

Marcus & Millichap
TAG INDUSTRIAL GROUP

5959 SAINT LOUIS AVENUE

SAINT LOUIS, MO 63120

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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Marcus & Millichap





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The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lights. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or a factory interior.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Located 0.75 Miles from State Road 115 and 1.8 Miles from I-70
- Tight Barrier-to-Entry Submarket with No New Industrial Properties Under Construction
- Vacancy in this Submarket is 5%, Given the Low Vacancy, Market Rent Growth has Averaged 3.1% Over Five Years
 - Sealtite was Founded in 1946 and is AS9100D Certified
- Sealtite Works Closely with Industry Leaders Such as Boeing, Emerson Electric, Lincoln, and US Government Entities
 - Located in an Opportunity Zone Which Could Lead to Reduction in Taxes
 - Parking Lot was Resurfaced Two Years Ago

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5959 Saint Louis Avenue in Saint Louis, Missouri, leased to Sealtite Corporation. The subject property consists of approximately 33,475 square feet of space and is situated on one acre of land. The asset features a recently resurfaced parking lot. Located just 0.75 miles from State Road 115 and 1.8 miles from Interstate 70, the property is in an opportunity zone that offers tax reductions that coincide with the lease term. The property is situated in St. Louis City North, a submarket with a tight barrier-to-entry. With no industrial properties under construction, the vacancy rate in St. Louis City North ended the second quarter at just 5 percent. Over the last five years, market rents have grown 3.1 percent on average (CoStar).

Since 1946, Sealtite Corporation has been an industry leader in developing and producing seals and gaskets that extend the life of user products. Sealtite's customers include industry leaders such as Boeing, Emerson Electric, Lincoln, and various entities of the U.S. Government. Meeting Military and Aerospace specifications, Sealtite Corporation is certified AS9100D.

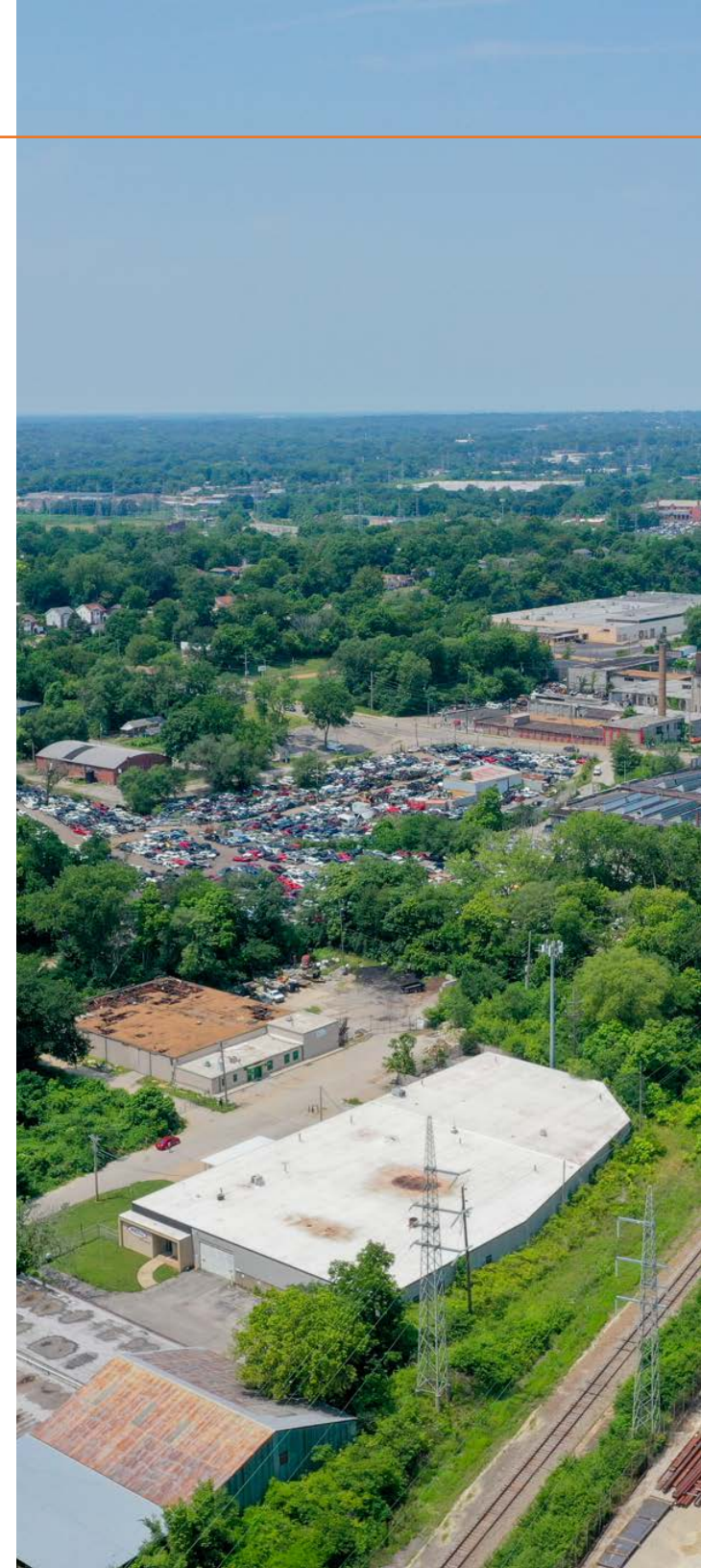
The St. Louis metro is near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and has more than 2.9 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 1 million people. The city of St. Louis, which is located at the confluence of the Mississippi and Missouri rivers, is the only city in the metro with a population of more than 300,000 citizens. As Saint Louis continues to be a desirable industrial market for investors, a recent report ranked Saint Louis as the tenth industrial market to watch in 2019.

