

ATHLETICO

PHYSICAL THERAPY

Recent 6-Year Lease Extension | 1.50% Annual Increases | \$103,000 AHHI in 1-Mile

ATHLETICO PHYSICAL THERAPY

WORK INJURIES

NECK &
BACK PAIN

PRE- & POST-
SURGICAL CARE

SPORTS REHAB

FREE
ASSESSMENTS

OFFERING MEMORANDUM
PEKIN, ILLINOIS (PEORIA MSA)

Marcus & Millichap
THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. 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.

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OFFERING SUMMARY

PROPERTY ADDRESS

Athletico Physical Therapy

3289 Court Street

Pekin, IL 61554

OFFERING SUMMARY

Price:	\$498,000
Cap Rate:	7.25%
Net Operating Income:	\$36,040
Building Square Footage:	2,800 Sq Ft
Year Built:	1990 2012
Lot Size:	+/- 0.52 Acres

LEASE SUMMARY

Tenant:	Accelerated Health Systems, LLC
Guaranty:	Corporate
Lease Commencement:	5/8/2012
Rent Commencement:	5/8/2025
Lease Expiration:	5/7/2031
Lease Term Remaining:	5+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	1.50% Annually
Renewal Options:	Two, Five-Year
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	McDonald's Parking	Cap Rate
1-2	5/8/2025	5/7/2027	\$32,200	\$3,840	7.25%
3	5/8/2027	5/7/2028	\$32,683	\$3,840	7.33%
4	5/8/2028	5/7/2029	\$33,173	\$3,840	7.43%
5	5/8/2029	5/7/2030	\$33,671	\$3,840	7.53%
6	5/8/2030	5/7/2031	\$34,176	\$3,840	7.63%
7 (Option 1)	5/8/2031	5/7/2032	\$34,689	\$3,840	7.74%
8	5/8/2032	5/7/2033	\$35,209	\$3,840	7.84%
9	5/8/2033	5/7/2034	\$35,737	\$3,840	7.95%
10	5/8/2034	5/7/2035	\$36,273	\$3,840	8.05%
11	5/8/2035	5/7/2036	\$36,817	\$3,840	8.16%
12 (Option 2)	5/8/2036	5/7/2037	\$37,369	\$3,840	8.27%
13	5/8/2037	5/7/2038	\$37,930	\$3,840	8.39%
14	5/8/2038	5/7/2039	\$38,499	\$3,840	8.50%
15	5/8/2039	5/7/2040	\$39,076	\$3,840	8.62%
16	5/8/2040	5/7/2041	\$39,663	\$3,840	8.74%

INVESTMENT HIGHLIGHTS

- Recent 6-Year Lease Extension with Annual Increases**
 - Athletico recently signed a new lease extension, casting out their base term to 2031.
 - Commencing in year 3 of the lease, there are 1.50% annual increases in rent, providing a good hedge against inflation.
 - In addition to the 6-year lease extension, there are two additional five-year options to extend.
 - There is additional income from McDonald's next door, which has been paying for additional parking since the beginning of the lease in 2012.
- Outparcel to Planet Fitness (315,000+ Annual Visitors) and Goodwill (73,000+ Annual Visitors) Anchored Center**
 - Planet Fitness and Goodwill act as anchor tenants, consistently attracting a large volume of customers on a daily and weekly basis. Outparcels directly benefit from this consistent customer flow, gaining exposure to a diverse range of potential customers who may not have otherwise visited.
 - The subject property is strategically located along highly trafficked Main Street, making it highly visible and easily accessible to passing traffic and those entering the center. This prime positioning attracts the attention of passersby and allows for convenient stops without requiring customers to navigate the larger shopping center interior.
- Down the Street to Brand New Redevelopment with Ross Dress for Less, Marshalls, and Five Below**
 - East Court Village is a 405,000-square foot shopping center with numerous national tenants.
 - Ross Dress for Less, Marshalls, and Five Below are currently under construction and opening in the fall of 2025.
 - Tenants already within the center include: Hobby Lobby, Tractor Supply, Aldi, Starbucks, Petco, and more.
- Pekin is Located Within the Peoria MSA**
 - The Peoria metropolitan area is the third largest metro area in Illinois with a population of more than 379,000 and a trade area of 750,000.
 - Peoria is the largest city on the Illinois River and the principal city of the Peoria metropolitan area, consisting of five counties, including Marshall, Peoria, Stark, Tazewell, and Woodford.



SITE PLAN



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION (2024):

1-Mile Radius	3,429
3-Mile Radius	28,461
5-Mile Radius	40,552

HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	\$103,015
3-Mile Radius	\$80,622
5-Mile Radius	\$84,175



TENANT PROFILE

For more than 30 years we've been helping remove pain and discomfort from people's lives. Athletico is a leading provider of physical and occupational therapy services, with over 900 locations in 25 states and the District of Columbia. They offer a wide range of services, including physical therapy, occupational/hand therapy, work injury care, and athletic training. Athletico is known for its commitment to high-quality care, patient satisfaction, and employee development.

