



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301

SUBJECT PROPERTY

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

WAYNE SOBCZAK

REALTY WORLD (TIFFANY REAL ESTATE)

IL #471-000681

INVESTMENT SUMMARY

List Price:	\$7,600,000
Current NOI:	\$596,575.00
Initial Cap Rate:	7.85%
Land Acreage:	5.14
Year Built	2016
Building Size:	43,000 SF
Price PSF:	\$176.74
Lease Type:	Double Net
Lease Terms:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present Dick's Sporting Goods, and Five Below located in Quincy, IL. This built-to-suit two tenant 43,000 square foot retail center, was completed in 2016. Each tenant operate on 10 year double net leases, with Five Below having commenced in 2016, and Dick's having commenced in early 2017. Given the nature of the leases there are minimal landlord responsibilities, as the landlord is only responsible for the capital repair and replacement to the roof and structure, etc.

Dick's Sporting Goods and Five Below is highly visible as it is strategically positioned on the main retail arterial thoroughfare Broadway St (ADTC 17,196), at the intersection of US 172 (ADTC 8,200). Both tenants benefit from being adjacent to Lowes, Kohls, Old Navy and TJ Maxx. Other nearby retailers include; Walmart, Menards, Home Depot, BWB, Mcalister's Deli, Etc..The population within 5 miles exceeds 46,000 with the average household income within one mile being greater than \$86,000. Expected consumer retail spending within 10 miles in excess of \$540 Million. List price reflects a 8.00% based on an NOI of \$595,772.



PRICE \$7,600,000



CAP RATE 7.85%



LEASE TYPE Double Net



TERM 10 Years



RENT INCREASES Yes

INVESTMENT HIGHLIGHTS

- Newer Two Tenant Retail Center | Dick's Sporting Goods & Five Below
- Adjacent to Lowes, Kohls, TJ Maxx, Old Navy, BWB, Mcalister's
- Long Term Double Net (NN) Leases, Minimal Responsibilities
- 5 Mile Population Exceeds 49,000 and \$70K Average Income
- \$540 Million in Consumer Spending within 10 Miles
- Average Daily Traffic Counts of over 25,400
- Nearby Retailers Include WalMart, Sam's Club, Etc..

SALE PRICE

\$7,600,000

LOCATION INFORMATION

Building Name	Dick's Sporting Goods & Five Below
Street Address	6030 Broadway St
City, State, Zip	Quincy, IL 62301
County/Township	Adams

BUILDING INFORMATION

Building Size	43,000 SF
Occupancy %	100%
Tenancy	Multiple
Year Built	2016
Gross Leasable Area	43,000 SF
Load Factor	Yes
Roof	Rubber Membrane

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Power Center
Zoning	Commercial
Lot Size	5.14 Acres
Traffic Count	25,400

PARKING & TRANSPORTATION

Parking Description	Ample / Concrete
---------------------	------------------

UTILITIES & AMENITIES

Central HVAC	Roof Mounted
--------------	--------------



INCOME SUMMARY

		PER SF
Dicks Sporting Good Rent	\$437,500	\$10.17
Five Below Rent	\$130,000	\$3.02
Dick's CAM Reimbursements	\$74,200	\$1.73
Five Below CAM Reimbursements	\$16,960	\$0.39
Dick's Tax Reimbursements	\$20,757	\$0.48
Five Below Tax Reimbursements	\$4,744	\$0.11
Dick's Insurance Reimbursements	\$11,388	\$0.26
Five Below Insurance Reimbursements	\$2,603	\$0.06
Gross Income	\$698,152	\$16.24

EXPENSE SUMMARY

		PER SF
Common Area Maintenance	\$21,980	\$0.51
Utilities (Electric)	\$4,980	\$0.12
Utilities Reimbursement (Dicks)	-\$4,053	-\$0.09
Snow Removal (2019 Projected)	\$3,250	\$0.08
Snow Removal Reimbursements (Dick's)	-\$1,612	-\$0.04
Snow Removal Reimbursements (Five Below)	-\$605	-\$0.01
Tax	\$25,501	\$0.59
Insurance	\$13,991	\$0.33
Management Fee (3%)	\$20,945	\$0.49
NN Reserves (\$0.20 psf) & Re-Leasing Reserves (\$0.20 psf)	\$17,200	\$0.40
Gross Expenses	\$101,577	\$2.36

