

# Essential Services NNN Portfolio | Strong NOI & Below-Market Rents



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

417-461 W Wood St.  
Decatur, IL 62522

**Nick Ragle**

O: 217.403.3379

Nick.ragle@cbcdr.com

**Marc Brash**

O: 773.513.9587

Marc.brash@colliers.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22

# CONFIDENTIALITY & RESTRICTED USE AGREEMENT



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

# OVERVIEW



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## PROPERTY DESCRIPTION

This offering consists of a fully occupied corporate net leased investment portfolio anchored by a single tenant, Abbott EMS Services, across multiple strategically located properties in Decatur, Illinois. The portfolio includes 417-461 W Wood Street, 1645 N 21st Street, and 1102 Ravina Park, all operating under triple net (NNN) lease structures, providing investors with stable, low-management cash flow backed by an established essential services operator.

417 W Wood Street serves as the tenant's corporate headquarters, while the additional properties support operational, garage, and training functions critical to the tenant's regional footprint. The portfolio currently generates strong net operating income with below-market rental rates, presenting a significant opportunity for a new owner to increase rents to market over time and realize substantial long-term upside and yield growth.

The tenant has expressed a desire to maintain occupancy and continue operations at all locations, creating an attractive opportunity for investors seeking a combination of dependable in-place income, long-term tenancy potential, and future value enhancement through lease restructuring and rental growth.

## PROPERTY INFORMATION

<b>Address</b>	417-461 W Wood St. Decatur, IL 62522
<b>Sale Price</b>	\$800,000
<b>Lot Size</b>	1.00 AC
<b>Tax Pin</b>	04-12-15-402-006, 04-12-15-402-004, 04-12-15-402-003, 04-12-15-402-002
<b>Zoning</b>	B2- Commercial
<b>RE Tax</b>	Exempt
<b>Parking Spaces</b>	38



