SALE

Rock Point Mall Value-Add Retail Center

2607-2693 20TH STREET

Rockford, IL 61109

PRESENTED BY:

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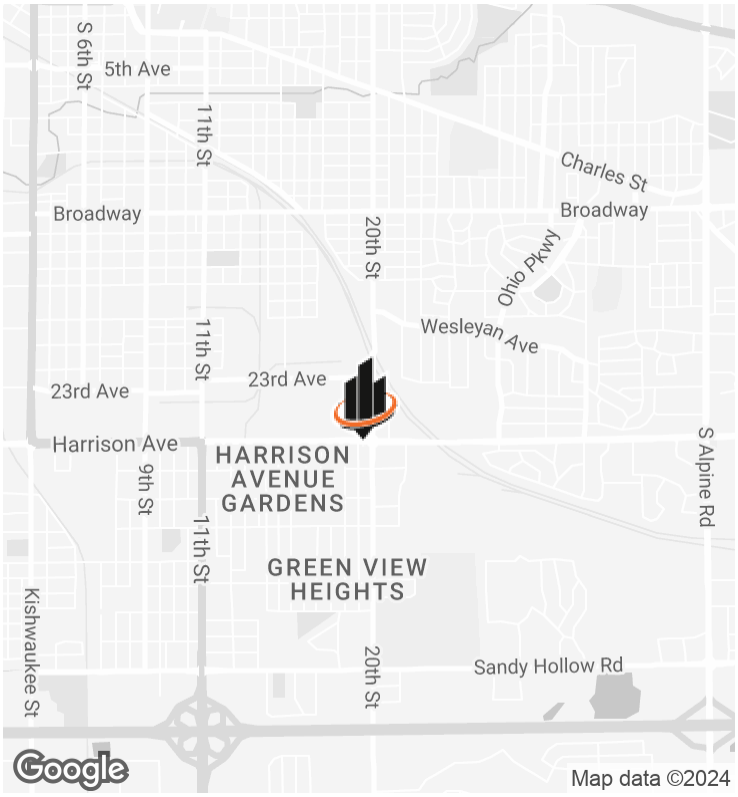
SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$675,000
PRICE / SF:	$59.30 / SF
NUMBER OF UNITS:	11
LOT SIZE:	1.1 Acres
BUILDING SIZE:	11,382 SF
NOI:	$41,338.30

PROPERTY DESCRIPTION

SVN is pleased to exclusively represent Rock Point Mall, a value-add retail strip center opportunity at 2607-2693 20th Street in Rockford, Illinois. This 11-unit retail strip mall has a variety of local businesses, 59% leased, and four available units, ±950 to 2,150 SF with frontage on 20th Street directly across from Aldi grocery. Pylon and facade signage. Priced below replacement cost.

PROPERTY HIGHLIGHTS

- ±11,408 SF Two Building Retail Center
- 11 Units | 59% Leased | 4 Units Available
- Frontage on 20th Street
- Plenty of Parking

