

**OFFERING MEMORANDUM**  
**Ken-Rock Elderly  
Apartments**

**1631 HAMILTON AVE**

Rockford, IL 61109

**PRESENTED BY:**

**CODY DORAN**

Assistant Vice President

O: 312.960.6766

C: 309.235.0995

cody.doran@svn.com

**REID BENNETT, CCIM**

National Council Chair of

Multifamily

O: 312.960.6762

C: 773.251.7342

reid.bennett@svn.com

**DAN SHORT, MBA**

Multifamily Advisor

O: 312.960.6763

C: 312.515.9238

dan.short@svn.com





# Table of Contents

<b>4</b>	<b>PROPERTY INFORMATION</b>	<b>16</b>	<b>FINANCIAL ANALYSIS</b>	
	Property Summary	5	Financial Summary	17
	Complete Highlights	6	Income & Expenses	19
	Additional Photos	7	Unit Mix Summary	20
<b>8</b>	<b>LOCATION INFORMATION</b>	<b>21</b>	<b>DEMOGRAPHICS</b>	
	Rockford, IL	9	Demographics Map & Report	22
	Rockford Highlights	10		
	Winnebago Employers	11	<b>23</b>	<b>ADVISOR BIOS</b>
	Economic Highlights	12	Advisor Bio 1	24
	Regional Map	13	Advisor Bio 2	25
	Location Map	14	Advisor Bio 3	26
	Aerial Map	15		

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

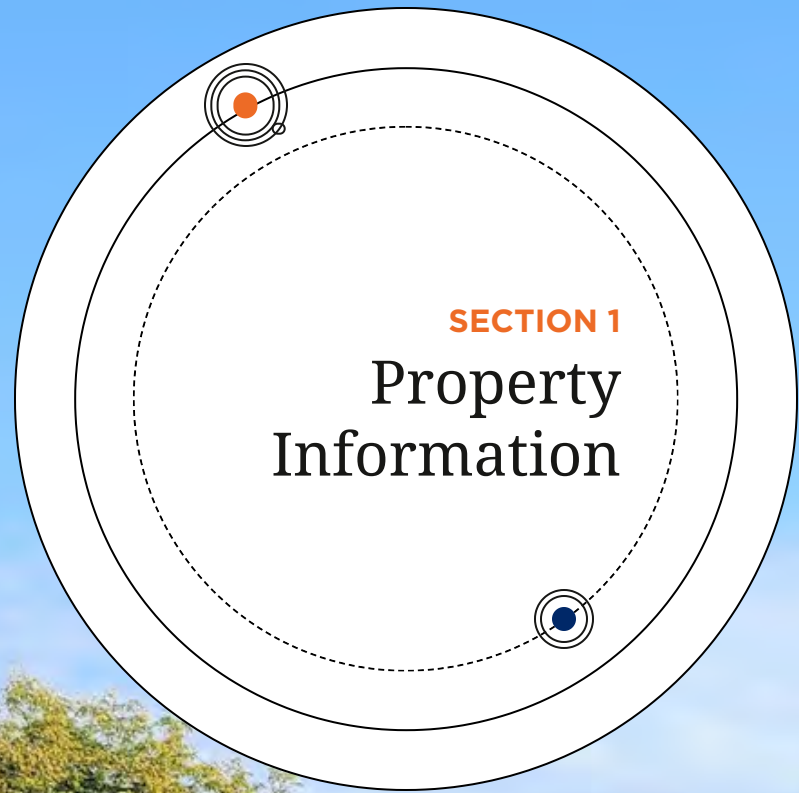
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

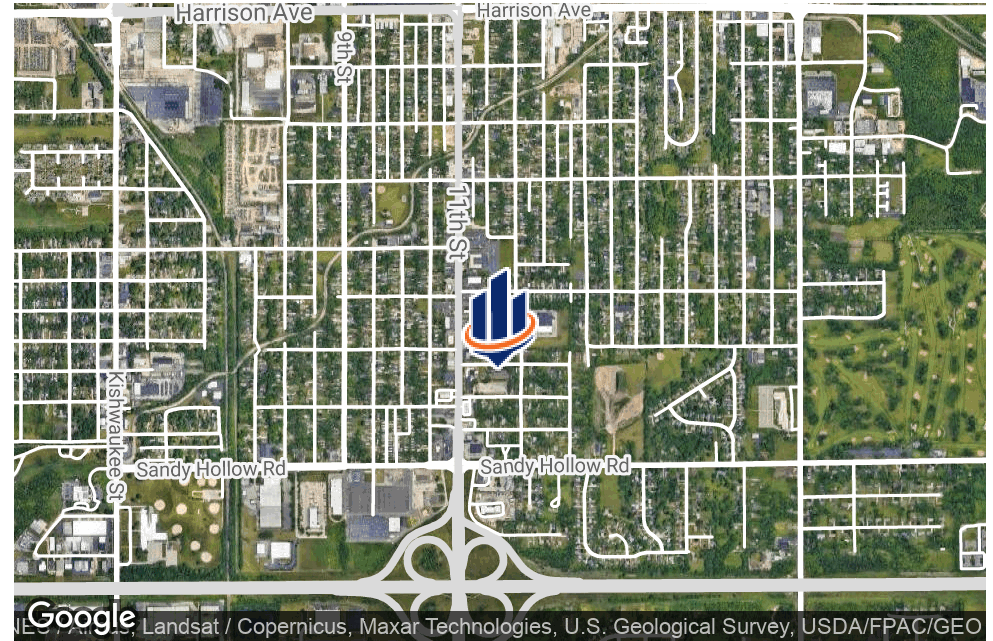
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