PROPERTY DETAILS

5959 SAINT LOUIS AVENUE, SAINT LOUIS, MO 63120

Number of Suites	1
Number of Buildings	1
Total Square Feet	33,475
Warehouse Square Feet	31,475
Office Square Feet	2,000
Office Ratio	6%
Year Built	1950
Lot Size	1 Acre
Type of Ownership	Fee Simple
Clear Height	14'
Parking Spaces	25 Spaces
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner User
Dock High Doors	4 Docks
Grade Level Doors	1 Drive In
Construction	Masonry
Power	480v
Type of Lighting	LED
Zoning	K
Roof Type	TPO
Age/Condition of Roofs	Good Condition
Age/Condition of HVAC	Most in Good Condition
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.90%

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5959 SAINT LOUIS AVENUE

SAINT LOUIS, MO 63120

OFFERING PRICE

\$1,320,000

CAP RATE

7.73%

PRO-FORMA CAP RATE

8.31%

Offering Price	\$1,320,000
Cap Rate	7.73%
Pro-Forma Cap Rate	8.31%
Price/SF	\$39.43
Total Square Feet	33,475
Rental Rate	\$3.05
Lease Type	Triple Net (NNN)
Lease Term	15 Years
Rental Increases	7.5% Increase Every 5 Years
Tenancy	Single Tenant
Occupancy	100%

FINANCING

Loan Amount	\$924,000
Loan Type	New
Interest Rate	3.90%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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RENT ROLL