Net Operating Income

\$596,575 **\$13.87**

INVESTMENT OVERVIEW

Price	\$7,600,000
Price per SF	\$176.74
CAP Rate	7.85%
Cash-on-Cash Return (yr 1)	9.19 %
Total Return (yr 1)	\$381,937
Debt Coverage Ratio	1.93

OPERATING DATA

Gross Scheduled Income	\$698,152
Total Scheduled Income	\$698,152
Vacancy Cost	\$0
Gross Income	\$698,152
Operating Expenses	\$101,577
Net Operating Income	\$596,575
Pre-Tax Cash Flow	\$287,789

FINANCING DATA

Down Payment	\$3,131,710
Loan Amount	\$4,468,290
Interest Rate	4.85%
Amortization Schedule	25 Years
Debt Service	\$308,786
Debt Service Monthly	\$25,732
Principal Reduction (yr 1)	\$94,148

DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dick's Sporting Goods	35,000	6/14/2016	1/31/2027	\$437,500	81.4	1/31/2022	\$12.50 \$13.00
Five Below	8,000	6/3/2016	6/30/2026	\$130,000	18.6	6/3/2021	\$16.25 \$17.25
Totals/Averages	43,000			\$567,500			\$13.20



TOTAL SF
43,000



TOTAL ANNUAL RENT
\$567,500



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$13.20



NUMBER OF TENANTS
2

Net Operating Income vs Total Annual Rent Notes | Vacancy Factor vs Re-Leasing Reserves Notes:

- Both Dick's Sporting Goods and Five Below pay a "Fixed CAM Expense Reimbursement" per year at \$2.12psf, which is not reconcilable. In addition, each tenant has agreed to a increase in such non-reconcilable expense of 3% per year during primary term and option terms. Tenants also reimburse for their pro-rata share of snow removal costs, with the only caveat being that Dick's only reimburses their pro-rata share above base year expense total of \$1,270. A Vacancy Factor is not taken out, but rather we have included a Re-Leasing Reserve Expense of \$0.20 PSF.

LEASE SUMMARY – DICK'S SPORTING GOODS

Tenant:	Dick's Sporting Goods
Lease Type:	Double Net
Primary Lease Term:	10 Years
Landlord Responsibilities:	Roof & Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/14/2016
Lease Expiration Date:	1/31/2027
Lease Term Remaining:	7.5 Yrs.
Rent Increases:	4% In Year 6
Renewal Options:	Four (5) Yr.
Lease Guarantor:	Dick's Sporting Goods , Inc.
Lease Guarantor Strength:	Strong
Tenant Website:	www.dickssportinggoods.com



LEASE SUMMARY – FIVE BELOW

Tenant:	Dick's Sporting Goods
Lease Type:	Double Net
Primary Lease Term:	10 Years
Landlord Responsibilities:	Roof & Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/03/2016
Lease Expiration Date:	6/30/2026
Lease Term Remaining:	6.75 Yrs.
Rent Increases:	6.15% In Year 6
Renewal Options:	Two (5) Yr.
Lease Guarantor:	Five Below, Inc.
Lease Guarantor Strength:	Strong
Tenant Website:	www.fivebelow.com



