

SINGLE TENANT NNN

Investment Opportunity

CSL Plasma

(S&P: A-)



312 W. Kirby Avenue

CHAMPAIGN ILLINOIS

ACTUAL SITE





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CSL Plasma

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SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, corporate guaranteed, investment grade, CSL Plasma investment property located in Champaign, IL. The tenant, CSL Plasma, Inc., has over 10 years of firm term remaining with 2 (5-year) option periods left to extend. The lease features 10% rental increases every 5 years throughout the initial term and FMV rental increases at the beginning of each option, growing NOI and hedging against inflation. The lease is guaranteed by the corporate entity (S&P: A-) and is NNN with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. The offering also includes an on-site billboard, providing an additional source of income for the property (see rent roll). CSL Plasma, a division of CSL Behring, is a leader in plasma collection with over 270 centers across 30 countries.

CSL Plasma is strategically located at the signalized, hard corner intersection of W. Kirby Avenue and S. State Street, averaging a combined 22,000 vehicles passing by daily. The asset benefits from nearby access onto Interstate 57, 72, and 74, making this an ideal and centralized location with easy commutes for both employees and patients. The site is ideally situated within a dense retail corridor and is within proximity to Baytowne Square (94,585 SF), Pinetree Plaza (111,720 SF), Market Place Shopping Center (963,173 SF), and other major shopping centers. The surrounding national/credit tenants include Walmart Supercenter, ALDI, The Home Depot, Target, PetSmart, Schnucks, and others. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. In addition, the site is within walking distance to the University of Illinois Urbana-Champaign, a nationally recognized public university with over 33,600 students enrolled. Furthermore, CSL Plasma is within proximity to numerous single-family communities and multi-family complexes including The Village (100 units), Eden Supportive Living (150 units), Hessel on the Park (285 units), and more, providing a direct residential consumer base from which the site can draw. The 5-mile trade area is supported by over 151,400 residents and 92,500 daytime employees, with an average annual household income of \$72,791.



OFFERING

Pricing	\$3,496,000
Net Operating Income*	\$235,967
Cap Rate	6.75%
Guaranty	Corporate (S&P: A-)
Tenant	CSL Plasma, Inc.
Lease Type	NNN
Landlord Responsibilities**	Roof, Structure, Taxes, Insurance, & Exterior Utility Lines

*NOI includes annual income of \$6,000 from Billboard (see rent roll)

**Tenant reimburses landlord for all tax and insurance expenses.

PROPERTY SPECIFICATIONS

Rentable Area	15,486 SF
Land Area	1.34 Acres
Property Address	312 W. Kirby Avenue Champaign, Illinois 61820
Year Remodeled	2019
Parcel Number	432013456001
Ownership	Fee Simple (Land & Building)

10 Years Remaining | Scheduled Rental Increases | Corporate Guaranteed | Well-Known & Established Tenant

- The tenant has over 10 years of firm term remaining with 2 (5-year) option periods left to extend
- The lease features 10% rental increases every 5 years throughout the initial term and FMV rental increases at the beginning of each option, growing NOI and hedging against inflation
- The lease is guaranteed by the corporate entity (S&P: A-)
- CSL Plasma, a division of CSL Behring, is a leader in plasma collection with over 270 centers across 30 countries

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure, taxes, insurance, and exterior utility lines
- Tenant reimburses landlord for all tax and insurance expenses
- Ideal, low-management investment for a passive investor

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- The property is within proximity to numerous single-family communities and multi-family complexes, providing a direct consumer base for the site
- The nearby multi-family complexes include The Village (100 units), Eden Supportive Living (150 units), Hessel on the Park (285 units), and more
- More than 151,400 residents and 92,500 employees support the trade area
- \$72,791 average household income

Dense Retail Corridor | Near Major Shopping Centers | Strong Tenant Presence | University of Illinois Urbana-Champaign

- The site is ideally situated within a dense retail corridor
- CSL Plasma is near Baytowne Square (94,585 SF), Pinetree Plaza (111,720 SF), Market Place Shopping Center (963,173 SF), and other major shopping centers
- The surrounding national/credit tenants include Walmart Supercenter, ALDI, The Home Depot, Target, PetSmart, Schnucks, and others
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site
- The site is within walking distance to the University of Illinois Urbana-Champaign, a nationally recognized public university with over 33,600 students enrolled

