BRINKS PORTFOLIO

Peoria, IL & Davenport, IA

Retail
Investment Opportunity
Offering Memorandum

1704 W 2nd St, Davenport, IA

6200 W Plank Rd, Peoria, IL

MATTHEWS™

EXCLUSIVELY LISTED BY

Brandon Perez
Vice President
(949) 777-5984
brandon.perez@matthews.com
License No. 02106051 (CA)
License No. 10401395154 (NY)

Broker Of Record
Matthew Fitzgerald
Broker Lic. No.: 471021676 (IL)
Firm Lic. No.: 478027547 (IL)
Adam Marek
Broker Lic. No.: S44830000 (IA)
Firm Lic. No.: F03991000 (IA)

MATTHEWS™

Property Overview

Brinks Portfolio
6200 W Plank Rd, Peoria, IL

Investment Highlights

Property Highlights

- Long-Term Tenant Commitment - Brink’s Inc. has operated at this location since 1996, reflecting nearly three decades of consistent performance. The tenant recently executed a new 5-year lease extension, ensuring income stability and reaffirming their commitment to the site.
- Absolute Net Lease – Passive Ownership - The lease is structured on an absolute net basis, with Brink’s responsible for all real estate expenses, including property taxes, insurance reimbursement, and maintenance. This structure provides investors with predictable income and a fully passive ownership profile with no management obligations.
- Capital Improvements – New Roof & Perimeter Fence - The property is undergoing significant upgrades, including the installation of a new roof and perimeter security fence. These improvements mitigate long-term capital expenditure risk and enhance asset durability.
- National Credit Tenant – Brink’s Inc. - Brink’s Inc. (NYSE: BCO) is a global leader in secure logistics, cash management, and security services, operating in more than 100 countries. The company maintains a “BB+” credit rating from S&P, underscoring its financial strength and reliability as a tenant.
- Accessible Price Point – $1,395,000 - Offered at $1,395,000, the property provides investors an opportunity to acquire a national credit tenant at an attractive, accessible basis. The offering is particularly well-suited for private investors and 1031 exchange buyers seeking a stable, long-term investment.

±12,400 SF	±29,200	NNN
Total GLA	Vehicles Per Day (I-474)	Lease Type

Financial Summary

$1,307,000
List Price

6.75%
Cap Rate

$105
Price Per SF

Tenant Summary	
Tenant	Brinks
Store Number	4065
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	5 Years
Lease Commencement Date	2/1/2025
Lease Expiration Date	8/31/2030
Term Remaining	±4.25 Years
Increases	4% every 5 Years
Options	Five, 5-Year Options

Annualized Operating Data						
Term	**Lease Years**	**Annual Rent**	**Monthly Rent**	**Rent PSF**	**Increase**	**Cap Rate**
Current	**1-20**	**$88,200.00**	**$7,350.00**	**$7.11**	**-**	**6.75%**
Option 1	21-25	$91,728.00	$7,644.00	$7.40	4.00%	7.02%
Option 2	26-30	$95,397.12	$7,949.76	$7.69	4.00%	7.30%
Option 3	31-35	$99,213.00	$8,267.75	$8.00	4.00%	7.59%
Option 4	36-40	$103,181.52	$8,598.46	$8.32	4.00%	7.89%
Option 5	41-45	$107,308.79	$8,942.40	$8.65	4.00%	8.21%

PEORIA, IL

186,191
Total Population

$99,252
Median HH Income

78,592
# of Households

62.5%
Homeownership Rate

69,000
Employed Population

38%
% Bachelor's Degree

35.8
Median Age

$130,900
Median Property Value

Local Market Overview
Peoria serves as the economic center of Central Illinois, with a regional economy driven by manufacturing, healthcare, and logistics. The area has long-standing industrial roots, historically supported by Caterpillar's major manufacturing footprint. While the corporate headquarters has relocated, manufacturing remains active in the region, with continued operations and supplier networks tied to heavy equipment and advanced manufacturing. The city's healthcare sector is anchored by OSF HealthCare and UnityPoint Health, both of which serve as top regional employers and major medical providers. Peoria's central location also makes it a distribution hub, benefiting from access to interstate highways, river terminals, and freight rail.