**SECTION 1**

**Property  
Information**





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,700,000
<b>BUILDING SIZE:</b>	23,994 SF
<b>UNITS:</b>	31
<b>LOT SIZE:</b>	0.99 Acres
<b>PRICE / SF:</b>	\$54,839
<b>PF CAP RATE:</b>	6.92%
<b>PF NOI:</b>	\$117,678
<b>YEAR BUILT:</b>	1987
<b>ZONING:</b>	R4

## PROPERTY OVERVIEW

Ken Rock Elderly Apartments is a 100% Project-Based Section 8 age-restricted low-rise building built in 1988. The property consists of 31 units in a 2-story elevator-serviced building. The property is governed by the HAP Agreement and is currently under Option 4, which is set to expire in 2031. The property has a great location and is consistently well-occupied.

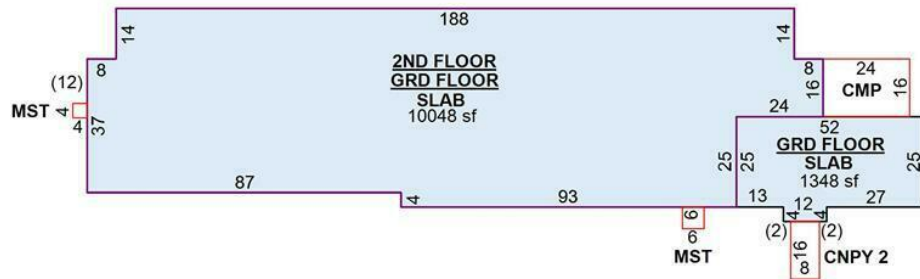
## PROPERTY HIGHLIGHTS

- 91a REAC
- 100% HAP
- 1st Time Offered for Sale
- Tax Exempt Entity Structure
- 100% Occupied with a wait list



## HIGHLIGHTS

- New elevator - 2023
- Water heater - 2021
- Hallway camera system & LED hallway lighting - 2021
- 1 Bedroom and Efficiency Units
- 2 Floors and Elevator Lift
- Secured Building Entry
- 24-Hour Maintenance Service
- Off Street Parking for Residents
- Onsite Laundry Facilities
- Computer Access
- Community Room
- Non-Smoking Environment







**SECTION 2**  
Location  
Information





# DEMOGRAPHIC SNAPSHOT

(5 Mile Radius)

## ROCKFORD, IL

Rockford is the third-largest city in Illinois with approximately 144,711 residents and is the principal city of the Rockford Metropolitan Statistical Area, an area consisting of four counties – Winnebago, Boone, Ogle, and Stephenson. As of the 2021 census, the MSA had a population of 342,211. The city serves as the county seat for Winnebago County.

Nestle between Madison, Milwaukee, and Chicago. Rockford is called the Forest City, where you can find affordable homes on tree-lined streets in friendly neighborhoods. Rockford is in a central location, with easy access to major highways, rail service and one of the fastest growing airports in the country, which makes Rockford a great location for new business development. Rockford's population is vibrant and growing, bolstering the city's already great name. Rockford is recognized as a world leader in the production of machine tools and auto parts, and increasingly becoming recognized as an important center for aerospace components. Over the years, Rockford business has become diversified and it is now home to a broader set of enterprises, including distribution centers and call center/office operations.

Chicago Rockford International Airport is served by three airlines; Allegiant, Apple Vacations and Elite Airways. The Airport offers free parking. The airport is over 3,000 acres, home to 30 industrial tenants and the largest regional parcel-sorting facility in the UPS system - the only facility of its type that handles coast-to coast cargo. 10,00 and 8,200 feet of hard surface runway; double-digit year-over-year growth for cargo; AAR maintenance, repair and overhaul facility; 24/7 customs, federal inspections and multiple FBO's - full spectrum of aviation services.

MEDIAN AGE



39.1

ESTIMATED AVERAGE HOUSEHOLD INCOME



49,743

ESTIMATED DAYTIME POPULATION



199,954

ESTIMATED TOTAL POPULATION



187,414

ESTIMATED HOUSEHOLDS



75,863

SOURCES:

\*Demographic data derived from:  
2020 US Census and  
Applied Geographic Solutions

# ROCKFORD HIGHLIGHTS

## ROCKFORD, IL

- Anderson Japanese Gardens: A beautiful 12-acre garden that features traditional Japanese landscaping, water features, and a tea house.
- Discovery Center Museum: An interactive museum that offers hands-on exhibits and educational programs for children and families.
- Rockford Art Museum: An art museum that features a collection of American modern and contemporary art from the 19th and 20th centuries through today.
- Sports facilities: Rockford has several sports facilities including BMO Harris Bank Center, home to the Rockford IceHogs (the American Hockey League Affiliate of the Chicago Blackhawks), which hosts ice hockey, basketball, and concerts, and the Mercyhealth Sportscore Complex, which has 319 acres of soccer, football, and baseball fields.
- Food and Beverage Scene: Rockford has a thriving food and beverage scene, with a variety of restaurants, cafes, brewerites, and wineries that offer local and international cuisine and craft beverages.
- Manufacturing: Rockford is home to several major manufacturing companies, including aircraft engine manufacturer Woodward Inc. and Ingersoll Cutting Tool Company a cutting tool company.
- Higher Education: Rockford is home to several higher education institutions, including Rockford University, Rock Valley College, and Northern Illinois University.
- Outdoor Recreation: Rockford is located along the banks of the Rock River and has several parks and nature preserves that offer hiking, biking, fishing, and other outdoor activities.
- Convenient Location: Rockford is located just a short drive away from several major cities in the region, including Chicago, Madison, and Milwaukee, and is easily accessible by several major highways, including I-90, I-39, and US-20.

