

Three Rivers RV

Presented by
Heartland Commercial Real Estate

4615 Hedge Rd, Roxana, IL 62084



Three Rivers RV

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Property Details

Great income/investment property. This is an established family owned RV and Boat Storage Business with room to expand. Sitting in a prime location on 10 acres with five (5) developed acres. Easy access from I-255. Nine (9) buildings total, typically fully leased. One of the buildings is temperature controlled and consists of office, workshop/maintenance area plus enclosed storage area for some of the biggest and best RV's in the area. Developed acreage is fenced and alarmed. No other business like it in Madison County. Could easily support expansion and possible mini-storage to be built. Owner willing to supply some owner financing and training.

Price: \$1,200,000

- 10.4% Cap Rate based on owner operation
- 100% leased through winter months
- Rental Rates below market
- 5 acres for expansion
- Up to 20% of Owner Financing

View the full listing here: <http://www.crelisting.net/SeC0VLE5g/?StepID=107>

Price:	\$1,200,000
Building Size:	59,248 SF
Price/SF:	\$20.25
Property Type:	Industrial
Property Sub-type:	Self/Mini-Storage Facility
Additional Sub-types:	Truck Terminal/Hub/Transit, Warehouse, Office-Warehouse
Property Use Type:	Investment
Commission Split:	2.4%
Cap Rate:	10.40%
No. Stories:	1

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Financials, Debt and Unit Mix

Financial Summary

AnalysisType	Actual
Year	2016
Scheduled Gross Income	\$185,455
Effective Gross Income	\$179,369
Operating Expenses	\$30,199
Net Operating Income	\$124,683

For more listing information visit:
<http://www.crelisting.net/SeC0VLE5g/?StepID=107>

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Location

□

Location Description

Located in Roxana, IL. Visible and easy access to I-255.

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Property Photos



Front elevation of main building



Main building w/ drive thru

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Property Photos



Primary Photo



Building Photo

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Property Photos



Building Photo



I255 at Madison Avenue

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Property Photos



4615 Hedge Road Just South of Exit



Main Facility

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Property Photos



Propane Service



Plenty of Inside Storage

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Property Photos



Repair Shop



Outside Storage

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Property Photos



Over 600 Square Feet Office Space



Covered Storage

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Property Photos



Home for Big Boats



Drive Through Building

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Property Photos



One of Nine Large Storage Buildings



All Units in For Winter

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Tight Storage Until New Buildings Built



Units Clean and Ready for Winter

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Property Photos



Here they Come



Is Your Vehicle In Here?

