</p> <p>"Operating Expenses" shall include all reasonable costs incurred by Landlord in the operation, repair and maintenance of the Land and Building such as: insurance required to be maintained by Landlord pursuant to Section 9; expenses related to operating, maintaining and repairing landscaping, planters, paving, curbs, sidewalks, roadways, parking surfaces, drainage facilities, and lighting facilities; interior and exterior maintenance expenses; and HVAC repairs and replacements up to \$2,000 per year. Operating Expenses shall not include i) any interest, penalties or charges incurred by Landlord due to Landlord's failure to timely pay obligations relating to the Building, ii) expenses incurred in leasing or procuring tenants, iii) leasing commissions, iv) renovation expenses for other tenants of the Building, v) capital expenditures or costs relating to the structural elements of the Building (including the roof, parking lot, windows or doors), vi) HVAC repairs and replacements in excess of \$2,000 per year, vii) management fees, viii) legal expenses or any debt service of Landlord.</p> |
| Utilities: | <p>5. Tenant shall promptly pay all charges for utilities and related services used in the Premises directly to the utility provider. Landlord shall not be liable if any utility or other service to the Premises is interrupted or impaired by any cause reasonably beyond Landlord's control, except that Rent shall be abated if such utilities are interrupted for a period of three (3) consecutive days or more due to the actions of Landlord.</p> |
| Use, Possession and Maintenance of the Premises: | <p>6. Landlord shall, at its expense, keep and maintain the following in good order, condition and repair: the structural components of the Building, the roof of the Building, and the plumbing, heating and air conditioning system (except for dental-specific equipment, which shall be Tenant's sole cost to maintain or replace). In addition, Landlord shall keep and maintain the following in good order, condition and repair (the cost of which shall be included in Operating Expenses): the parking, driveway and landscaped areas, and exterior building and grounds maintenance including but not limited to painting, lawn care and snow removal.</p> <p>Tenant shall be responsible for maintaining the interior, non-structural elements of the Premises in as good condition and repair as the Premises were in on the Commencement Date, reasonable wear and tear and damage from casualty excepted. Tenant shall obtain janitorial services for the interior of the Premises. Tenant shall be responsible for maintaining, repairing and replacing its trade fixtures. Tenant shall establish a regular preventive program for maintenance of the Premises and the fixtures, equipment and facilities serving the Premises, including a semi-annual preventative maintenance program for the HVAC equipment. Tenant also agrees to replace the plate glass (if broken) and replace the light bulbs and tubes.</p> |
| Insurance: | <p>9. Landlord's Insurance. Landlord shall maintain the following insurance coverages for the benefit of Landlord and holders of Mortgages (if any), and Tenant shall be named as an additional insured, at all times during the Term:</p> <p>(a) Property and casualty insurance including, but not limited to, fire and extended coverage, vandalism and malicious mischief and demolition and debris removal, insuring for an amount equal to the current replacement cost (excluding foundation, grading, and excavation costs) of the Property, including all improvements thereto, less a deductible not to exceed ten percent (10%), provided, however, that Landlord shall not be required to insure tenant's improvements or personal property;</p> <p>(b) Commercial general liability and property damage insurance on a per occurrence basis covering Landlord's ownership and maintenance of the Premises with limits for any one occurrence of not less than Two Million Dollars (\$2,000,000) for property damage and not less than Two Million Dollars (\$2,000,000) for personal injury or death; and</p> <p>(c) Rental loss insurance covering a period of loss no greater than six (6) months.</p> <p>Tenant's Insurance. Tenant shall obtain no later than the Delivery Date and shall maintain at all times during the Term, the following insurance coverages:</p> <p>(a) Property and casualty insurance, including fire and extended coverage, vandalism and malicious mischief, insuring, for an amount not less than one hundred percent (100%) of the current replacement cost of any improvements, alterations or additions made to the Premises by Tenant, and Tenant's trade fixtures, inventory, furniture and equipment owned, controlled or used by Tenant in the Premises;</p> <p>(b) Commercial general liability and property damage insurance on a per occurrence basis with respect to Tenant's business conducted in and occupancy of the Premises, with limits for any one occurrence of not less than One Million Dollars (\$1,000,000) for property damage and not less than Two Million Dollars (\$2,000,000) for personal injury and death, or such greater amounts as Landlord may reasonably require in writing from time to time, and including coverage of Tenant's contractual liabilities under this Lease;</p> <p>(c) Worker's Compensation insurance for all Tenant's employees working in or in relation to the Premises in amounts sufficient to comply with applicable law; and</p> <p>(d) All other insurance required by law for the business conducted in the Premises.</p> |
| Estoppel Certificate: | <p>17. Within ten (10) business days after written notice from Landlord, Tenant shall provide an estoppel certificate to Landlord and such other party as is directed by Landlord</p> |





