

NTN Industrial

1805 E. University Dr. Macomb IL



WESTWOOD

NET LEASE ADVISORS



Actual Photo

Confidential Offering Memorandum

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Property Description

Purchase Price:	\$4,300,000
Cap Rate:	7.88%
Cash on Cash (5yr Fixed):	9.7%
Cash on Cash (10yr Fixed):	8.58%
NOI:	\$339,190
Total Rentable Area:	285,000 SF
Price/ Square Foot	\$14.91
Lot Size:	20.24 Acres
Year Built:	1979, Warehouse 1996

Loan Summary (proposed)

- 70% LTV (80% LTV also available)
- 3.75% fixed for 5 years
- 4.5% fixed for 10 years
- 20 Year Amortization

*For discussion purposes only, call broker for more info

Highlights

- Multi-Tenant Industrial/Warehouse roughly 70% leased to NTN Bearing Corporation of America (NTNBCA). NTNBCA is a wholly-owned subsidiary of NTN with a net worth of approx. \$2 billion. **NTN is the 3rd largest bearing manufacturer in the world!**
- NTN recently invested \$100mm into an adjacent facility (NTN Bower Headquarters) which shows their long term commitment to Macomb. NTN has had a presence in Macomb since 1965.
- NTN has been at this location since 2009 and just entered into a 10 year extension (expires 9/30/2025) **with rare 2% annual increases.**
- 30% of the property is leased to various local companies. The seller is willing to Master Lease 30% of the building for 2 years.
- This Year **Seller spent over \$300,000 in building upgrades which include:** new roof portion, concrete parking lot, dock locks, restroom remodeling, additional conference room, upgraded fire alarm and card reader entry.
- **NTN has recently committed to an additional 10,000 sq. ft. which will commence in August 2015.**



Property Description

The subject property is a 285,000 sq ft multi-tenant industrial warehouse located in Macomb IL. The property is currently 70% leased to NTN Bearing corporation of America for an extended term of 10 years that commences on 10/1/2015 and includes rare 2% annual increases in rent. NTN has occupied the property since 2009 and has shown a long term commitment by increasing its square footage from 115,000 sq ft in 2009 to its current size of 204,654 sq ft. NTN currently operates a separate facility (NTN Bower Headquarters) adjacent to the subject property and in 2013 invested over \$100mm in additions to that factory. NTN has had a large presence in Macomb since 1965 due to fact that the city is located strategically close to two of NTN's biggest customers, Caterpillar and John Deere. **In addition, NTN just signed an amendment to the lease that adds an additional 10,000 sq ft to the new 10 year lease at \$1.00 sq ft.**

Macomb is a city in and the county seat of McDonough County, Illinois, It is situated in western Illinois and is home to Western Illinois University. Several large corporations have a large presence in Macomb that include Pella Windows and NTN Bower.

Western Illinois University

Established in 1899, Western Illinois Normal and Training School opened its doors Sept. 23, 1902 to 229 students. Throughout the years, Western Illinois grew and its name changed from Western Illinois State College to Western Illinois University on July 5, 1957. Today, Western Illinois University offers a variety of bachelor's and master's degree programs, pre-professional programs, a doctorate degree in education, and certificate programs to more than 12,200 students.



Tenant Information

NTN Bearing Corporation of America

NTN Bearing Corporation of America was established in 1963 to support local sales of NTN bearings in the American market. NTN was now capable of manufacturing ball bearings, spherical, tapered, cylindrical, and needle roller bearings and automotive constant velocity joints. By the mid 1980s, NTN had acquired the Bower™ brand from Federal-Mogul Corporation, thereby expanding the company's catalogue of tapered and cylindrical roller bearings. Ten years later, NTN acquired BCA™, again from Federal-Mogul, to round out its product line with automotive clutch release bearings and specialty agricultural bearing assemblies. In 1993, the Corporate Headquarters of NTN-Bower Corporation was moved from Bingham Farms, Michigan to Macomb, Illinois.

Today, NTN operates more than fifty plants worldwide and is the third largest bearing manufacturer in the world.