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Property Photos



More RV's



More RV's

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Property Photos



Maintenance area



Temp controlled warehouse

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Office



Clean out area for RV's

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Property Photos



Enclosed warehouse w/ rock floor



Other services offered as well

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Property Photos



Cruise America



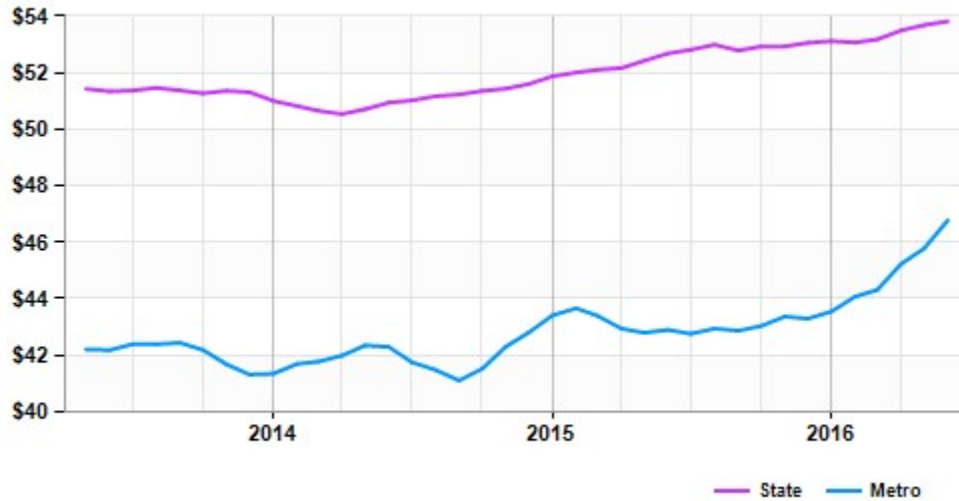
Cruise America Vehicle

Three Rivers RV

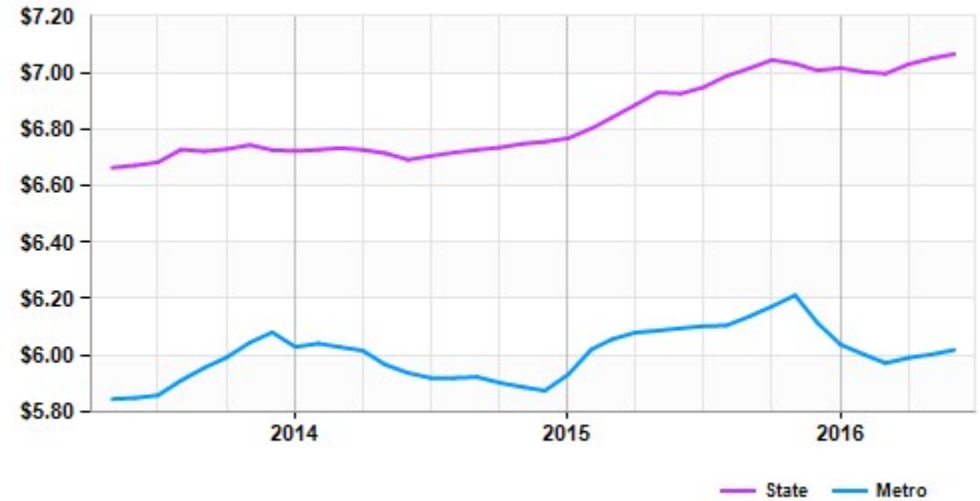
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Market Trends

Asking Prices Industrial for Sale Roxana, IL (\$/SF)



Asking Rent Industrial for Lease Roxana, IL (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$54	+1.2%	+2.2%
Metro	\$46.77	+5.5%	+9.0%

	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$7.07	+1.0%	+2.0%
Metro	\$6.02	+0.8%	-1.3%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,052	5,734	21,095
2015 Female Population	1,028	5,806	22,117
% 2015 Male Population	50.58%	49.69%	48.82%
% 2015 Female Population	49.42%	50.31%	51.18%
2015 Total Population: Adult	1,582	9,122	34,976
2015 Total Daytime Population	2,173	14,949	51,559
2015 Total Employees	1,028	8,482	27,455
2015 Total Population: Median Age	37	39	37
2015 Total Population: Adult Median Age	47	48	48
2015 Total population: Under 5 years	139	647	2,173
2015 Total population: 5 to 9 years	139	675	2,298
2015 Total population: 10 to 14 years	149	733	2,475
2015 Total population: 15 to 19 years	140	678	3,240
2015 Total population: 20 to 24 years	136	984	4,760
2015 Total population: 25 to 29 years	151	771	2,962
2015 Total population: 30 to 34 years	127	774	2,580
2015 Total population: 35 to 39 years	150	693	2,290
2015 Total population: 40 to 44 years	141	730	2,495
2015 Total population: 45 to 49 years	135	735	2,508
2015 Total population: 50 to 54 years	163	893	3,078
2015 Total population: 55 to 59 years	131	833	3,119