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ADDITIONAL PHOTOS

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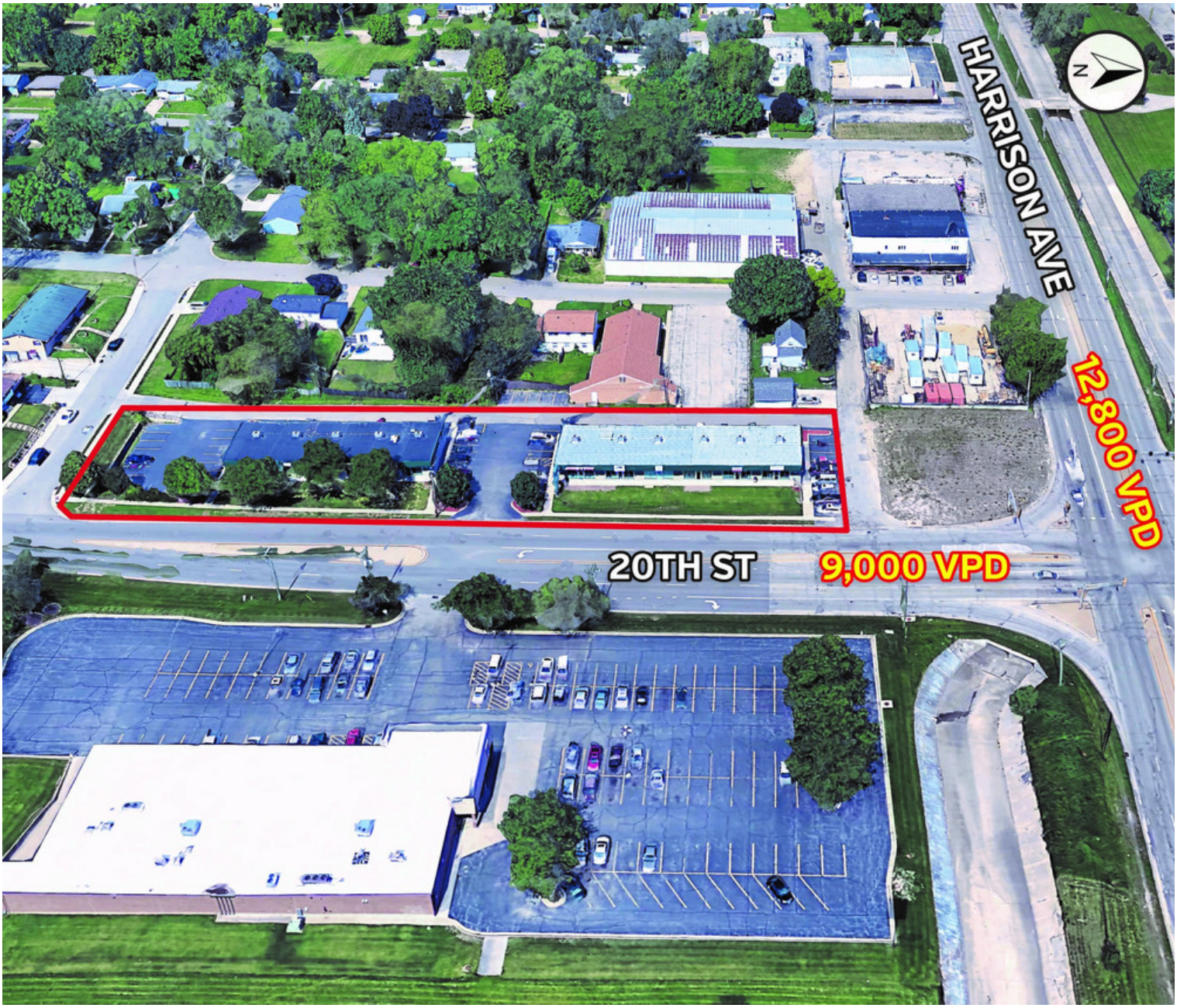
AERIAL PHOTO



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RETAIL AND TRAFFIC AERIAL

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SECTION 1

Financial Analysis

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
2607	Vacant	1,300 SF	11.42%	-	-	-	-
2615	Barber Shop	800 SF	7.03%	$14.25	$11,400.00	2/5/2021	2/4/2025
2627	DH Nutrition	950 SF	8.35%	$10.05	$9,549.96	8/15/2012	8/31/2026
2633	New Attitude Group	900 SF	7.91%	$10.77	$9,693.72	6/1/2023	5/31/2026
2641	JRC Auto Parts	950 SF	8.35%	$9.98	$9,480.00	5/26/2012	8/31/2024
2645	Smoke Shop	1,110 SF	9.75%	$10.81	$12,000.00	5/27/2012	10/31/2024
2651	Vacant	1,176 SF	10.33%	-	-	-	-
2663	Devine Hair	700 SF	6.15%	$12.86	$9,000.00	1/21/2020	4/30/2026
2675	Vacant	1,200 SF	10.54%	-	-	-	-
2681	Vacant	950 SF	8.35%	-	-	-	-
2693	Valentine Insurance	1,372 SF	12.05%	$14.50	$19,896.00	10/15/2006	MTM
TOTALS		**11,408 SF**	**100.23%**	**$83.22**			
AVERAGES		**1,037 SF**	**9.11%**	**$11.89**			

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INCOME & EXPENSES

INCOME SUMMARY	ROCK POINT MALL RETAIL CENTER
VACANCY COST	$0
GROSS INCOME	**$81,020**

EXPENSES SUMMARY	ROCK POINT MALL RETAIL CENTER
TAXES (2023)	$21,375
INSURANCE	$4,606
UTILITIES	$4,200
LANDSCAPE/SNOW	$3,500
REPAIRS/MAINTENANCE	$6,000
OPERATING EXPENSES	**$39,681**