Press Releases-

[2005- NTN Completes 290,000 sq ft Expansion](#)

[2012-NTN Expanding in Macomb IL \(\\$100mm Investment\)](#)





Lease Summary (NTN)

Rent Commencement:	October 1, 2009
Lease Expiration:	September 30, 2025
Increases:	2% Annual
Lease Type:	NN
Landlord Responsibilities:	Roof, structure, exterior
Rent (170,000sq ft @\$1.34/ft)	\$227,800
Rent (24,654sq ft @ \$1.34/ft)	\$35,748
Rent (10,000sq ft @ \$1.00/ft)	\$10,000
CAM Reimb.(194,654 @.17/ft)	\$33,091

Lease Summary (Master Lease from Seller)

Rent Commencement:	Close of Escrow
Lease Expiration:	September 1, 2017 (est)
Lease Type:	NN
Landlord Responsibilities	Roof, Structure, exterior
Rent (80,346sq ft @\$1.34/ft)	\$107,687
CAM Reimb. (80,346@.17/ft)	\$13,661





Financial Summary (2014)

Revenue (includes CAM + Expense @\$1.51/ft):	\$256,700 (NTN Bearing)- 170,000 sq ft
*Additional Space	\$35,748 (NTN Bower)- 24,654 sq ft.
Additional Space	\$10,000 (NTN Bearing)- 10,000 sq ft
-Master Lease	<u>\$121,348-</u> 80,346 sq ft.
Total Revenue:	\$423,796
Expenses:	
-Taxes	\$19,817
-Insurance	\$7,950
-Mowing/landscaping	\$2,000
-Snow removal	\$1,400
-Management Fee	\$12,713 (3% of Gross Income)
-Building repairs/Maintenance	\$8,987
-Utilities (not paid for by Tenants)	\$3,239
-Reserve (.10 sq.ft)	<u>\$28,500</u>
Total Expenses:	\$84,606
Net Operating Income:	\$339,190

*Note: NTN Bower leases additional space on month to month basis at same terms and conditions. This space is used to store equipment.



Property Information

Total Square Feet: Approx. 285,000

Dimensions: Manufacturing - 400'x250' plus offsets
Warehouse- 450x400'

Total Lot Size: Approx. 20.24 Acres

Parking Area: 200 paved/marked spaces + additional

Construction:

- Floors: 6" concrete (manufacturing)
5" concrete (warehouse) w/fibermesh
- Walls: 8' concrete block w/metal sandwich panel. Pre-engineered metal/vinyl backed insulation (warehouse)
- Roof: Mfg Area- 10+ years of warranty remaining
Warehouse- pre-engineered metal standing seam

Office Facilities: 5,000 sq ft of office divided into 7 private offices, 1 conference room and 1 lunch/break room.

Water/Sewer: Supplied by City of Macomb

Ceiling Heights: Mfg Area- 64,000sqft- 19'10"
28,000sqft- 30'10"
8,000sqft- 38' (est)
Warehouse- 20'6" (at eave)
22'4" (at peak)- 180,000 sqft

Column Spacing: Manufact..- 40'x25' & 40'x40'
Warehouse- 50'x50'

Power: Designed for heavy manufacturing. Features the following KVA pad mounted transformers, (4) 2000, (1) 3000, (1) 1000. 277/480 volt, 3 phase, 4 wire. Warehouse features separate 1600 amp service. Bass duct is located throughout mfg. area

Sprinkler: 100% wet system
Warehouse- Density is .4 over most remote 2000 sqft. 858.9 gpm at 52psi.

Heat: Warehouse- Electric unit heaters



Property Information

Lighting: T5 Lighting installed in 2015 (65% of building)

Ventilation: Air make-up unit and 4'x4' wall louvered vents in warehouse area.

Truck Loading: Mfg Area- North Side
7) Truck docks with 8'x10' overhead doors and manually operated load levelers

(1) Truck Dock with 8'x12' overhead door and manually operated load leveler

(1) Drive-in Door

Warehouse Area- West Side

(2) 12'x14' drive-in doors manually operated

(9) Truck Dock Doors

(5) Truck Dock doors (East Side)

Rail Siding: Supplied by Burlington Northern located on south side of building.