The transportation network includes Interstate 74 running east-west through the city, with I-474 acting as a bypass route and connections to I-55 and I-155 enabling regional access. Public transit is provided by the Greater Peoria Mass Transit District. Education and research are supported by institutions such as Bradley University and the University of Illinois College of Medicine at Peoria, both contributing to workforce development and research capacity. Civic investments in infrastructure and riverfront development continue to shape the city's long-term planning efforts.

Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	13,899	64,339	205,402
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	5,781	26,900	87,942
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$85,391	$78,784	$91,511

N
W Plank Rd
INTERSTATE
474
STANDARD SHEET METAL WORKS, INC.
Fabricators and Machinists to Industry
TRUGREEN
DOLLAR GENERAL
P.J. HOERR
Since 1914
Subject Property
PPS
PRECISION POWER SOURCE
EST. 2012
River City ROOFING
± 29,200 VPD
ALTORFER CAT
ROHN
FOREMOST INDUSTRIAL TECHNOLOGIES
WOOLF DISTRIBUTING
FedEx Ship Center
HARLEY-DAVIDSON MOTOR CYCLES
BIMBO Bakeries USA
CEFCU
Not a bank. Better.
The Villas Of Holly Brook
GENERAL WAYNE A. DOWNING PEORIA INTERNATIONAL AIRPORT

Property Overview

Investment Highlights

Property Highlights

- Long-Term Tenant Commitment – Brink's Inc. has operated at this location since 1996, reflecting nearly three decades of consistent performance. The tenant recently executed a new 5-year lease extension, ensuring income stability and reaffirming their commitment to the site.
- Absolute Net Lease – Passive Ownership - The lease is structured on an absolute net basis, with Brink's responsible for all real estate expenses, including property taxes, insurance, and maintenance. This structure provides investors with predictable income and a fully passive ownership profile with no management obligations.
- Attractive Price Point – Offered at $895,000, the property provides investors an opportunity to acquire a national credit tenant at an attractive, accessible basis. The offering is particularly well-suited for private investors and 1031 exchange buyers seeking a stable, long-term investment.

Location Highlights

- Strategic Location - Situated along the Mississippi River, Davenport benefits from strong transportation infrastructure, including proximity to major highways and the Quad City International Airport, facilitating efficient logistics and distribution.
- Ongoing Developments - The city is investing in infrastructure and community projects, such as the $5 million repaving of 4th Street to convert one-way traffic to two-way, aiming to improve downtown accessibility.
- Industrial Sector Strength: The Quad Cities industrial market remains robust, with low vacancy rates and continued demand for warehouse and distribution spaces, supported by national and regional logistics companies.

±9,180 SF	±36,400	NNN
Total GLA	Vehicles Per Day (I-474)	Lease Type

Financial Summary

$845,000
List Price

6.75%
Cap Rate

$92
Price Per SF

Tenant Summary	
Tenant	Brinks
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	5 Years
Lease Commencement Date	2/1/2025
Lease Expiration Date	8/31/2030
Term Remaining	±4.25 Years
Increases	4% every 5 Years
Options	Five, 5-Year Options

Annualized Operating Data						
Term	**Lease Years**	**Annual Rent**	**Monthly Rent**	**Rent PSF**	**Increase**	**Cap Rate**
Current	**1-20**	**$57,000.00**	**$4,750.00**	**$6.21**	**-**	**6.75%**
Option 1	21-25	$59,280.00	$4,940.00	$6.46	4.00%	7.02%
Option 2	26-30	$61,651.20	$5,137.60	$6.72	4.00%	7.30%
Option 3	31-35	$64,117.25	$5,343.10	$6.98	4.00%	7.59%
Option 4	36-40	$66,681.94	$5,556.83	$7.26	4.00%	7.89%
Option 5	41-45	$69,349.22	$5,779.10	$7.55	4.00%	8.21%

DAVENPORT , IA

Market Demographics

100,900
Total Population

$66,200
Median HH Income

51,400
Employed Population

37.5
Median Age

Local Market Overview

Davenport, Iowa, anchors the Quad Cities region and serves as a key economic and residential center along the Mississippi River. As one of Iowa's largest cities, it combines small-city charm with essential urban conveniences, offering a high quality of life at a lower cost compared to larger metro areas. Its strategic location provides excellent access to major transportation routes, including Interstate 80 and nearby regional airports, making it a convenient home base for residents and businesses alike. The city's steady population trends and relatively low cost of living continue to attract a diverse and growing tenant base.