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	110	737	2,533
2015 Total population: 65 to 69 years	101	546	2,031
2015 Total population: 70 to 74 years	79	448	1,590
2015 Total population: 75 to 79 years	35	257	1,108
2015 Total population: 80 to 84 years	28	229	964
2015 Total population: 85 years and over	26	177	1,008
% 2015 Total population: Under 5 years	6.68%	5.61%	5.03%
% 2015 Total population: 5 to 9 years	6.68%	5.85%	5.32%
% 2015 Total population: 10 to 14 years	7.16%	6.35%	5.73%
% 2015 Total population: 15 to 19 years	6.73%	5.88%	7.50%
% 2015 Total population: 20 to 24 years	6.54%	8.53%	11.02%
% 2015 Total population: 25 to 29 years	7.26%	6.68%	6.85%
% 2015 Total population: 30 to 34 years	6.11%	6.71%	5.97%
% 2015 Total population: 35 to 39 years	7.21%	6.01%	5.30%
% 2015 Total population: 40 to 44 years	6.78%	6.33%	5.77%
% 2015 Total population: 45 to 49 years	6.49%	6.37%	5.80%
% 2015 Total population: 50 to 54 years	7.84%	7.74%	7.12%
% 2015 Total population: 55 to 59 years	6.30%	7.22%	7.22%
% 2015 Total population: 60 to 64 years	5.29%	6.39%	5.86%
% 2015 Total population: 65 to 69 years	4.86%	4.73%	4.70%
% 2015 Total population: 70 to 74 years	3.80%	3.88%	3.68%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	1.68%	2.23%	2.56%
% 2015 Total population: 80 to 84 years	1.35%	1.98%	2.23%
% 2015 Total population: 85 years and over	1.25%	1.53%	2.33%
2015 White alone	1,988	10,879	39,984
2015 Black or African American alone	15	217	1,661
2015 American Indian and Alaska Native alone	5	20	97
2015 Asian alone	5	183	524
2015 Native Hawaiian and OPI alone	n/a	6	15
2015 Some Other Race alone	39	84	275
2015 Two or More Races alone	28	151	656
2015 Hispanic	85	252	957
2015 Not Hispanic	1,995	11,288	42,255
% 2015 White alone	95.58%	94.27%	92.53%
% 2015 Black or African American alone	0.72%	1.88%	3.84%
% 2015 American Indian and Alaska Native alone	0.24%	0.17%	0.22%
% 2015 Asian alone	0.24%	1.59%	1.21%
% 2015 Native Hawaiian and OPI alone	0.00%	0.05%	0.03%
% 2015 Some Other Race alone	1.88%	0.73%	0.64%
% 2015 Two or More Races alone	1.35%	1.31%	1.52%
% 2015 Hispanic	4.09%	2.18%	2.21%
% 2015 Not Hispanic	95.91%	97.82%	97.79%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	1,924	11,123	41,763
2015 Not Hispanic: Black or African American alone	6	178	1,672
2015 Not Hispanic: American Indian and Alaska Native alone	8	22	102
2015 Not Hispanic: Asian alone	4	103	390
2015 Not Hispanic: Native Hawaiian and OPI alone	2	3	8
2015 Not Hispanic: Some Other Race alone	2	10	38
2015 Not Hispanic: Two or More Races	19	78	381
% 2015 Not Hispanic: White alone	97.12%	95.64%	93.20%
% 2015 Not Hispanic: Black or African American alone	0.30%	1.53%	3.73%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.40%	0.19%	0.23%
% 2015 Not Hispanic: Asian alone	0.20%	0.89%	0.87%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.10%	0.03%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.10%	0.09%	0.08%
% 2015 Not Hispanic: Two or More Races	0.96%	0.67%	0.85%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	2,080	11,540	43,212
2015 Households	813	4,812	17,505
Population Change 2010-2015	-74	-141	-822
Household Change 2010-2015	-18	9	-99
% Population Change 2010-2015	-3.44%	-1.21%	-1.87%
% Household Change 2010-2015	-2.17%	0.19%	-0.56%
Population Change 2000-2015	99	-90	-1,598
Household Change 2000-2015	69	99	199
% Population Change 2000 to 2015	5.00%	-0.77%	-3.57%
% Household Change 2000 to 2015	9.27%	2.10%	1.15%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	846	5,057	18,302
2015 Occupied Housing Units	744	4,712	17,306
2015 Owner Occupied Housing Units	558	3,446	12,168
2015 Renter Occupied Housing Units	186	1,266	5,138
2015 Vacant Housings Units	102	344	996
% 2015 Occupied Housing Units	87.94%	93.18%	94.56%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	75.00%	73.13%	70.31%
% 2015 Renter occupied housing units	25.00%	26.87%	29.69%
% 2000 Vacant housing units	12.06%	6.80%	5.44%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$49,404	\$50,141	\$51,208
2015 Household Income: Average	\$65,086	\$67,637	\$67,157
2015 Per Capita Income	\$25,440	\$28,252	\$28,338
2015 Household income: Less than \$10,000	43	348	1,439
2015 Household income: \$10,000 to \$14,999	45	342	1,019
2015 Household income: \$15,000 to \$19,999	39	243	1,008
2015 Household income: \$20,000 to \$24,999	39	256	905
2015 Household income: \$25,000 to \$29,999	45	269	1,040
2015 Household income: \$30,000 to \$34,999	42	222	814
2015 Household income: \$35,000 to \$39,999	42	185	749
2015 Household income: \$40,000 to \$44,999	56	253	761
2015 Household income: \$45,000 to \$49,999	63	281	803
2015 Household income: \$50,000 to \$59,999	77	494	1,774
2015 Household income: \$60,000 to \$74,999	96	484	1,811
2015 Household income: \$75,000 to \$99,999	102	553	2,138
2015 Household income: \$100,000 to \$124,999	49	346	1,380
2015 Household income: \$125,000 to \$149,999	34	217	712
2015 Household income: \$150,000 to \$199,999	18	142	567

