

In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | A Licensed Iowa Broker #F06134000 | Licensed in AR, CA, CO, CT, DC, FL, GA, HI, ID, IL, IA, IN, KS, KY, ME, MD, MA, MI, MN, MO, MT, NC, ND, NE, NJ, NM, NY, NV, NM, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WY

# GARDAWORLD

## DAVENPORT, IA

17040 215TH STREET, DAVENPORT, IA 52806

value.



## LEAD CONTACT

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ACTUAL SITE



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# INVESTMENT HIGHLIGHTS



ACTUAL SITE

## TENANT & CREDIT QUALITY | GLOBAL SECURITY LEADER | ESSENTIAL SERVICES

- Leased to GardaWorld Cash Logistics, a global security and cash management provider serving financial institutions, retailers, and government clients across North America.
- Diversified operations across physical security, cash logistics, and risk consulting support stable demand across economic cycles.
- Long-term operating history at this site with corporate tenancy supporting continued occupancy and facility investment.

## LEASE & INCOME PROFILE | LONG-TERM NN LEASE | BUILT-IN RENT GROWTH

- Approximately 11.0 years of remaining lease term on a total lease of  $\pm 31.1$  years, reflecting strong long-term commitment to the location.
- 2.5% annual rent increases provide consistent income growth throughout the remaining term.
- NN lease structure with tenant responsible for maintenance and operating expenses, while landlord covers roof and structure.

## PRICING & RETURNS | STRONG CASH FLOW | ATTRACTIVE YIELD

- Offered at \$1,155,776 with a 7.25% cap rate, providing attractive yield in a credit-backed industrial net lease.
- New Roof Recently Installed, Highlighting Further Dedication to Supporting the Tenant's Presence at this Location
- Interior renovations completed in 2025, demonstrating the tenant's long-term commitment to the property.



# FINANCIAL SUMMARY

## PRICING SUMMARY

|                           |                                    |
|---------------------------|------------------------------------|
| PROPERTY NAME             | Gardaworld (Davenport, IA)         |
| PROPERTY ADDRESS          | 17040 215th S, Davenport, IA 52806 |
| PRICE                     | \$1,155,776                        |
| CAP RATE (CURRENT)        | 7.25%                              |
| NOI                       | \$83,793                           |
| YEAR BUILT / REMODELED    | 1974 / 2025                        |
| GROSS LEASABLE AREA (GLA) | ±6,000 Square Feet                 |
| LOT SIZE (SF)             | ±39,000 Square Feet                |
| LOT SIZE (ACRES)          | ±0.90 Acres                        |

## LEASE SUMMARY

|                         |  |
|-------------------------|--|
| LEASE COMMENCEMENT DATE | 11/28/2005   |
| LEASE EXPIRATION DATE   | 12/31/2036   |
| TOTAL LEASE TERM        | ±31.11 Years   |
| LEASE REMAINING         | ±10.99 Years   |
| INCREASES               | 2.5% Annual  |
| OPTIONS                 | Two 5-Year Options                                     |
| LEASE TYPE              | Double Net (NN)  |
| LEASE TYPE DETAILS      | Landlord responsible for roof & structure & foundation |



**GARDAWORLD**



# TENANT SUMMARY

## REVENUE IN 2025



**\$5.88 BILLION  
WORLDWIDE**

## LOCATIONS IN 2025



**500+ LOCATIONS  
WORLDWIDE**

## ADJUSTED EBITDA



**\$997 MILLION  
WORLDWIDE**

## EMPLOYEES IN 2025



**132K EMPLOYEES  
WORLDWIDE**

GardaWorld Cash Logistics supports the physical movement and safeguarding of currency for banks, retailers, and large commercial operators that depend on secure, uninterrupted cash circulation. The company's services play a critical role in daily financial operations, making its facilities essential infrastructure rather than discretionary real estate.

Operations are built around secure processing centers, armored transportation networks, and integrated technology platforms that manage high-volume cash handling with strict security and compliance standards. This operational complexity creates long-term site dependency and encourages tenant investment in specialized build-outs and equipment.

GardaWorld operates as part of a broader global security organization with multiple complementary business divisions. In addition to cash logistics, the company provides uniformed security services, mobile patrols, and risk advisory solutions through specialized teams focused on enterprise and government clients. This diversified platform supports stable revenues across economic cycles and reduces reliance on any single service line or industry.

With approximately \$6 billion in annual revenue and a large footprint across the United States and Canada, GardaWorld benefits from national scale, long-standing client relationships, and recurring contractual revenue. These factors contribute to consistent demand for secure operating facilities and reinforce the long-term viability of the tenant at the subject location.

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DAVENPORT, IA



DAVENPORT, IA

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# LOCAL MARKET

## **STRATEGIC MIDWEST LOCATION & CONNECTIVITY**

Davenport sits within the Quad Cities metro, a bi-state region that functions as a regional distribution and service hub along the Mississippi River. The market benefits from immediate access to Interstates 80 and 74, providing efficient east west and north south routes connecting to Chicago, Minneapolis, and St. Louis.

This central positioning supports time-sensitive logistics and service operations that rely on dependable ground transportation. Proximity to Davenport Municipal Airport and established freight corridors further enhances the area's suitability for secure logistics, service depots, and regional operations centers.

## **INDUSTRIAL ACTIVITY & TENANT DEMAND**

The Quad Cities economy is anchored by manufacturing, logistics, and distribution, creating sustained demand for functional industrial facilities. Major employers such as John Deere, Kraft Heinz, and large-scale distribution centers contribute to steady industrial occupancy and consistent service requirements across the region.

Industrial tenants in the market benefit from relatively affordable operating costs compared to larger Midwest metros, while still accessing strong infrastructure. This balance supports long-term tenancy and reduces relocation pressure, particularly for users with specialized buildouts and secure operational needs.

## **WORKFORCE & ECONOMIC STABILITY**

Davenport offers a stable labor pool with experience across manufacturing, transportation, and industrial services. This workforce profile aligns well with the staffing requirements of secure cash handling, logistics operations, and facility-based service businesses.

The broader regional economy is diversified across healthcare, manufacturing, retail, and logistics, helping moderate volatility during economic cycles. This diversification supports consistent commercial activity and reinforces long-term demand for essential service tenants operating in secure industrial facilities.





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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. 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