

**CHRISTIE
CLINIC**



**CHALIAN, LEAK &
CATARINICCHIA**

UROLOGY, LTD.

PREMIER MEDICAL GROUP, LLC

1401 EASTLAND DR, BLOOMINGTON, IL 61701



INTERACTIVE OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

PROPERTY SUMMARY | Matthews Real Estate Investment Services is pleased to present a medical building located in Bloomington, IL. 1401 Eastland Dr is comprised of 22,871 square-feet and situated on 2.04 acres of land. The opportunity is occupied by Christie Clinic and Premier Medical Group. Both tenants operate under a Modified Net lease with just under 7 years of lease term remaining. Including the recent capital expenditure improvements made within the past couple of years – ownership continues to make significant renovations to the building to improve both the interior and exterior of the building including roof and HVAC units.

Christie Clinic is one of the largest physician-owned multi-specialty medical practices in Illinois. They have 18 locations throughout Illinois that offer a wide variety of specialty medical services. The subject property, also known as Christie Clinic at Medical Hills, consists of 14 providers and 5 departments that include internal medicine, laboratory services, pediatrics, physical therapy, and radiology. Premier Medical Groups team consist of three Urologist with two on site nurse practitioners. The team specializes in general & pediatric urology including male infertility, prostate care, kidney & gall Stones, bladder control issues, incontinence and Vasectomies including no-scalpel vasectomies.

LOCATION SUMMARY | The subject property is located adjacent to the OSF St. Joseph Medical Center Campus in a strong medical corridor. Within the immediate area of 1401 Eastland Dr, you will experience a highly trafficked and populated area that consists of Illinois State University, Illinois Wesleyan University, the Eastland Mall and a variety of nationally known retailers in the vicinity. In addition, the area is home to State Farm's headquarters which brings increased job opportunities to the area.

Bloomington is a thriving suburb in the Midwest that's in the heart of Illinois. Located at the intersections of several major roadways, Bloomington is within two hours of Chicago, Saint Louis, and Indianapolis. Although Bloomington offers a sense of small-town charm and a welcoming community, the city is a vibrant commercial hub home to big-city attractions. The subject properties reside in the northwestern suburbs of Detroit and. Within a 10-mile radius of the subject property you can expect an average population of 143,832 people with the average household income being \$90,713.

INVESTMENT HIGHLIGHTS

- **BRAND NEW, SEVEN-YEAR LEASE WITH CHRISTIE CLINIC AND PREMIER MEDICAL GROUP**
- **STRONG MEDICAL CORRIDOR THAT INCLUDES OSF ST. JOSEPH MEDICAL CENTER**
- **VIBRANT COMMERCIAL HUB INCLUDING THE EASTLAND MALL AND NATIONALLY KNOWN RETAILERS**

TENANT OVERVIEW



CHRISTIE CLINIC

Christie Clinic is one of the largest physician-owned, multi-specialty group practices in Illinois with a network of 18 locations across Illinois. Established as a multi-specialty medical group, Christie Clinic offers comprehensive healthcare services through 14 dedicated providers and 5 specialized departments: Internal Medicine, Laboratory Services, Pediatrics, Physical Therapy, and Radiology. The clinic's commitment to patient-centered care and clinical excellence ensures that residents of Bloomington and surrounding areas have access to high-quality medical treatment. With a focus on personalized healthcare, Christie Clinic continues to be a trusted name in the Illinois medical community, providing a wide range of specialty services to meet the diverse needs of its patients.

18

LOCATIONS

1929

YEAR FOUNDED

CHAMPAIGN, IL

HEADQUARTERS

TENANT OVERVIEW



CHALIAN, LEAK & CATARINICCHIA

UROLOGY, LTD.

