

1107 E STATE STREET



MID-AMERICA®

INVESTMENT GRADE
A+ S&P RATED TENANT

NEW SEVEN-YEAR
SALE LEASEBACK ON
GROUND FLOOR
OF BUILDING

3.37 ACRE PARCEL
IN THRIVING
ROCKFORD MSA

LOW WINNEBAGO
COUNTY TAXES

POSITIONED ADJACENT
TO 357-BED SWEDISH
AMERICAN HOSPITAL



PROPERTY SHOWINGS AVAILABLE BY APPOINTMENT ONLY

VALUE ADD INVESTMENT OPPORTUNITY

ROCKFORD, IL



OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum ("The Memorandum") is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire 1107 E State Street in Rockford, Illinois ("The Property"). The Memorandum, prepared by Mid-America Real Estate Corporation in cooperation with Mid-America Real Estate – Michigan, Inc. (hereinafter collectively referred to as "BROKER"), contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon BROKER, The Owner or The Memorandum and based on such documents, information, and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, BROKER and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor BROKER or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from BROKER and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum's contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or BROKER; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum's contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum's contents in any fashion or manner detrimental to the interest of The Owner or BROKER or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or BROKER is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum, or The Property must be directed to BROKER. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of BROKER.

REPRESENTATION

The Potential Purchaser understands and agrees that BROKER is not representing The Potential Purchaser in this Proposed Sale. BROKER is only representing The Owner in this Proposed Sale.

AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor BROKER is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor BROKER can determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor BROKER has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters.

REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Owner and/or BROKER shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Owner and/or BROKER from pursuing any other remedies at law or in equity, which it may have. If The Owner and/or BROKER is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Owner and/or BROKER prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Owner and/or BROKER's reasonable attorneys' fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.

Showings available by appointment only.

Points of Contact:

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INVESTMENT SUMMARY

Tenant	Investment Grade Tenant	
Address	1107 E State Street Rockford, Illinois Winnebago County	
Building Square Feet	Total:	33,028
	Lower Level:	10,950
	First Floor:	11,128
	Second Floor:	10,950
Land Area	3.37 acres	
Zoning	C-5 Commercial	
Traffic Counts	State Street: 15,900 VPD Longwood Street: 4,700 VPD 9th Street: 10,000 VPD	



\$999,000
Asking Price



\$30.25
Price per foot

SALE LEASEBACK SUMMARY

Leased Square Feet	9,028
Expiration Date	7 Years
Rent Escalations	2% annually
Lease Type	Gross
Base Rent	Year 1 \$12/SF (\$108,336)
Renewal Options	4-5 Year

1107 E STATE STREET ROCKFORD, ILLINOIS



KEY HIGHLIGHTS



Mid-America Real Estate Corporation has been retained by the owner to sell the fee simple interest in 1107 East State Street, a retail building leased to a national tenant, in Rockford, Illinois. The national investment grade tenant is operating on a seven-year gross lease that will commence at the close of escrow.



INVESTMENT GRADE TENANT SALE LEASEBACK

At the close of escrow, the Seller will sign a brand-new seven-year gross lease for approximately 9,028 SF of ground floor space. The Seller is a publicly traded company on the New York Stock Exchange and carries an S&P A+ credit rating.



UPSIDE OPPORTUNITY | LEASE REMAINING RETAIL AND OFFICE SPACE

An investor has the opportunity to lease the 10,950 SF of basement space, the remaining 2,100 SF of ground floor space, and the entire 10,950 SF second floor. The offering is located near popular national and local tenants such as Dollar Tree, Ace Hardware, Rockford City Market, and others. The surrounding market also contains a high-performing Schnuck's grocery store, CVS, Family Dollar, Chuck E Cheese, and more, which support the strong daytime and evening traffic to the area. An investor can enjoy surety of income from the S&P A+ rated tenant with the opportunity to further enhance returns by bringing the subject offering to full occupancy through the lease up of the remaining retail and office space. The second floor space could be utilized by medical and wellness clinics, general office, or professional services firms.



ADJACENT TO TOP-RANKED HOSPITAL

The subject offering is located to the 357-bed SwedishAmerican Hospital and Level II trauma center. The hospital has been serving patients from 12 different Illinois and Wisconsin counties since 1911 and is home to more than 350 physicians in over 40 specialties. The hospital provides a large base of nearby, upper-income customers and supports the lease up the remaining retail and office vacancies. Several medical office buildings in the area demonstrate the demand for hospital-adjacent office space.



DOWNTOWN ROCKFORD LOCATION | #1 HOUSING MARKET IN UNITED STATES

Rockford was ranked the #1 housing market in the United States by the Wall Street Journal and Realtor. The city has become popular in recent years on account of its affordable cost of living, desirable northern Illinois location, and rich amenities and resources. Residents of Rockford enjoy abundant job opportunities at top employers that include Collins Aerospace (engineering), GE Aviation (engineering), Woodward (aerospace), UPS (logistics), MercyHealth (healthcare), and others. Notable tailwinds for Rockford also include the recent construction of the Hard Rock Casino Rockford, a \$1 billion clean energy facility proposal by Monarch Energy, and the recently announced \$334 million investment in Stellantis' vehicle assembly plant.

5-MILE DEMOS



164K

Population



\$73.8K

Average Household Income



\$139.7K

Median Home Value



20.6K COMBINED VPD

State and Longwood Streets

INVESTMENT GRADE TENANT
S&P A+ RATING



BRAND NEW
7-YEAR LEASE



VALUE-ADD OPPORTUNITY
LEASE UP REMAINING RETAIL
AND OFFICE SPACE



MARKET OVERVIEW

- The subject offering is stated at the southeast corner of East State and Longwood Streets, a fully signalized intersection that sees more than 20,600 vehicles per day.
- East State Street is the main commercial corridor serving the greater Rockford regional market. The corridor around the offering features popular national and local retailers that include Dollar Tree, Rockford City Market, McDonald's, Wendy's, Ace Hardware, Prairie Street Brewery, and others.
- The subject offering is located adjacent to the 357-bed SwedishAmerican Hospital and Level II trauma center. The hospital is one of the largest employers in Rockford with more than 350 physicians on staff and serves patients from 12 counties in more than 40 specialties. The hospital provides excellent traffic to the immediate trade area and supports future leasing opportunities for the subject offering's retail and office space.
- Rockford was ranked the 'Hottest Housing Market in America' by the Wall Street Journal and Realtor on account given the unmatched demand and competition for single family homes in the area. Newcomers are drawn to Rockford for its affordable cost of living, proximity to Chicago and Milwaukee, and high-paying job opportunities at employers that include GE Aviation, Collins Aerospace, UPS, Woodward, and others.
- The offering is located less than one-half of a mile from Downtown Rockford, providing an excellent base of customers and activity near the property. Rockford's historic central business district is home to BMO Center, a multi-purpose arena that hosts the Rockford Ice Hogs and major events such as the AHL All Star Classic and Cirque Du Soliel, and the UW Health Sports Factory, one of the largest public sports facilities in Illinois.

Distance from Subject:	1 mile	3 miles	5 miles
2024 Population	13,839	93,936	164,372
2024 Households	6,543	37,923	67,854
2024 Median Home Value	\$108,213	\$105,831	\$139,664
2024 Daytime Demographics	24,663	98,587	177,326
2024 Average Household Income	\$54,239	\$64,636	\$73,789
2024 Median Household Income	\$32,574	\$45,170	\$53,180
2024 Per Capita Income	\$25,135	\$26,117	\$30,483
2024 Median Age	36.6	35.8	38.3



For further information contact owner's exclusive representatives.



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