LEASE LANGUAGE – DICK'S SPORTING GOODS

Landlord Responsibilities:	Landlord shall maintain and keep in good repair those portions of the Demised Premises which are not Tenant's obligation, but not limited to, the repair and replacement of the foundation, all structural elements of the Demised Premises of the Building thereon, floor-slab, exterior walls, steel frame, roof, HVAC, flashings, gutters, downspout, irrigation system, sprinkler system of the demised premises and utility lines serving the Demised Premises or the Building thereon but located outside the same, including and damage caused to elements that would otherwise be Tenant's responsibility.
Snow Removal:	Tenants pays Snow Removal Cost above base year pro-rata share.
Taxes:	Tenant shall pay Tenant's Pro Rata Share of the Taxes assessed on the Building for and with respect to the Term. Tenant's Pro Rata Share of Taxes shall be paid to Landlord in equal monthly installments on the first day of each calendar month during the Term in an amount equal to one-twelfth (1/12th) of Tenant's Pro Rata Share as reasonably estimated by Landlord for the applicable fiscal tax year. The amount due for any part of the Term which shall be less than a full fiscal tax year shall be prorated on a per diem basis so that Tenant shall only be responsible for Taxes which are attributable to the portion of the fiscal tax year occurring within the Term.
Tenant Insurance:	Tenant shall maintain, at its expense, from the date Tenant physically occupies the Demised Premises, fire and extended coverage insurance at least as broad as the Insurance Services Office's Causes of Loss Special Form, insuring all of Tenant's Personal Property within the Demised Premises.
Liability Insurance:	Each Party shall, for the benefit of the other, maintain commercial general liability insurance in an amount of not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury and property damage per occurrence and have an aggregate of not less than Five Million Dollars (\$5,000,000) and such insurance may be satisfied by so called "blanket" or "umbrella" policies. Landlord and Tenant shall also provide umbrella coverage in an amount not less than Twenty Million Dollars (\$20,000,000).
Utilities:	Tenant Pays Directly.
HVAC Maintenance:	After the first anniversary of the demised premises delivery date, tenant shall promptly perform repairs and replacements of the HVAC system serving the demised premises. The cost of any repair or replacement of the HVAC system not covered by the maintenance contract during the last five (5) lease years of the term of the lease (including during any extension period) shall be borne by landlord and tenant in proportion to the length of the useful life versus the length of the lease term with the useful life of the repair or replacement being deemed to be ten (10) years.
Estoppel:	In connection with a sale, assignment, sublease, or loan involving the demised premises, within twenty (20) days after receipt of a request, each party agrees to deliver to the other a duly executed and acknowledged estoppel instrument.
Co-Tenancy Requirements:	Requirement for lowes or kohls to be open the adjacent shopping center.

LEASE LANGUAGE – DICK'S SPORTING GOODS

Tenant Responsibilities:	Tenant agrees at Tenant's Expense, to keep in good order and repair: (a) the interior of the Demised Premises; (b) all glass; (c) all heating and air conditioning equipment (HVAC) in or servicing the premises exclusively; (d) all permitted signs of Tenant; (e) the interior and exterior of all entry doors; (f) door frames, checks and closers; (g) window and window frames; (h) electrical, plumbing, sewage, and other mechanical and utility equipment and systems located upon and serving the Demised Premises; (i) trade fixtures, business machinery, and trade equipment; and (j) floor coverings
Common Area Maintenance:	Landlord shall cause the Common Areas to be operated, managed, equipped, lighted, insured, repaired, cleaned, maintained and replaced in a good and serviceable condition for their intended purposes. Landlord, at all times during the term of this Lease, shall cause: (a) the pylon sign structures in good repair and condition, subject to the OEA;(b) the Common Areas to be kept in good repair and condition;(c) the Common Areas to be suitably paved and marked for parking and traffic flow;(d) the Common Areas to be reasonably free of refuse and obstruction and free of snow and ice; and (e) the Common Areas to be properly drained. Landlord shall cause the aforementioned pylon sign structures, Common Areas, and the Parking Areas to be adequately lit.
Landlord Insurance:	Landlord shall maintain fire and extended coverage insurance at least as broad as the Insurance Services Office's Causes of Loss Special Form, insuring the Buildings located on Landlord's Parcel, the Common Areas, the Demised Premises and the Leasehold Improvements, in an amount equal to one hundred percent (100%) of the full replacement cost thereof and so as to prevent the application of co-insurance provisions of such property insurance.
Fixed CAM Reimbursements:	Tenant's Fixed CAM Contribution for the third calendar year and each calendar year thereafter during the term of this Lease (including Extension Period(s), if any) shall be Tenant's Fixed CAM Contribution payable for the immediately preceding calendar year multiplied by 1.03. Tenant's Fixed CAM Contribution shall be paid in equal monthly installments in advance on the first day of each and every calendar month without demand therefor and without any setoff or deduction except as expressly provided in this Lease.
Uncontrollable CAM Costs:	In addition to Tenant's Fixed CAM Contribution, Tenant shall pay, as Additional Rent, Tenant's share (i.e., a fraction, the numerator of which is the LP A of the Demised Premises and the denominator of which is the LP A of all Buildings on Landlord's Parcel) of the Excess Cost (as hereinafter defined) of Landlord's actual and reasonable annual cost (as determined on a calendar year basis) of third party costs for snow and ice removal in the Common Areas (the "Uncontrollable Costs").