PREMIER MEDICAL GROUP, LLC

Chalian, Leak & Catarinicchia Urology - Premier Medical Group, LLC in Bloomington, IL, is a specialized urology practice under the Premier Medical Group umbrella. Premier Medical Group has been providing top-tier medical services for over 30 years, establishing a reputation for excellence and comprehensive patient care. Chalian, Leak & Catarinicchia Urology brings a wealth of expertise in urological health, enhancing the overall service quality and commitment of Premier Medical Group to patient well-being. They offer a comprehensive range of urologic services, including robotic prostate and kidney surgery, pediatric urology, treatment of prostate cancer, and management of kidney stones. The practice is part of the Premier Medical Group, which has a broad network of locations, including Bloomington, Normal, Clinton, and Pontiac, IL

1967

YEAR FOUNDED

BLOOMINGTON, IL

HEADQUARTERS

FINANCIAL OVERVIEW



\$5,460,000

LIST PRICE



7.50%

CAP RATE



\$409,430

NOI



±22,871 SF

GLA



\$238.73

PRICE PER
SQUARE FOOT

PROPERTY SUMMARY



Address 1401 Eastland Dr, Bloomington, IL 61701

TENANT SUMMARY



Tenant Multi-Tenant

Lease Type Modified Net

Increases CPI Increase Every Three (3) Years - Not to Exceed 5% After Year Two

Options Two, 6-Year Renewal Options

For financing options reach out to:

COREY RUSSELL
corey.russell@matthews.com
(972) 636-5280



RENT ROLL

RENT ROLL	RENTABLE SQUARE FEET	% BUILDING SHARE	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL RENT PER SF	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	LEASE TYPE	INCREASES AND RENEWAL OPTION
SUITE A (CHRISTIE CLINIC)	17,388	76%	4/1/2023	3/31/2031	\$18.91	\$27,400.59	\$328,807.08	Modified Net	2, 6-year renewal options. CPI Escalations every three years after year two not to exceed 5%
SUITE B (PREMIER MEDICAL GROUP)	5,483	24%	4/1/2023	3/31/2031	\$18.94	\$8,654.00	\$103,848.02	Modified Net	2, 6-year renewal options. CPI Escalations every three years after year two not to exceed 5%
TOTALS	± 22,871	100%				\$36,054.59	\$432,655.10		



INCOME STATEMENT		PER SF
Rental Income	\$432,655.10	\$18.92
Insurance	\$9,833.00	\$0.43
Real Estate Taxes	\$95,453.00	\$4.17
OPERATING EXPENSES		
Repairs and Maintenance	\$5,000.00	\$0.22
Accounting	\$3,000	\$0.13
Insurance	\$9,833.00	\$0.43
Real Estate Taxes	\$95,453.00	\$4.17
Property Management	\$15,000.00	\$0.66
Total Expenses	\$128,286.00	\$5.61
Net Operating Income	\$409,655.10	\$17.91

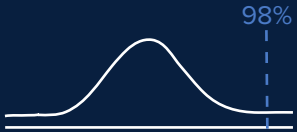


HIGHLY RATED HEALTHCARE LOCATION

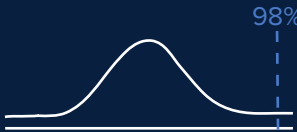
TOP RANKED HEALTHCARE HUB LOCATION

NO. OF MONTHLY VISITORS WITHIN 0.25 MI
314K

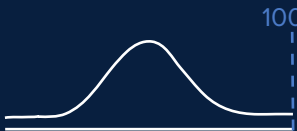
3.8M
NUMBER OF ANNUAL VISITS WITHIN 0.25 MI