Signalized, Hard Corner Intersection | Centralized Location | Excellent Visibility | Recent Renovations | On-Site Billboard

- The asset is strategically located at the signalized, hard corner intersection of W. Kirby Avenue and S. State Street, averaging a combined 22,000 vehicles passing by daily
- CSL Plasma benefits from nearby access onto Interstate 57, 72, and 74, making this an ideal and centralized location with easy commutes for both employees and patients
- The asset also benefits from excellent visibility via significant street frontage and a large pylon sign
- The building underwent an extensive remodel in 2019 with repairs the roof, parking lot, and adding new HVAC units
- The offering also includes an on-site Billboard, providing an additional source of income for the property (see rent roll)

PROPERTY OVERVIEW



LOCATION



Champaign, Illinois
Champaign County

ACCESS



W. Kirby Avenue: 2 Access Points
Cedar Street: 1 Access Point

TRAFFIC COUNTS



W. Kirby Avenue: 14,500 VPD
Cedar Street: N/A
S. Neil Street/U.S. Highway 45: 19,900 VPD

IMPROVEMENTS



There is approximately 15,486 SF of existing building area

PARKING



There are approximately 77 parking spaces on the owned parcel.
The parking ratio is approximately 4.97 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 432013456001
Acres: 1.34
Square Feet: 58,331

CONSTRUCTION



Year Renovated: 2019

ZONING



Commercial



CEDAR ST.

S. STATE ST.

FOREVER HOME REPAIR & REMODELING

ISHI SUSHI & KAORI'S OVEN

CSL Plasma
Good for You. Great for Life.

