



GARDAWORLD

Marcus & Millichap
DUONG INVESTMENT GROUP



17040 215TH STREET, DAVENPORT, IA 52806

OFFERING MEMORANDUM



GARDAWORLD

Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



GardaWorld Is a Highly Respected Industrial Tenant, Generating \$6 Billion in Annual Revenue and Operating Nearly 200 Locations Across the U.S. and Canada



10-Year Lease Extension – An Extremely Rare 10-Year Lease Extension at This Site, Demonstrating the Tenant’s Strong Commitment to the Location



New Roof Recently Installed, Highlighting Further Dedication to Supporting the Tenant’s Presence at this Location

High Credit Tenant

- ▶ **Strong Corporate Guarantee:** Backed By a Tenant with Over \$6 Billion In Annual Revenue
- ▶ **Market Leadership:** GardaWorld Is One of The World’s Largest Privately Owned Integrated Security and Risk Companies, Providing a Secure Investment
- ▶ **E-Commerce & Recession-Resilient:** GardaWorld’s Business Model Is Well-Suited to Thrive in Various Economic Conditions

Strong Real Estate Fundamentals

- ▶ **Highly Desirable 10-Year Lease:** GardaWorld Has Recently Secured A Rare And Highly Sought-After 10-Year Lease At This Prime Location
- ▶ **Located Just Four Miles from Downtown Davenport, IA with a Population of 100,000+**
- ▶ **Long-Term Occupancy:** GardaWorld Has Successfully Operated at This Location and Renewed Its Lease for Nearly 20 Years
- ▶ **Investor-Friendly:** This NN Industrial Property Offers Minimal Landlord Responsibilities, Making It Ideal for Out-Of-Market Investors
- ▶ **Prime Industrial Location:** Situated In a Dense Industrial Area Surrounded by National Brands, Including R+L Carriers, Hertz Car Rental, John Deere, TruGreen, Culligan, Ryder, Amazon Fulfillment Center, Kraft-Heinz, Sterilite, Penske, And Quad Cities, Among Others, All In Close Proximity To The Subject Property



INVESTMENT OVERVIEW

Tenant Spotlight

GardaWorld Cash Logistics

GardaWorld Cash Logistics is a global leader in secure cash management services, providing innovative solutions for cash processing, transportation, and risk management.

GARDAWORLD

With state-of-the-art facilities, cutting-edge technology, and a commitment to security, GardaWorld serves financial institutions, retail businesses, and organizations worldwide. Its services streamline operations, reduce risk, and ensure reliable cash flow management. Trusted for its expertise and dependability, GardaWorld is a preferred partner for businesses seeking comprehensive and secure cash logistics solutions.

Website www.cash.garda.com

2024 Revenue **±\$6 Billion**

GardaWorld's Business Model

GardaWorld is a leading global security services provider with a diversified corporate structure encompassing multiple revenue streams.

Physical Security Services: GardaWorld offers a comprehensive range of physical security solutions, including uniformed security guards, mobile patrols, and specialized protection services. These services cater to various sectors such as commercial, industrial, and governmental clients.

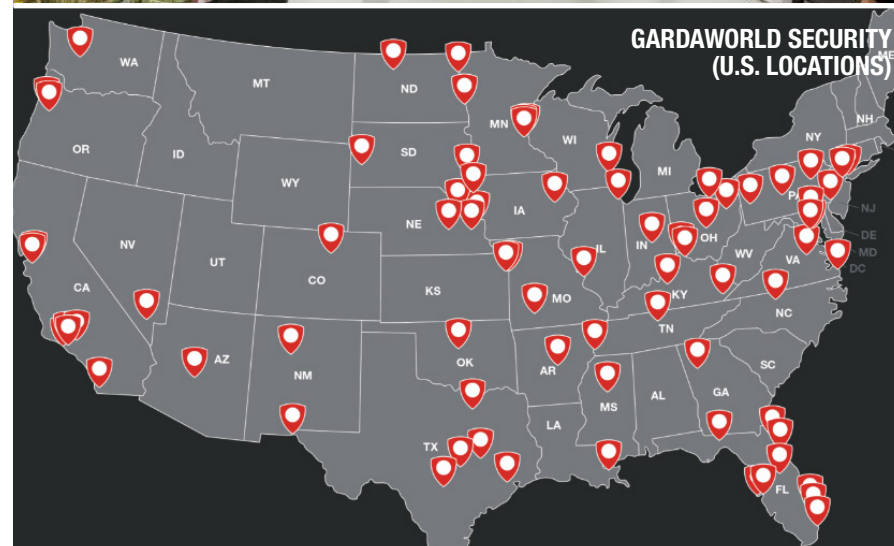
Cash Management Services: Operating under the brand name GardaWorld Cash Services, the company provides secure cash transportation, vault services, ATM services, and cash processing. This division serves financial institutions, retailers, and other businesses requiring secure cash handling.