NATIONWIDE TOP 2%

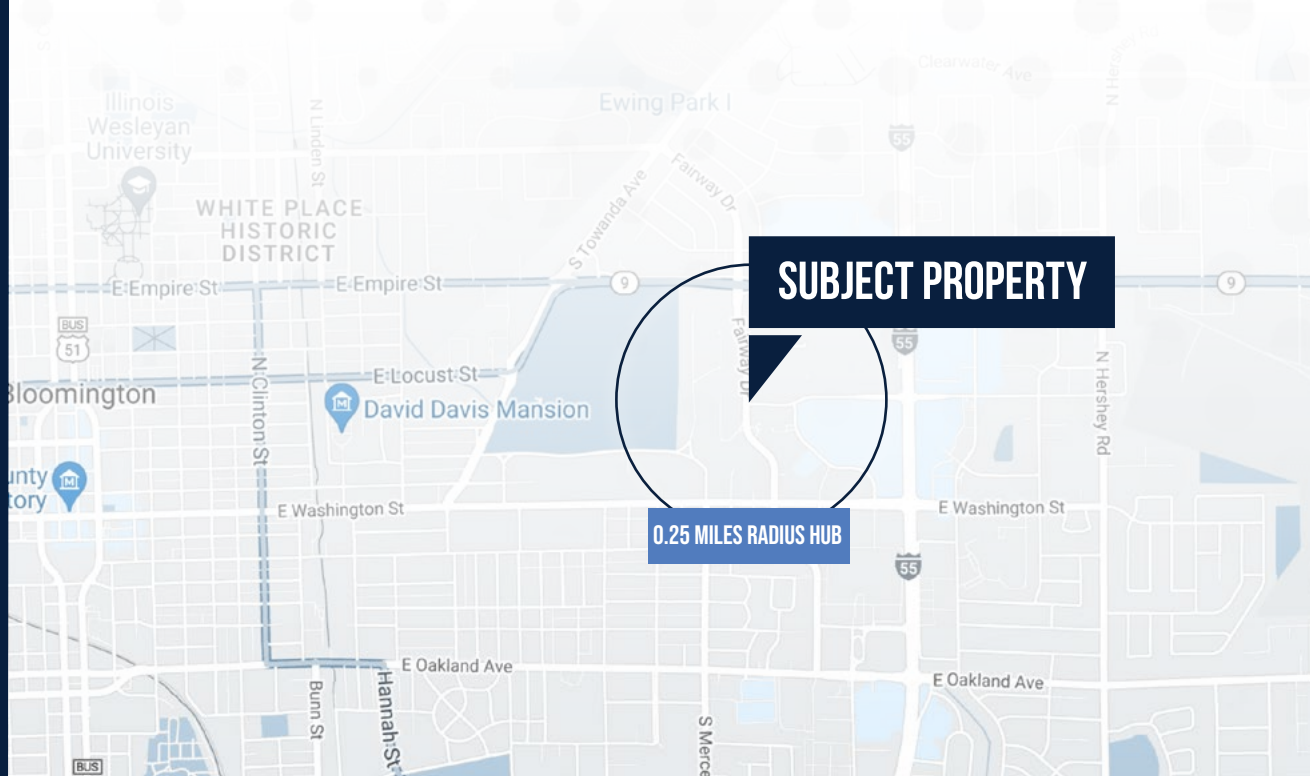


ILLINOIS TOP 3/116



REGIONAL 100% PERCENTILE RANK

Christie Clinic in Bloomington, IL, is ideally situated less than half a mile from the renowned OSF St. Joseph Medical Center. This proximity places Christie Clinic within a top-tier healthcare region, recognized both within Illinois and nationally. With OSF as a major healthcare facility, the surrounding neighborhood sees around 14 Million annual visitors. The medical center is a vital part of the community, serving a high volume of patients annually and providing essential healthcare services with convenient access to public transit.



