

STNL
ABSOLUTE NET

ATKINSON, IL



South State Street

Atkinson, IL

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DISCLAIMER

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South State Street

PROPERTY INFORMATION

OFFERING OVERVIEW

This NNN investment opportunity offers a rare chance to acquire a strategically located asset backed by a leading national adult product retailer. Established in 1973, Suzies has grown into the #1 retailer of adult novelties, lingerie, and pleasure products, with over 50 locations nationwide.

The property is situated on a 1.34 acre lot immediately exiting Highway 80, one of only three transcontinental highways in the U.S., ensuring high traffic visibility and easy accessibility.

The adjacent lots are sited as new development QSR's with drive-thru's, coming in the near future.

LEASE STRUCTURE

The investment comes with a 20-year absolute triple-net (NNN) lease with 19+ years remaining, which places all maintenance, insurance, and property tax on the tenant, leaving no landlord responsibilities. The lease includes 2% annual rent increases, providing a hedge against inflation, and five 5-year extension options, ensuring long-term stability. With an experienced operator and a solid history of performance, Suzies offers strong security for this lease along with an additional personal guarantee.



Prime Location

Situated off Highway 80, a key transcontinental highway, ensuring high traffic and visibility.



Strong Brand

Suzies is a well-established retailer with over 50 years in business and a proven national presence.



Thorough M&A Process

Strategic proven location with decades of consistent performance.



Corporate Guarantee

Janra Investments, LLC, offers a robust corporate guarantee along with a PG from the CEO. This investment is ideal for those seeking a low-risk, stable income stream backed by a strong tenant with long-term growth potential. Details are available to qualified buyers.



Secure Long-Term Income

A 20-year absolute triple-net lease (over 19 yrs remaining) with 2% annual rent increases throughout all five 5-year extensions. No landlord responsibilities.

EXECUTIVE SUMMARY



** Representation may not be the actual store*



\$857,142

PRICE



7%

CAP RATE



\$60,000

NOI

HIGHLIGHTS

Established brand since 1970's – Leading adult product retailer

Operator of 50+ locations nationally - Recent M&A Sale-Leaseback

19+ years remaining on a 20-year absolute triple-net lease with 2% annual increases to hedge off inflation

Five 5-yr extension options - No landlord responsibilities

4,460 SF building on 1.34 acre lot off Highway 80, 1 of only 3 transcontinental highways in US

Corporate guarantee & PG - Details available to qualified buyers

Adjacent lot preparing for development of 2 QSR w/ drive-thrus

CORPORATE GUARANTEE INFO & BRAND INFO

Janra Distribution, Inc. (NV) was formed in 2014 as the successor to Janra Enterprises, Inc. (CA), which was formed in 1986 and was the survivor of a merger with Ideal Enterprises, Inc. (HI), which was formed in 1973, prior to which the companies were operated as a sole proprietorship. Janra Investments, LLC was formed in 2020 to own new and existing store locations.

The first Suzies location was opened in 1973. For over fifty years, Suzies has been the #1 national retailer of adult novelties, lingerie, and pleasure products. They provide premium products in a comfortable and upbeat atmosphere, along with the education their guests need to make a confident purchase. With 50 locations nationally and a quick ship warehouse, the online store can get products to the door in record time.

PROPERTY KEY POINTS



Strategic Highway Location

Situated directly off Interstate 80, one of only three transcontinental highways in the U.S., the property offers unmatched visibility and accessibility. Its prominent highway frontage ensures high daily traffic counts and supports long-term retail viability.