The local economy is driven by a balanced mix of manufacturing, healthcare, education, logistics, and government services. These industries provide solid employment opportunities and help support stable median household incomes, fostering long-term rental demand. Davenport's neighborhoods are well-developed with strong retail corridors, educational institutions, and cultural amenities, while also offering access to parks, recreational spaces, and a revitalized riverfront. With its combination of economic resilience, accessibility, and livability, Davenport presents a compelling environment for multifamily investment and long-term value growth.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,752	76,028	148,658
Current Year Estimate	9,759	76,183	149,930
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,991	32,195	64,127
Current Year Estimate	3,977	32,185	64,656
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$68,514	$76,634	$88,108


N
Davenport West High
±1,469 Students
HyVee
Subject Property
Davenport
±1.5 Miles Away
Modern Woodmen Park
EPIC stone
Family Dollar
Dollar General
W River Dr ± 11,700 VPD
MAG
Centennial Bridge
± 26,200 VPD
ABC Supply Co. inc.
allied insulation supply
service. solutions. satisfaction.
Novelis
John Deere
PURINA
Your Pet, Our Passion.
± 10,200 VPD
Voss PATTERN
92
Iowa
Illinois
Quad Cities International Airport
±10.3 Miles Away | 17 Minutes Away
Ford
SEARS SEATING
BRAND SAFWAY

Tenant Summary

Year Founded
1859

Headquarters
Richmond, Virginia

Ownership Status
Public Company (NYSE: BCO)

Employees
63,600

Operations
51 Countries

Annual Revenue
$5.0 Billion (FY 2024)

Tenant Overview

The Brink's Company is a global leader in cash and valuables management, providing secure transportation, cash logistics, ATM services, vaulting, digital retail solutions, and payment technologies. Founded in 1859, Brink's serves financial institutions, retailers, government agencies, mints, jewelers, and commercial businesses through an extensive international network spanning more than 100 countries. The company's highly recognizable brand, long operating history, and mission-critical services position it as one of the world's leading providers of secure logistics and cash management solutions.

Why Invest in Brinks?

- Industry-Leading Market Position: One of the world's largest providers of cash management and secure logistics services, serving thousands of financial institutions and retailers globally.
- Essential, Recurring Service Model: Cash handling, ATM servicing, and secure transportation services are mission-critical functions that generate recurring revenue and long-term customer relationships.
- Strong Global Diversification: Operations across 51 countries provide geographic diversity and reduce dependence on any single market or customer segment.
- Proven Financial Performance: Generates approximately $5 billion in annual revenue with a history of consistent cash flow generation and operational growth initiatives.
- Expansion Through Innovation: Continues to grow higher-margin offerings including ATM managed services, digital retail solutions, and integrated cash management technologies.
- Trusted Global Brand: More than 165 years of operating history and one of the most recognized names in secure logistics and valuables management worldwide.
- Defensive Business Characteristics: Demand for secure cash and valuables transportation remains resilient across economic cycles due to the essential nature of its services.

MATTHEWS™

Exclusively Listed By

Brandon Perez
Vice President
(949) 777-5984
brandon.perez@matthews.com
License No. 02106051 (CA)
License No. 10401395154 (NY)

Broker Of Record
Matthew Fitzgerald
Broker Lic. No.: 471021676 (IL)
Firm Lic. No.: 478027547 (IL)

Adam Marek
Broker Lic. No.: S44830000 (IA)
Firm Lic. No.: F03991000 (IA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1704 W 2nd St, Davenport, IA, 52802 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.