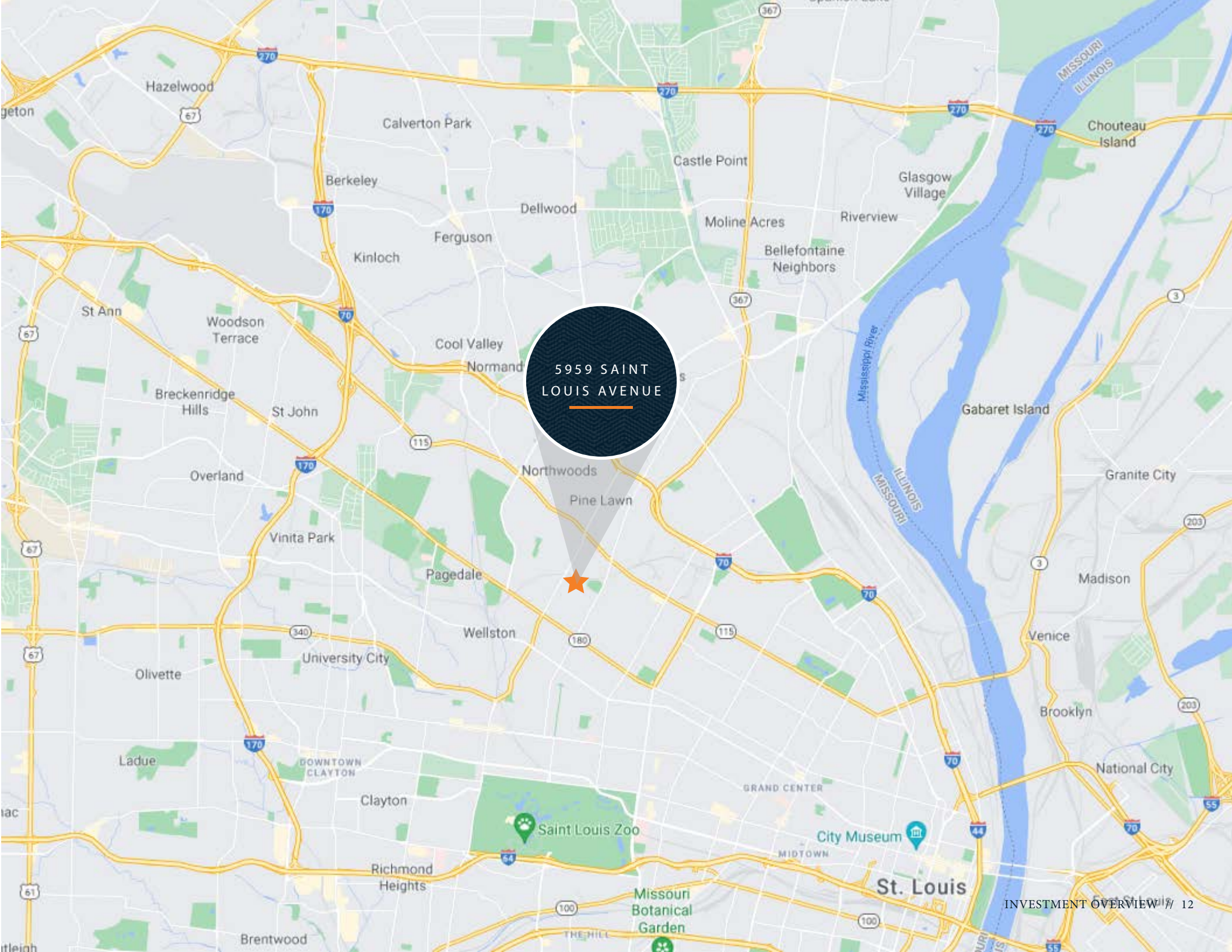
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
Sealtite Corporation	0	33,475	100.0%	COE	10/31/36	\$3.05	\$8,508	\$102,099	\$109,756	Nov-2026	7.50%	NNN
Total		33,475				\$3.05	\$8,508	\$102,099	\$109,756			
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
				Total Current Rents: \$8,508		Occupied Current Rents: \$8,508		Unoccupied Current Rents: \$0				

Notes: Rent Increases will Occur every 5 Years, and will Increase 7.5%. Landlord would be responsible for Roof, HVAC, and Parking Lot