LEASE LANGUAGE - FIVE BELOW

Landlord Responsibilities:	Landlord shall maintain in good condition and repair (including any replacements thereof) the roof, gutters, down spouts, door frames, floor slab, exterior walls, foundation, footings and all structural portions (both interior and exterior) of the Building, all plumbing and utility lines located within the Premises (but only if such lines serve other tenant(s) in addition to Tenant), and all plumbing and utility lines serving the Premises but located outside of the Premises or within the slab or foundation.
Snow Removal:	Tenants pays Snow Removal Cost on Pro-Rata Basis.
Taxes:	Tenant shall pay to Landlord the amount, if any, of all real estate taxes (as hereinafter defined) allocable to the Demised Premises as detennined below for each tax year which are regularly imposed and accruing after the Rental Connencement Date and payable during the tenn of this Lease, including any Extension Period(s) as provided in Section 2.2, if any.
Tenant Insurance:	enant shall, at Tenant's expense, obtain and keep in full force and effect during the Term the following types of insurance in the amount specified: (a) Commercial General Liability insurance for bodily injury or death to persons or damage to property occurring within the Premises. Such insurance shall provide combined single limit per occurrence coverage of not less than Two Million Dollars (\$2,000,000) for property damage and bodily injury or death of one or more persons. Such policy shall name Landlord as an additional insured thereunder, and Tenant shall (a) deliver certificates of such insurance to Landlord and (b) pay the amount of any so-called deductible applicable to any claim under such policy involving Landlord and Tenant. (b) Property Damage insurance for Tenant's trade fixtures, stock and other personal property located on the Premises insured under a policy of insurance endorsed with Special (All-Risk) Causes of Loss Form for the full replacement value thereof. (c) Workers' compensation insurance in the amount required by the State in which the Shopping Center is located.
Utilities:	Tenant pays directly.
HVAC Maintenance:	With regard to the Heating, Ventilation, and air-conditioning systems (the HVAC Systems), the extent the same are located in and exclusively servicing the premises, the maintenance (throughout the Term) and repair of the HVAC system after expiration of the warranty shall be the Responsibility of tenant, and tenant shall maintain an HVAC service contract for the routine maintenance and servicing of the HVAC system.
Estoppels:	IN connection with a sale, assignment, sublease or loan involving the demised premises, within twenty (20) days after receipt of a request, each party agrees to deliver to the other a duly executed and acknowledged estoppels instrument.
Co-Tenancy Requirements:	Requirement for Dick's, Lowes, and Kohl's to be open.
Tenant Responsibilities:	Tenant shall during the Term of this Lease, maintain the interior, non-structural portions of the Premises in good condition and repair, including, without limitation, all glass (including plate glass), any locks, window glazing, exterior and interior portions of all doors and other entrances, windows and doors, floor coverings, ceiling, exposed plumbing, pipes, electrical wiring and conduits to the extent the same are located in and exclusively servicing the Premises and not located in the slab or foundation. Tenant shall also be responsible, at its sole cost and expense, for any repairs necessitated by the negligent act or omission of Tenant, its agents, servants or employees, and while inside the Premises, invitees. Upon the expiration of the Term, Tenant agrees to leave the Premises in good order and repair (subject to reasonable wear and tear, casualty and condemnation) and in a "broom-clean" condition.