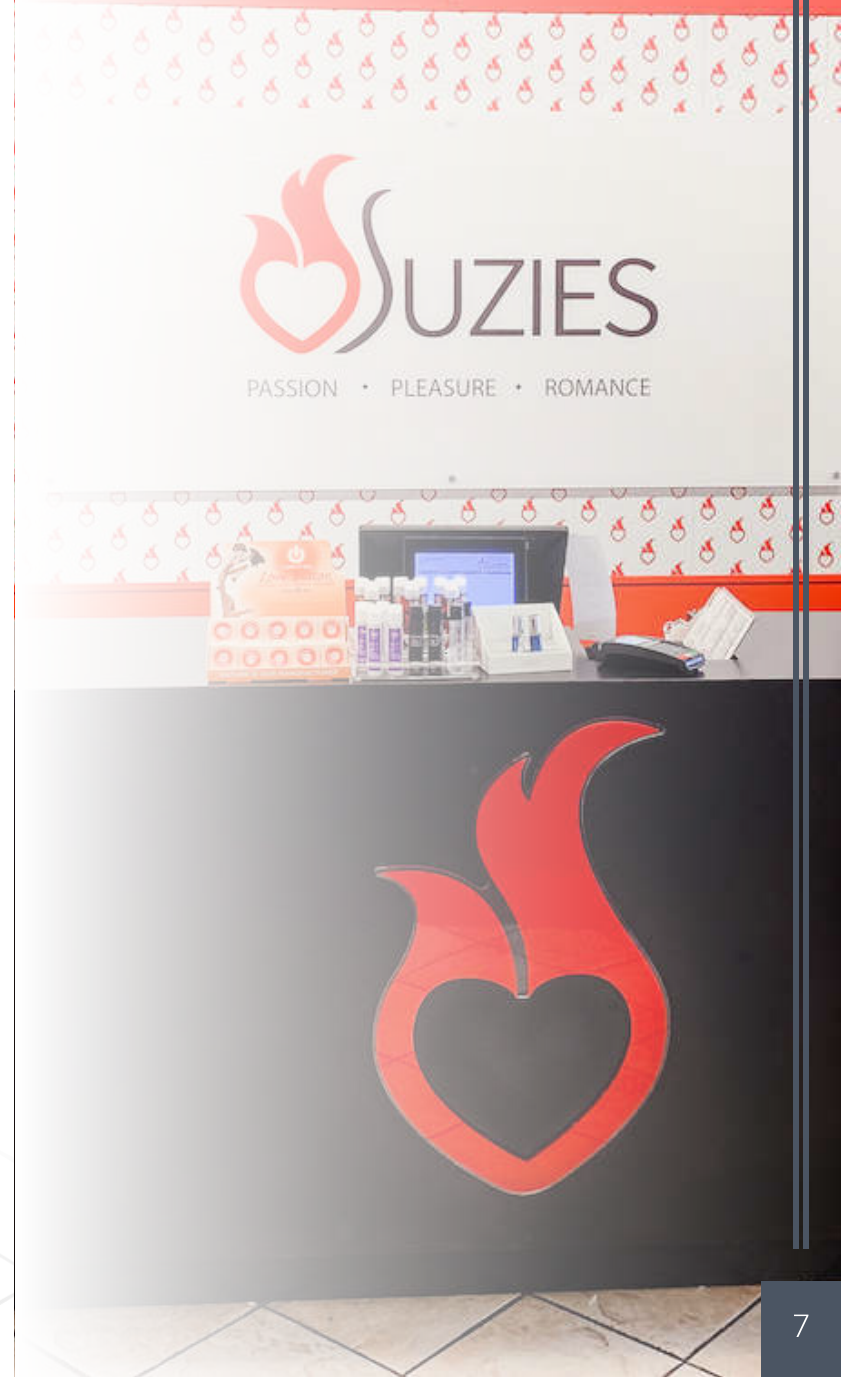
Corporate-Backed NNN Lease

The asset is secured by a 20-year absolute triple-net lease with 2% annual rent escalations and no landlord responsibilities. Backed by Janra Investments, LLC and a CEO PG, the lease provides reliable, inflation-protected income.



Recession-Resilient Retail Sector

Suzies is the nation's leading adult retail chain, operating over 50 stores since 1973. The brand thrives in a niche yet steadily growing market—valued at \$15.8B with 7% projected annual growth—offering higher margins and consumer loyalty than many mainstream retail categories.





ABOUT SUZIES

For over five decades, Suzies has been the leading name in adult retail, offering an unparalleled selection of novelties, lingerie, and pleasure products across the United States. Established in 1973, Suzies transformed the adult shopping experience by creating welcoming, well-lit, and judgment-free stores that prioritize customer comfort and education. With a strong national presence both in-store and online, Suzies combines premium products, expert guidance from Sexual Wellness Experts, and fast, discreet service to ensure every customer enjoys a confident and positive shopping experience.

As North America's largest adult retailer and wholesale distributor, Suzies boasts a catalog of over 10,000 items, catering to all aspects of sexual health, wellness, and pleasure. The company has served millions of customers, achieving over 50 million transactions while maintaining a reputation for privacy, professionalism, and affordability. Suzies is more than just a retailer—it's an advocate for sexual wellness, offering educational support and promoting the benefits of a healthy, confident sex life for people of all ages, identities, and backgrounds.

Driven by a commitment to inclusivity and community impact, Suzies donates over \$200,000 annually and continues to pioneer industry standards through its customer-first philosophy. Whether shopping for romantic essentials, personal wellness, or playful gifts, customers trust Suzies for its vast selection, competitive pricing, and hassle-free experience. With over 50 years of innovation and dedication, Suzies remains the go-to destination for sexual wellness, combining fun, education, and empowerment in every interaction.