-- LOCATION MAPS --





-- FRONT ENTRANCE --





-- FRONT ENTRANCE --





-- OVERHEAD VIEW --



MONUMENT SIGNAGE



N. PLUM ST

Midwest Dental

W. LIVINGSTON ST

ENTRY

EXIT





-- LOOKING NORTH --



MycoGen SEEDS

Johnson Press of America

VETERANS OF FOREIGN WARS

FASTENAL

PONTIAC RECYCLING

Stoller

Midwest Dental

N. PLUM ST
3,600 CARS PER DAY

FIRST PRESBYTERIAN CHURCH

CENTRAL ELEMENTARY SCHOOL

W. LIVINGSTON ST

PONTIAC POLICE DEPT

WHOLE BODY HEALTH & WELLNESS

W. HOWARD ST
8,200 CARS PER DAY

116

DANCENTER

STATE TREASURER

Culligan Water

THE GENERAL STORE





Location Maps

Site Plan

Property Photos

• Aerials •

-- LOOKING EAST --



PONTIAC TOWNSHIP HIGH SCHOOL

PONTIAC PARKS & RECREATION



LIONS PARK

PONTIAC JUNIOR HIGH SCHOOL

WASHINGTON ELEMENTARY SCHOOL



THREE ROSES BED & BREAKFAST

ST MARY'S CATHOLIC SCHOOL

PONTIAC PUBLIC LIBRARY



RETIREMENT COMMUNITY



ROUTE 66 ASSOC OF ILLINOIS



N. MAIN ST

CENTRAL ELEMENTARY SCHOOL

MARTIN FUNERAL HOME

116

W. NORTH ST

N. MILL ST

FIRST PRESBYTERIAN CHURCH

PONTIAC POLICE DEPT



STATE TREASURER

WHOLE BODY HEALTH & WELLNESS

W. HOWARD ST
8,200 CARS PER DAY

N. PLUM ST
3,600 CARS PER DAY

Midwest Dental



116





-- LOOKING SOUTH --



ACCOLADE
Healthcare Services

PONTIAC
CORRECTIONAL CENTER

LIVINGSTON
COUNTY SHERIFF'S
OFFICE
ILLINOIS
STATE POLICE



LIVINGSTON
COUNTY LAW &
JUSTICE CENTER
LIVINGSTON
COUNTY
COURTHOUSE
LIVINGSTON
COUNTY
COORDINATOR
Wright's FURNITURE

PONTIAC OAKLAND
AUTO MUSEUM
BERNARDI'S
STATE
TREASURER

UNITED STATES
POSTAL SERVICE
Bank of
Pontiac
crescent
Klopfenstein's
OFFICE PRODUCTS

federated
Auto
Parts
County
Market
NAPA

ROUTE 66
ASSOC OF ILLINOIS

116
PONTIAC
POLICE DEPT

116
WHOLE BODY
HEALTH & WELL-
NESS

DANCENTER

W. HOWARD ST
8,200 CARS PER DAY

116

MARTIN FUNERAL
HOME

FIRST PRESBYTERIAN
CHURCH

N. MILL ST

CENTRAL
ELEMENTARY SCHOOL

N. OAK ST

N. PLUM ST
3,600 CARS PER DAY



W. NORTH ST





-- LOOKING WEST --



W. HOWARD ST
8,200 CARS PER DAY

N. PLUM ST
3,600 CARS PER DAY



Midwest Dental

OSF SAINT JAMES

PONTIAC ELKS LODGE GOLF COURSE

CATERPILLAR

PONTIAC TOWERS APARTMENTS

ANTHONY LIFTGATES, INC.

