First Mid BANK & TRUST

1709 WALNUT STREET | MURPHYSBORO, IL

ABSOLUTE NNN | **INVESTMENT GRADE TENANT** | **BELOW MARKET RENT**

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The Opportunity

Cushman & Wakefield is pleased to present the opportunity to acquire an Absolute NNN **First Mid Bank & Trust**, a well-capitalized regional financial institution (NASDAQ: FMBH), with an investment-grade profile.

Strategically located in Murphysboro, Illinois, the county seat of Jackson County, the property benefits from consistent government-driven employment and serves as a key financial services location within the community. The branch is positioned along a well-trafficked corridor with approximately 13,900 vehicles per day, representing strong visibility and accessibility relative to the size of the market.

The property offers a unique opportunity to purchase a "hands-off" investment with significant upside as the tenant pays a below market rent and has contractual increases in their renewal period. The first renewal option will occur in 2029 at which time the rent will increase to $91,342*.

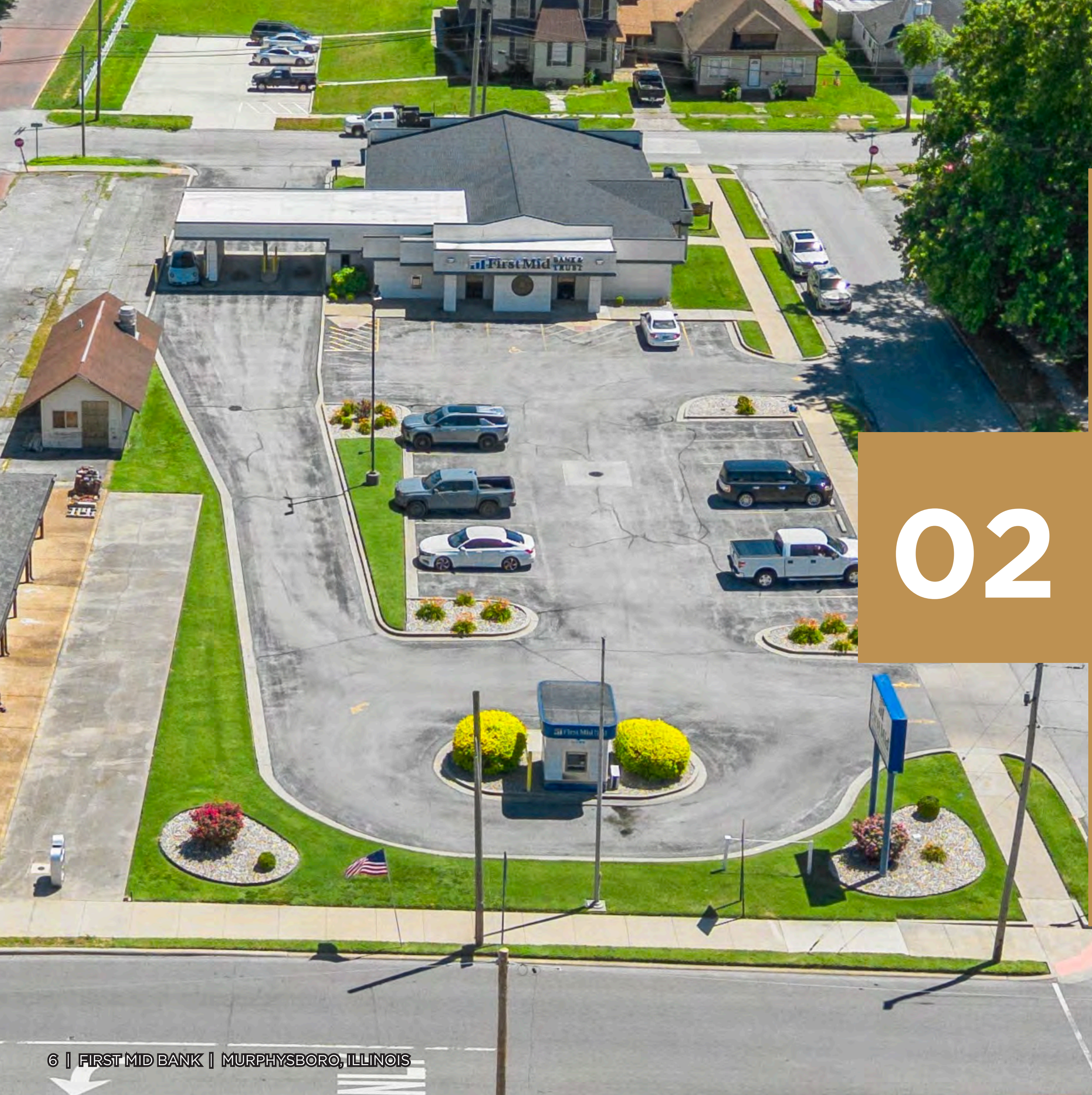
TENANT:	First Mid BANK & TRUST
ADDRESS:	1709 Walnut St, Murphysboro, IL, 62966
ASKING PRICE:	$1,185,000
CAP RATE:	7.0%
ANNUAL RENT:	$83,038.56
LEASE STRUCTURE:	Absolute NNN
LEASE EXPIRATION:	May 31, 2029
RENEWAL OPTIONS:	Three 5-Year Options w 10% Increases*