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	102,099	3.05	109,756	3.28
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	10,043	0.30	10,043	0.30
Real estate Taxes	11,010	0.33	11,010	0.33
Total Reimbursement Income	\$21,053	100.0%	\$21,053	100.0%
Effective Gross Revenue	\$123,152	\$3.68	\$130,809	\$3.91

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	10,043	0.30	10,043	0.30
Real Estate Taxes	11,010	0.33	11,010	0.33
Total Expenses	\$21,052	\$0.63	\$21,052	\$0.63
Expenses as % of EGR	17.1%		16.1%	
Net Operating Income	\$102,099	\$3.05	\$109,757	\$3.28



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Food Distribution
Center - St Louis Area...

Hillsdale Fabricators

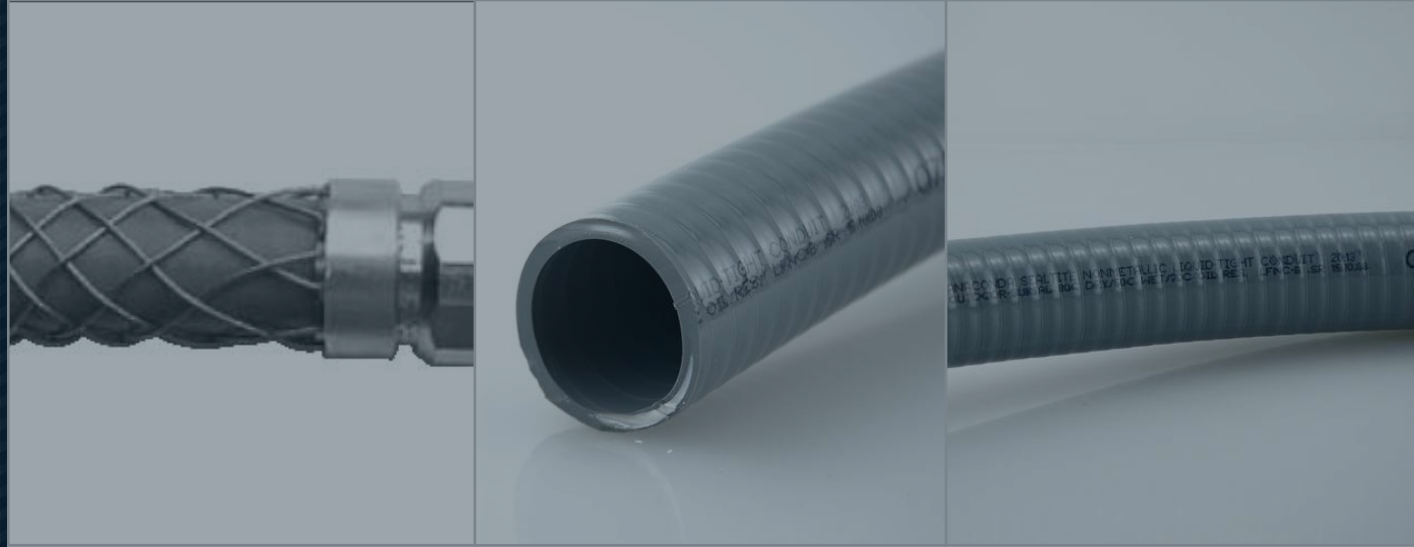
Walter Greene, Sr.
Memorial Baseball Field

Hamilton Ave

InvoGreen



TENANT SUMMARY



“To develop and produce seals that extend the life of your products.”

TENANT

Sealtite Corporation

HEADQUARTERS

Saint Louis, MO

DATE FOUNDED

1946

sealtitecorp.com

Since 1946, Sealtite Corporation has been an industry leader in developing and producing seals and gaskets. Sealtite understands that seals can be a limiting factor in the performance of their customer's products. The company addresses their customer's needs by providing various seals and gaskets that extend the life of user products.