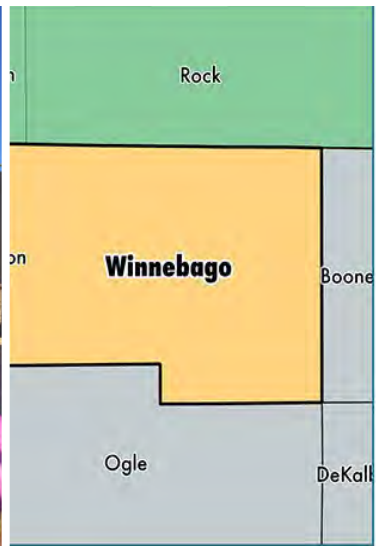


# WINNEBAGO COUNTY LEADING EMPLOYERS



**ROCKFORD**

- |                                   |                         |
|-----------------------------------|-------------------------|
| 1. ROCKFORD PUBLIC SCHOOLS        | 9). WOODWARD GOVERNOR   |
| 2. ROCKFORD HEALTH SYSTEMS        | 10). NCO GROUP          |
| 3. WAL-MART STORES                | 11). WILLIAM CHARLES    |
| 4. HAMILTONSUNDSTRAND CORPORATION | 12). CITY OF ROCKFORD   |
| 5. SWEDISH AMERICAN HEALTH SYSTEM | 13). ANDERSON PACKAGING |
| 6. UNITED PARCEL SERVICE PARCEL   |                         |
| 7. COUNTYOF WINNEBAGO             |                         |
| 8. ROCKFORD PARK DISTRICT         |                         |