50,000,000+

TRANSACTIONS COMPLETED
NATIONWIDE

\$200,000+

DONATED ANNUALLY TO
COMMUNITY CAUSES

COMPARABLE MARKET PERSPECTIVE

The adult store sector, represented by companies like Suzies, remains a niche yet resilient industry. With the rise in mainstream acceptance of adult products and an increased focus on consumer privacy and education, the industry has seen steady growth despite external competition, including from online platforms. As of 2023, the industry was valued at around \$15.8 billion, with a projected annual growth rate of 7.0%. Suzies, operating since the 1970s, stands out in this space due to its established brand and national footprint, providing not just products but also a welcoming in-store experience that emphasizes customer education.

When compared to major retail behemoths, Suzies and similar adult stores compete well in terms of profitability and consumer loyalty, despite being in a niche market. While major retail sectors like grocery, apparel, and electronics often face intense price competition and narrow margins, adult retail stores have maintained higher profit margins due to specialized, high-demand products. The unique positioning of adult stores, combined with increasing societal openness, ensures that the demand for their products remains strong.

From an investment perspective, Suzies' 20-year absolute triple-net lease structure provides investment security, and with 2% annual increases, it assists the consistency of the investment to keep pace with inflation. Given the sector's growing revenue base and Suzies' established reputation, this offering is competitive against broader retail investment opportunities, especially in a market where many net lease offerings hover below 6% cap rates. Considering the niche but profitable nature of the adult retail industry, the strong lease structure, and the corporate backing, Suzies offers a higher CAP rate % than mainstream retail brands, thereby making it more attractive while reflecting the niche market. The lease structure and guarantees provide a strong, reliable income stream above the comparable averages.

5,552

Of Adult
Stores in USA

6.2%

Compound Annual
Growth Rate

\$14.7B

Annual Revenue
Industrywide

3.5%

2024 Annual US
Growth of Stores

South State Street







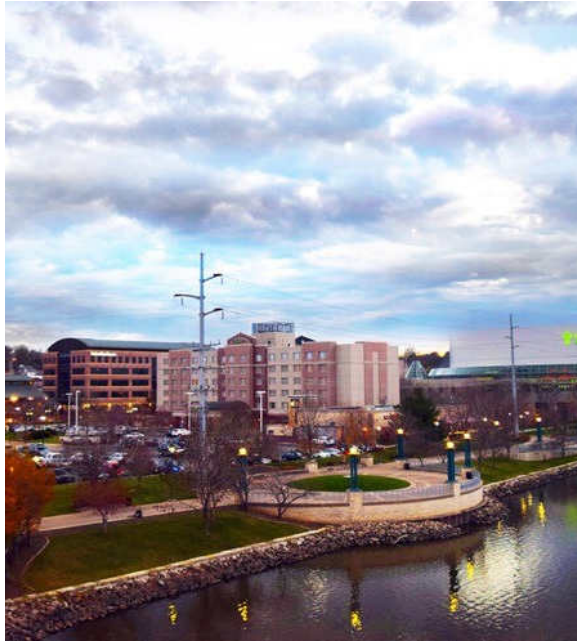
313
South State Street

58,507 SF
1.34 AC



ATKINSON, ILLINOIS

Atkinson, Illinois, is a small, rural town located in Henry County, in the northwestern part of the state. With a population of just under 1,000 people, Atkinson offers a quiet, close-knit community atmosphere. The town's landscape is primarily agricultural, surrounded by vast farmlands that reflect its deep rooted farming traditions. Founded in the mid-19th century, Atkinson maintains much of its historic charm with tree-lined streets and well-preserved homes from different eras. Despite its small size, Atkinson is known for its friendly residents and local events that foster community spirit, such as the annual Heritage Days festival, which celebrates the town's history and culture. The town is also within close proximity to larger cities like the Quad Cities region, providing residents with easy access to more urban amenities while enjoying the slower pace of rural living. Atkinson is a place where outdoor activities like fishing, hiking, and farming are a way of life. The nearby Hennepin Canal Parkway State Park offers recreational opportunities, and the town's peaceful environment makes it ideal for those seeking a quiet, rural lifestyle. Overall, Atkinson is a town where tradition and community are strong, offering a peaceful retreat with a rich sense of local history and a connection to nature.