Sealtite's customers include industry leaders such as Boeing, Emerson Electric, Lincoln, Federal Mogul, Eaton, and various entities of the U.S. Government. Meeting Military and Aerospace specifications, Sealtite Corporation is certified AS9100D. Sealtite Corporation offers competitive pricing, and a firm commitment to quality and on time service has always positioned the company as a leader in the Industrial Seal market.

CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt
and equity
financings in 2019



National platform operating
within the firm's
brokerage offices



\$7.18 billion total
national volume
in 2019



Access to more capital sources
than any other firm in the
industry

WHY MMCC?

.....

Optimum financing solutions to
enhance value

.....

Enhanced control through MMCC's
ability to qualify investor finance
contingencies

.....

Enhanced control through quickly
identifying potential debt/equity sources,
processing, and closing buyer's
finance alternatives

.....

Enhanced control through MMCC's
ability to monitor investor/due diligence
and underwriting to ensure timely,
predictable closings

.....

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lights. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a factory or a large warehouse.

SECTION 2

MARKET OVERVIEW

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ST. LOUIS MISSOURI

Known for its Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 1 million people. The city of St. Louis contains approximately 316,000 citizens and is the only city in the metro with a population of more than 90,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is due to be completed in 2025.



CENTRAL LOCATION



EXCELLENT
TRANSPORTATION
SYSTEM

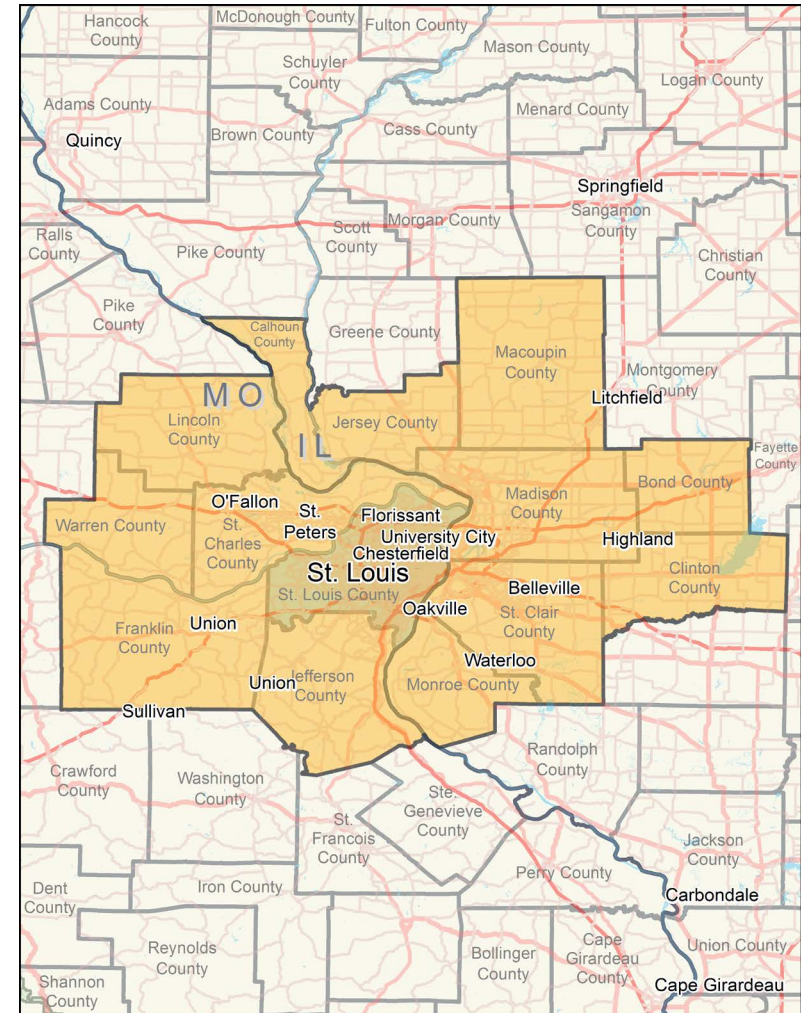


AFFORDABLE COST
OF LIVING

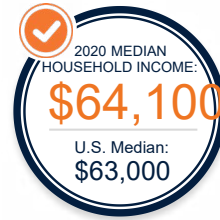
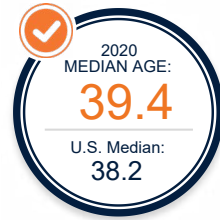
METROPLEX GROWTH

ECONOMY

St. Louis is highly ranked for its logistics infrastructure, bolstered by its central geographic location and easy access to major waterways. It is a significant inland port. The region is emerging as a large financial services center, with two Fortune 500 companies headquartered in the metro: Jones Financial and Reinsurance Group-America. The metro is home to six other Fortune 500 companies: Centene, Emerson Electric, Olin, Ameren, Post Holdings and Graybar Electric. Government entities pursue business development and provide resources for startups, along with incubators with guidance and inexpensive office and lab space.