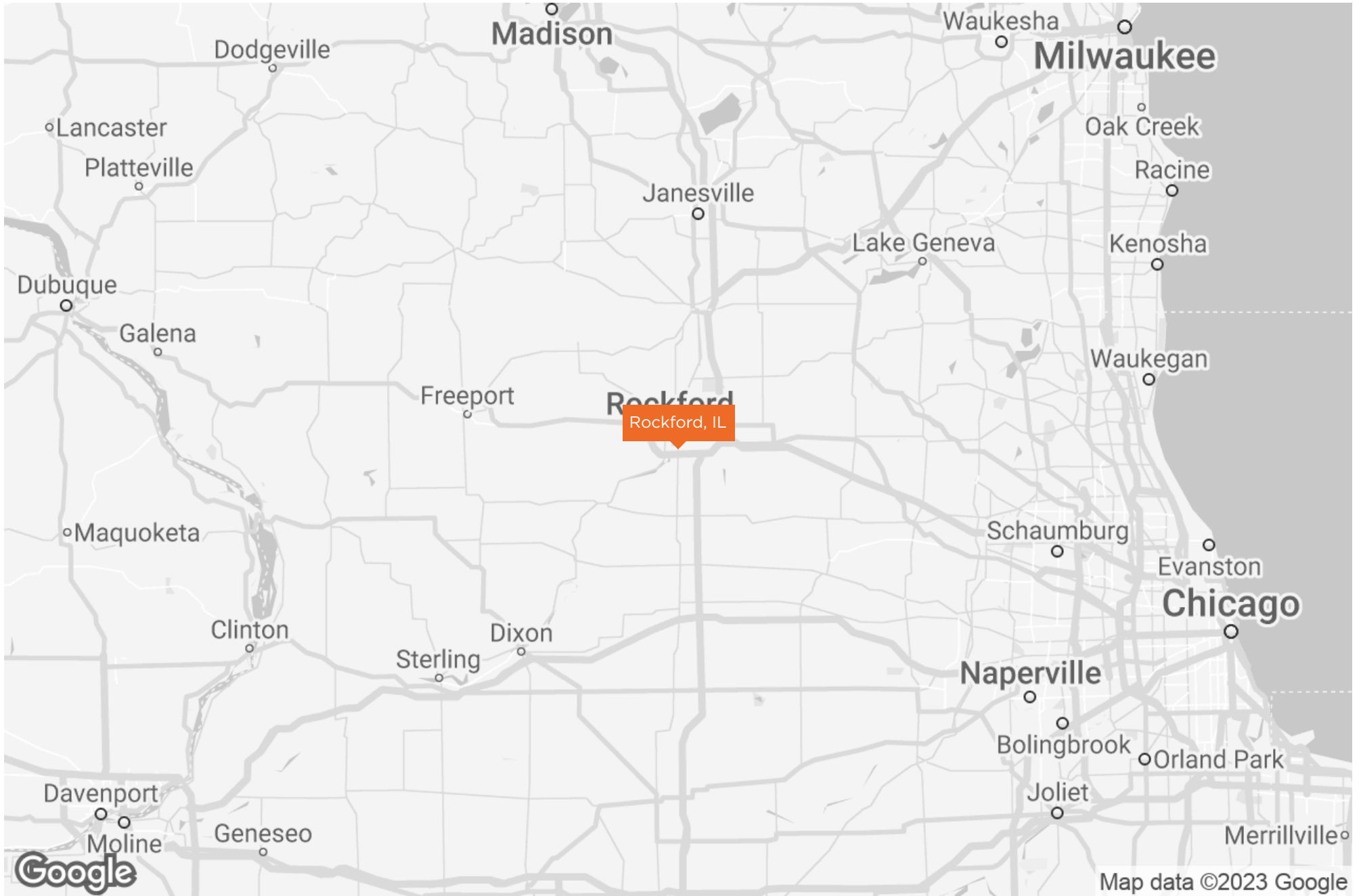


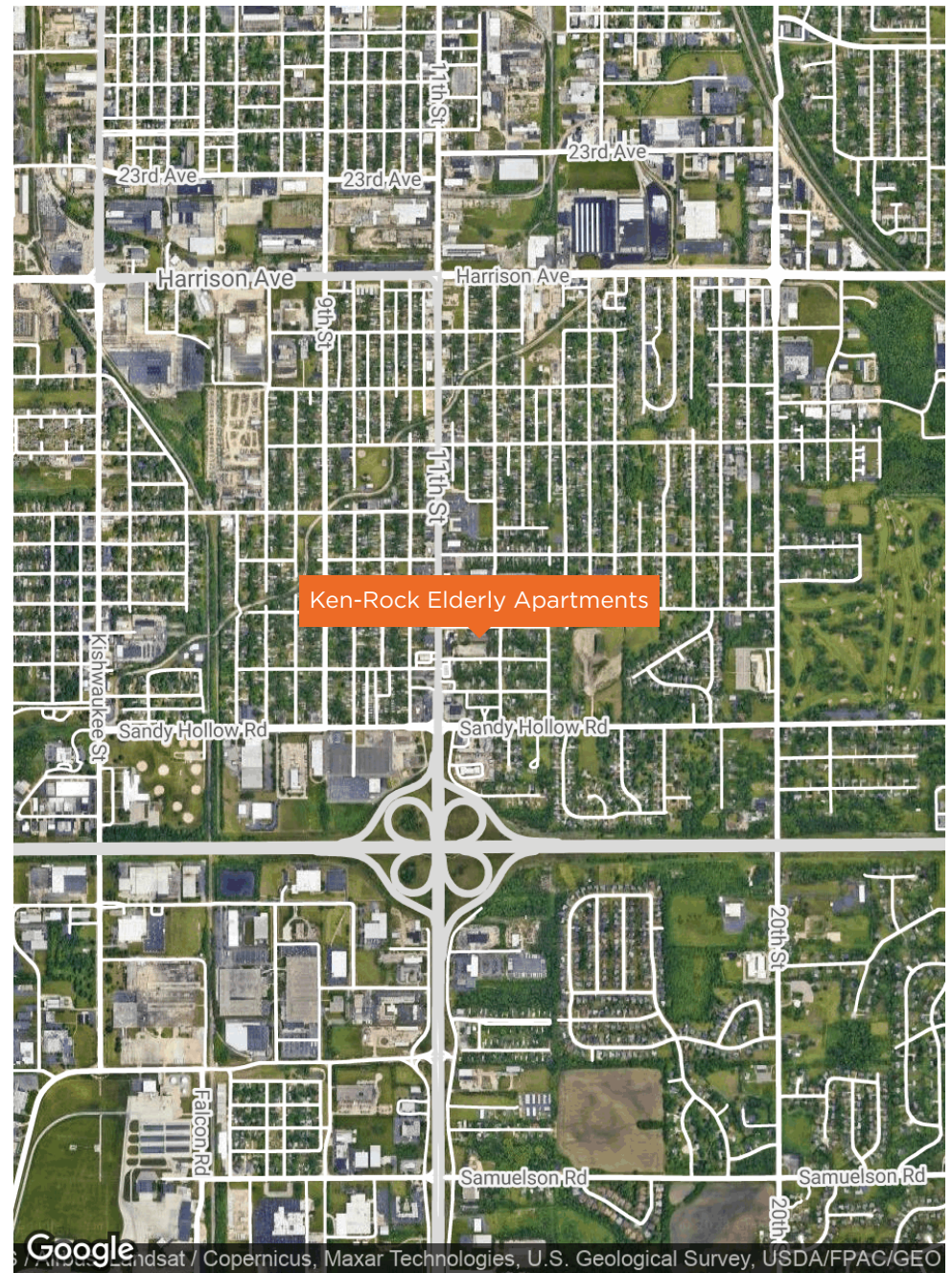