Zoning: Industrial

Miscellaneous: Building is located in Enterprise Zone. There are (5) exterior silos used for plastic pellet storage, (4) at 65'x12' diameter, (1) at 60'x12' diameter. The silos have a nominal capacity of 4,970 cubic feet and a tonnage capacity of 105 tons.

Truck Maintenance Building: Pre-engineered metal, 100'x50' with (3) 14'x14' drive-in doors.

Storage Building: Pre-engineered metal, 200'x50' lighted with no heat, 17' clear ceiling heights at the eave, 19.7' at the peak with (1) 12'x10' drive-in door.

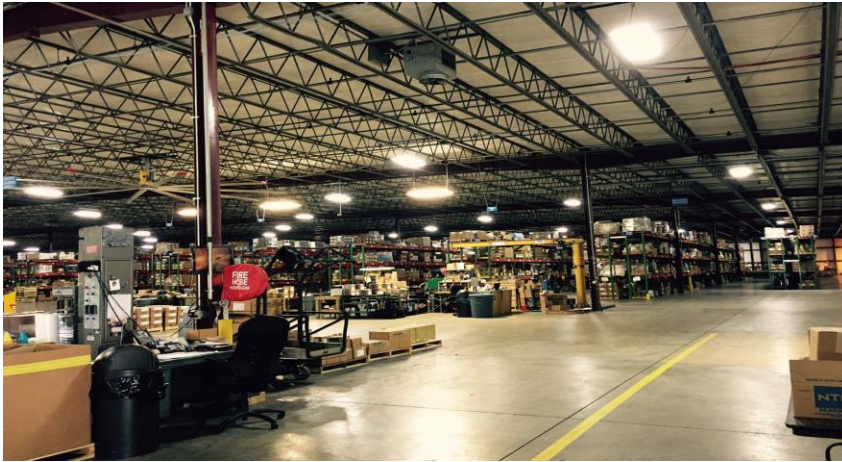
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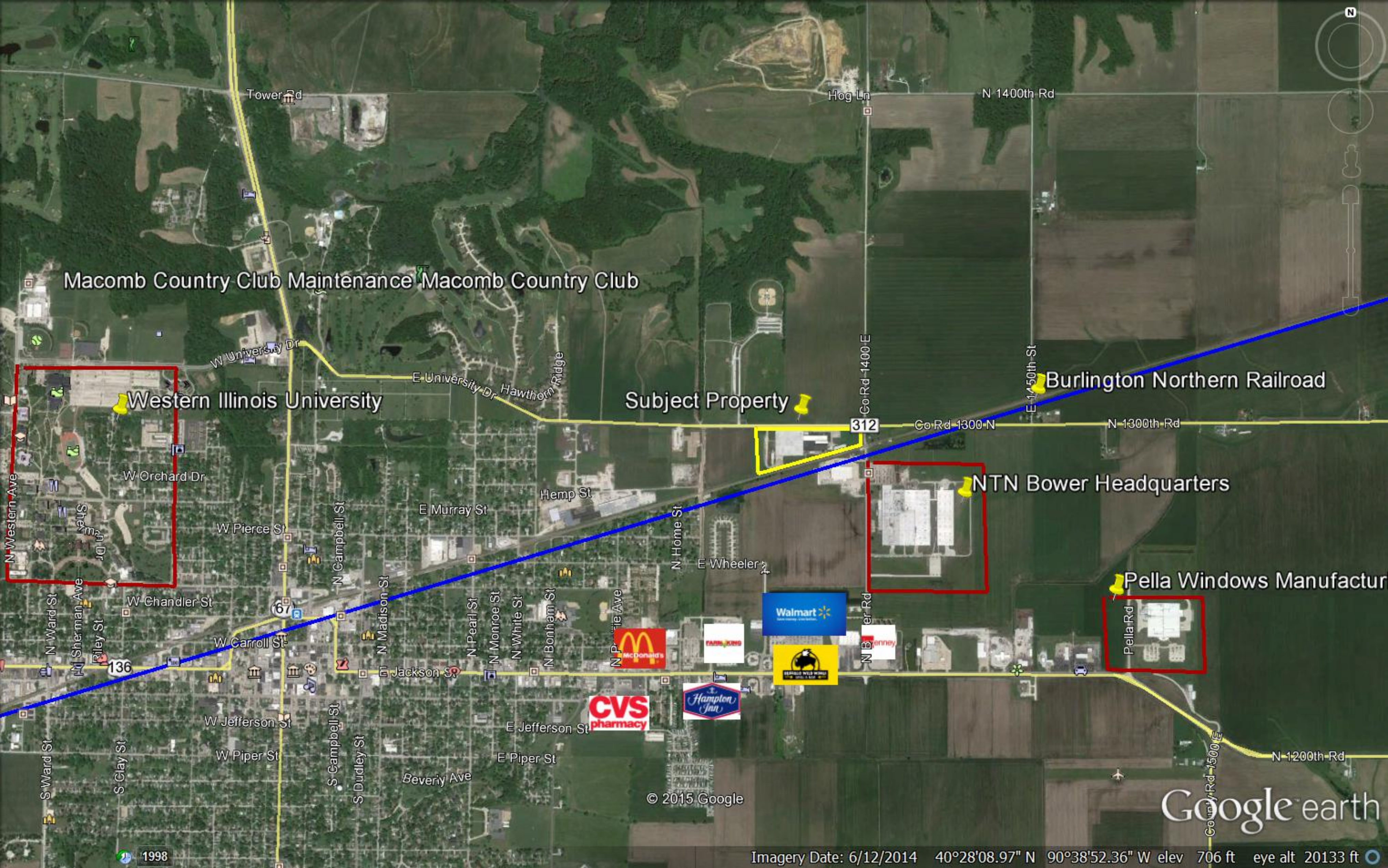
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Macomb Country Club Maintenance Macomb Country Club

