

# T-MOBILE

**ST. LOUIS MSA | 10% RENT INCREASES - 8.42% CAP RATE ON JULY 2028 INCREASE**

567 12<sup>TH</sup> STREET, CARLYLE, IL 62231



OFFERING MEMORANDUM

# St. Louis MSA

Clinton County is Home to Illinois' Largest Man-Made Lake, as well as Marinas, Campgrounds, Golf Courses, Wineries, Shops, Restaurants, and More

Walmart  
CVS pharmacy  
ACE Hardware  
DOLLAR GENERAL  
BURGER KING  
FIVE BELOW  
McDonald's  
SCOOTER'S COFFEE  
O'Reilly AUTO PARTS

HSHS  
St. Joseph's  
Hospital Breese

GOVERNORS RUN  
GOLF COURSE

T-Mobile



DOWNTOWN ST. LOUIS  
50 MILES VIA HWY 50

DOLLAR GENERAL  
McDonald's  
SUBWAY  
Hardee's  
Casey's  
SCOOTER'S COFFEE

Walmart  
O'Reilly AUTO PARTS  
NAPA AUTOCARE CENTER  
McDonald's  
TSC TRACTOR SUPPLY CO

Walmart  
ALDI  
Bealls  
HIBBETT SPORTS  
Best Western PLUS  
Schnucks

Graphic Packaging INTERNATIONAL  
Swan Manufacturing



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# Location Overview



Carlyle is a city in, and the county seat of, Clinton County, Illinois. Located approximately 50 miles east of St. Louis, Carlyle is home to Illinois' largest man-made lake, Carlyle Lake, and to the General Dean Suspension Bridge, a suspension bridge that is the only one of its kind in Illinois.

## ST. LOUIS METROPOLITAN AREA

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the

most populous county with 987,000 people. The city of St. Louis contains around 282,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2026. St. Louis is also home to the Federal Reserve Bank of St. Louis.

The St. Louis metro is expected to see its population grow by almost 17,000 people in the next five years, supporting household formation totaling 13,000 additions. Scott Air Force Base, on the Illinois side of the metro, supports civilian and active-duty employment directly and indirectly by attracting defense and aerospace contractors to St. Louis.

# Executive Summary

567 12th Street, Carlyle, IL 62231 (St. Louis MSA)

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$1,050,000</b>
Cap Rate	7.65%
Net Cash Flow	7.65% \$80,325
Building Size	2,550 SF
Year Built	2023
Lot Size	0.61 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	T-Mobile Central LLC
Guarantor	Corporate
Roof & Structure	Landlord Responsible
Lease Commencement Date	July 1, 2023
Lease Expiration Date	June 30, 2033 <sup>(1)</sup>
Lease Term Remaining	7+ Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options
Right of First Refusal	None

### FOOTNOTES:

(1) Tenant has a one time right to terminate the Lease on or after the 7th year of the Lease.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 6/30/2028	\$80,325.00	7.65%
7/1/2028 – 6/30/2033	\$88,357.50	8.42%
Renewal Options	Annual Rent	Cap Rate
Option 1 (7/1/2033 – 6/30/2038)	\$97,206.00	9.26%
Option 2 (7/1/2038 – 6/30/2043)	\$106,921.50	10.18%
Option 3 (7/1/2043 – 6/30/2048)	\$117,606.00	11.20%

<b>Base Rent</b>	<b>\$80,325</b>
<b>Net Operating Income</b>	<b>\$80,325</b>
<b>Total Return</b>	<b>7.65% \$80,325</b>





**CARLYLE HIGH SCHOOL & JUNIOR HIGH**  
±550 Students

**Walmart**  
**O'Reilly**  
AUTO PARTS

**TSC TRACTOR SUPPLY CO**  
**McDonald's**  
PHILLIPS 66 NAPA AUTO CARE CENTER

**GOVERNORS RUN GOLF COURSE**

**Shell**  
**Hardee's**

**DOLLAR GENERAL**  
**Subway**

**DAIRY QUEEN**

**FAMILY DOLLAR**  
**DOLLAR TREE**

**10,500 CPD**  
12<sup>TH</sup> STREET

**CVS**  
pharmacy

**T-Mobile**

**7,650 CPD**  
FRANKLIN ST

**VETERANS ORGANIZATION**

**CENTRALIA HOME CENTER**



# Property Description



## INVESTMENT HIGHLIGHTS

- » **7+ Years Remaining on Lease Term with T-Mobile**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options - Cap Rate Increases to 8.42% in 2028
- » **T-Mobile (NASDAQ: TMUS) is the 2nd-Largest Wireless Carrier in the U.S. with ±6,650 Retail Stores**
- » Signalized Hard Corner Location with 18,000+ Cars per Day at the Intersection of Franklin Street and 12th Street
- » **Average Household Income Exceeds \$102,000 within a 10-Mile Radius**
- » Immediate Access to Lake Carlyle, Home to Numerous Campgrounds and Outdoor Recreation
- » **Close Proximity to National Retailers: Walmart Supercenter, Tractor Supply Co, McDonald's, Dollar General, CVS, and More**



## DEMOGRAPHICS

1-mile

5-miles

10-miles

### Population

2030 Projection	3,153	6,054	17,086
2025 Estimate	3,162	6,044	17,036

### Households

2030 Projections	1,354	2,589	7,188
2025 Estimate	1,343	2,567	7,125

### Income

2025 Est. Average Household Income	\$84,950	\$95,761	\$102,301
2025 Est. Median Household Income	\$69,224	\$78,873	\$84,439