LEASE LANGUAGE - FIVE BELOW

Common Area Maintenance:

Landlord shall cause the Common Areas to be operated, managed, equipped, lighted, insured, repaired, cleaned, maintained and replaced in a good and serviceable condition for their intended purposes. Landlord, at all times during the term of this Lease, shall cause: (a) the pylon sign structures in good repair and condition, subject to the OEA;(b) the Common Areas to be kept in good repair and condition;(c) the Common Areas to be suitably paved and marked for parking and traffic flow;(d) the Common Areas to be reasonably free of refuse and obstruction and free of snow and Ice; and (e) the Common Areas to be properly drained. Landlord shall cause the aforementioned pylon sign structures, Common Areas, and the Parking Areas to be adequately lit.

Landlord Insurance:

Throughout the Term, Landlord shall purchase and keep in force and effect: (a) Commercial General Liability insurance against any liability arising out of the Parcel. Such insurance shall provide combined single limit per occurrence coverage of not less than Two Million Dollars (\$2,000,000) for property damage and bodily injury or death of one or more persons, with endorsements for contractual liability. (b) Property insurance based on the Commercial Property Form - Causes of Loss Special, published by the Insurance Services Office or other equivalent "All Risk" coverage, including full collapse, floor, and full water damage coverage (including back up of sewers or drains coverage), and including coverage for loss arising from any increased cost of construction, contingent operations of building codes, and related demolition and debris removal costs with extended coverage and vandalism endorsements for the full replacement value thereof of the Building. Landlord covenants that it will seek commercially competitive rates and deductibles on all insurance.

Fixed CAM Reimbursements

Tenant's Fixed CAM Contribution for the third calendar year and each calendar year thereafter during the term of this Lease (including Extension Period(s), if any) shall be Tenant's Fixed CAM Contribution payable for the immediately preceding calendar year multiplied by 1.03. Tenant's Fixed CAM Contribution shall be paid in equal monthly installments in advance on the first day of each and every calendar month without demand therefor and without any setoff or deduction except as expressly provided in this Lease.

Uncontrollable CAM Costs

In addition to Tenant's Fixed CAM Contribution, Tenant shall pay, as Additional Rent, Tenant's share (i.e., a fraction, the numerator of which is the LP A of the Demised Premises and the denominator of which is the LP A of all Buildings on Landlord's Parcel) of the Excess Cost (as hereinafter defined) of Landlord's actual and reasonable annual cost (as determined on a calendar year basis) of third party costs for snow and ice removal in the Common Areas (the "Uncontrollable Costs").

EVERY SEASON STARTS AT



OVERVIEW

Company:	Dick's Sporting Goods
Founded:	1948
Number Of	729 Locations
Sales/Revenue (2018):	\$8.59 Billion
Net Income (2018):	\$323.45 Million
Headquarters:	Pittsburgh, PA
Website:	www.dickssportinggoods.com

TENANT HIGHLIGHTS

- Dick's grew their eCommerce business by approximately 13% to over \$1 billion in sales following the successful relaunch of dicks.com on their proprietary platform in the beginning of fiscal 2017.
- Dick's private brand business reached the \$1 billion milestone during the year, driven by the strength of the brands and products they create in-house.
- In 2017, Dick's returned over \$350 million to their shareholders in the form of dividends and share repurchases.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	\$ INCREASE	% INCREASE
1-10	\$437,500.00	\$36,458.33		
Option 1	\$455,000.00	\$37,916.67	\$17,500	4.0%
Option 2	\$473,200.00	\$39,433.33	\$18,200	4.0%
Option 3	\$492,128.00	\$41,010.67	\$18,928	4.0%
Option 4	\$511,813.12	\$42,651.09	\$19,685	4.0%

COMPANY BACKGROUND

Ed Stack, Dick's son, is the current CEO and Chairman of DICK'S Sporting Goods. He and his siblings bought the store from their father and are responsible for taking two stores and growing the chain. DICK'S Sporting Goods went public on the New York Stock Exchange on October 15, 2002 under the ticker symbol DKS.