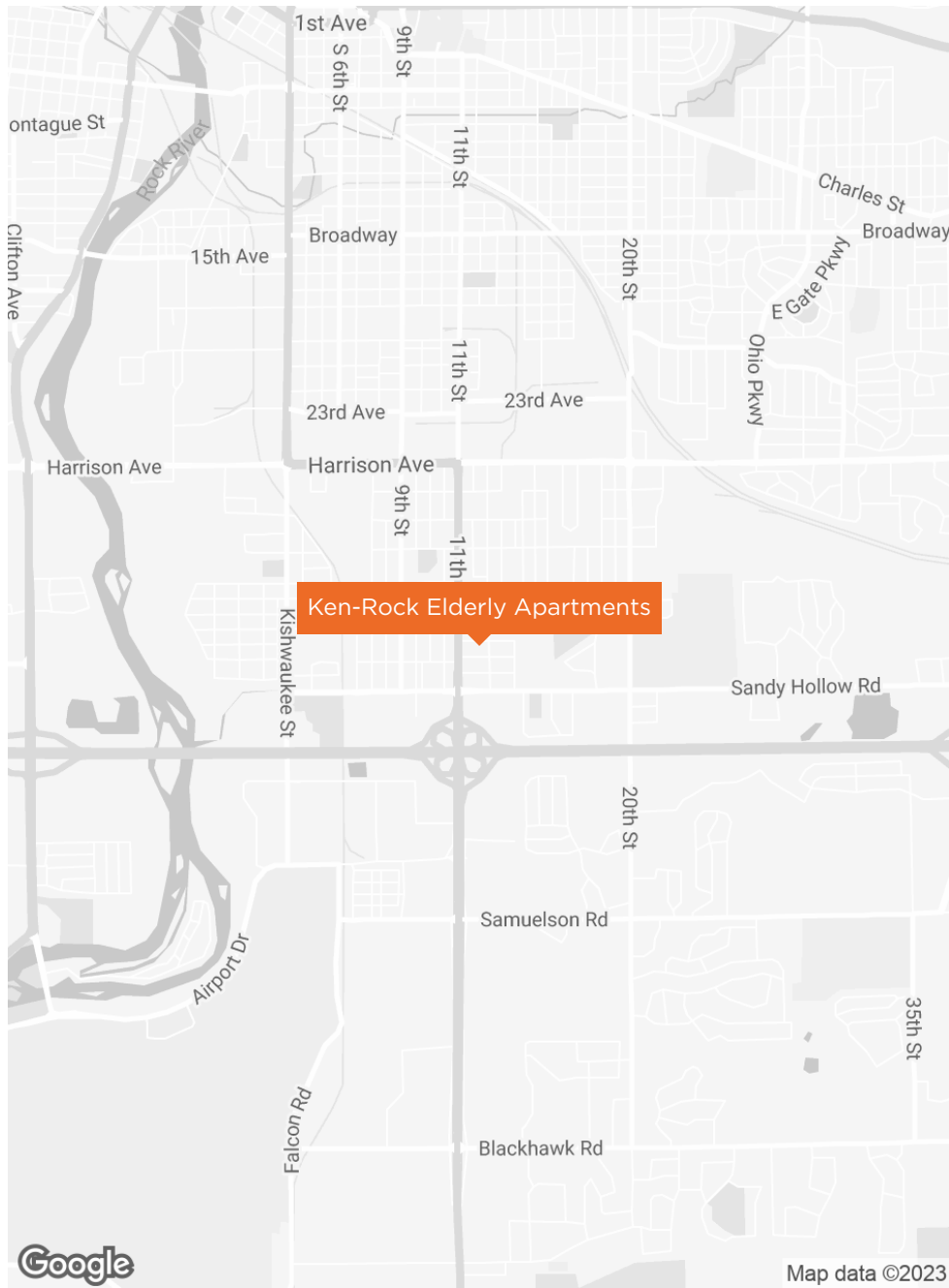
# ECONOMIC HIGHLIGHTS