Western Illinois University

Subject Property

Burlington Northern Railroad

NTN Bower Headquarters

Pella Windows Manufacturer

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Market Profile

1805 E University Dr, Macomb, Illinois, 61455
Rings: 3, 5, 10 mile radii

Latitude: 40.46957
Longitude: -90.64843

	3 miles	5 miles	10 miles
Population Summary			
2000 Total Population	18,457	20,885	29,035
2010 Total Population	19,122	21,416	29,088
2015 Total Population	18,678	20,860	28,278
2015 Group Quarters	3,987	3,989	4,009
2020 Total Population	18,500	20,633	27,937
2015-2020 Annual Rate	-0.19%	-0.22%	-0.24%
Household Summary			
2000 Households	6,539	7,537	10,819
2000 Average Household Size	2.10	2.14	2.25
2010 Households	7,426	8,402	11,594
2010 Average Household Size	2.04	2.07	2.16
2015 Households	7,293	8,231	11,354
2015 Average Household Size	2.01	2.05	2.14
2020 Households	7,240	8,161	11,250
2020 Average Household Size	2.00	2.04	2.13
2015-2020 Annual Rate	-0.15%	-0.17%	-0.18%
2010 Families	2,869	3,537	5,696
2010 Average Family Size	2.74	2.75	2.79
2015 Families	2,779	3,413	5,494
2015 Average Family Size	2.71	2.73	2.77
2020 Families	2,735	3,352	5,394
2020 Average Family Size	2.71	2.72	2.76
2015-2020 Annual Rate	-0.32%	-0.36%	-0.37%
Housing Unit Summary			
2000 Housing Units	7,011	8,048	11,587
Owner Occupied Housing Units	45.7%	49.8%	56.5%
Renter Occupied Housing Units	47.6%	43.8%	36.9%
Vacant Housing Units	6.7%	6.3%	6.6%
2010 Housing Units	8,150	9,197	12,706
Owner Occupied Housing Units	38.4%	42.9%	50.5%
Renter Occupied Housing Units	52.7%	48.5%	40.8%
Vacant Housing Units	8.9%	8.6%	8.8%
2015 Housing Units	8,122	9,170	12,680
Owner Occupied Housing Units	35.8%	39.9%	47.2%
Renter Occupied Housing Units	54.0%	49.8%	42.4%
Vacant Housing Units	10.2%	10.2%	10.5%
2020 Housing Units	8,107	9,155	12,666
Owner Occupied Housing Units	35.8%	39.7%	46.6%
Renter Occupied Housing Units	53.5%	49.4%	42.2%
Vacant Housing Units	10.7%	10.9%	11.2%
Median Household Income			
2015	\$31,084	\$34,201	\$36,188
2020	\$36,216	\$38,548	\$40,495
Median Home Value			
2015	\$106,981	\$111,774	\$94,785
2020	\$134,449	\$138,536	\$123,147
Per Capita Income			
2015	\$19,508	\$20,841	\$21,249
2020	\$22,378	\$23,842	\$24,255
Median Age			
2010	24.1	24.5	27.6
2015	24.3	24.7	28.2
2020	24.5	25.0	29.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