SUBJECT PROPERTY

0.25 MILES RADIUS HUB



ILLINOIS STATE UNIVERSITY
21,039 STUDENTS

SHOPPES AT COLLEGE HILLS



EASTLAND MALL



CARLE BROMENN MEDICAL CENTER
221 BEDS

SUBJECT PROPERTY

VETERANS PKWY
± 20,000 VPD



ILLINOIS WESLEYAN UNIVERSITY
2,090 STUDENTS

BLOOMINGTON COUNTRY CLUB

E EMPIRE ST ± 19,000 VPD



BLOOMINGTON HIGH
1,374 STUDENTS



ST JOSEPH MEDICAL CENTER
149 BEDS

E WASHINGTON ST



CENTRAL ILLINOIS REGIONAL AIRPORT
± 5.8 MILES AWAY



MILLER PARK LAKE



LAKESIDE COUNTRY CLUB



HIGHLAND PARK GOLF COURSE

VETERANS PKWY
± 15,000 VPD

AREA OVERVIEW

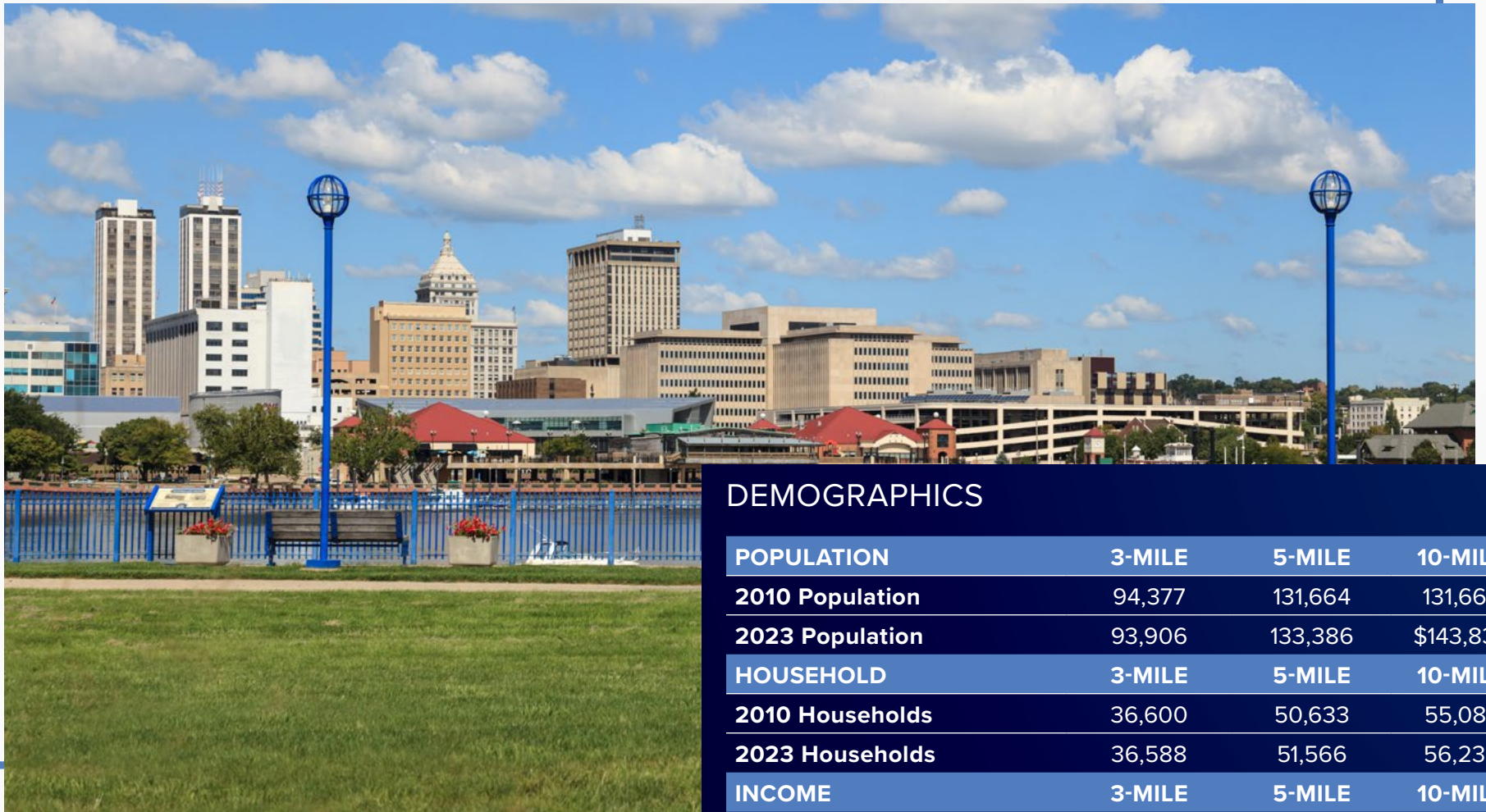
BLOOMINGTON, IL

Bloomington is a city in and the county seat of McLean County, Illinois. It is adjacent to Normal and is the more populous of the two principal municipalities of the Bloomington-Normal metropolitan area with a city population of over 79,000 residents. Bloomington is 135 miles southwest of Chicago and 162 miles northeast of St. Louis. Bloomington is the fifth-most populous city in the state outside the Chicago Metropolitan Area. Combined with Normal, the twin cities have a population of more than 132,000 residents.