# Tenant Overview



## T-Mobile™



**BELLEVUE, WASHINGTON**

Headquarters



**±6,650**  
Locations



**NASDAQ: TMUS**  
Stock Symbol



**1994**  
Founded

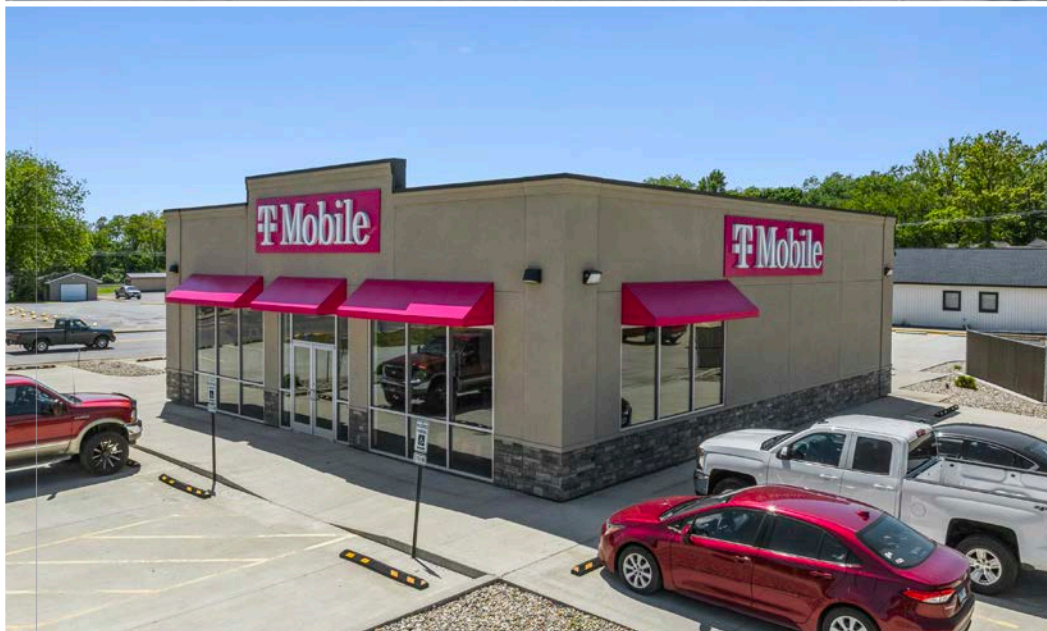
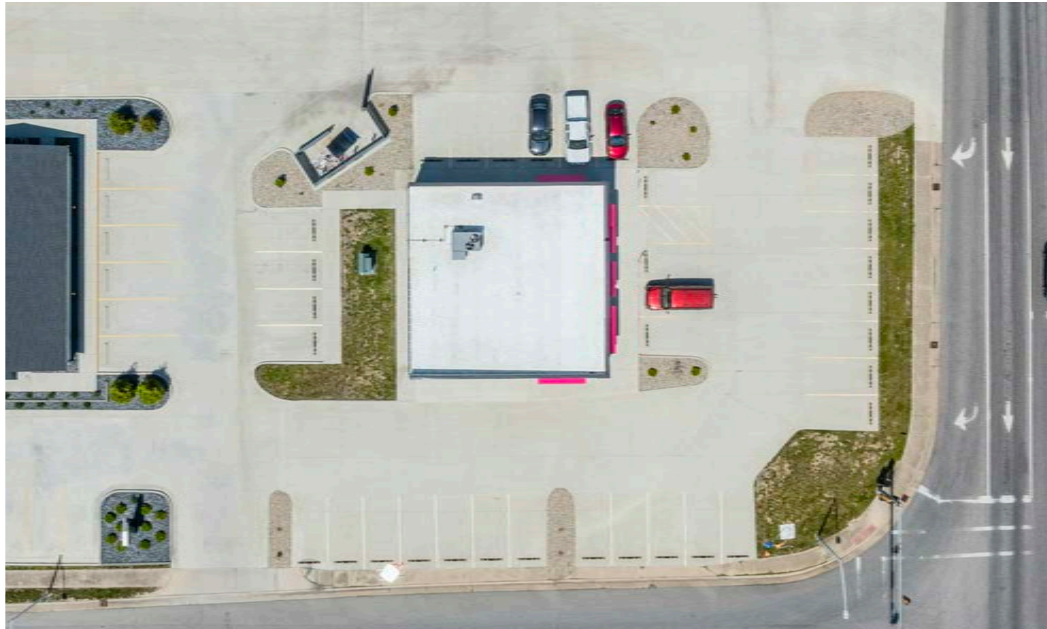


**T-MOBILE.COM**  
Website

T-Mobile US, Inc. (NASDAQ: TMUS) is a major American telecommunications company headquartered in Bellevue, Washington, and is the second-largest wireless carrier in the United States by subscriber count. T-Mobile provides services through its subsidiaries and operates its flagship brands: T-Mobile, Metro by T-Mobile, and Mint Mobile. T-Mobile is known as the nation's "Uncarrier," a nod to a long-running marketing strategy and customer-first philosophy that aims to disrupt the wireless industry by eliminating traditional carrier pain points.

For the tenth consecutive year, T-Mobile led the industry with 6.1 million postpaid net customer additions in 2024. The company ended the year with approximately 129.5 million customers. Additionally, T-Mobile's service revenues reached a record \$66.2 billion, up 5% year-over-year, fueled by postpaid customer growth and deeper customer relationships.

# Property Photos



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