METROPLEX GROWTH



The metro is expected to add more than 37,000 people through 2025, which will result in the formation of approximately 21,000 households. A median home price below the national level has produced a homeownership rate of nearly 69 percent, which is well above the national rate of 64 percent. Roughly 33 percent of people age 25 and older hold bachelor's degrees; among those residents, 13 percent also have earned a graduate or professional degree.



DEMOGRAPHICS



17,408

Total Population
Within 5 miles



53.3%



46.7%



\$65,351

Average Household Income
Within 5 miles



8,107

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	2,878	14,296	17,548
2020 Estimate			
Total Population	2,900	14,208	17,408
2010 Census			
Total Population	2,907	14,058	17,162
2000 Census			
Total Population	2,601	13,249	16,087
Daytime Population			
2020 Estimate	4,911	18,106	19,805
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	824	4,745	5,965
2020 Estimate			
Total Households	817	4,640	5,827
Average (Mean) Household Size	2.3	2.3	2.4
2010 Census			
Total Households	813	4,533	5,687
2000 Census			
Total Households	773	4,173	5,136

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	3.4%	2.2%	2.3%
\$150,000-\$199,999	1.7%	2.4%	3.1%
\$100,000-\$149,999	7.5%	10.0%	11.0%
\$75,000-\$99,999	13.7%	13.0%	13.7%
\$50,000-\$74,999	17.7%	20.9%	21.1%
\$35,000-\$49,999	14.8%	13.2%	13.8%
\$25,000-\$34,999	8.9%	10.3%	9.7%
\$15,000-\$24,999	14.3%	13.0%	11.7%
Under \$15,000	17.9%	15.0%	13.7%
Average Household Income	\$63,647	\$62,350	\$65,351
Median Household Income	\$44,213	\$48,166	\$51,323
Per Capita Income	\$20,986	\$23,205	\$24,339
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	2,900	14,208	17,408
Under 20	31.0%	23.5%	23.8%
20 to 34 Years	34.9%	29.2%	27.3%
35 to 39 Years	4.0%	6.5%	6.4%
40 to 49 Years	7.2%	10.5%	10.8%
50 to 64 Years	13.4%	16.2%	17.4%
Age 65+	9.6%	14.2%	14.3%
Median Age	23.6	33.1	34.2
Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,367	9,131	11,335
Elementary (0-8)	2.4%	3.0%	3.0%
Some High School (9-11)	10.4%	11.1%	10.3%
High School Graduate (12)	34.0%	35.8%	36.3%
Some College (13-15)	24.0%	20.9%	20.4%
Associate Degree Only	6.6%	6.2%	6.2%
Bachelor's Degree Only	14.7%	13.9%	14.7%
Graduate Degree	7.9%	9.2%	9.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	15.0	17.0	19.0

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