PONTIAC ILLINOIS SECRETARY OF STATE FACILITY

HICKSGAS

Mycogen SEEDS

DONNELL'S PRINTING & OFFICE PRODUCTS

116

CROP PRODUCTION SERVICES INC

AW

County Market

Federated Auto Parts

NAPA

First Financial Bank

Culligan Water

bp

N. OAK ST

W. NORTH ST

DANCENTER

116

WHOLE BODY HEALTH & WELLNESS

FIRST PRESBYTERIAN CHURCH

PONTIAC POLICE DEPT





-- ABOUT MIDWEST DENTAL --



Midwest Dental is a dental professionals support company. Their support center and office support team members provide Midwest Dental offices with the administrative resources that allow their dentists, hygienists and dental assistants to focus on what they do best – providing quality care! Midwest Dental employs great people who support

great local dentists. Midwest Dental employees are dedicated professionals working together toward one goal – providing exceptional dentistry to patients.

Support services include:

- » Finance & Accounting: manages the bookkeeping needs of the company and each individual dental office; preparation, review, and delivery of financial statements, monthly reconciliation performance, and professional maintenance of financial records.
- » Human Resources: creates and maintains programs and incentives for each of their employees; helps manage the entire employee experience from onboarding to performance management to answering daily questions.
- » Information Technology: manages all enterprise level hardware and software while also facilitating the day-to-day needs of each dental office, including Internet, phones, computers and more; troubleshooting, updating, and repairing a wide variety of systems and equipment; advises the organization on new equipment, making sure each office and employee has the right technology to best serve our patients.
- » Marketing: performs as an in-house agency for all branded dental offices; develop market-specific campaigns and strategies that cut through the clutter of traditional advertising.
- » Payroll & Benefits: responsible for all payroll preparation and processing including tax reporting, benefits-records administration, and payroll systems maintenance; ensures compliance with local, state, and federal regulations and files local, state, and federal payroll tax returns.
- » Recruiting: dentist recruiting team focuses on hiring dentists from across the country; employee recruiting team concentrates on filling clinical and office positions.
- » Training & Development: professional training programs give all employees the knowledge and skills to excel in their roles; employee development focuses on career growth with instruction in leadership, strategy, mentoring, coaching and more.



Midwest Dental Brands

Midwest Dental is the parent company of four regional brands. In the west, our dental offices are known as Mountain Dental. In the midwest, we are known as Midwest Dental. In the east, our practices operate under the Merit Dental brand. And further east, we are known as Mondovi Dental.

| | | | |
|---|---|--|--|
|  Midwest Dental |  Mountain Dental® |  Merit Dental® |  Mondovi Dental® |
|---|---|--|--|





-- PONTIAC OVERVIEW --



The town of Pontiac, located in central Illinois, sits along historic Route 66. Located 14 miles northeast of Bloomington, in Livingston County, Pontiac epitomizes small-town charm. The town offers fascinating Route 66 exhibits, idyllic parks, several interesting museums, a historic courthouse, swinging pedestrian bridges that cross the Vermilion River, and 24 large murals. The town was the site of the 1984 film, Grandview, USA.

As one of the most popular stops along the historic Route 66, Pontiac has experienced a steady increase in tourism, drawing 50,000 visitors per year from across the United States as well as international travelers, who comprise 35% of the total visitors to the city every year. With sites such as the Route 66 Hall of Fame and Museum, the Pontiac-Oakland Automobile Museum, and the Livingston County War Museum, Pontiac offers so many options for both historians as well as automobile enthusiasts.

HOME TO MAJORITY OF LIVINGSTON COUNTY'S TOP EMPLOYERS • ACCESS TO LABOR BASE OF 200,000 WITHIN 45 MINUTES • PROXIMITY TO UNIVERSITIES OFFERS EDUCATED WORKFORCE

Pontiac's central location makes it accessible to a labor base of nearly 200,000 within 45 minutes. As such, its economy is diverse, with strong healthcare, manufacturing, and retail industries. The area is home to the majority of Livingston County's top employers, including OSF Saint James Hospital, Caterpillar, Inc., Interlake Mecalux, Inc., Walmart, Pontiac Healthcare, Bank of Pontiac, and Johnson Press of America.

Pontiac's location close to Bloomington-Normal offers access to a full spectrum of universities such as Illinois State University (2018 enrollment of 20,635 students), Heartland Community College (2018 enrollment of 5,063 students), and Illinois Wesleyan University (2018 enrollment of 1,693 students), providing local businesses ideal access to an educated workforce.

NEW DEVELOPMENTS BRINGING NEW JOBS & NEW ENERGY TO PONTIAC •

The city has been undergoing new changes and developments. In the past few years, an Amtrak High Speed Rail Depot opened, Jimmy John's and a new Hampton Inn opened on the west side of town, and a Wally's Travel Center has just broken ground.