Today, headquartered in Pittsburgh, PA, DICK'S Sporting Goods, Inc. is a leading omni-channel sporting goods retailer offering an extensive assortment of authentic, high-quality sports equipment, apparel, footwear and accessories. As of August 4, 2018 the Company operated 729 DICK'S Sporting Goods locations across the United States, serving and inspiring athletes and outdoor enthusiasts to achieve their personal best through a blend of dedicated associates, in-store services and unique specialty shop-in-shops dedicated to Team Sports, Athletic Apparel, Golf, Lodge/Outdoor, Fitness and Footwear.

DICK'S also owns and operates Golf Galaxy and Field & Stream specialty stores, as well as DICK'S Team Sports HQ, an all-in-one youth sports digital platform offering free league management services, mobile apps for scheduling, communications and live scorekeeping, custom uniforms and FanWear and access to donations and sponsorships. DICK'S offers its products through a content-rich eCommerce platform that is integrated with its store network and provides customers with the convenience and expertise of a 24-hour storefront.

five BELOW®

OVERVIEW

Company:	Five Below
Founded:	2002
Number Of Stores:	750+ Locations
Sales (2017):	\$1.28 Billion
Net Income (2017):	\$102.5 Billion
Headquarters:	Philadelphia, PA
Website:	www.fivebelow.com

TENANT HIGHLIGHTS

- Five Below employs 2,700 full-time and 9,400 part-time personnel.
- Our comparable sales increased by 6.5% in fiscal 2017, 2.0% in fiscal 2016 and 3.4% in fiscal 2015.
- We have over 750 stores in 33 states with 1,750 more to come + our online shop at fivebelow.com.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	\$ INCREASE	% INCREASE
1-10	\$130,000.00	\$10,833.33		
Option 1	\$137,995.00	\$11,499.58	\$7,995	6.15%
Option 2	\$146,481.69	\$12,206.81	\$8,487	6.15%

COMPANY BACKGROUND

Five Below is a rapidly growing specialty value retailer offering a broad range of trend-right, high quality merchandise targeted at the teen and pre-teen customer. We offer a dynamic assortment of exciting products, all priced at \$5 and below, including selected brands and licensed merchandise across a number of categories. We believe we are transforming the shopping experience of our target demographic with a unique merchandising strategy and high energy retail concept that our customers consider fun and exciting.

We opened the first Five Below store in the greater Philadelphia area in 2002 and since then, have been expanding across the Northeast, South, Midwest and West regions of the United States. Our new store model assumes a store size of approximately 8,000 square feet and is typically located within power, community and lifestyle shopping centers across a variety of urban, suburban and semi-rural markets. We opened 103 net new stores in 2017 and plan to open approximately 125 new stores in fiscal 2018. We believe we have the opportunity to grow our store base to more than 2,500 locations over time.

DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 

 FORTIS NET LEASE™



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 

 FORTIS NET LEASE™



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 

 FORTIS NET LEASE™



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 

 FORTIS NET LEASE™



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 



PROXIMITY TO LOCAL ATTRACTIONS



7 Miles
Quincy Regional
Airport



67 Miles
Jacksonville,
IL



6 Miles
Mississippi
River



101 Miles
Springfield, IL



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301

FORTIS NET LEASE™



Quincy, IL
Population: 40,300+

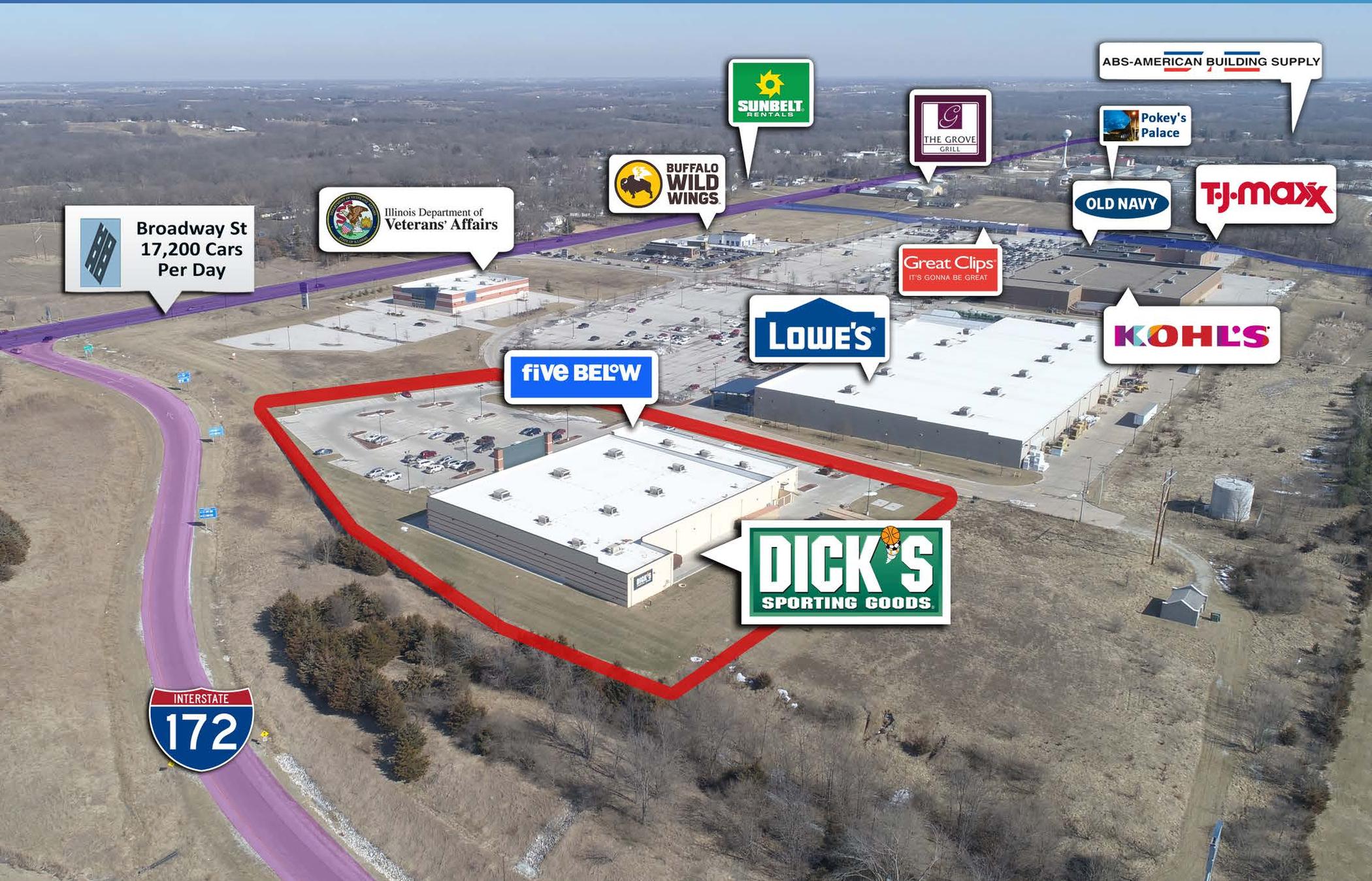
DICK'S
SPORTING GOODS

five
BELOW

DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 

 FORTIS NET LEASE™



 **Broadway St**
17,200 Cars
Per Day

 Illinois Department of
Veterans' Affairs

 **BUFFALO
WILD
WINGS**

 **SUNBELT
RENTALS**

 **THE GROVE
GRILL**

 **ABS-AMERICAN BUILDING SUPPLY**

 **Pokey's
Palace**

 **OLD NAVY**

 **TJ-MAXX**

 **Great Clips**
IT'S GONNA BE GREAT

 **LOWE'S**

 **FIVE BELOW**

 **KOHL'S**

 **DICK'S
SPORTING GOODS**

 **INTERSTATE
172**

DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301

FORTIS NET LEASE™



DICK'S SPORTING GOODS & FIVE BELOW

6030 BROADWAY ST, QUINCY, IL 62301 

 FORTIS NET LEASE™



INTERSTATE
172
8,200 Cars
Per Day

KOHL'S

LOWE'S

FIVE BELOW

DICK'S
SPORTING GOODS

THE HOME DEPOT

Scion
TOYOTA
6030 BROADWAY • QUINCY, IL
800TTMOTORTOYOTA.COM

T.J. MAXX

Walmart

MURPHY USA

Sam's CLUB

GameStop
POWER TO THE PLAYERS



City of Quincy ILLINOIS

Quincy, known is a city in and the county seat of Adams County, Illinois, United States, located on the Mississippi River. The 2010 census counted a population of 40,633 in the city itself, up from 40,366 in 2000. As of July 1, 2015, the Quincy Micro Area had an estimated population of 77,220. Geographically, Quincy is the largest city and central hub of the Tri-State region, encompassing western Illinois, northeastern Missouri, and southeastern Iowa.