1805 E University Dr, Macomb, Illinois, 61455
Rings: 3, 5, 10 mile radii

Latitude: 40.46957
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	3 miles	5 miles	10 miles
2015 Households by Income			
Household Income Base	7,285	8,223	11,346
<\$15,000	29.1%	26.8%	23.6%
\$15,000 - \$24,999	12.2%	11.5%	11.7%
\$25,000 - \$34,999	12.9%	12.5%	12.7%
\$35,000 - \$49,999	16.1%	16.5%	17.2%
\$50,000 - \$74,999	11.8%	12.6%	13.8%
\$75,000 - \$99,999	7.8%	8.5%	9.3%
\$100,000 - \$149,999	5.8%	6.9%	7.5%
\$150,000 - \$199,999	2.0%	2.2%	2.1%
\$200,000+	2.3%	2.5%	2.0%
Average Household Income	\$47,373	\$50,442	\$51,071
2020 Households by Income			
Household Income Base	7,232	8,153	11,242
<\$15,000	27.7%	25.4%	22.3%
\$15,000 - \$24,999	9.5%	8.9%	9.1%
\$25,000 - \$34,999	11.0%	10.6%	10.8%
\$35,000 - \$49,999	16.4%	16.7%	17.3%
\$50,000 - \$74,999	13.2%	14.0%	15.5%
\$75,000 - \$99,999	8.7%	9.3%	10.4%
\$100,000 - \$149,999	8.3%	9.5%	9.7%
\$150,000 - \$199,999	2.5%	2.7%	2.5%
\$200,000+	2.8%	2.9%	2.4%
Average Household Income	\$54,544	\$57,837	\$58,314
2015 Owner Occupied Housing Units by Value			
Total	2,901	3,657	5,977
<\$50,000	12.1%	11.5%	17.3%
\$50,000 - \$99,999	34.4%	32.4%	36.5%
\$100,000 - \$149,999	25.1%	25.9%	22.3%
\$150,000 - \$199,999	15.9%	16.7%	12.7%
\$200,000 - \$249,999	6.3%	6.5%	5.4%
\$250,000 - \$299,999	2.2%	2.8%	2.5%
\$300,000 - \$399,999	2.0%	2.4%	2.0%
\$400,000 - \$499,999	0.4%	0.5%	0.4%
\$500,000 - \$749,999	0.4%	0.4%	0.3%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 +	1.1%	0.9%	0.6%
Average Home Value	\$134,307	\$135,613	\$118,864
2020 Owner Occupied Housing Units by Value			
Total	2,897	3,634	5,905
<\$50,000	6.5%	6.2%	10.4%
\$50,000 - \$99,999	24.3%	22.3%	27.5%
\$100,000 - \$149,999	27.9%	27.9%	26.0%
\$150,000 - \$199,999	22.4%	23.2%	18.3%
\$200,000 - \$249,999	10.2%	10.5%	9.0%
\$250,000 - \$299,999	3.5%	4.4%	4.1%
\$300,000 - \$399,999	3.2%	3.6%	3.2%
\$400,000 - \$499,999	0.5%	0.6%	0.5%
\$500,000 - \$749,999	0.7%	0.7%	0.6%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 +	0.8%	0.6%	0.4%
Average Home Value	\$154,290	\$156,641	\$141,348