NET OPERATING INCOME	**$41,338**

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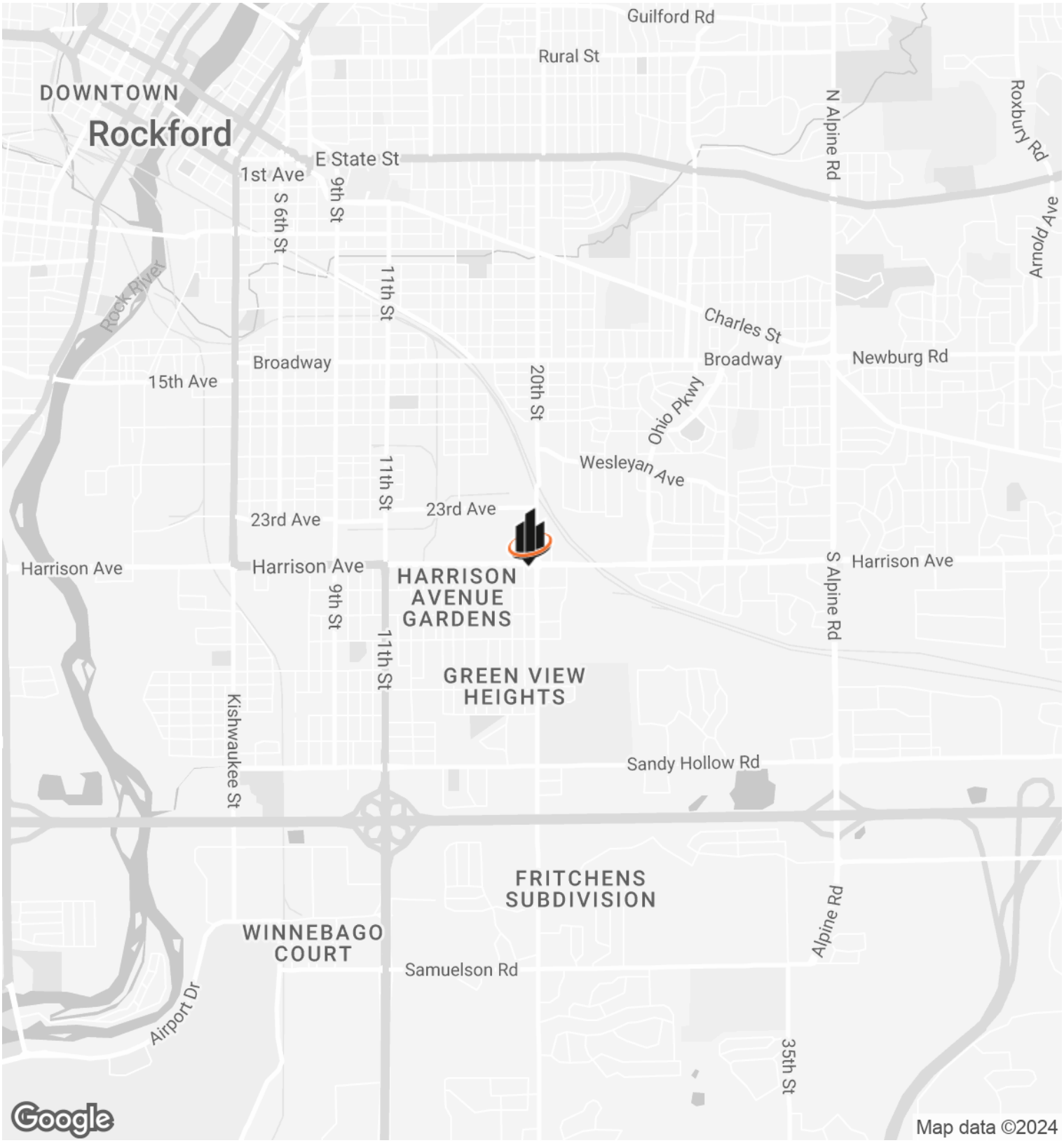
LOCATION MAP