- Wally's Travel Center - The \$16 million, 19-acre Wally's will offer an enhanced travel center and is expected to add approximately 140 jobs in the area.
- Hampton Inn - The 79-room, three-story hotel offers a nationally known brand for travelers and visitors to the area.
- Amtrak Depot - In June 2017, Amtrak opened a new rail station in downtown Pontiac. The \$2.65 million project includes a new 1,350-square-foot depot building, additional parking and connections to bicycle and pedestrian paths. The station is a significant upgrade for the more than 15,000 customers who use the Pontiac stop, and will enhance the experience for tourists who visit the area.



This stunning mural at the rear of the museum is now one of the most photographed sites on Route 66.





-- DEMOGRAPHICS --



POPULATION SNAPSHOT

- Pontiac has a population of 12,047 people, making up nearly 1/3 of the total population of Livingston County.
- There are over 730,000 people within a 50-mile radius of Pontiac.
- The median age in Pontiac is 39, which is slightly over the state average of 37.4.



HOUSING SNAPSHOT

- The median property value in Pontiac is \$99,600, which reflects a 8.8% increase over the past year.
- Approximately 64.3% of residents in Pontiac own their home, which is slightly lower than the state average of 66.2%.
- There are over 5,300 households within a 5-mile radius of the subject property.



ECONOMY SNAPSHOT

- The annual median income in Pontiac in 2017 is \$46,910
- Access to labor base of nearly 200,000 within 45 minutes.
- Government, healthcare, manufacturing, and retail are major drivers of Pontiac's economy. Pontiac is home to most of Livingston County's offices.
- Pontiac is home to Caterpillar, Inc., LSC Communications, Interlake Mecalux, Inc., OSF Saint James Hospital, and Walmart.
- The Gross Metropolitan Product of Livingston County is \$1.6 Billion (2017).

| | | 5 Miles | 7 Miles | 10 Miles |
|------------------|--|----------|----------|----------|
| POPULATION | 2019 Estimated Population | 13,217 | 13,801 | 16,037 |
| | 2024 Projected Population | 13,022 | 13,602 | 15,866 |
| | 2010 Census Population | 13,727 | 14,362 | 16,773 |
| | 2000 Census Population | 13,871 | 14,515 | 16,976 |
| | 2019 Median Age | 39.1 | 39.3 | 39.7 |
| HOUSEHOLDS | 2019 Estimated Households | 5,314 | 5,521 | 6,404 |
| | 2024 Projected Households | 5,191 | 5,394 | 6,286 |
| | 2010 Census Households | 5,013 | 5,227 | 6,122 |
| | 2000 Census Households | 4,888 | 5,087 | 5,964 |
| | Historical Annual Growth 2000 to 2019 | 0.5% | 0.4% | 0.4% |
| RACE & ETHNICITY | 2019 Estimated White | 85.8% | 86.0% | 87.0% |
| | 2019 Estimated Black or African American | 8.7% | 8.5% | 7.8% |
| | 2019 Estimated Asian or Pacific Islander | 1.0% | 0.9% | 0.9% |
| | 2019 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.3% |
| | 2019 Estimated Other Races | 4.3% | 4.2% | 4.0% |
| | 2019 Estimated Hispanic | 6.8% | 6.6% | 6.1% |
| | 2019 Estimated Average Household Income | \$64,193 | \$67,841 | \$70,984 |
| INCOME | 2019 Estimated Median Household Income | \$55,726 | \$57,295 | \$59,432 |
| | 2019 Estimated Per Capita Income | \$27,388 | \$28,714 | \$29,794 |
| | 2019 Estimated Total Businesses | 694 | 707 | 770 |
| BUSINESS | 2019 Estimated Total Employees | 7,841 | 7,914 | 8,364 |
| | 2019 Estimated Employee Population per Business | 11.3 | 11.2 | 10.9 |
| | 2019 Estimated Residential Population per Business | 19.1 | 19.5 | 20.8 |



EXCLUSIVELY LISTED BY

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LOCAL MARKET EXPERT

RICK SCARDINO

Principal
LEE & ASSOCIATES ILLINOIS

Lee & Associates and David B Zacharia hereby advises all prospective purchasers of Net-Leased Investment property as follows:

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