



Central Illinois Urgent Care

 1325 Koester Dr, Forsyth, IL 62535

\$1,065,000

PRICE



OFFERING MEMORANDUM

7.75%

CAP RATE

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FINANCIAL OVERVIEW

1325 KOESTER DR, FORSYTH, IL 62535





1325 Koester Dr,
Forsyth, IL 62535

\$1,065,000

PRICE

7.75%

CAP RATE

NOI *rent eff 11/1/26 \$82,552

RENTABLE SQ FT 4,856

YEAR BUILT/RENOVATED 1980/2021

LOT SIZE (AC) 0.46 Acres

APN: 07-07-23-104-002

TENANT Central Illinois Urgent Care

GUARANTOR Toofan Medical Holdings, LTD

LEASE TYPE Double Net

RENT COMMENCEMENT November 1, 2021

LEASE EXPIRATION October 31, 2031

TERM REMAINING 5.5 Years

INCREASES Annually in Options

OPTIONS (2), 5-Year

TENANT RESPONSIBILITIES CAM, Taxes, & Insurance

LANDLORD RESPONSIBILITY Roof, Structure, HVAC



RENT SCHEDULE

ANNUAL RENT

MONTHLY RENT

CURRENT: **\$82,552** *rent eff 11/1/26 **\$6,879**

Option I: 3.00% Annual Increases

Option II: 3.00% Annual Increases

LEASE ABSTRACT

CAM: Tenant Reimburses

Real Estate Taxes: Tenant Reimburses

HVAC: Landlord Responsible

Insurance: Tenant Responsible

Roof & Structure: Landlord Responsible



LEASE TERM	YEAR	DATE	RENT INCREASE	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
CURRENT	YEAR 6	11/1/2026		\$82,552	\$6,879	\$17.00	7.75%
	Year 7	11/1/2027		\$82,552	\$6,879	\$17.00	7.75%
	Year 8	11/1/2028		\$82,552	\$6,879	\$17.00	7.75%
	Year 9	11/1/2029		\$82,552	\$6,879	\$17.00	7.75%
	Year 10	11/1/2030		\$82,552	\$6,879	\$17.00	7.75%
OPTION I	Year 11	11/1/2031	3.00% Increase	\$85,028	\$7,085	\$17.51	7.98%
	Year 12	11/1/2032	3.00% Increase	\$87,579	\$7,298	\$18.04	8.22%
	Year 13	11/1/2033	3.00% Increase	\$90,206	\$7,517	\$18.58	8.47%
	Year 14	11/1/2034	3.00% Increase	\$92,913	\$7,742	\$19.13	8.72%
	Year 15	11/1/2035	3.00% Increase	\$95,700	\$7,975	\$19.71	8.99%
OPTION II	Year 16	11/1/2036	3.00% Increase	\$98,571	\$8,214	\$20.30	9.26%
	Year 17	11/1/2037	3.00% Increase	\$101,528	\$8,460	\$20.91	9.53%
	Year 18	11/1/2038	3.00% Increase	\$104,574	\$8,714	\$21.54	9.82%
	Year 19	11/1/2039	3.00% Increase	\$107,711	\$8,975	\$22.18	10.11%
	Year 20	11/1/2040	3.00% Increase	\$110,942	\$9,245	\$22.85	10.42%



PROPERTY OVERVIEW

1325 KOESTER DR, FORSYTH, IL 62535





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LOCATIONS



EFFINGHAM, IL

HEADQUARTERS



2014

YEAR FOUNDED

COMPANY OVERVIEW



Central Illinois Urgent Care is an urgent care started in order to provide Central Illinois and its surrounding communities with high-quality health care in a caring, timely and cost-effective manner. Central Illinois Urgent Care is the answer when you need immediate attention. Visit us and you will avoid the long wait to see your primary care physician and the high cost and hassle of a trip to the emergency department. We value your time and understand illnesses and injuries are never planned. Central Illinois Urgent Care is here for you with extended hours and you never need an appointment to be seen! As part of our comprehensive care for you, we offer an on-site laboratory, digital X-ray, and common prescription medications. That will save you trips to the pharmacy and other medical providers saving you time and money.