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	23	177	585
% 2015 Household income: Less than \$10,000	5.29%	7.23%	8.22%
% 2015 Household income: \$10,000 to \$14,999	5.54%	7.11%	5.82%
% 2015 Household income: \$15,000 to \$19,999	4.80%	5.05%	5.76%
% 2015 Household income: \$20,000 to \$24,999	4.80%	5.32%	5.17%
% 2015 Household income: \$25,000 to \$29,999	5.54%	5.59%	5.94%
% 2015 Household income: \$30,000 to \$34,999	5.17%	4.61%	4.65%
% 2015 Household income: \$35,000 to \$39,999	5.17%	3.84%	4.28%
% 2015 Household income: \$40,000 to \$44,999	6.89%	5.26%	4.35%
% 2015 Household income: \$45,000 to \$49,999	7.75%	5.84%	4.59%
% 2015 Household income: \$50,000 to \$59,999	9.47%	10.27%	10.13%
% 2015 Household income: \$60,000 to \$74,999	11.81%	10.06%	10.35%
% 2015 Household income: \$75,000 to \$99,999	12.55%	11.49%	12.21%
% 2015 Household income: \$100,000 to \$124,999	6.03%	7.19%	7.88%
% 2015 Household income: \$125,000 to \$149,999	4.18%	4.51%	4.07%
% 2015 Household income: \$150,000 to \$199,999	2.21%	2.95%	3.24%
% 2015 Household income: \$200,000 or more	2.83%	3.68%	3.34%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$216,468	\$1,263,967	\$4,574,583
2015 Jewelry stores	\$78,569	\$473,942	\$1,723,740
2015 Mens clothing stores	\$257,484	\$1,522,639	\$5,522,159
2015 Shoe stores	\$256,859	\$1,524,424	\$5,545,377

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$441,075	\$2,631,046	\$9,551,550
2015 Automobile dealers	\$3,492,412	\$20,750,267	\$75,093,486
2015 Automotive parts and accessories stores	\$683,893	\$4,056,908	\$14,702,359
2015 Other motor vehicle dealers	\$99,822	\$596,272	\$2,158,382
2015 Tire dealers	\$305,567	\$1,813,455	\$6,570,757
2015 Hardware stores	\$14,339	\$86,176	\$309,127
2015 Home centers	\$144,620	\$871,982	\$3,147,859
2015 Nursery and garden centers	\$173,425	\$1,060,499	\$3,835,033
2015 Outdoor power equipment stores	\$79,514	\$472,640	\$1,704,089
2015 Paint andwallpaper stores	\$16,680	\$99,903	\$362,896
2015 Appliance, television, and other electronics stores	\$469,751	\$2,801,341	\$10,139,493
2015 Camera andphotographic supplies stores	\$35,585	\$213,328	\$774,775
2015 Computer andsoftware stores	\$1,276,218	\$7,562,917	\$27,448,595
2015 Beer, wine, and liquor stores	\$220,124	\$1,312,408	\$4,767,481
2015 Convenience stores	\$973,031	\$5,737,736	\$20,834,772
2015 Restaurant Expenditures	\$910,108	\$5,429,718	\$19,684,330
2015 Supermarkets and other grocery (except convenience) stores	\$3,594,125	\$21,259,407	\$77,064,279
2015 Furniture stores	\$326,120	\$1,953,853	\$7,074,303
2015 Home furnishings stores	\$1,156,475	\$6,899,272	\$24,975,549
2015 General merchandise stores	\$5,996,319	\$35,874,859	\$129,878,430
2015 Gasoline stations with convenience stores	\$3,088,321	\$18,202,163	\$65,960,921

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Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$2,228,992	\$13,131,937	\$47,549,607
2015 Department stores (excl leased depts)	\$5,917,750	\$35,400,917	\$128,154,690
2015 General merchandise stores	\$5,996,319	\$35,874,859	\$129,878,430
2015 Other health and personal care stores	\$234,105	\$1,401,688	\$5,088,841
2015 Pharmacies and drug stores	\$945,058	\$5,639,196	\$20,433,295
2015 Pet and pet supplies stores	\$258,456	\$1,534,400	\$5,557,422
2015 Book, periodical, and music stores	\$39,401	\$237,737	\$862,257
2015 Hobby, toy, and game stores	\$109,736	\$651,796	\$2,362,188
2015 Musical instrument and supplies stores	\$11,097	\$67,143	\$242,739
2015 Sewing, needlework, and piece goods stores	\$20,798	\$124,456	\$451,955
2015 Sporting goods stores	\$106,156	\$635,593	\$2,314,624

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Broker Profile

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Heartland Commercial Real Estate

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Columbia, IL 62236

Terry Heimann

Terry serves as Principal and Managing Broker of Heartland Commercial Real Estate, an elite brokerage firm located in Southern Illinois. "For over a decade, I've delivered impactful solutions for clients by understanding their real estate goals and developing a solution tailored specifically to their needs. I began my career with BarberMurphy Group, where I helped grow the investment market segment exponentially." Terry has focused his real estate career on commercial, multifamily, office and retail markets, with an emphasis on investment opportunities. As an entrepreneur, he has grown other companies related to property management and software consulting, and he has participated in 1031 exchanges, urban infill redevelopment projects, all culminated with strong relations to the lending community. In 2017, he formed Heartland CRE along with a team of seasoned financial analysts, business development associates, and marketing experts. With a strong work ethic in many facets of life, Terry brings a wealth of knowledge and experience to all clients at Heartland CRE. "The key is to listen to the goals of your client, and then using an all-encompassing approach, turn those goals into reality so that it creates and preserves long-term wealth for the client."

Website:

<http://www.HL-Commercial.com>