Risk Management and Consulting: Through its subsidiary Crisis24, GardaWorld delivers risk assessment, crisis response, and consulting services. This segment addresses the needs of clients operating in high-risk environments, offering solutions like travel security and emergency response planning.

Additional Highlights

- ▶ Many GardaWorld operations involve physical facilities for cash logistics or secure office spaces, tailored to their business functions. This includes investments in tenant-specific infrastructure, such as secure vaults or specialized IT systems.
- ▶ GardaWorld has expanded its reach and capabilities through organic growth and strategic acquisitions.
- ▶ Their services cater to essential and growing sectors across many industries, including government, financial institutions, retail, and others.

REPRESENTATIVE PHOTO

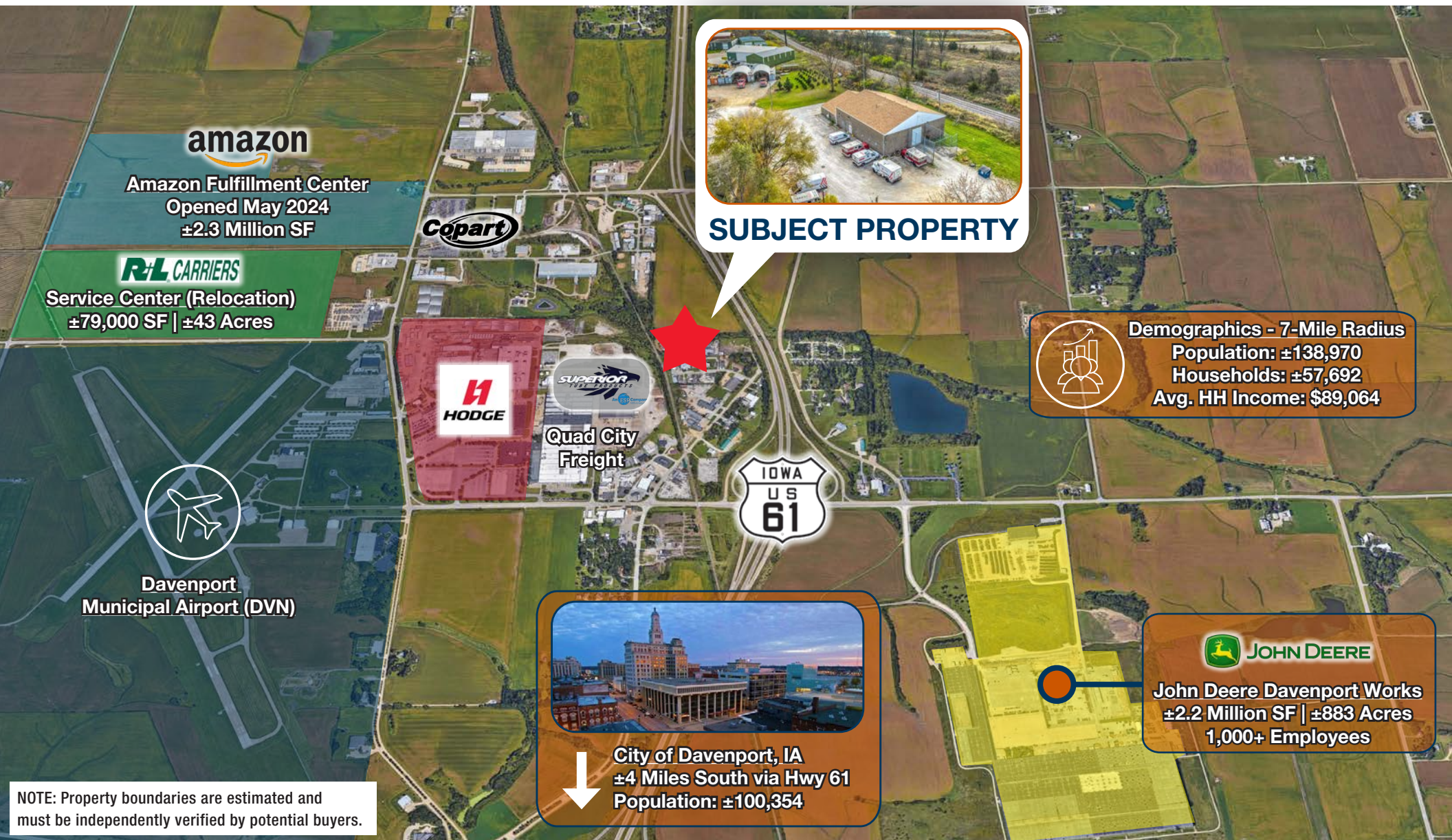


REPRESENTATIVE PHOTO



INVESTMENT OVERVIEW

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	GardaWorld (Davenport, IA)
Property Address	17040 215th Street Davenport, IA 52806
Assessor's Parcel Number	932533311
Year Built	1974
Gross Leasable Area (GLA)	±6,000 Square Feet
Lot Size	±0.85 Acres (±37,200 Square Feet)

Pricing

Price	\$1,090,000
Cap Rate	7.50%
Price/SF	\$181.67



Annualized Operating Data

Net Operating Income	\$81,750
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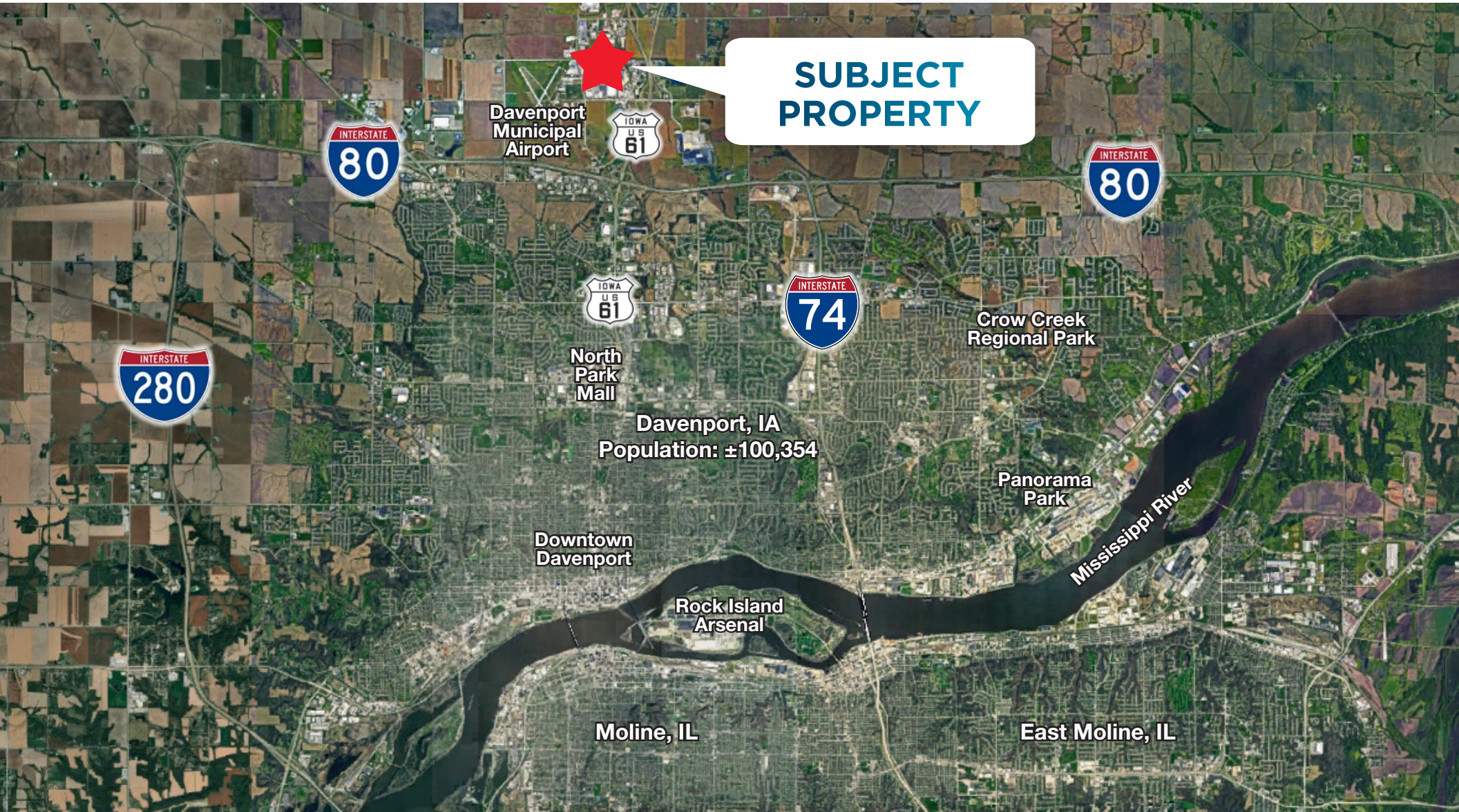
Lease Information