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22

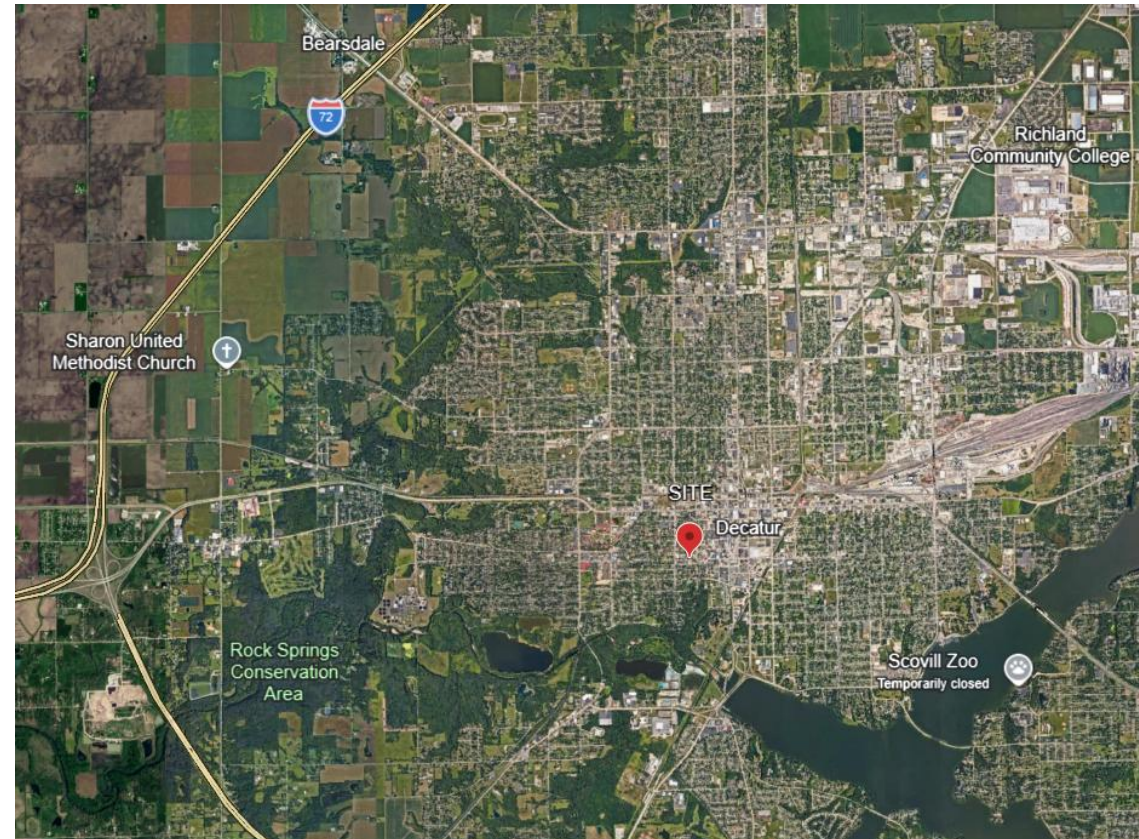
# OVERVIEW



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## AREA DESCRIPTION

Located just west of Downtown Decatur in a well-established mixed-use corridor, 417-461 W Wood Street benefits from proximity to the city's central business district, major employers, and neighborhood retail and service providers. Decatur, a community of approximately 70,000 residents, serves as the economic hub of Macon County with strong healthcare, manufacturing, agribusiness, and logistics sectors anchored by employers such as ADM, Caterpillar, and Decatur Memorial Hospital. The property offers convenient access to key thoroughfares connecting to U.S. Route 36, IL Route 48, and Interstate 72, providing regional connectivity throughout Central Illinois while maintaining walkable access to surrounding residential neighborhoods and downtown amenities.



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

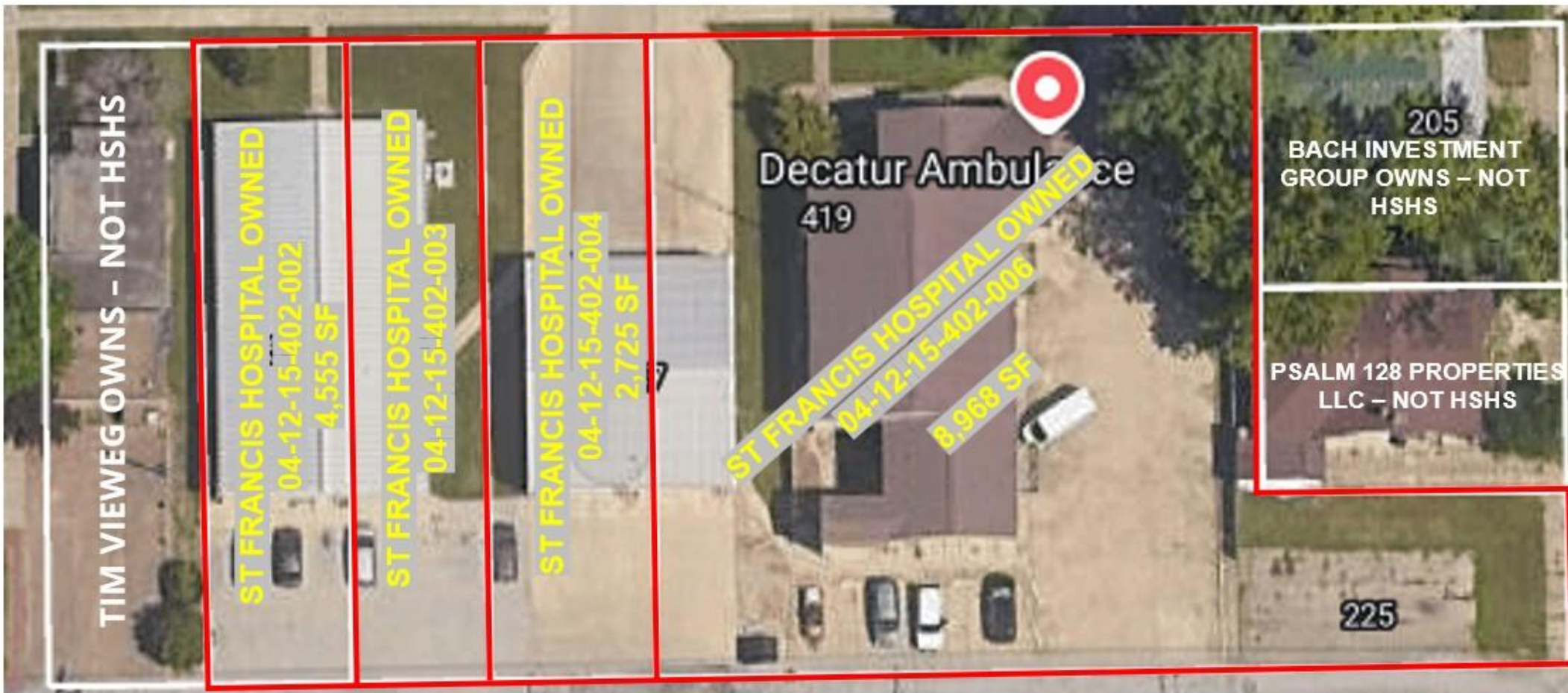
201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22