**Renewal option at CPI but not greater than 10%. We assume 10% in each renewal option period*

Offering Highlights

- Leased to investment-grade tenant, First Mid Bank & Trust, backed by First Mid Bancshares, Inc. (NASDAQ: FMBH)
- New roof and HVAC systems in 2024
- Strategically located in the county seat of Jackson County, benefitting from consistent government employment and local economic stability
- Tenant displays strong branch performance within the First Mid Bank & Trust portfolio, holding approximately $43.5 million in deposits
- Positioned along main corridor in Murphysboro with approximately 13,902 vehicles per day, providing excellent accessibility and visibility for a community banking branch
- Strong tenancy as an essential-use asset with limited risk of obsolescence compared to traditional retail uses
- Below market rents that should be able to be met or exceeded in the unlikely instance that the tenant decides to vacate.

Aerial Overview



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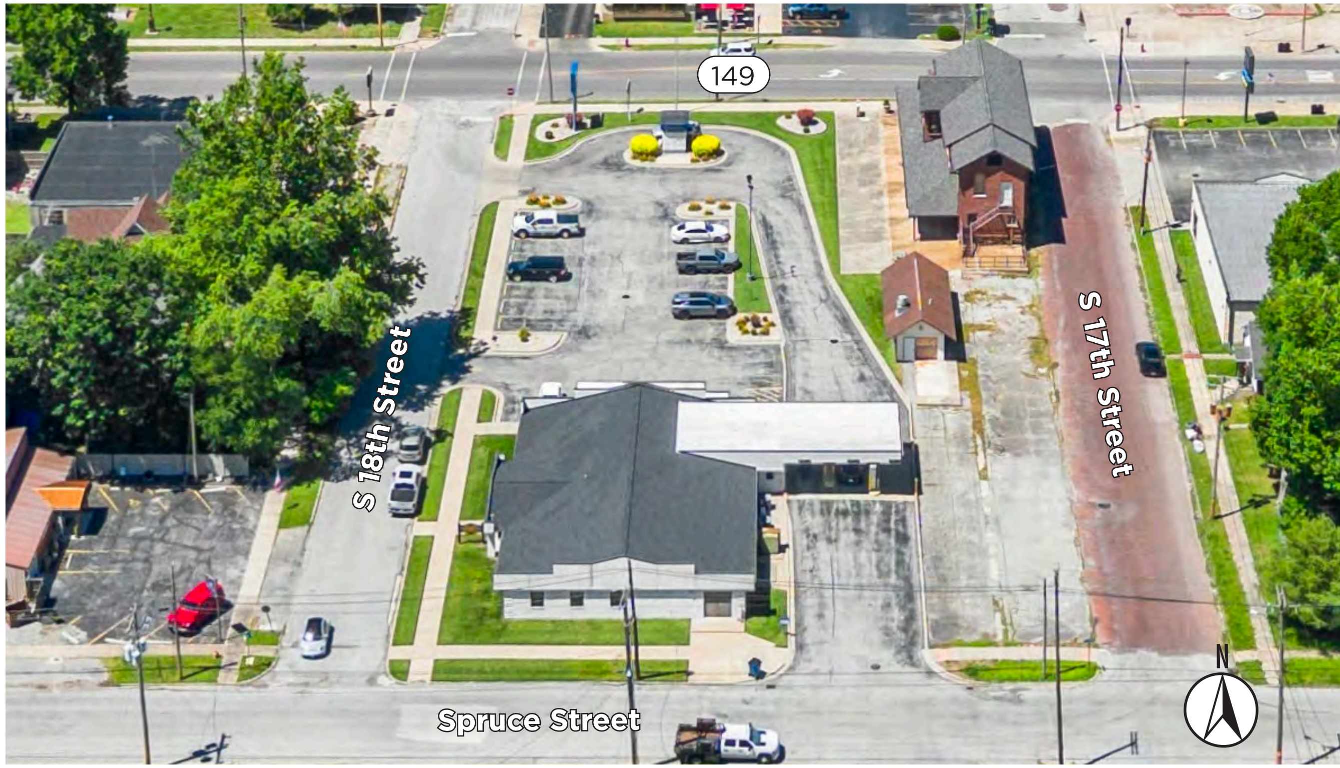
Property Overview