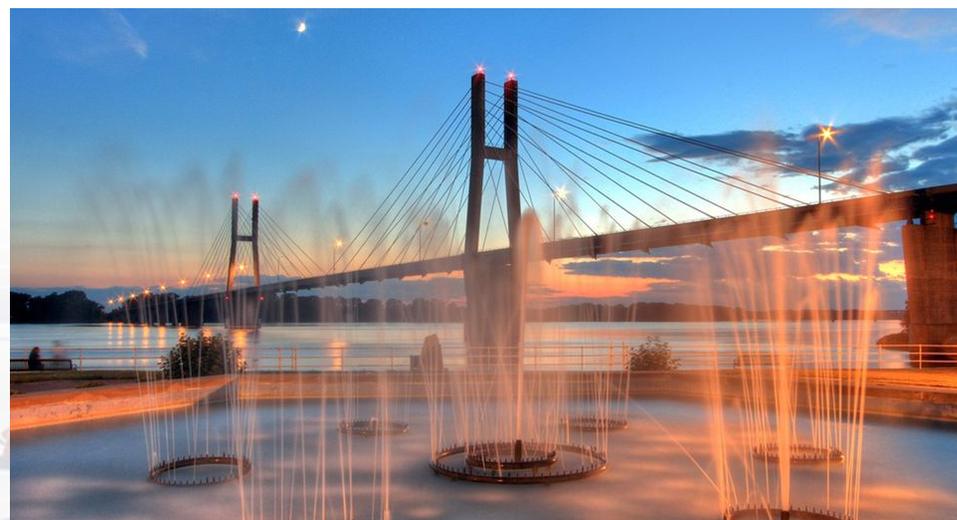
Quincy is a community known as "Gem City" for its sparkling reputation as a center of commerce, manufacturing, and agricultural production. By combining these business interests with some of the most historic architecture in the mid-west, tree-lined streets and the grassy, rolling hills of the Quincy park system, one would be hard pressed to find a more pleasing community in which to settle. With emphasis placed on high standards to ensure quality development and planned growth, Quincy offers a variety of resources to assist businesses owners, developers and residents realize their economic potential in this nationally recognized all american community.

Quincy is home to Quincy University, John Wood Community College, Vatterott College and outstanding public School Systems. The westernmost city in Illinois, Quincy is located along the eastern shore of the Mississippi River atop 100 foot limestone bluffs which overlook a wide expanse of the river and a natural harbor. Quincy, and Adams County have a diverse economic base of more than 100 manufacturers, along with abundant commercial services and a growing retail sector. The industrial segment is made up of a number of century-old companies and a refreshing mix of hi-tech and small Businesses.

Top Three Employers For Quincy, IL

- 1) Blessing Hospital (Regional Hospital) - 2,000 Employees
- 2) Quincy Public Schools - 1,261 Employees
- 3) Titan International, Inc (Rims & Wheels) - 1,000 Employees

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	14,458	49,077	55,188
Average Age	42.3	40.7	40.8
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,204	20,357	22,768
Average HH Income	\$86,218	\$68,739	\$70,647
Median House Value	\$164,778	\$135,527	\$139,684
Consumer Spending (Thousands)	\$161,718	\$471,403	\$539,035





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

BRYAN BENDER

ROBERT BENDER

MANAGING DIRECTOR

MANAGING PARTNER

D: 248.419.3810

D: 248.254.3406

BBENDER@FORTISNETLEASE.COM

RBENDER@FORTISNETLEASE.COM