# FULL PARCEL MAP



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY





# COMPLETE NNN INVESTMENT PORTFOLIO

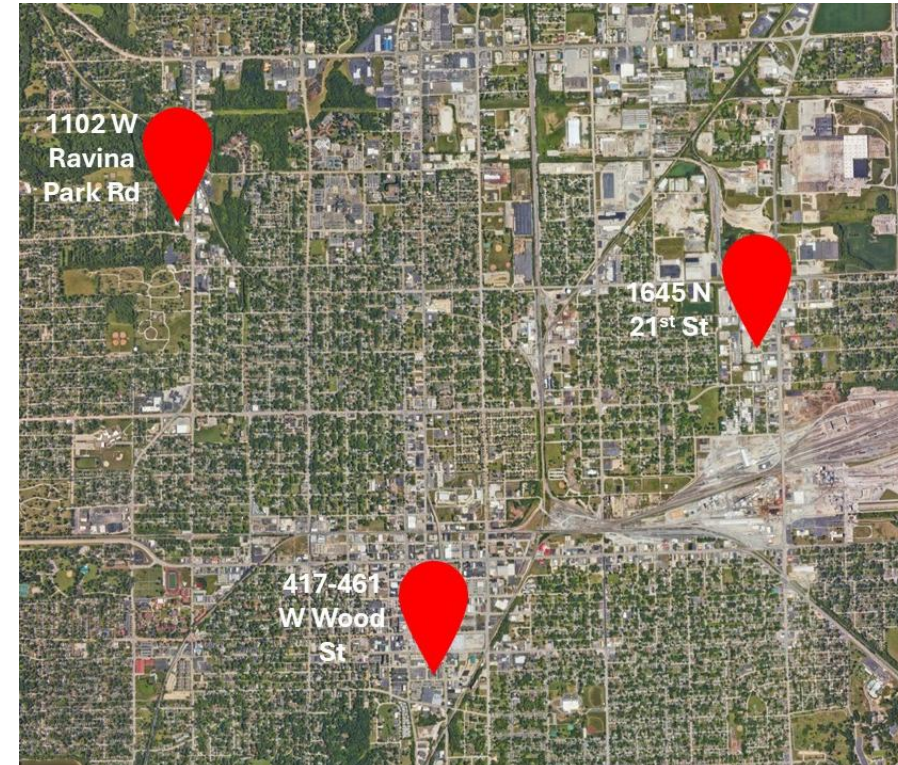


**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## PARCEL INFORMATION

PIN	Address	Lot Size (AC)	Building Size (SF)	Price	NOI
04-12-15-402-006, 04-12-15-402-004, 04-12-15-402-003, 04-12-15-402-002	417-461 W Wood St	1.00	16,248	\$800,000	\$74,741.00
04-12-04-429-001, 04-12-04-429-018	1102 Ravina Park Rd	4.62	5,508	\$275,000	\$25,336.80
04-12-12-128-026	1645 N 21 <sup>st</sup> St	0.64	1,843	\$85,000	\$8,477.80
<b>Full Portfolio</b>		<b>6.26 AC</b>	<b>23,599 SF</b>	<b>\$1,160,000</b>	<b>\$108,555.60</b>