**BRAND-NEW ROOF**

- Roof replaced in 2026
- 20-year transferable warranty

**ORIGINAL 10-YEAR LEASE WITH 5.5 YEARS LEFT**

- 10-Year base term commenced in November 2021
- Tenant has two, five-year renewal options available

**RARE ANNUAL RENT BUMPS IN OPTIONS**

- 3.00% annual rent increases in both options
- Pro-forma cap rate of 7.98% by 2031 | Pro-forma cap rate of 9.26% by 2036

**ADJACENT TO HICKORY POINT MALL**

- 826,000+ square foot mall with 10 anchor tenants
- Anchor tenants include Von Maur, TJMaxx, Kohl's, Ross, Finish Line and Bath & Body Works

**INTERSTATE 72 EXIT CORRIDOR LOCATION**

- The building is positioned directly off of Interstate 72 in a dense retail corridor
- Located next to Best Buy and PetSmart and across the street from Panda Express
- Lowe's, Sam's Club, Walmart and Menards are all down the street

**2021 RENOVATION**

- Full renovation in 2021
- High-Quality, attractive facade

**CENTRAL ILLINOIS URGENT CARE HAS 5 LOCATIONS**

- Services 5 nearby markets in Illinois including Effingham, Lincoln, Litchfield and Taylorville