S 17th Street
149
Spruce Street
S 18th Street


S 17th Street
S 18th Street
149
ONLY


Spruce Street
149
S 18th Street
First Mid
S 17th Street


149
S 18th Street
S 17th Street
Spruce Street
N

Property Description

Address	1709 Walnut St, Murphysboro, IL, 62966
Year Built	1996
Drive-Thru Teller Lanes	Three
Parking Spaces	21
Roof	Shingled Roof installed in 2024
HVAC	Installed 2024
County	Jackson
Parcel ID	14-04-355-010
Parcel Size:	0.67 Acres

Lease Abstract

Tenant Name: First Mid Bank & Trust (First Mid-Illinois Bank & Trust, N.A.)

Premises Address: 1709 Walnut St., Murphysboro, IL

Pro rata Share: 100.00%

Original Lease Commencement: 6/15/2009

Current Term Commencement: 6/1/2024

Lease Expiration: 5/31/2029

Annual Base Rent:

	Date			Annually	Monthly
	6/15/2009	-	5/31/2014	$63,750.00/YR	$5,312.50/MO
	6/1/2014	-	5/31/2019	$70,125.00/YR	$5,843.75/MO
	6/1/2019	-	5/31/2024	$75,489.60/YR	$6,290.80/MO
	6/1/2024	-	5/31/2026	$75,489.60/YR	$6,290.80/MO
	6/1/2026	-	5/31/2029	$83,038.56/YR	$6,919.88/MO
Option 1	*6/1/2029*	-	*5/31/2034*	*CPI increase (with 10% cap)*	
Option 2	*6/1/2034*	-	*5/31/2039*	*CPI increase (with 10% cap)*	
Option 3	*6/1/2039*	-	*5/31/2044*	*CPI increase (with 10% cap)*	

CPI Rent Terms: Basic Rent shall be increased on every fifth (5th) year. Such adjustments to Basic Rent shall be equal to any cumulative increase in the Consumer Price Index (All Items) for Urban Consumers - US City Average. Basic Rent for any adjustment period, including the first adjustment period and including during any Renewal Term, shall never be less than the Basic Rent for the preceding period, nor shall the percentage increase in such Basic Rent ever be more than ten percent (10%).