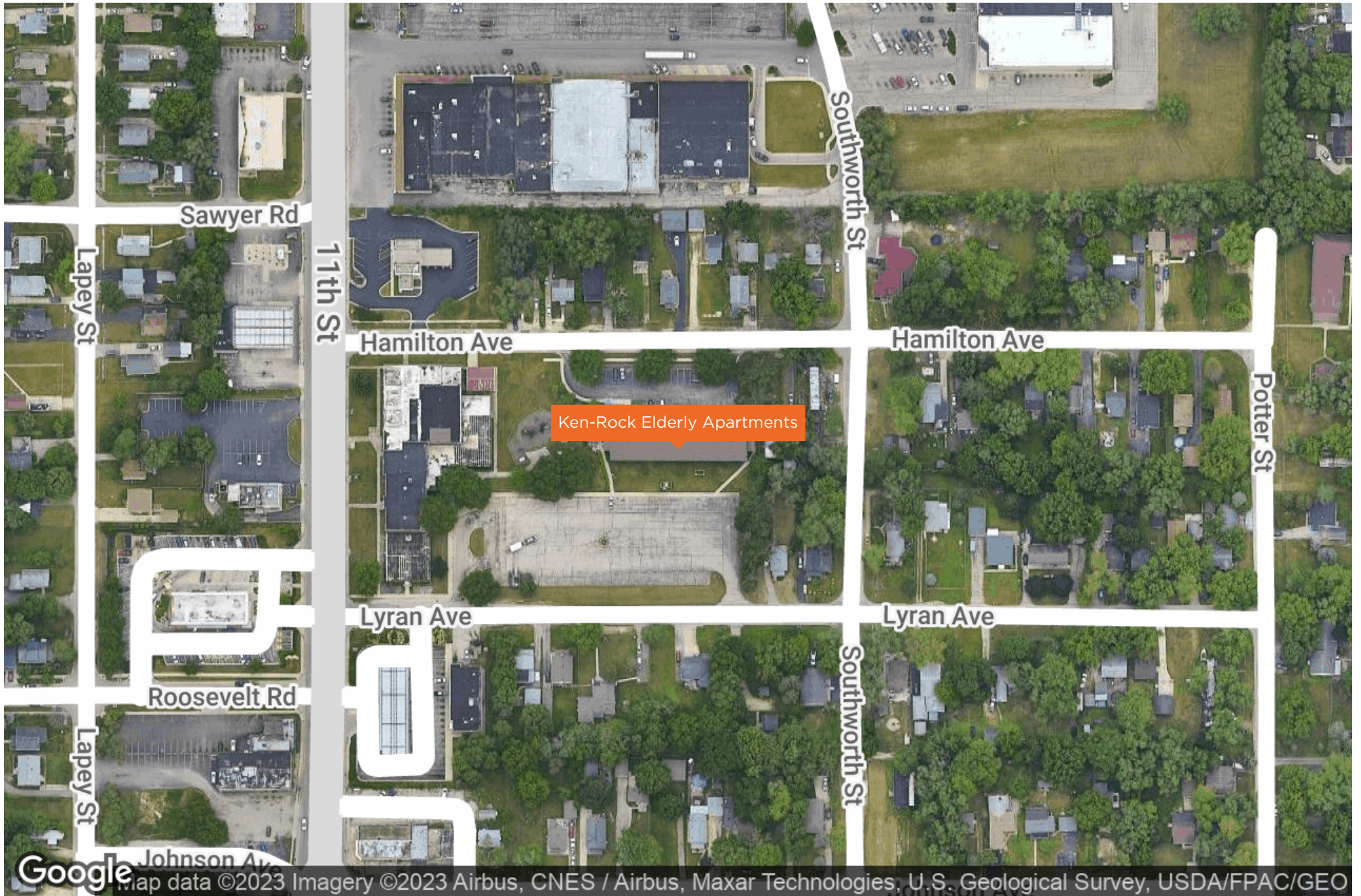
## ROCKFORD, IL

- 2,500 New & Retained Jobs
- 2.5 Million SF of New & Renovated Space
- \$320 Million Invested in the Rockford Region
- Rockford Aerospace Wins National Award
- Exports from the Rockford Region Rose a Record 32 Percent in 2013
- Rockford was Named a Ford Next Generation Learning Community in 2014
- West State Street Streetscape
- Main Street Gateways
- Gorman Hotel Project - 2018
- South Main Redevelopment
- Downtown Sports Complex Redevelopment
- Outdoor City Market - 2015
- 300/400 East State Street Redevelopment
- Wellness Center - 2014
- Prairie Street Brewhouse - 2014
- 134 N. Main Street Redevelopment
- \$77M Redevelopment of Amerock Factory into an Embassy Suites Hotel and Conference Center
- \$21M Redevelopment of Essex Wire
- \$505M for a 451,000 SF Mercy Health Hospital and 5-story, 81,500 SF Medical Center
- The U.S. Department of Transportation is allocating \$5.8 million to upgrade cargo operations at Chicago Rockford International Airport - 2020
- \$275 Million Fund - Train service from Rockford to Chicago takes next step - September 2020
- SupplyCore in Rockford signed a \$107 million agreement for one year with the U.S. General









Google

Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



**SECTION 3**  
Financial  
Analysis





## INVESTMENT OVERVIEW

PRO-FORMA

PRICE	\$1,700,000
PRICE PER SF	\$71
PRICE PER UNIT	\$54,839
GRM	5.48
CAP RATE	6.92%
CASH-ON-CASH RETURN (YR 1)	7.43%
TOTAL RETURN (YR 1)	\$78,015
DEBT COVERAGE RATIO	2.27

## OPERATING DATA

PRO-FORMA

GROSS SCHEDULED INCOME	\$310,152
OTHER INCOME	\$1,500
TOTAL SCHEDULED INCOME	\$311,652
VACANCY COST	\$4,500
GROSS INCOME	\$307,152
OPERATING EXPENSES	\$189,474
NET OPERATING INCOME	\$117,678
PRE-TAX CASH FLOW	\$65,772

**FINANCING DATA****PRO-FORMA**

---

<b>DOWN PAYMENT</b>	\$884,980
<b>LOAN AMOUNT</b>	\$815,020
<b>DEBT SERVICE</b>	\$51,906
<b>DEBT SERVICE MONTHLY</b>	\$4,325
<b>PRINCIPAL REDUCTION (YR 1)</b>	\$12,243

---

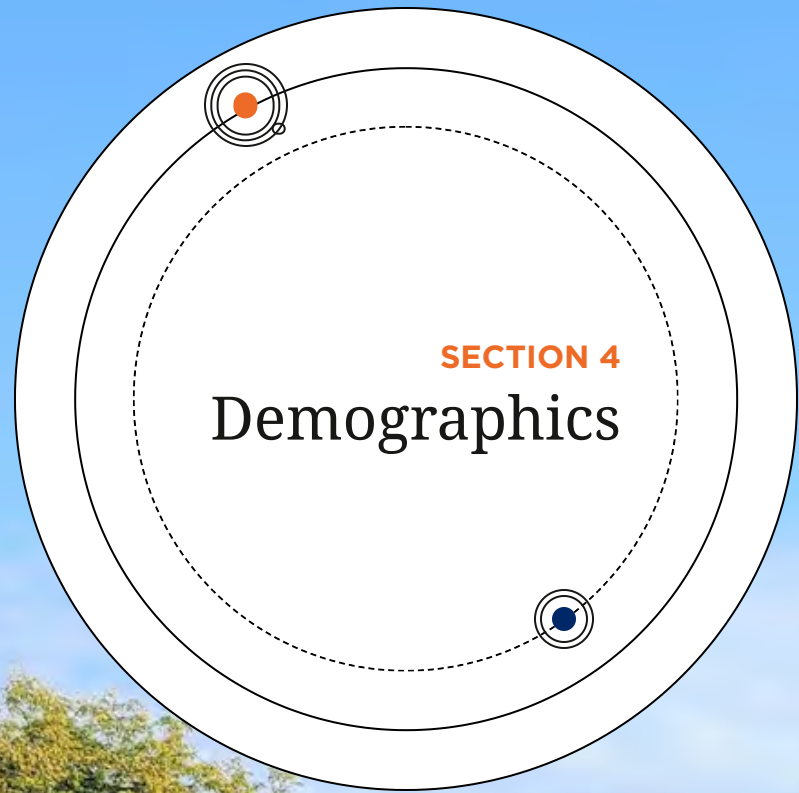
**INCOME SUMMARY****PRO-FORMA**

GROSS POTENTIAL	\$310,152
VACANCIES	-\$4,500
OTHER INCOME	\$1,500
TENANT ASSISTANCE PAYMENTS	-
<b>TOTAL INCOME</b>	<b>\$307,152</b>