FLORA GEMS
SINCE 1874

hp Hessel Park
Family Dentistry

BILLBOARD

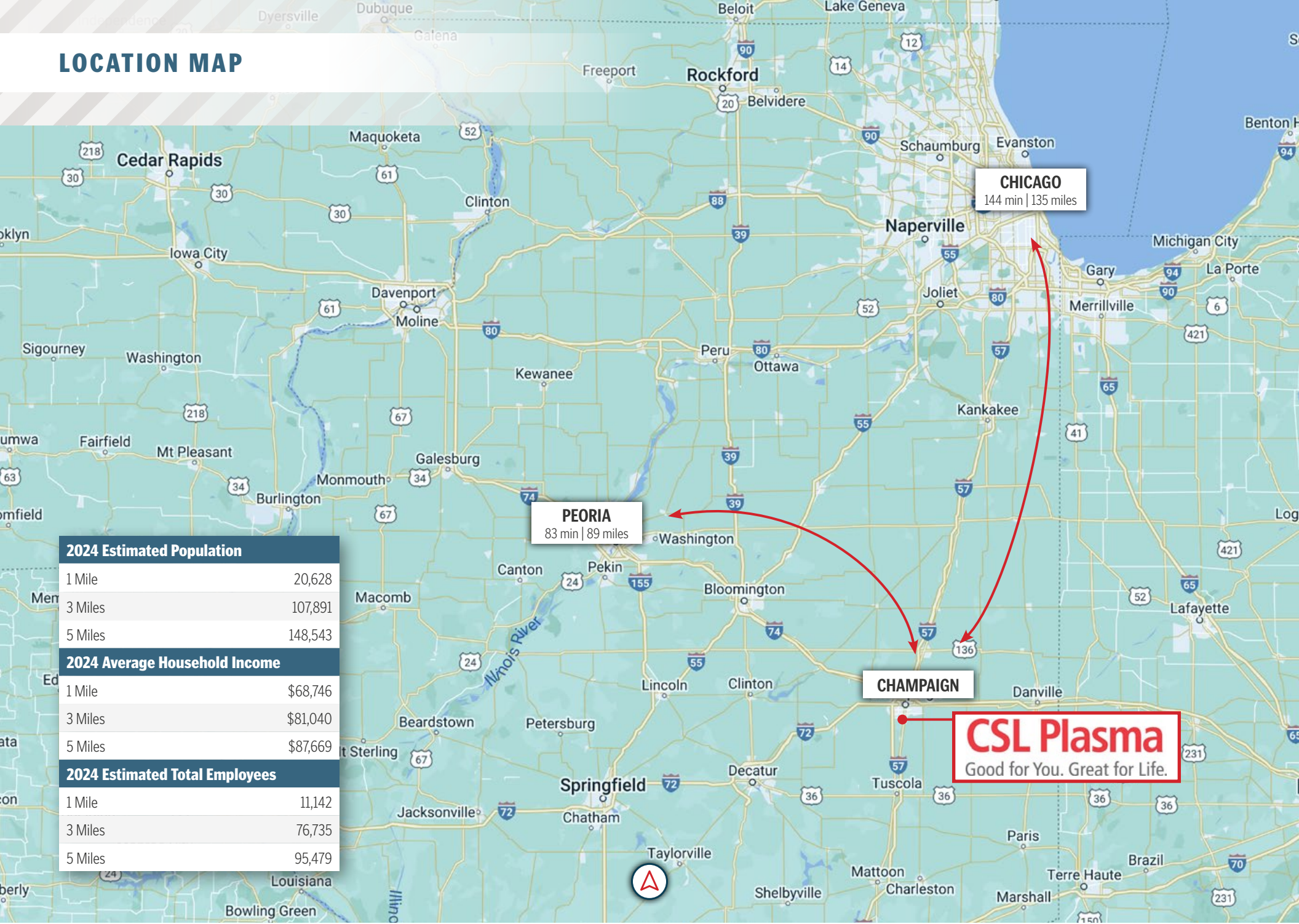
14,500
VEHICLES PER DAY

PYLON SIGN

W. KIRBY AVE.



LOCATION MAP



2024 Estimated Population

1 Mile	20,628
3 Miles	107,891
5 Miles	148,543

2024 Average Household Income

1 Mile	\$68,746
3 Miles	\$81,040
5 Miles	\$87,669

2024 Estimated Total Employees

1 Mile	11,142
3 Miles	76,735
5 Miles	95,479



CHAMPAIGN, ILLINOIS

Nestled amidst the prairies and farms of America's heartland, The Illinois city of Champaign is still only a little more than a 2-hour drive from Chicago (135 miles to the north). Serviced by three interstate highways (I-57, I-72, and I-74), Champaign is abutted by its "Twin City" Urbana, with which it shares the flagship campus of the University of Illinois. Champaign is also home to Parkland College. Other nearby cities include Decatur (48 miles to the southwest), Bloomington (54 miles to the northwest), and Springfield (85 miles to the southwest). Situated in the eastern part of the state of Illinois, Champaign is only about 45 miles from the Indiana border and about 120 miles west of Indianapolis. The City of Champaign is the 9th largest city in Illinois with a population of 88,863 as of July 1, 2024.

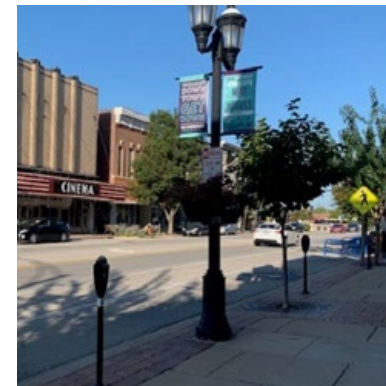
Founded in 1855 and incorporated as a city in 1860, Champaign was originally called West Urbana but had its name changed by legislative act at the time of its incorporation. The year 1867 saw the founding of the University, established as a Land Grant university for the state of Illinois. A university town centered in a fertile farm area, Champaign has an economy anchored by agriculture, medicine, and education, although the city also maintains a burgeoning high-tech and software industry focused on research and development of new technologies. In 1985, Champaign hosted the first Farm Aid concert at the University of Illinois' Memorial Stadium.