Lease Commencement Date	November 28, 2005
Lease Expiration Date	December 31, 2035
Tenancy	±20 Years
Total Lease Term	±30 Years
Lease Term Remaining	±11 Years
Increases	2.5% Annual
Options	Two, Five-Year
Lease Type	NN
Tenant Responsibilities	All maintenance and repairs of the premises, including building systems (e.g., HVAC), parking areas, sidewalks, and landscaping, ensuring the property remains clean, safe, and secure.
Landlord Responsibilities	Structural repairs or capital replacements, with tenant cooperation for necessary approvals.

GARDAWORLD

MARKET OVERVIEW

Regional Map



MARKET OVERVIEW

The City Of Davenport, IA

Davenport, Iowa, is the largest city within the Quad Cities, a metropolitan area that includes Bettendorf, IA, and Rock Island, Moline, and East Moline in Illinois.

Strategically located along the Mississippi River, Davenport serves as a regional economic hub, with strong industrial, retail, and logistical foundations. The city's position along major interstates such as I-80 and I-74 makes it a prime location for businesses requiring efficient transportation and distribution networks. Davenport has a diversified economy, anchored by manufacturing, logistics, healthcare, and retail sectors.

The city has experienced steady growth, with an emphasis on revitalizing its downtown area, improving infrastructure, and expanding its industrial parks. Industrial real estate opportunities are bolstered by Davenport's proximity to major markets in Chicago, Minneapolis, and St. Louis, making it an attractive location for warehousing and distribution operations. For retail investors, the city's growing population and regional draw create a favorable environment for shopping centers and mixed-use developments. Davenport's ongoing investments in public spaces, housing, and cultural amenities signal a commitment to long-term growth and quality of life improvements, which further enhance its attractiveness for commercial real estate investors.

Davenport is part of the broader Quad Cities market, which has seen increased attention from developers and businesses due to its affordability, skilled workforce, and pro-business environment. The city's recent population growth and rising median incomes reflect its potential for retail expansion. Local economic initiatives, such as tax incentives and business-friendly policies, continue to support both industrial and retail development, making Davenport a compelling choice for investors seeking opportunities in the Midwest.

Popular Nearby Attractions

- ▶ **Modern Woodmen Park:** Overlooking the Mississippi River, this minor league baseball stadium offers not only sports entertainment but also spectacular views and community events, attracting both locals and visitors.
- ▶ **Village of East Davenport:** A historic district with a mix of boutique shops, restaurants, and events. It draws foot traffic and serves as a vibrant retail destination, making it a model for neighborhood retail development.
- ▶ **John Deere Pavilion:** Located in nearby Moline, IL, this interactive exhibit showcases the region's rich agricultural history and John Deere's global impact. As a nearby draw, it strengthens the Quad Cities' overall appeal for tourism and business travel.