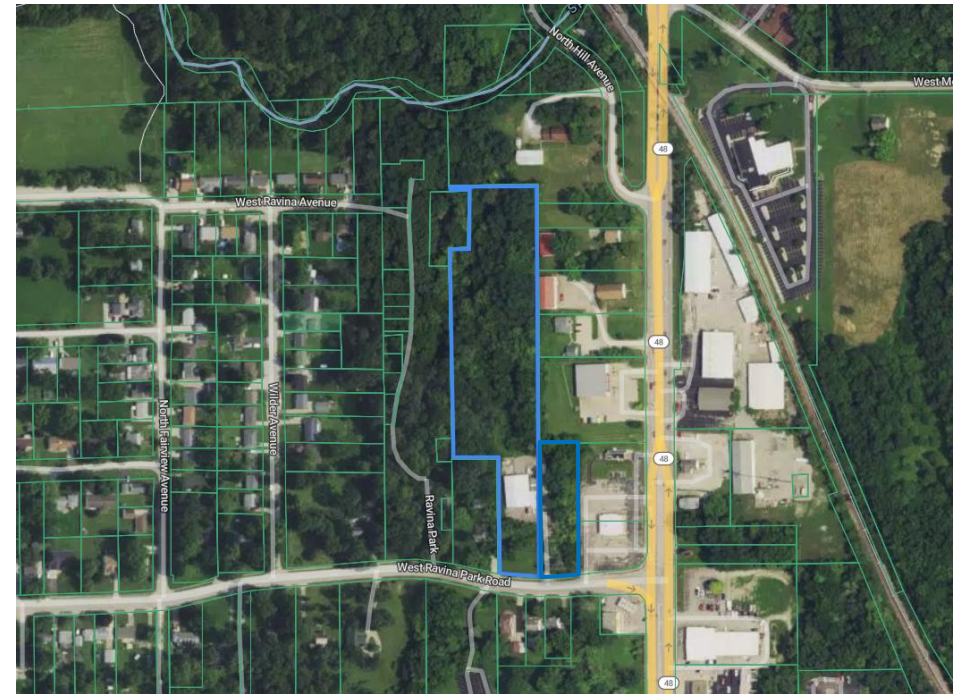
Investment	Rental Rate	NOI	CAP Rate
Existing	\$4.60/ SF/ YR NNN	\$108,555.60	9.4%
Pro Forma	\$8.00/ SF/ YR NNN	\$188,792.00	16.3%



# 1102 RAVINA PARK RD



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



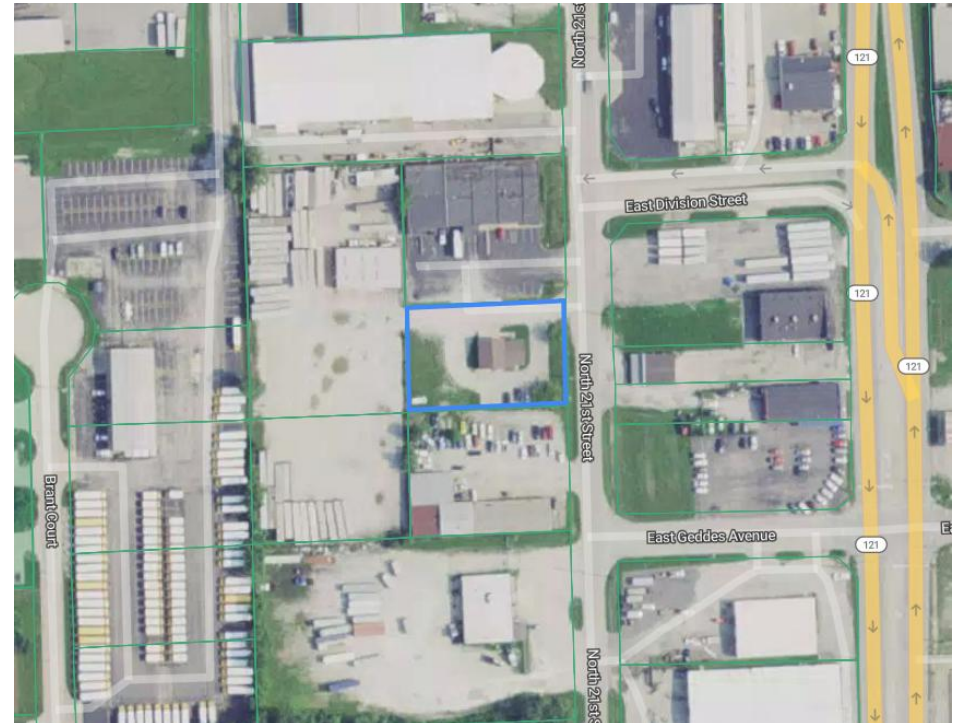
**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22

# 1645 N 21<sup>ST</sup> ST



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22

# CONTACT INFORMATION



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



## Nick Ragle

Illinois Licensed Real Estate Broker

**O: 217.403.3379**

**Nick.ragle@cbcdr.com**



## Marc Brash

Illinois Licensed Real Estate Broker

**O: 773.513.9587**

**Marc.brash@colliers.com**



## INVESTMENT HIGHLIGHTS

- Fully Occupied Corporate NNN Investment Portfolio
- Single Essential Services Tenant Across All Assets
- Tenant Commitment to Long-Term Occupancy and Operational Continuity
- Strong In-Place Net Operating Income with Low Management Requirements
- Below-Market Rents Provide Significant Future Upside Potential

**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22