In addition to the University of Illinois, Champaign is also home to Parkland College. Herff Jones, formerly Collegiate Cap and Gown, and Kraft also form part of the city's industrial base. Kraft's plant is one of the largest pasta factories in North America. Champaign is also home to nationally recognized record labels, artist management companies, booking agencies and recording studios. Polyvinyl Records, Undertow Music, Parasol Records, Great Western Record Recorders, Pogo Studios, and Nicodemus Booking Agency are all based in Champaign.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	20,628	107,891	148,543
2029 Projected Population	20,503	107,939	148,630
2010 Census Population	19,942	107,330	142,390
Historical Annual Growth 2010 to 2020	0.44%	0.04%	0.39%
Households & Growth			
2024 Estimated Households	6,804	44,856	62,719
2029 Projected Households	6,912	45,787	64,059
2010 Census Households	6,210	42,905	57,949
Projected Annual Growth 2024 to 2029	0.32%	0.41%	0.42%
Historical Annual Growth 2010 to 2020	0.83%	0.28%	0.63%
Race & Ethnicity			
2024 Estimated White	61.81%	54.65%	55.69%
2024 Estimated Black or African American	8.60%	16.77%	17.73%
2024 Estimated Asian or Pacific Islander	20.54%	18.96%	16.89%
2024 Estimated American Indian or Native Alaskan	0.20%	0.40%	0.44%
2024 Estimated Other Races	4.62%	4.15%	4.37%
2024 Estimated Hispanic	10.72%	9.52%	9.62%
Income			
2024 Estimated Average Household Income	\$68,746	\$81,040	\$87,669
2024 Estimated Median Household Income	\$30,573	\$51,140	\$56,319
2024 Estimated Per Capita Income	\$23,222	\$34,124	\$37,193
Businesses & Employees			
2024 Estimated Total Businesses	818	4,322	5,550
2024 Estimated Total Employees	11,142	76,735	95,479



RENT ROLL



Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases				Lease Start Date	Lease End Date	Options Remaining		
								Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo				Rent Annual	Rent \$/SF/Yr
CSL Plasma, Inc.	15,486	100%	\$19,164	\$1.24	\$229,967	\$14.85	97%	Sep-29	10%	\$21,087	\$1.36	\$253,041	\$16.34	Aug-19	Aug-34	2 (5-Year) FMV
Billboard	0	0%	\$500	-	\$6,000	-	3%	-	-	-	-	-	-	Aug-07	Aug-27	See Notes
Total Occupied	15,486	100%	\$19,664	\$1.27	\$235,967	\$15.24	100%									
Total Vacant	0	0%	\$0		\$0		0%									
Total / Wtd. Avg:	15,486	100%	\$19,664	\$1.27	\$235,967	\$15.24	100%							Weighted Term Remaining (Years)		10.1

Notes

- 1) Rent shown for CSL Plasma is based on Sept. 2024 rent escalation.
- 2) CSL Plasma has the right to terminate the lease as of the last day of the 10th year of term. Tenant must give landlord at least one year's notice and must pay a termination fee of \$110,000.
- 3) The billboard lease term shall be for 10 years. After the original term, lease shall continue to automatically extend for a like term until either party provides a 90-day written notice to terminate.

FINANCIAL INFORMATION

Price	\$3,496,000
Net Operating Income	\$235,967
Cap Rate	6.75%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Renovated	2019
Rentable Area	15,486 SF
Land Area	1.34 Acres
Address	312 W. Kirby Avenue Champaign, Illinois 61820



CSL PLASMA

cslplasma.com

Company Type: Subsidiary

Parent: CSL Behring

2023 Employees: 32,065

2023 Revenue: \$13.17 Billion

2023 Net Income: \$2.19 Billion

2023 Assets: \$36.23 Billion

2023 Equity: \$15.79 Billion

Credit Rating: S&P: A-

CSL Plasma operates one of the world's largest and most sophisticated plasma collection networks, with nearly 350 plasma collection centers in the U.S., Europe and China. Headquartered in Boca Raton, Florida, CSL Plasma is a subsidiary of CSL Behring, a global biotherapeutics business and a member of CSL. Plasma collected at CSL Plasma facilities is used by CSL Behring for the sole purpose of manufacturing lifesaving plasma-derived therapies for people in more than 100 countries. The parent company, CSL (ASX:CSL; USOTC:CSLLY), headquartered in Melbourne, Australia, employs more than 32,000 people.

Source: cslplasma.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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