Downtown Davenport



Modern Woodmen Park



John Deere Pavilion



MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2028 Population	13,668	59,579	140,415
2023 Population	13,490	59,191	138,970
2020 Population	13,361	59,124	138,964
2010 Population	11,350	54,304	130,128

Households	1-Mile	3-Miles	5-Miles
2028 Households	5,364	24,897	58,381
2023 Households	5,280	24,697	57,692
2020 Households	5,224	24,544	57,181
2010 Households	4,352	22,288	57,181



150,023

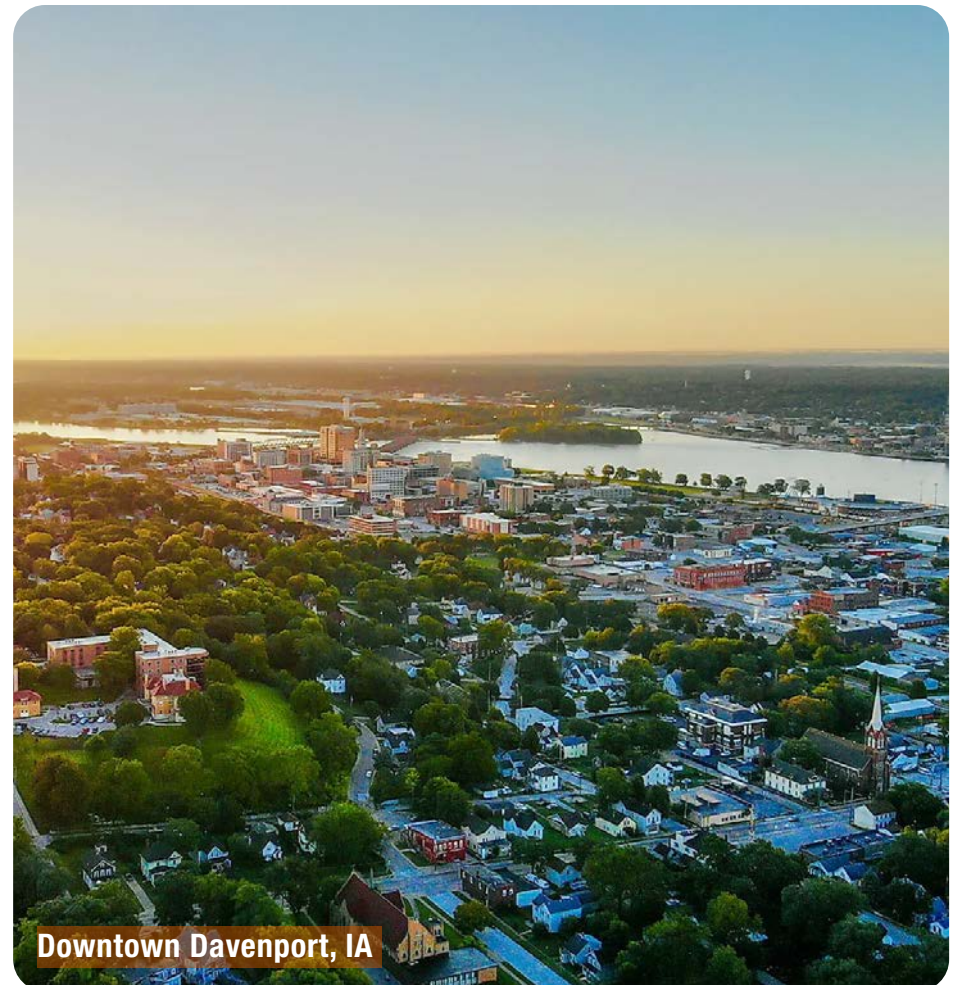
2023 Daytime Population
(7-Mile Radius)



\$89,064

2023 Average Household Income
(7-Mile Radius)

Income & Economics	1-Mile	3-Miles	5-Miles
Average Household Income	\$93,612	\$92,410	\$89,064
Median Household Income	\$67,048	\$63,381	\$59,128
2023 Daytime Population	19,918	65,484	150,023





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