



**COLUMBIA**  
PROPERTY  
INVESTORS LLC



**401 N. CEDAR STREET, SHELBYVILLE, ILLINOIS 62565**

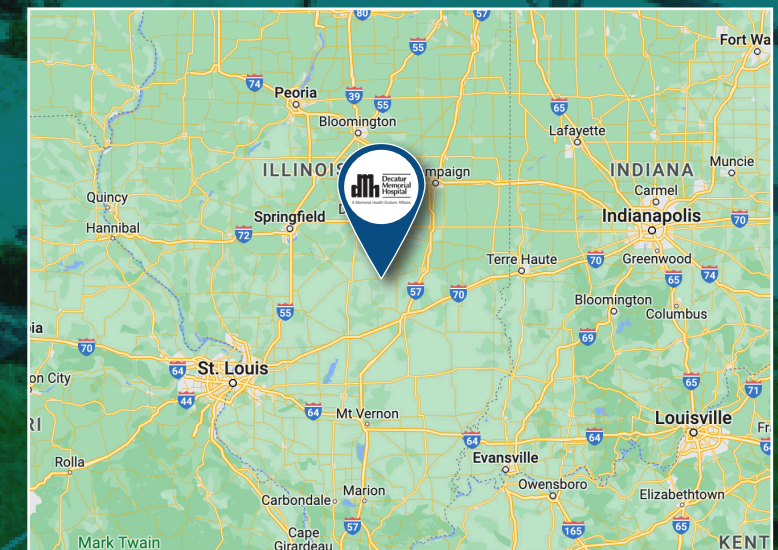


## EXECUTIVE SUMMARY

PROPERTY ADDRESS	401 N. Cedar Street Shelbyville, Illinois 62565
TENANT	Decatur Memorial Hospital
BUILDING SIZE	7,080± SF
LOT SIZE	1.08± AC
YEAR BUILT	2017
LEASE TERM	20 years
RENT COMMENCEMENT	November 1, 2017
LEASE EXPIRATION	October 31, 2037
NOI	\$174,000.00
INCREASES	5% every five years
DATE OF NEXT INCREASE	\$8,700.00 on 11/1/2022
OPTIONS	Four (4), five year options
LEASE TYPE	NN
ROOF, STRUCTURE & HVAC	Landlord responsibility
MOODY'S RATING	A1

## RENT ROLL

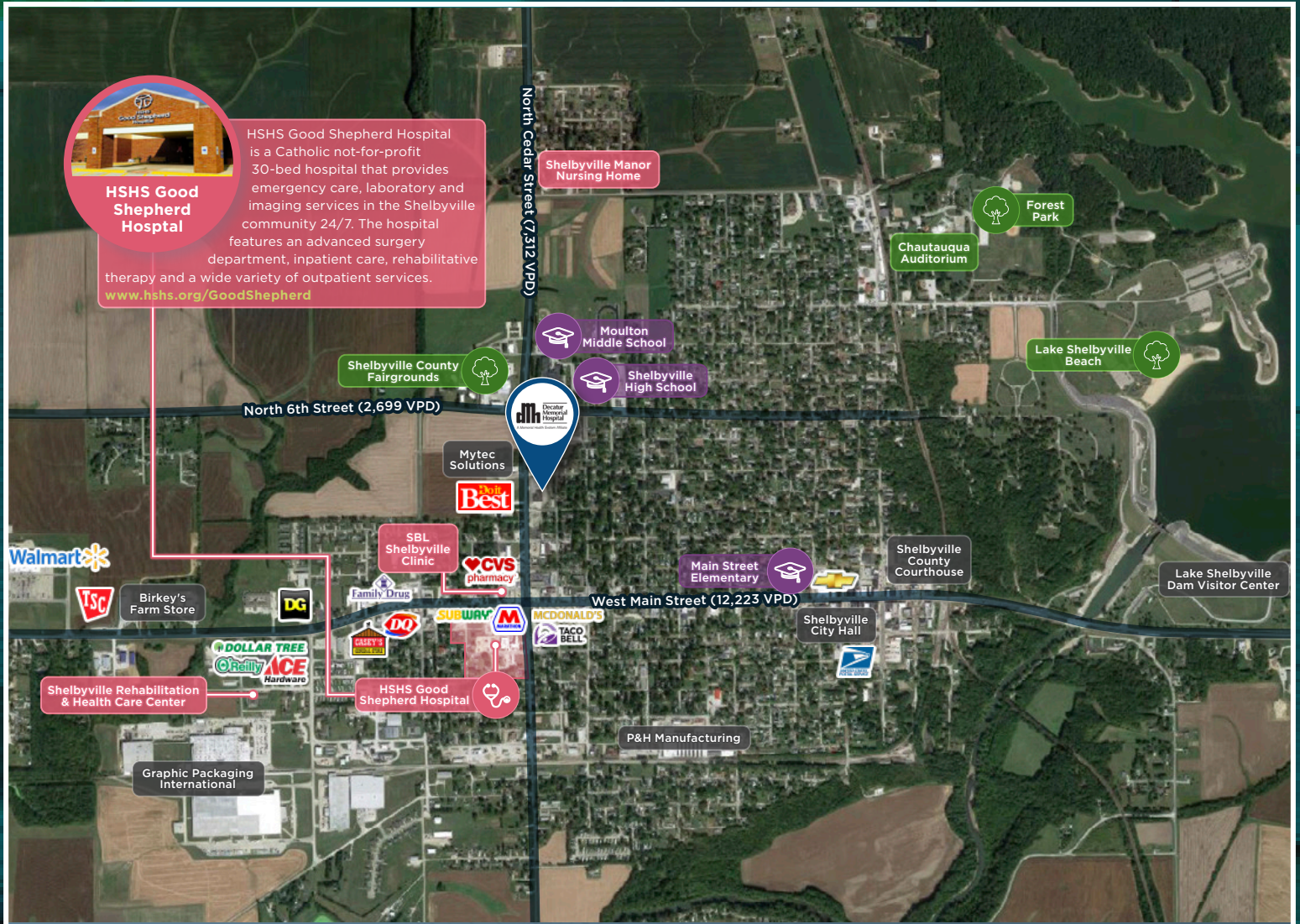
TERM	ANNUAL RENT	INCREASE
11/1/2017 - 10/31/2022	\$174,000.00	-
11/1/2022 - 10/31/2027	\$182,000.00	5%
11/1/2027 - 10/31/2032	\$191,835.00	5%
11/1/2032 - 10/31/2037	\$201,426.75	5%
Option 1 11/1/2037 - 10/31/2042	\$211,498.09	5%
Option 2 11/1/2042 - 10/31/2047	\$222,072.99	5%
Option 3 11/1/2047 - 10/31/2052	\$233,176.64	5%
Option 4 11/1/2052 - 10/31/2057	\$244,835.47	5%



## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	6,821	10,984	23,562
AVERAGE HOUSEHOLD INCOME	\$63,706	\$64,895	\$66,202





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