THE QUAD CITIES REGION

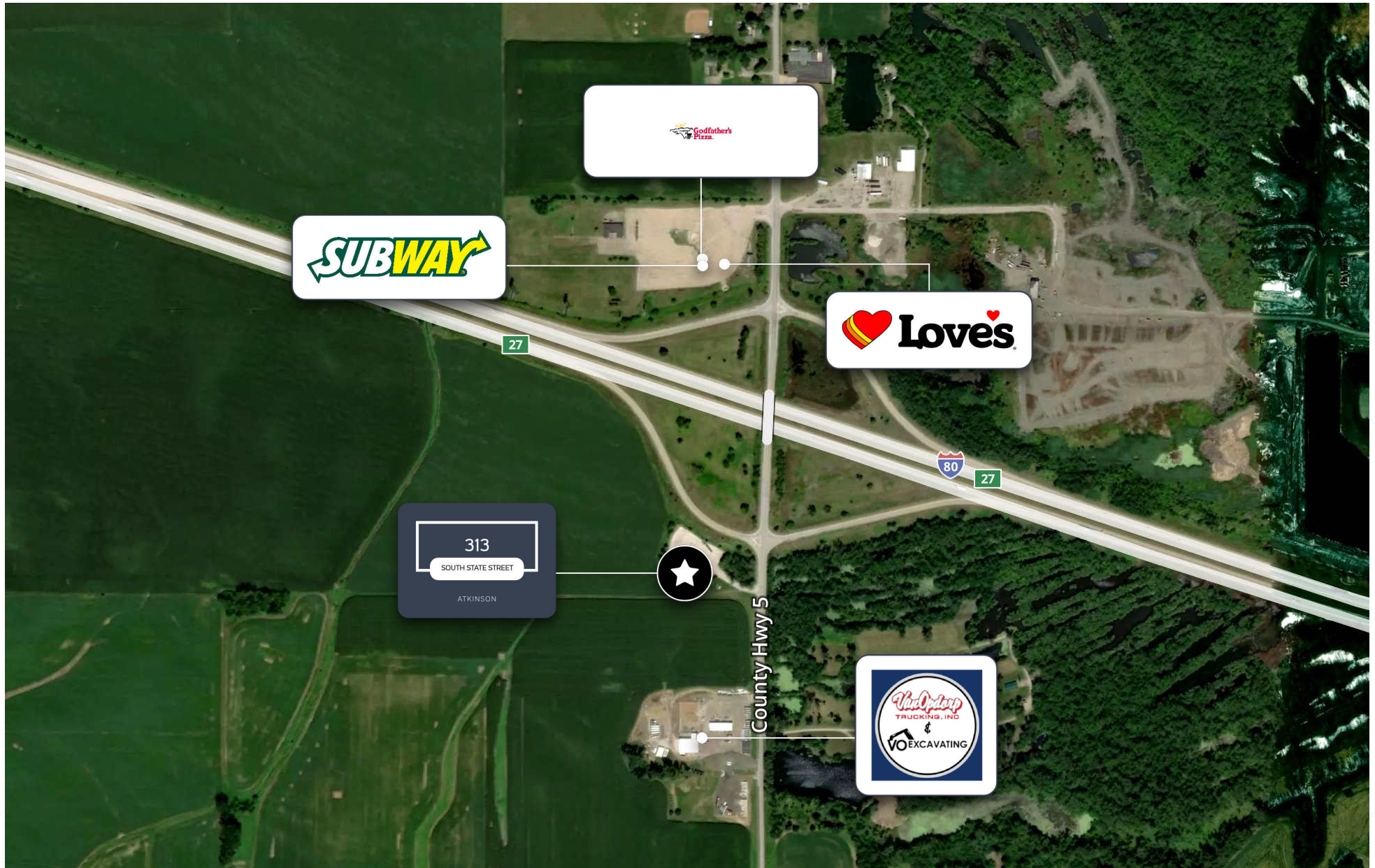
The Quad Cities region, straddling the Mississippi River on the border of Illinois and Iowa, is an attractive and diverse market for real estate investment. Comprised of the cities of Davenport and Bettendorf in Iowa, and Rock Island, Moline, and East Moline in Illinois, the Quad Cities boasts a population of nearly 400,000 people. This area is a growing hub for business, manufacturing, and logistics, benefiting from its strategic location between Chicago, Des Moines, and St. Louis.

With a well-established infrastructure and a diverse economy that includes major industries such as manufacturing, healthcare, and education, the Quad Cities offers a stable environment for investment. Recent revitalization efforts in downtown districts and waterfront areas have boosted demand for residential and commercial properties. Additionally, a growing workforce and local investment in innovation and technology make this region a focal point for future economic growth.