We started with one therapist trying to make a difference in his community. Our Founder and Executive Chairman, Mark Kaufman was a physical therapist and athletic trainer with a vision to help as many people as possible. He started by providing rehabilitation services for student athletes at various organizations, with his first two being Francis W. Parker High School and Chicago Lions Rugby. Through his work with these athletes, he recognized the need for a dedicated sports rehabilitation and physical therapy facility in Chicago which led to our first clinic opening in 1991. We employ more than 9,000 expert clinicians, athletic trainers and other team members. In addition to physical therapy, we also provide athletic training, occupational therapy, specialty programs and fitness services to high schools, colleges and professional sports teams. Our expertise also includes evaluating workers' compensation issues, like work conditioning, job-site analysis and ergonomic assessments.

As a partner of the Illinois Physical Therapy Association (IPTA), we are happy to work together to improve the healthcare landscape for patients. We also proudly support IPTA's vision of revitalizing society by optimizing movement to improve the human experience.

Company Type: Private
Location: Oak Brook, Illinois (900+ Locations)
Website: <https://www.athletico.com/>

900+

Locations in
25 States

9,000+

Expert Clinicians
Employed

30+

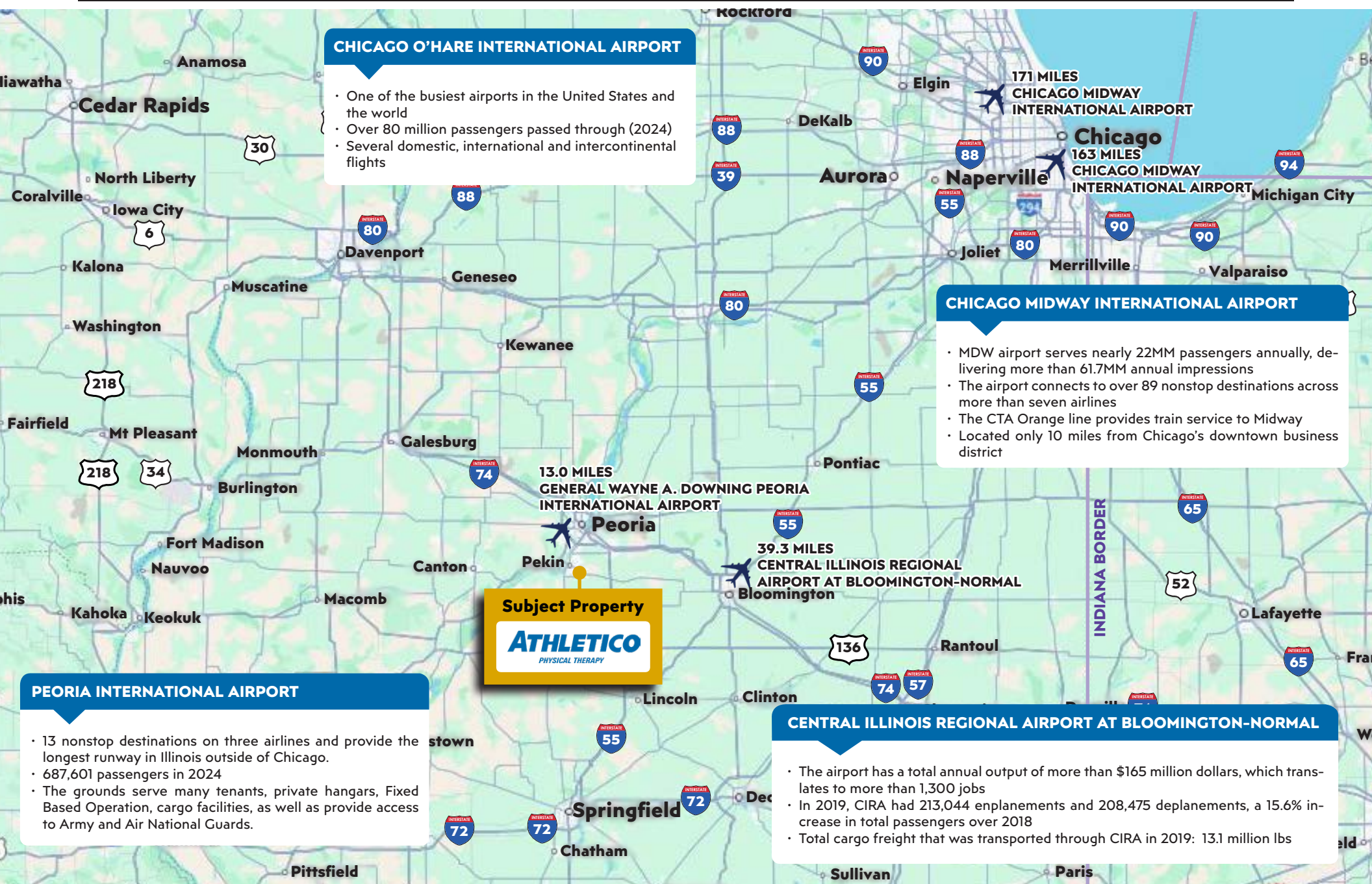
Years Since
Opening



PROPERTY PHOTOS



REGIONAL MAP



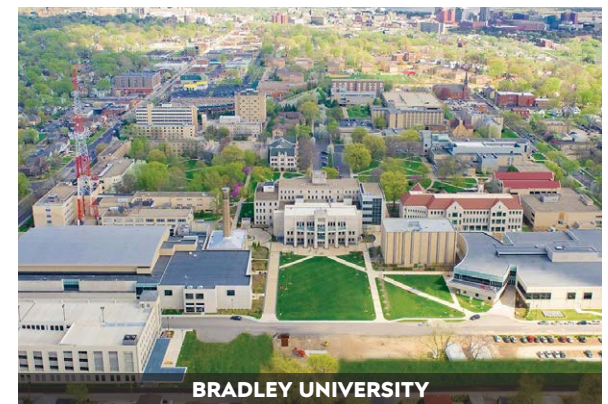
AREA OVERVIEW

PEKIN

- Known as the Marigold Capital of the World, Pekin has one of the largest park districts in Illinois.
- From family-friendly attractions to our outstanding sports venues, Pekin is a great home base for playing in and exploring the heart of Illinois.
- Come explore our trails full of incredible sights. Sit riverside or walk out on the pier for breathtaking views of the Illinois River. Launch a boat off our easy-access ramp and docks. Eat your way through yummy local favorites.
- Downtown Pekin Street Party Concert Series does not disappoint with popular bands and local street vendors.
- Pekin Park District Mineral Springs Park is a mecca for fun. Located at the center of town near our famous Pavilion, the park features a beautiful lagoon, fountains, an adaptive playground, skateboard ramps, DragonLand waterpark, Veterans Memorial ice rink, paddleboats, mini-golf, baseball fields, tennis courts, and more.
- Area attractions like the Peoria Civic Center, Dozer Park, the Peoria Riverfront Museum, the Peoria Zoo, Corn Stock Theatre, the Jukebox Comedy Club, and Wildlife Prairie Park are all within a 20-minute drive.