Lease Type: Absolute NNN

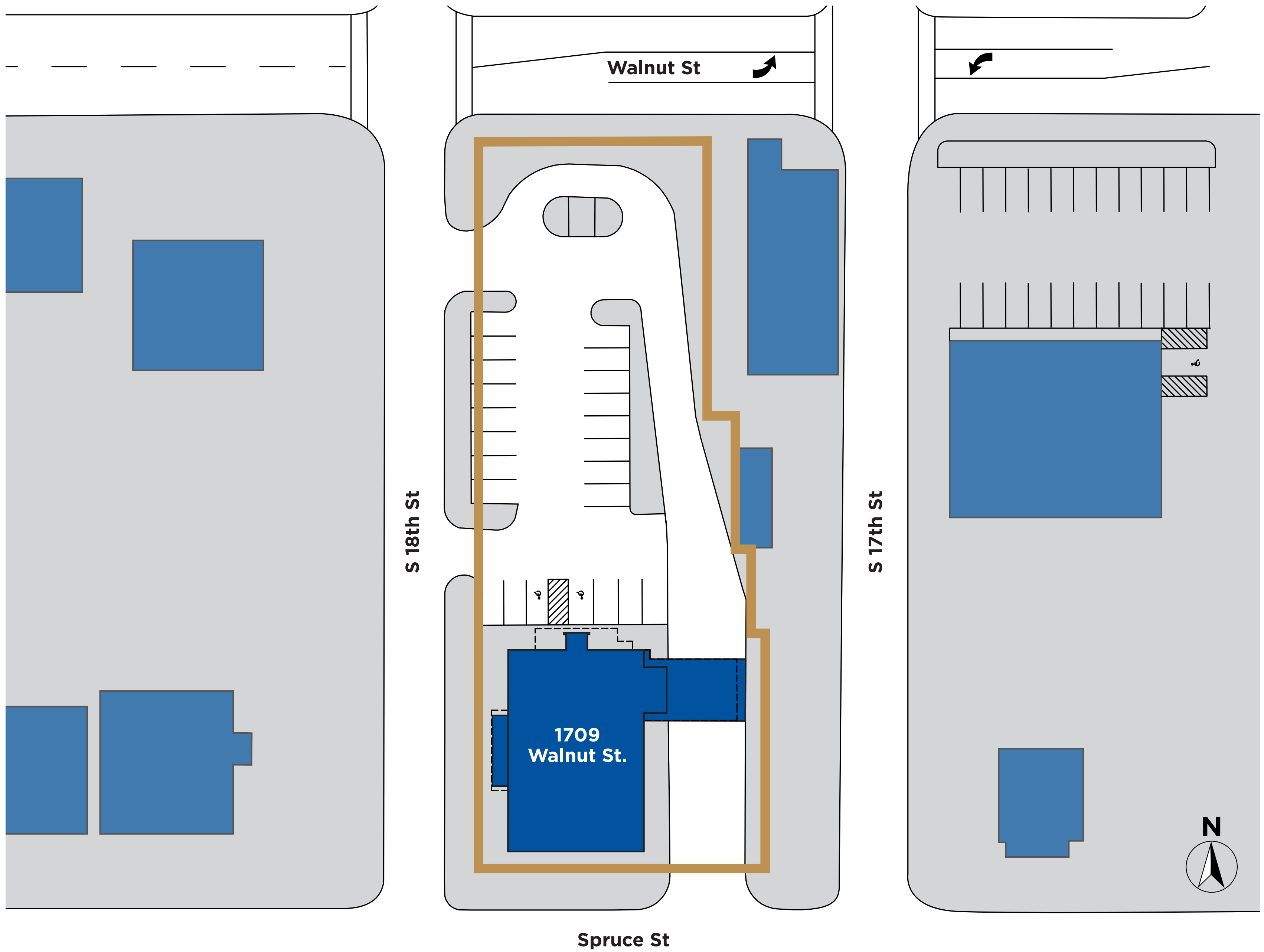
CAM: Tenant shall at all times from and after the Commencement Date, including any Requisition period, put, keep and maintain the Leased Premises (including, without limitation, the roof, landscaping, walls, footings, foundations and structural components of the Leased Premises) and the Equipment in a similar (or better) condition and order of repair as exists as of the Commencement Date, except for ordinary wear and tear and shall promptly make all repairs and replacements of every kind and nature.

Lease Abstract

Real Estate Tax:	"Covered Taxes" shall mean any and all present and future taxes on or with respect to the Leased Premises or payments of Basic Rent or Additional Rent that are or are in the nature of sales, use, transfer, real estate, property, ad valorem, excise, stamp or similar taxes, municipal or other assessments, levies, imposts, duties, fees or other charges, together with any penalties, fines, interest thereon or additions thereto imposed by any Governmental Authority in a Related Jurisdiction: provided, however, for the avoidance of doubt, the terms "Covered Tax" and "Covered Taxes" shall not include any taxes that are Income Taxes, except if such Income Tax is a replacement for any non-income based Covered Tax
Insurance:	Tenant shall maintain at its sole cost and expense
Maintenance & Repairs:	
Roof & Structure	Tenant
HVAC Responsibility	Tenant
Renewal Options:	Three remaining 5-year renewal options with 6 months' notice. Base Rent shall increase every 5 years by the change in the CPI-UC index, but never less than the preceding period or more than a 10% increase.
Holding Over Rent:	110% of Base Rent.
Estoppel:	Within 10 days
Security Deposit:	None

Parcel Overview

Site Plan



Surrounding Area

$70,768
2025 Avg Household Income
Within 10 miles

44,891
2025 Total Population
Within 10 miles

19,257
2025 Total Housing Units
Within 10 miles

20,738
2025 Total Number of Employees
Within 10 miles

03 Tenant Overview

Tenant Overview

First Mid Bank & Trust, N.A. ("First Mid Bank") is a leading community-focused financial institution and a wholly owned subsidiary of First Mid Bancshares, Inc. (NASDAQ: FMBH), a publicly traded financial holding company headquartered in Mattoon, Illinois. Founded in 1865, First Mid has a long-standing history of financial stability and disciplined growth, operating for more than 160 years across multiple economic cycles.