**EXPENSE SUMMARY****PRO-FORMA**

PAYROLL	\$62,000
MARKETING/ADVERTISING	\$150
ADMIN EXPENSES	\$24,253
UTILITIES	\$15,191
OPER. & MAINTENANCE EXPENSES	\$46,500
INSURANCE	\$10,031
MANAGEMENT FEE	\$23,599
REPLACEMENT RESERVE	\$7,750
<b>GROSS EXPENSES</b>	<b>\$189,474</b>
<b>NET OPERATING INCOME</b>	<b>\$117,678</b>

<b>UNIT TYPE</b>	<b>COUNT</b>	<b>% TOTAL</b>	<b>RENT</b>
<b>EFFICIENCY</b>	8	25.8	\$764
<b>1BR/1BATH</b>	23	74.2	\$858
<b>TOTALS/AVERAGES</b>	<b>31</b>	<b>100%</b>	<b>\$25,846</b>



**SECTION 4**  
**Demographics**



**POPULATION**

**1 MILE 5 MILES 10 MILES**

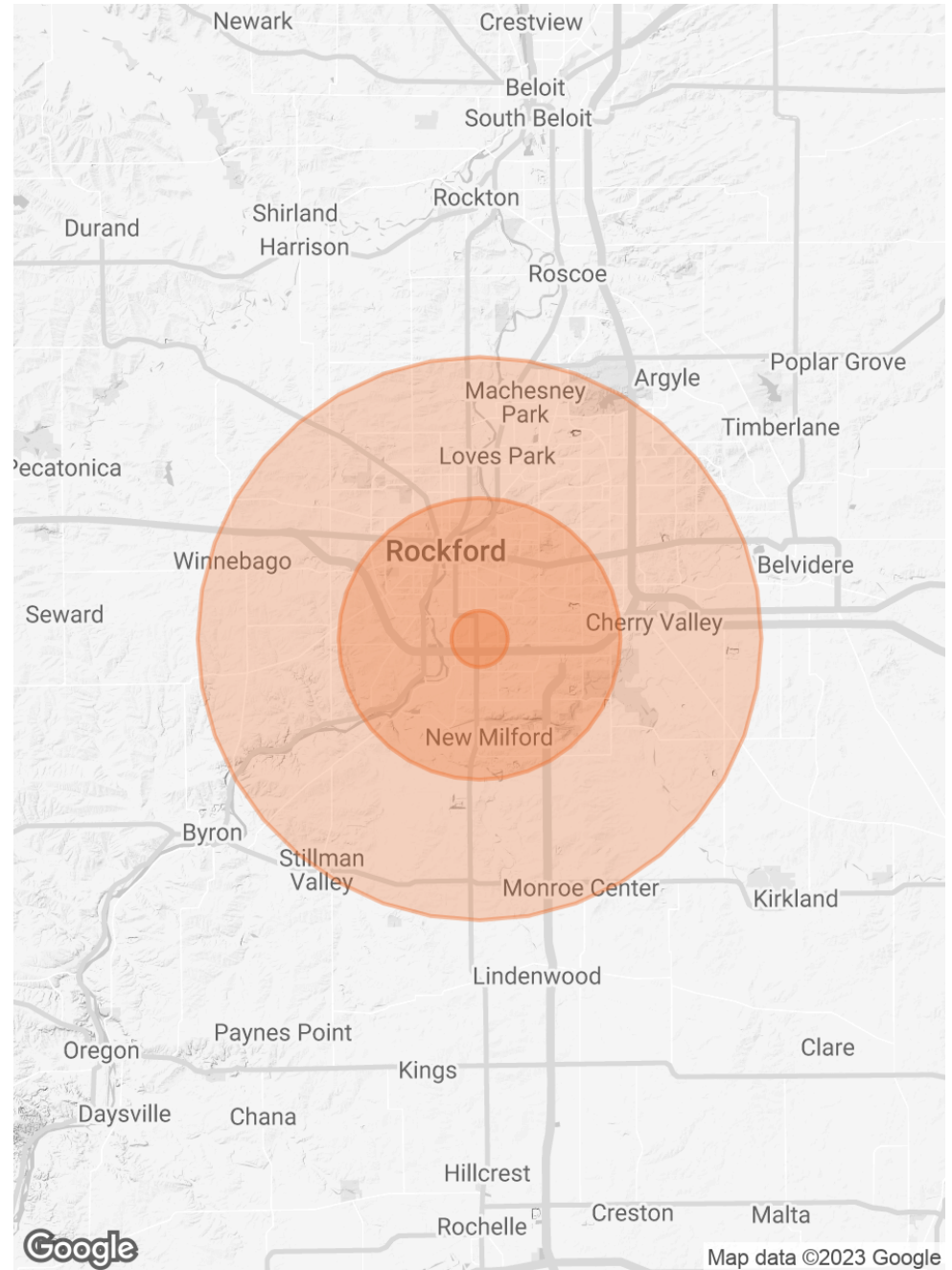
	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	6,654	125,891	231,919
<b>AVERAGE AGE</b>	36.7	38.0	40.7
<b>AVERAGE AGE (MALE)</b>	35.7	36.9	38.9
<b>AVERAGE AGE (FEMALE)</b>	35.8	38.7	42.0