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

1805 E University Dr, Macomb, Illinois, 61455
 Rings: 3, 5, 10 mile radii

Latitude: 40.46957
 Longitude: -90.64843

	3 miles	5 miles	10 miles
2010 Population by Age			
Total	19,120	21,415	29,086
0 - 4	3.7%	3.8%	4.4%
5 - 9	3.5%	3.8%	4.4%
10 - 14	2.8%	3.1%	3.9%
15 - 24	45.6%	41.9%	34.0%
25 - 34	11.0%	10.9%	10.9%
35 - 44	6.7%	7.2%	8.3%
45 - 54	7.5%	8.5%	10.4%
55 - 64	7.4%	8.4%	10.0%
65 - 74	4.5%	5.2%	6.4%
75 - 84	4.1%	4.2%	4.7%
85 +	3.2%	3.0%	2.7%
18 +	88.3%	87.2%	84.7%
2015 Population by Age			
Total	18,675	20,859	28,280
0 - 4	3.4%	3.6%	4.2%
5 - 9	3.3%	3.5%	4.2%
10 - 14	2.9%	3.3%	4.0%
15 - 24	44.7%	41.2%	33.2%
25 - 34	12.0%	11.8%	11.7%
35 - 44	6.5%	7.0%	8.2%
45 - 54	6.5%	7.3%	8.9%
55 - 64	8.0%	8.9%	10.7%
65 - 74	5.5%	6.3%	7.7%
75 - 84	3.7%	3.9%	4.4%
85 +	3.4%	3.2%	2.9%
18 +	88.6%	87.7%	85.3%
2020 Population by Age			
Total	18,499	20,633	27,938
0 - 4	3.5%	3.6%	4.2%
5 - 9	3.2%	3.4%	4.1%
10 - 14	2.9%	3.2%	4.0%
15 - 24	43.1%	39.7%	31.9%
25 - 34	12.3%	12.2%	11.9%
35 - 44	7.1%	7.5%	8.6%
45 - 54	6.0%	6.6%	7.8%
55 - 64	7.5%	8.4%	10.3%
65 - 74	6.7%	7.5%	9.0%
75 - 84	4.3%	4.6%	5.1%
85 +	3.4%	3.2%	3.0%
18 +	88.6%	87.8%	85.3%
2010 Population by Sex			
Males	9,647	10,769	14,560
Females	9,475	10,647	14,528
2015 Population by Sex			
Males	9,441	10,507	14,203
Females	9,236	10,353	14,076
2020 Population by Sex			
Males	9,332	10,374	14,040
Females	9,168	10,258	13,897