PEORIA

- The oldest community in Illinois, Peoria is equal distance from Chicago and St. Louis.
- An enviable standard of living, exciting venues within a 15-20 minute drive from our homes, safe streets, quality and quantity shopping, our own symphony, our own ballet, Broadway Theater League, museums, art guilds, first-class medical facilities, the nation's oldest community theater and oldest Santa Claus parade.
- The vibrant riverfront showcases a multitude of festivals and celebrations that light up the summer nights much like our extraordinary Fourth of July Skyconcert... a fireworks show that draws well over 100,000 annually.
- The site of the U.S. headquarters for Caterpillar, Inc., but they have many global businesses that allow Peoria to play all over the world through their products and services. Peoria has begun to diversify its economy with infotech industries as well. Thus our business community attracts some of the brightest graduates throughout the nation.
- This three-time All-American City has the heart that is so well known in the Midwest. While we enjoy a variety of sophisticated entertainment, they are still homey enough to enjoy a tractor pull at the County fair, and many citizens vie for blue ribbons for their original cookie recipe or their prize bull during that competition.
- Sand Ridge State Forest, just minutes southwest of Peoria, this 7,200-acre forest, the largest of Illinois' state forests, boasts sweeping expanses of native oak-hickory woodland, extensive pine plantations, sprawling open fields, grasslands and completely unique sand prairies.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	3,523	30,932	44,177
2020 Population	3,497	29,090	41,340
2024 Population	3,429	28,461	40,552
2029 Population	3,390	28,165	40,107
HOUSEHOLDS			
2010 Households	1,511	13,084	17,701
2020 Households	1,525	12,738	17,309
2024 Households	1,510	12,701	17,250
2029 Households	1,500	12,676	17,210
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	69.4%	64.3%	67.5%
2020 Owner Occupied Housing Units	66.0%	60.2%	63.7%
2024 Owner Occupied Housing Units	66.7%	61.0%	64.3%
2029 Owner Occupied Housing Units	67.0%	61.1%	64.5%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	24.1%	29.7%	26.7%
2020 Renter Occupied Housing Units	25.6%	30.0%	27.3%
2024 Renter Occupied Housing Units	24.8%	29.2%	26.6%
2029 Renter Occupied Housing Units	24.6%	29.1%	26.5%
AVERAGE HOUSEHOLD INCOME	\$103,015	\$80,622	\$84,175

AREA SNAPSHOT



40,107
POPULATION (5-MILE)



33,195
DAYTIME POPULATION (5-MILE)



17,210
HOUSEHOLDS (5-MILE)



\$103,015
AVERAGE HOUSEHOLD INCOME (1-MILE)