**HOUSEHOLDS & INCOME**

**1 MILE 5 MILES 10 MILES**

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	2,974	58,120	105,061
<b># OF PERSONS PER HH</b>	2.2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$42,216	\$52,172	\$62,916
<b>AVERAGE HOUSE VALUE</b>	\$64,335	\$88,730	\$111,967

*\* Demographic data derived from 2020 ACS - US Census*



1631

# KEN-ROCK APARTMENTS



**SECTION 5**  
Advisor Bios

Protected By  
**M. Spavotto**  
A Sonnet  
**24 HOUR  
HD VIDEO  
SURVEILLANCE**



## CODY DORAN

Assistant Vice President

[cody.doran@svn.com](mailto:cody.doran@svn.com)

Direct: **312.960.6766** | Cell: **309.235.0995**

## PROFESSIONAL BACKGROUND

Cody Doran serves as a real estate advisor for SVN | Chicago Commercial, specializing in affordable housing. His strong financial and accounting background enables him to thoroughly analyze property data and thus ascertain each investment will meet his clients needs and desires. He has become a recognized leader in the affordable housing industry by providing Owners and Equity Investors of Section 8 & Section 42 Low Income Housing Tax Credit property valuations and transactional assistance.

Prior to joining SVN, Cody served as CFO for a local company assisting the principals in multimillion-dollar real estate acquisitions across the United States.

Doran is a licensed real estate broker in Illinois and Iowa and received his BS in Accounting from Illinois State University.

### SVN | Chicago Commercial

940 West Adams Street, Suite 200

Chicago, IL 60607

312.676.1866





## REID BENNETT, CCIM

National Council Chair of Multifamily

reid.bennett@svn.com

Direct: **312.960.6762** | Cell: **773.251.7342**

## PROFESSIONAL BACKGROUND

Reid Bennett, CCIM serves as National Council Chair of Multifamily Properties for SVN International and a Senior Vice President for SVN - Chicago Commercial. As a licensed managing broker for more than 20 years, he focuses primarily on the sale of apartment communities across the Midwest and also teams up with members of his council to serve clients across the country in over 150 markets. Reid prides himself on understanding the nuances and analysis of multiple unit apartment dwellings & low-income Section 8 & Section 42 communities.

In 2016, 2018 & 2021 Reid received the Partners Circle Award from SVN where he was ranked in the top .02% among all 1,200+ SVN advisors in the world for the third time.

A graduate from the University of Iowa, Reid also has achieved the highly coveted designation of Certified Commercial Investment Member (CCIM).

Also active in his community, Reid chaired the Development Committee for River North Residents Association (RNRA) where he worked in conjunction with developers and area residents to foster responsible development in one of Chicago's most active and desirable neighborhoods.

Prior to merging with SVN, Reid worked with condominium converters as well as large apartment complex buyers & sellers. He procured numerous multi-million dollar deals across the Midwest. Embodying the spirit of SVN, Reid fully utilizes the national platform and collaborative efforts to best perform for his clients on a global level.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Designee

Real Estate Investment Association (REIA) - Member

### SVN | Chicago Commercial

940 West Adams Street, Suite 200

Chicago, IL 60607

312.676.1866



## DAN SHORT, MBA

Multifamily Advisor

dan.short@svn.com

Direct: **312.960.6763** | Cell: **312.515.9238**

### PROFESSIONAL BACKGROUND

Dan Short, MBA is a Multifamily Advisor for SVN | Chicago Commercial, specializing in the sale of Multifamily assets. He is a Licensed Real Estate Broker in the state of Illinois and assists owners in the sale and purchase of apartment buildings and complexes across the Midwest.

Short has invested in Real Estate for several years and manages a portfolio of multifamily properties in Chicago's Lincoln Square neighborhood. He leverages his experience as an investor & property manager to advise clients on best practices and ways to maximize returns.

For the past 13 years, Short has served in the Medical Device industry, currently with Coloplast as Senior National Account Manager. During his tenure, Short consistently outperformed company sales expectations and in 2020 received the company's top honor being inducted into the President's Club. Short has partnered with several thought-leading health systems including: the University of Chicago Medicine, the Cleveland Clinic, Bon Secours Mercy Health, and the US Department of Veteran's Affairs.

Short holds an MBA from Northwestern University's Kellogg School of Management, and a Bachelor's Degree in Business Management & Professional Sales from Bradley University. He donates a portion of his annual income to the Michael J Fox Foundation for Parkinson's Research, a cause which he is deeply passionate about.

Outside of the office, he enjoys spending time with his wife Erin, sailing, Crossfit, cooking, & snow skiing.

#### SVN | Chicago Commercial

940 West Adams Street, Suite 200  
Chicago, IL 60607  
312.676.1866

PRESENTED BY:

## Cody Doran

Assistant Vice President

O: 312.960.6766

C: 309.235.0995

cody.doran@svn.com

## Reid Bennett, CCIM

National Council Chair of Multifamily

O: 312.960.6762

C: 773.251.7342

reid.bennett@svn.com

## Dan Short, MBA

Multifamily Advisor

O: 312.960.6763

C: 312.515.9238

dan.short@svn.com