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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Latitude: 40.46957
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2010 Population by Race/Ethnicity			
Total	19,121	21,416	29,090
White Alone	85.9%	86.5%	89.5%
Black Alone	8.1%	7.5%	5.6%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	2.3%	2.6%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	0.9%	0.8%
Two or More Races	2.4%	2.3%	1.9%
Hispanic Origin	3.6%	3.4%	2.9%
Diversity Index	30.7	29.5	24.1
2015 Population by Race/Ethnicity			
Total	18,677	20,860	28,279
White Alone	84.3%	85.0%	88.2%
Black Alone	9.2%	8.5%	6.4%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.6%	2.9%	2.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	0.9%	0.8%
Two or More Races	2.6%	2.4%	2.1%
Hispanic Origin	3.8%	3.6%	3.0%
Diversity Index	33.3	32.1	26.3
2020 Population by Race/Ethnicity			
Total	18,500	20,634	27,938
White Alone	82.6%	83.3%	86.9%
Black Alone	10.4%	9.6%	7.2%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	2.8%	3.0%	2.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.1%	1.0%	0.8%
Two or More Races	2.9%	2.7%	2.3%
Hispanic Origin	4.1%	3.9%	3.2%
Diversity Index	36.1	34.8	28.7
2010 Population by Relationship and Household Type			
Total	19,122	21,416	29,088
In Households	79.1%	81.4%	86.2%
In Family Households	42.4%	46.8%	56.3%
Householder	15.0%	16.5%	19.6%
Spouse	10.8%	12.3%	14.9%
Child	14.0%	15.4%	18.7%
Other relative	1.3%	1.3%	1.4%
Nonrelative	1.3%	1.4%	1.7%
In Nonfamily Households	36.7%	34.6%	29.9%
In Group Quarters	20.9%	18.6%	13.8%
Institutionalized Population	1.5%	1.3%	1.0%
Noninstitutionalized Population	19.4%	17.3%	12.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2015 Population 25+ by Educational Attainment			
Total	8,529	10,104	15,395
Less than 9th Grade	1.9%	1.7%	1.9%
9th - 12th Grade, No Diploma	5.1%	4.8%	5.6%
High School Graduate	18.5%	18.7%	23.0%
GED/Alternative Credential	3.4%	3.4%	4.5%
Some College, No Degree	20.8%	20.6%	20.9%
Associate Degree	6.0%	6.3%	7.4%
Bachelor's Degree	21.5%	21.4%	19.0%
Graduate/Professional Degree	22.7%	23.1%	17.7%
2015 Population 15+ by Marital Status			
Total	16,879	18,692	24,782
Never Married	61.1%	57.4%	49.7%
Married	26.2%	29.5%	35.9%
Widowed	4.5%	4.7%	5.5%
Divorced	8.2%	8.5%	9.0%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	90.4%	91.4%	91.5%
Civilian Unemployed	9.6%	8.6%	8.5%
2015 Employed Population 16+ by Industry			
Total	7,617	8,749	11,896
Agriculture/Mining	1.9%	2.2%	3.1%
Construction	3.1%	3.1%	3.3%
Manufacturing	5.9%	6.3%	9.9%
Wholesale Trade	1.0%	1.0%	1.2%
Retail Trade	13.2%	12.5%	12.0%
Transportation/Utilities	2.9%	2.8%	3.8%
Information	0.9%	1.0%	1.3%
Finance/Insurance/Real Estate	4.1%	4.6%	4.6%
Services	64.1%	63.1%	57.3%
Public Administration	2.9%	3.3%	3.5%
2015 Employed Population 16+ by Occupation			
Total	7,618	8,748	11,898
White Collar	61.4%	62.1%	59.7%
Management/Business/Financial	9.2%	10.1%	10.5%
Professional	26.5%	26.4%	24.1%
Sales	10.3%	10.5%	10.2%
Administrative Support	15.4%	15.1%	14.9%
Services	24.2%	23.7%	21.9%
Blue Collar	14.4%	14.2%	18.4%
Farming/Forestry/Fishing	1.1%	1.0%	1.2%
Construction/Extraction	3.4%	3.5%	3.7%
Installation/Maintenance/Repair	1.6%	1.5%	2.1%
Production	3.9%	3.7%	5.7%
Transportation/Material Moving	4.4%	4.4%	5.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