The Quad Cities also feature affordable property prices compared to larger metropolitan areas, providing opportunities for investors to capture strong returns in a lower-cost market. The area's robust rental demand, bolstered by a mix of college students, professionals, and families, ensures a steady stream of potential tenants. Investment opportunities include multi-family properties, commercial developments, and single-family rentals, with many areas showing potential for appreciation as development continues.

In summary, the Quad Cities represent a dynamic investment opportunity in the Midwest, offering a combination of affordability, economic diversity, and strong future growth potential. The region's access to major transportation routes and ongoing revitalization efforts further enhance its appeal as a long-term investment destination.

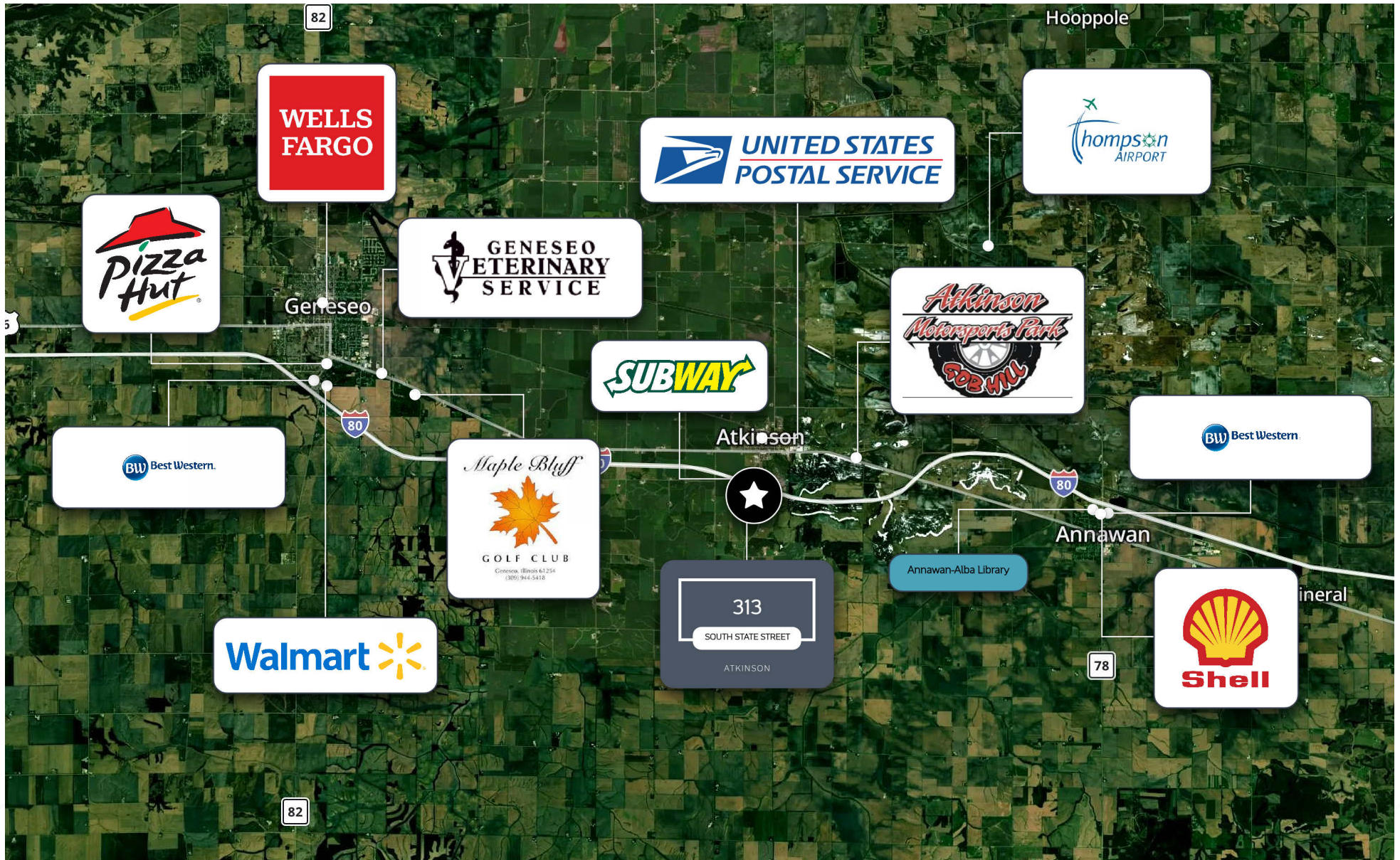
HWY 80 OFF-RAMP



LOCAL MAP



REGIONAL MAP





SUZIES[®]



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