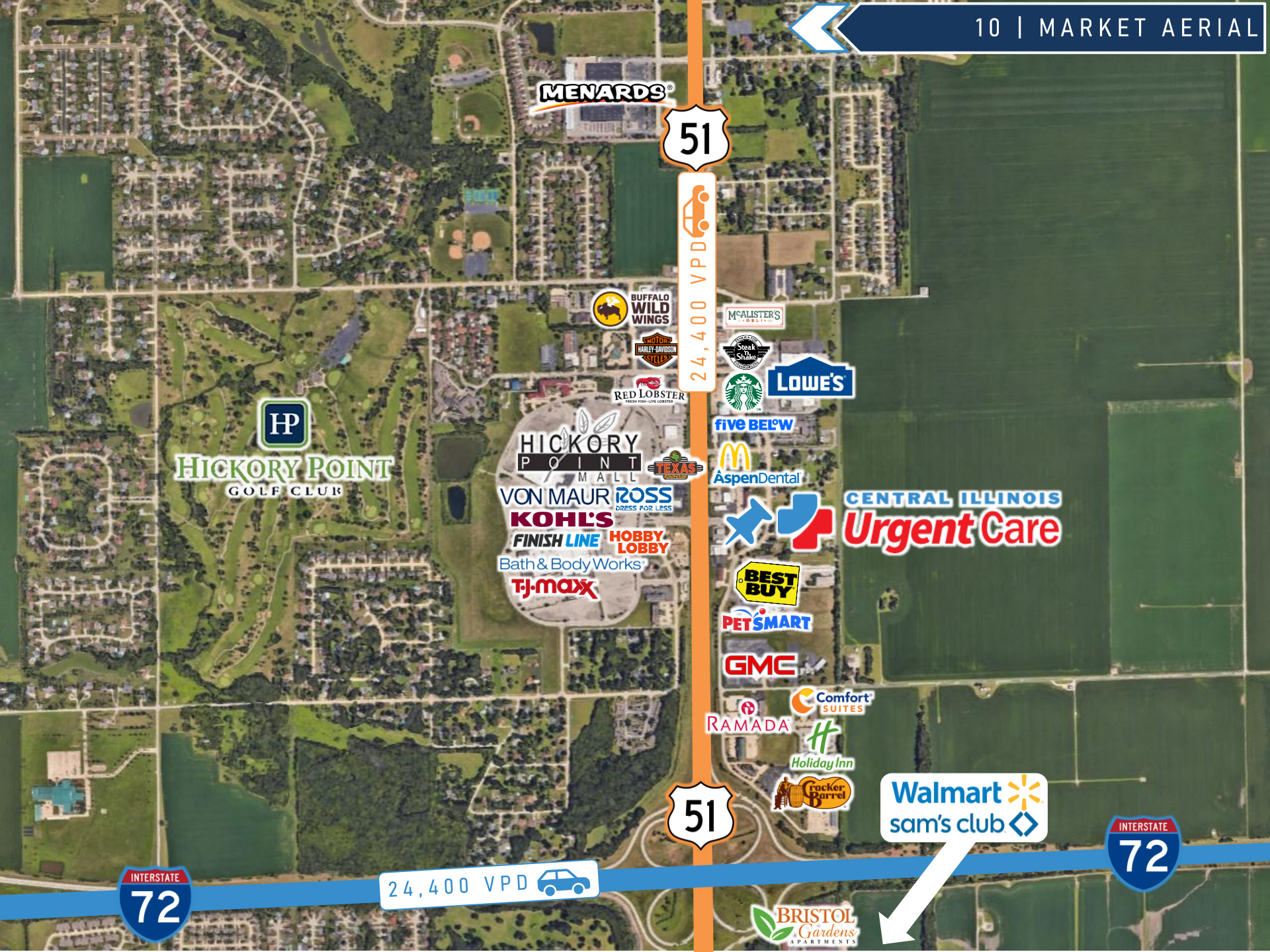




MARKETOVERVIEW

1325 KOESTER DR, FORSYTH, IL 62535





MENARDS®



24,400 VPD



FIVE BELOW



AspenDental



CENTRAL ILLINOIS
Urgent Care



PET SMART

GMC

RAMADA

Comfort
SUITES

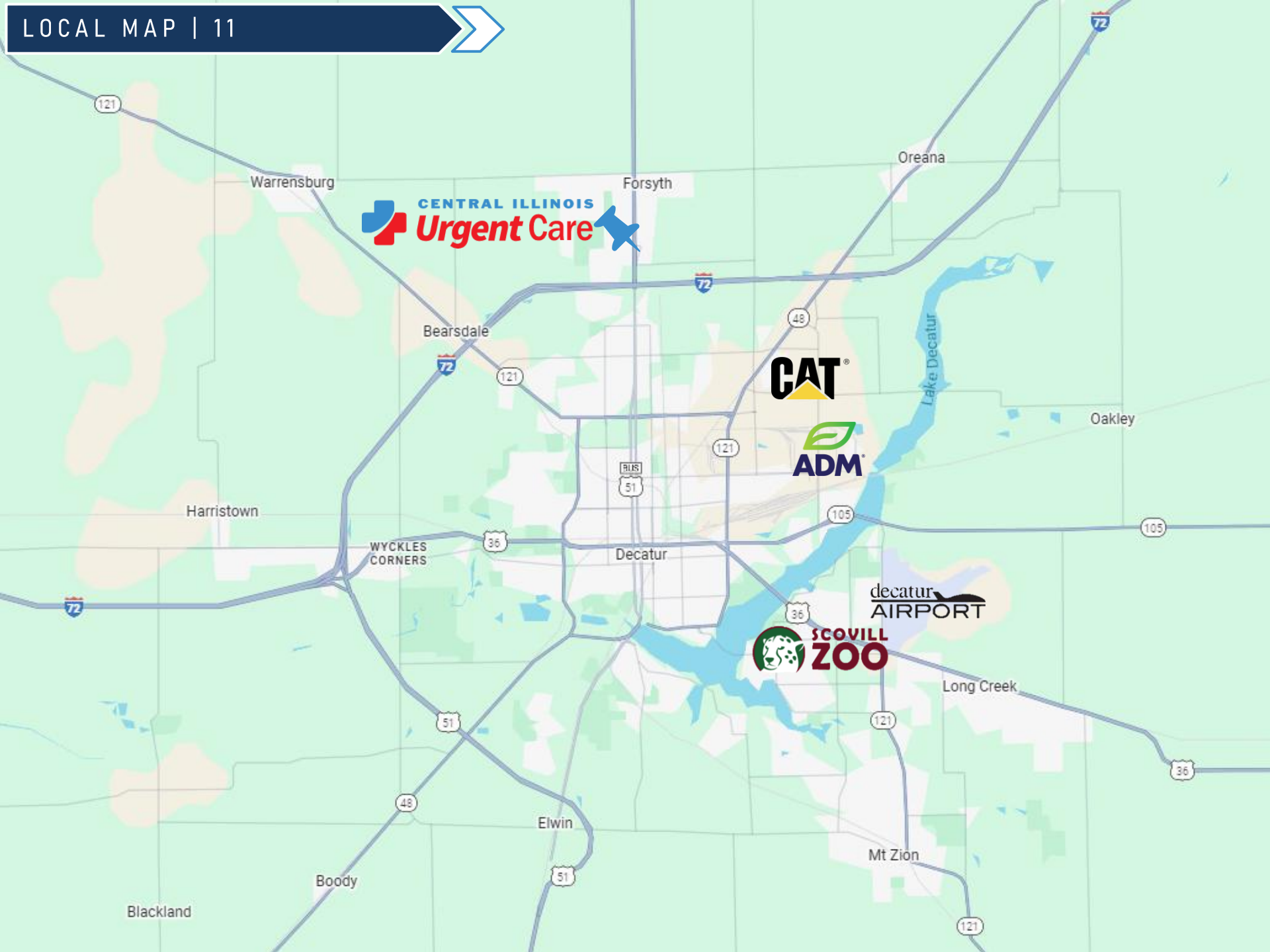


Walmart
sam's club



24,400 VPD