1805 E University Dr, Macomb, Illinois, 61455
Rings: 3, 5, 10 mile radii

Latitude: 40.46957
Longitude: -90.64843

	3 miles	5 miles	10 miles
2010 Households by Type			
Total	7,426	8,401	11,594
Households with 1 Person	40.0%	38.3%	35.1%
Households with 2+ People	60.0%	61.7%	64.9%
Family Households	38.6%	42.1%	49.1%
Husband-wife Families	27.8%	31.3%	37.5%
With Related Children	10.2%	11.5%	13.3%
Other Family (No Spouse Present)	10.8%	10.8%	11.7%
Other Family with Male Householder	3.0%	3.1%	3.5%
With Related Children	1.4%	1.5%	1.9%
Other Family with Female Householder	7.8%	7.6%	8.2%
With Related Children	5.7%	5.6%	5.8%
Nonfamily Households	21.4%	19.6%	15.8%
All Households with Children	17.5%	18.9%	21.4%
Multigenerational Households	0.8%	0.8%	1.1%
Unmarried Partner Households	6.6%	6.5%	7.1%
Male-female	6.2%	6.1%	6.6%
Same-sex	0.4%	0.4%	0.5%
2010 Households by Size			
Total	7,425	8,402	11,594
1 Person Household	40.0%	38.3%	35.1%
2 Person Household	34.9%	35.6%	36.8%
3 Person Household	12.2%	12.5%	13.1%
4 Person Household	8.6%	9.0%	9.7%
5 Person Household	2.9%	3.1%	3.6%
6 Person Household	1.0%	1.1%	1.1%
7 + Person Household	0.4%	0.3%	0.6%
2010 Households by Tenure and Mortgage Status			
Total	7,426	8,402	11,594
Owner Occupied	42.1%	46.9%	55.3%
Owned with a Mortgage/Loan	24.1%	26.9%	31.4%
Owned Free and Clear	18.1%	20.0%	23.9%
Renter Occupied	57.9%	53.1%	44.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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	3 miles	5 miles	10 miles
Top 3 Tapestry Segments			
1.	College Towns (14B)	College Towns (14B)	College Towns (14B)
2.	Dorms to Diplomas (14C)	Dorms to Diplomas (14C)	Heartland Communities
3.	Golden Years (9B)	In Style (5B)	In Style (5B)
2015 Consumer Spending			
Apparel & Services: Total \$	\$11,224,432	\$13,372,841	\$18,239,826
Average Spent	\$1,539.07	\$1,624.69	\$1,606.47
Spending Potential Index	66	70	69
Computers & Accessories: Total \$	\$1,312,130	\$1,559,966	\$2,106,679
Average Spent	\$179.92	\$189.52	\$185.55
Spending Potential Index	71	75	73
Education: Total \$	\$8,723,517	\$10,192,367	\$12,871,328
Average Spent	\$1,196.15	\$1,238.29	\$1,133.64
Spending Potential Index	78	81	74
Entertainment/Recreation: Total \$	\$14,957,643	\$18,071,109	\$25,768,763
Average Spent	\$2,050.96	\$2,195.49	\$2,269.58
Spending Potential Index	62	66	69
Food at Home: Total \$	\$24,778,208	\$29,698,170	\$42,075,304
Average Spent	\$3,397.53	\$3,608.09	\$3,705.77
Spending Potential Index	65	69	71
Food Away from Home: Total \$	\$15,881,824	\$18,951,941	\$25,980,944
Average Spent	\$2,177.68	\$2,302.51	\$2,288.26
Spending Potential Index	66	70	70
Health Care: Total \$	\$20,117,567	\$24,611,234	\$36,653,644
Average Spent	\$2,758.48	\$2,990.07	\$3,228.26
Spending Potential Index	58	63	68
HH Furnishings & Equipment: Total \$	\$8,495,395	\$10,224,392	\$14,376,387
Average Spent	\$1,164.87	\$1,242.18	\$1,266.20
Spending Potential Index	63	67	69
Investments: Total \$	\$10,322,793	\$12,996,621	\$20,550,727
Average Spent	\$1,415.44	\$1,578.98	\$1,810.00
Spending Potential Index	51	57	66
Retail Goods: Total \$	\$116,703,853	\$140,819,221	\$202,566,450
Average Spent	\$16,002.17	\$17,108.40	\$17,840.98
Spending Potential Index	63	67	70
Shelter: Total \$	\$80,013,912	\$95,142,756	\$126,980,925
Average Spent	\$10,971.33	\$11,559.08	\$11,183.81
Spending Potential Index	67	70	68
TV/Video/Audio: Total \$	\$6,379,647	\$7,614,626	\$10,623,929
Average Spent	\$874.76	\$925.12	\$935.70
Spending Potential Index	67	71	72
Travel: Total \$	\$8,421,135	\$10,225,115	\$14,215,940
Average Spent	\$1,154.69	\$1,242.27	\$1,252.06
Spending Potential Index	59	64	64
Vehicle Maintenance & Repairs: Total \$	\$5,173,358	\$6,221,646	\$8,731,545
Average Spent	\$709.36	\$755.88	\$769.03
Spending Potential Index	64	68	69

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.