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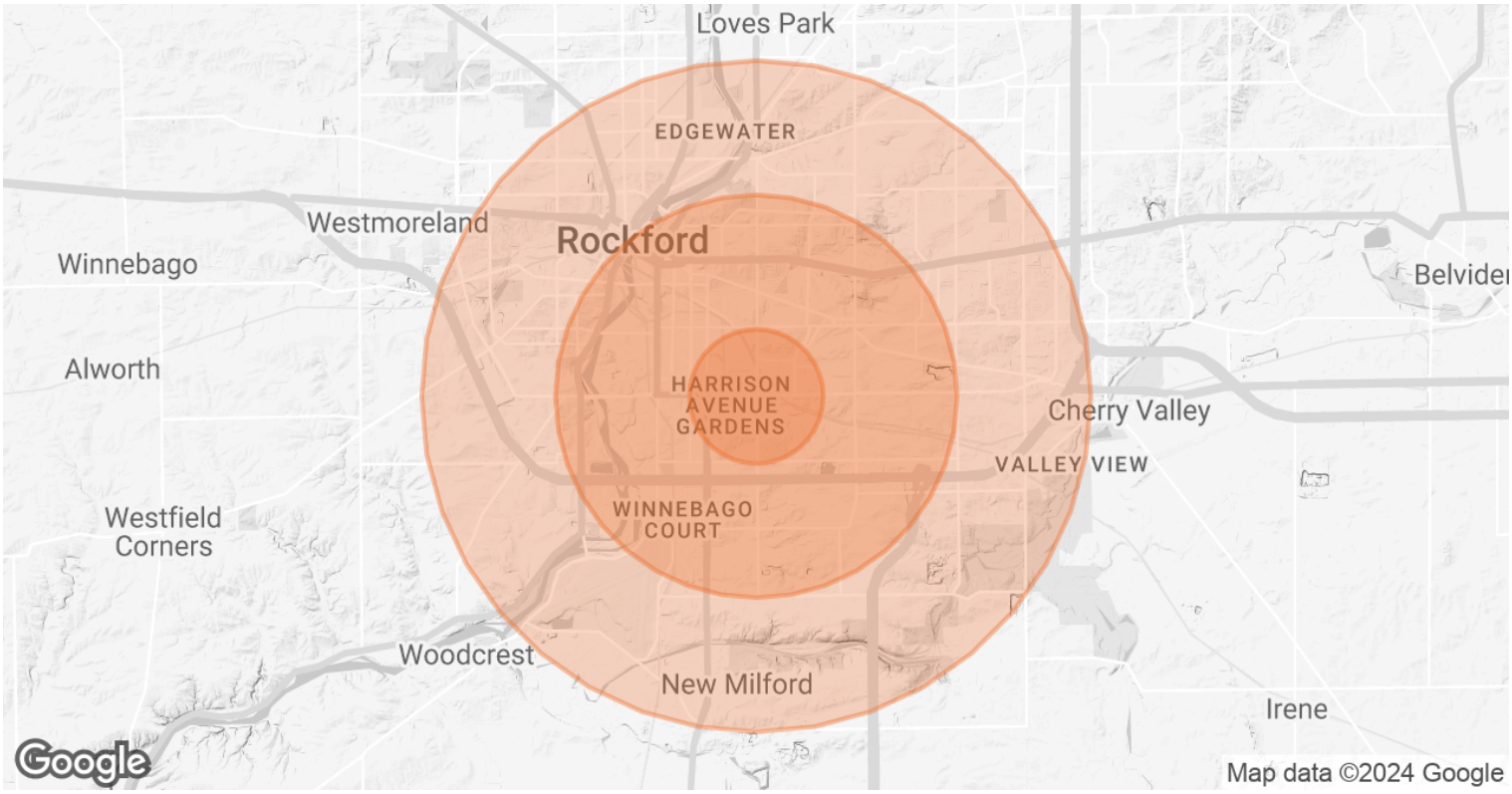
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,509	72,326	167,395
AVERAGE AGE	34.7	36.3	36.4
AVERAGE AGE (MALE)	34.0	35.4	35.1
AVERAGE AGE (FEMALE)	35.4	37.1	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,826	29,713	66,127
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	$38,022	$45,356	$50,919
AVERAGE HOUSE VALUE	$110,869	$111,705	$129,841

2020 American Community Survey (ACS)

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