REGIONAL BANKING PLATFORM & MARKET PRESENCE

First Mid operates an extensive and well-established footprint throughout the Midwest and beyond, with approximately 80+ branch locations across Illinois, Missouri, Wisconsin, and Texas, along with additional lending and specialty service offices. This regional platform provides diversified revenue streams while maintaining a strong focus on community banking relationships.

The bank's geographic strategy emphasizes:

- Stable secondary and tertiary markets
- Relationship-driven, local banking models
- Long-term customer retention and deposit stability

This approach aligns closely with markets like Murphysboro, where personal banking relationships and physical branch locations remain critical to customer engagement.

FINANCIAL STRENGTH & CREDIT PROFILE

First Mid Bancshares demonstrates a strong and stable financial profile, supported by:

- Total assets exceeding $9.0 billion
- Approximately $6.4+ billion in deposits
- Consistent profitability and access to public capital markets
- Diversified lending portfolio across commercial, agricultural, and consumer segments

The company maintains an investment-grade credit profile (BBB+ / A- equivalent), reflecting prudent balance sheet management and conservative underwriting practices. As a publicly traded institution, First Mid is subject to regulatory oversight and reporting requirements, further enhancing transparency and credit quality.

COMMUNITY BANKING MODEL & TENANT STABILITY

First Mid's business model is centered on community banking principles, emphasizing long-term relationships, local decision-making, and consistent physical presence in its markets. This strategy has proven highly durable, particularly in smaller and mid-sized communities where branch banking remains essential.

Key characteristics of First Mid's operating strategy include:

- Commitment to long-term occupancy at established branch locations
- Focus on deposit-driven growth and customer retention
- Investment in physical locations to support ongoing operations
- Strong alignment with local economic drivers

The company's demonstrated willingness to invest capital into its properties—including building improvements and operational upgrades—further reinforces its commitment to maintaining an active and productive branch network.

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Market Overview

Murphysboro, Illinois Overview

Murphysboro, Illinois is a stable, community-oriented market located in Jackson County in Southern Illinois, serving as the county seat and administrative hub for the region. With a population of approximately 6,700–7,000 residents, Murphysboro provides essential services, government employment, and regional connectivity that support long-term economic stability.

As the county seat, Murphysboro benefits from a consistent base of public sector employment, including county government offices, courts, and municipal services. This governmental presence helps anchor the local economy and generates steady daytime population, supporting local businesses and financial institutions. In tertiary markets, county seat locations are widely viewed by investors as more stable and resilient compared to surrounding rural communities.

Murphysboro, Illinois Overview

Murphysboro is part of the broader Carbondale-Marion, IL regional economy, located just minutes from Carbondale, home to Southern Illinois University (SIU), a major economic and employment driver for the area. The university provides a steady pipeline of employment, student population, and regional economic activity that extends into Murphysboro and the surrounding communities.

This diversified employment base contributes to consistent demand for everyday services, including banking and financial institutions, which remain critical infrastructure in smaller communities.

The area economy is supported by a mix of:

- Government and public administration (county seat influence)
- Higher education (SIU Carbondale)
- Healthcare and social services
- Local retail and service-based businesses

Southern Illinois University

2025 Demographics Snapshot

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population				
Total Population	5,961	10,113	13,966	44,891
Total Households	2,567	4,277	5,947	19,257
Employees	1,921	3,570	4,320	20,738
Housing Units				
Total Housing Units	3,170	5,200	7,193	23,562
Occupied Housing Units	2,567	4,277	5,947	19,257
Vacant Household Units	604	923	1,246	4,305
Household Income				
Average Household Income	$61,905	$70,936	$79,554	$70,768
Median Household Income	$48,924	$55,363	$59,346	$50,891
Per Capita Income	$26,687	$30,069	$33,978	$30,743
Educational Attainment				
Adult Population Age 25+	3,919	6,815	9,533	25,812
Any College (Some College or Higher)	2,323	3,994	5,809	18,138
College Degree+ (Bachelor Degree or Higher)	813	1,515	2,510	9,419

Offering Memorandum Disclaimer

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