The Bloomington-Normal metropolitan area has a thriving local economy. Bloomington is home to the corporate headquarters of State Farm Insurance and Country Financial. Bloomington also enjoys a low cost of living as its cost of living is 18% below the national cost of living average.

Bloomington offers several attractions including Downtown Bloomington and Grossinger Motors Arena. The Constitution Trail, located throughout the Bloomington-Normal metropolitan area, is an extensive, paved multi-use pathway. Bloomington is the ideal place for suburban living in Central Illinois due to its low cost of living, strong economy, variety of attractions, and proximity to other major cities.





DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2010 Population	94,377	131,664	131,664
2023 Population	93,906	133,386	\$143,832
HOUSEHOLD	3-MILE	5-MILE	10-MILE
2010 Households	36,600	50,633	55,087
2023 Households	36,588	51,566	56,239
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$80,384	\$87,095	\$90,713

BLOOMINGTON ECONOMY

Bloomington’s local economy is supported by the insurance and financial services industries. Fortune 1000 companies headquartered in the city include State Farm Insurance and Country Financial. Bloomington is also a major transportation and distribution center with convenient access to Interstates 39, 55, and 74, U.S. Routes 51 and 150, and State Route 9. Thus, nearby cities such as Peoria, Springfield, Decatur, Champaign, and Chicago are all easily accessible. The area is also home to two major universities: Illinois State University and Illinois Wesleyan University. Both universities provide high-quality education and effectively prepare students to become talented members of the local workforce.

BLOOMINGTON ATTRACTIONS

DOWNTOWN BLOOMINGTON

Downtown Bloomington is the historical and cultural heart of the city. The area features a vibrant arts and music scene, a unique shopping experience, and lots of local eateries. Downtown Bloomington also offers galleries, a history museum, bars and musical entertainment, a farmer's market, numerous festivals, service providers, and many more. A popular attraction is the McLean County Museum of History. The museum traces Abraham Lincoln's time as an attorney in the area and has a re-created pioneer log cabin.

GROSSINGER MOTORS ARENA

Situated in southwest Downtown Bloomington, the Grossinger Motors Arena is a premier event venue as it hosts a variety of events including concerts, family shows, ice shows, and trade shows. The arena is also home to the Bloomington Edge of the Indoor Football League and the Central Illinois Flying Aces of the United States Hockey League. With over 180,000 square feet of space, the arena boasts a fixed seating capacity of 7,000 but can seat over 8,000 for special events.

BLOOMINGTON HIGHER EDUCATION

ILLINOIS WESLEYAN UNIVERSITY

The Illinois Wesleyan University is a private liberal arts college that is home to over 2,000 students. The university offers more than 80 majors, minors, and concentrations. A unique feature of the university is that it offers a month-long experimental learning option for students called Play Term in which students learn about a single course or topic that interests them. IWU has over 160 student organizations on campus for students to participate in. The Illinois Wesleyan Titans compete in the College Conference of Illinois and Wisconsin in the NCAA's Division III.

ILLINOIS STATE UNIVERSITY

Located two miles south of the property, Illinois State University educates more than 20,000 students. ISU is the oldest public university in the state of Illinois. The university offers over 160 degree options across its 6 colleges. Elementary education, marketing, finance, agriculture, and special education are some of the most popular degrees conferred. Illinois State also has several points of interest including the Adler Planetarium and Braden Auditorium, which have both become popular attractions in the city. Another popular attraction is Red Bird Arena, where the men's basketball, women's basketball, and women's volleyball teams play games. Around 400 ISU students are part of Redbird Athletics, which is made up of 19 sports primarily competing in the NCAA Division I Missouri Valley Conference.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1401 Eastland Dr, Bloomington, IL 61701** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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