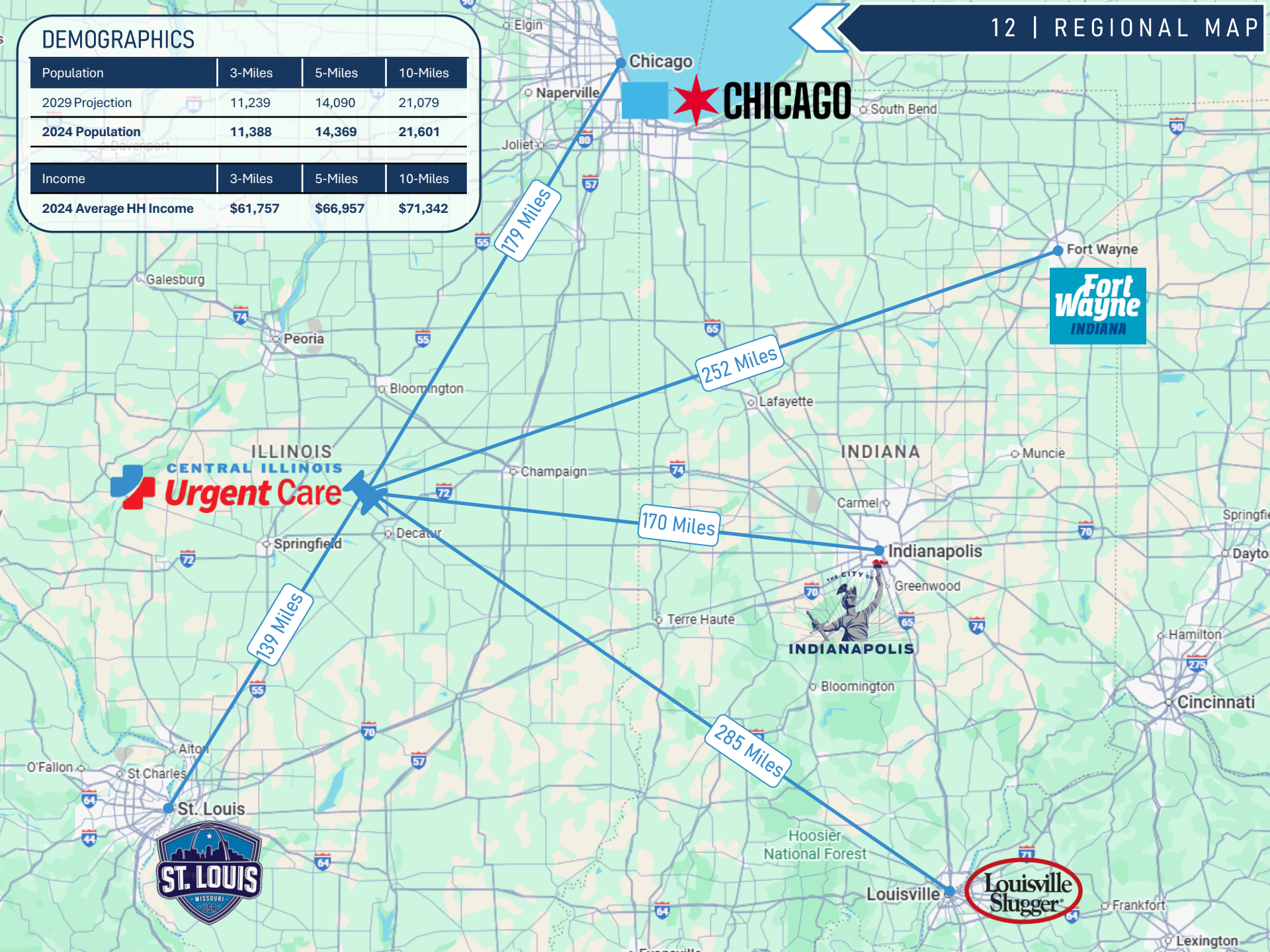




DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2029 Projection	11,239	14,090	21,079
2024 Population	11,388	14,369	21,601

Income	3-Miles	5-Miles	10-Miles
2024 Average HH Income	\$61,757	\$66,957	\$71,342



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