



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Investment Offering/Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed by the party and/or its agents receiving it from First Federal Properties, Inc. This Investment Offering/Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a due diligence inspection by the prospective purchaser and/or his agents and employees. All potential buyers must take appropriate measures to verify all of the information set forth herein.

The prospective purchaser shall not use or disclose Confidential Information for any purpose other than evaluation in regard to a possible acquisition or investment or to any other person or business entity, nor shall the prospective purchaser permit any third party (employees, officers, directors, agents, consultants or contractors) to do the same. The prospective purchaser shall not and shall not permit any third party to disclose to any other person or business entity the fact that any discussion or negotiations are taking place with respect to the subject property. All parties agree to keep potential transactions and the terms of this Agreement completely confidential.

Confidential Information shall only be disclosed to the prospective purchaser's employees, officers, directors, agents, consultants, or contractors who need to know such information solely in connection with business opportunities relating to the subject property. All such representatives shall be explicitly informed by the prospective purchaser of the confidential nature of the Information and shall therefore be bound by the terms herein.

NON-ENDORSEMENT NOTICE

First Federal Properties, Inc. is not affiliated with, sponsored by or endorsed by any commercial tenant or lessee identified in the Investment Offering/Marketing Brochure referenced herein. The presence of any corporation's logo or name is not intended to indicate, confirm, or imply affiliation with, or sponsorship or endorsement under any circumstances.

PHOTOS, MAP & AERIALS

Maps and additional aerials are provided by Google Maps and esri. Photos are representative only and are subject to change without notice.

CONTACT:

First Federal Properties, Inc.

Brad Bowman, CCIM

Brad@FirstFederalProperties.com

704.634.1853 Direct

704.987.0000 Office

19701 Bethel Church Road
Suite 202
Cornelius, NC 28031



AREA INFORMATION

Vandalia is a city in Fayette County, Illinois. Vandalia is 69 miles (111 km) northeast of St. Louis, on the Kaskaskia River. It served as the state capital of Illinois from 1819 until 1839, when the seat of state government moved to the current capital of Springfield. Vandalia is the county seat of Fayette County[3] and the home of the Vandalia State House State Historic Site.



With its rich history in Illinois politics, being the terminus of the Cumberland Road and the place where Abraham Lincoln began his political career, the City Of Vandalia is noted for its tourist attractions and its historic downtown district. We encourage you to visit the historic places in our town, and to learn about each one and its history to Vandalia.

Rich in contradictions, Vandalia boasts both the end of the famed Cumberland Road and the start of Abraham Lincoln's storied political career. History, adventure and leisure intertwine in the area's outdoor playgrounds, rich downtown district and recreation-filled corners. Explore Vandalia and take a step in the right direction.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.

INVESTMENT SUMMARY

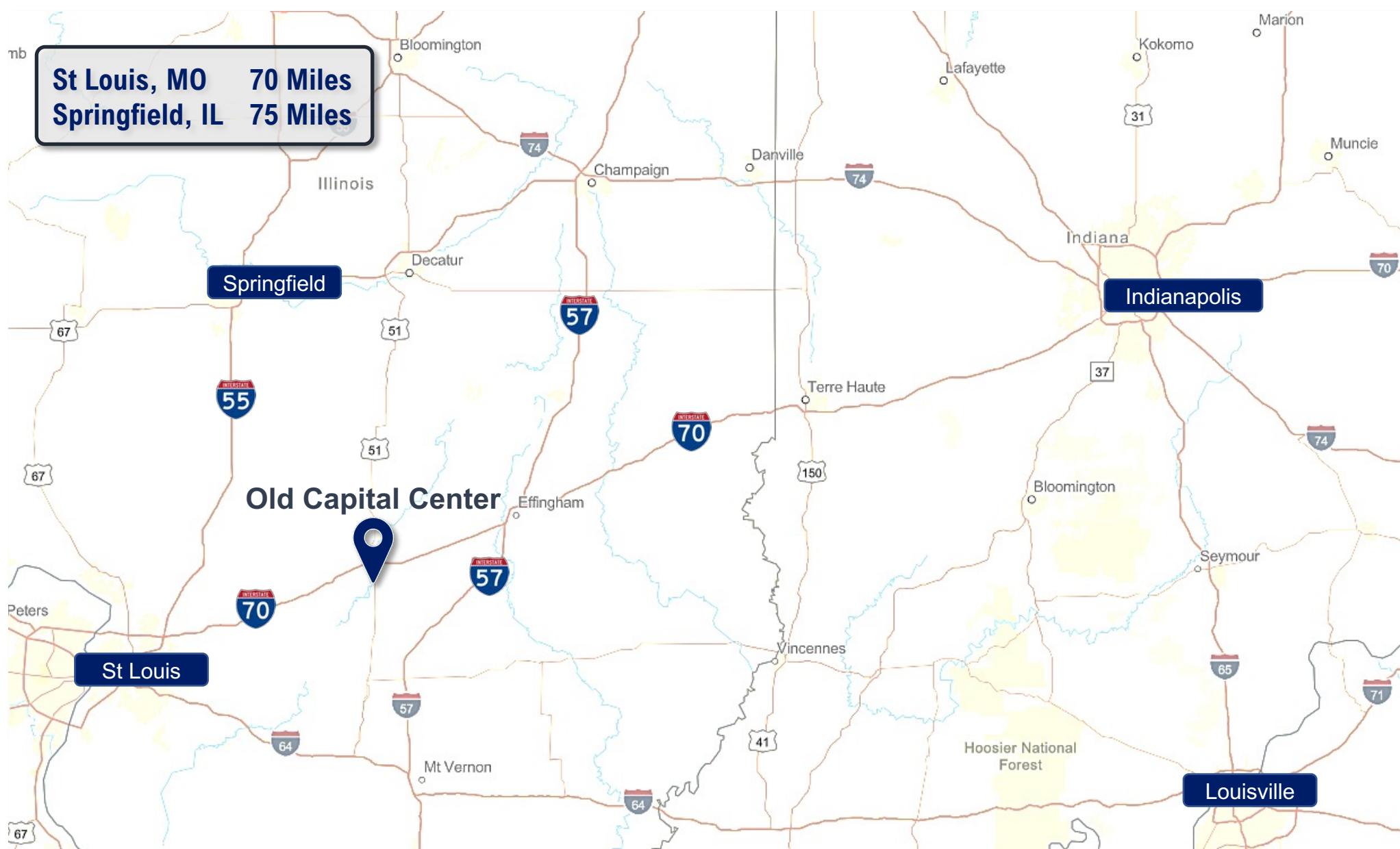
Address	13 Old Capitol Shopping Center Vandalia, IL 62471
Size (Land Area)	Approx 18,300 SF
Spaces	Illinois Dept of Motor Vehicles 1,920 SF (Leased) DMV Has been a tenant for 50 + years
	Bank Building/Drive-Thru 659 SF + 2238 SF Canopy and drive lanes
List Price	\$215,000
Current NOI	Approx. \$19,300/year
Pro-Forma NOI	\$25,800/year
Cap Rate	9.00%
Pro-Forma Cap Rate	12.00%
Lease Type	Modified Gross

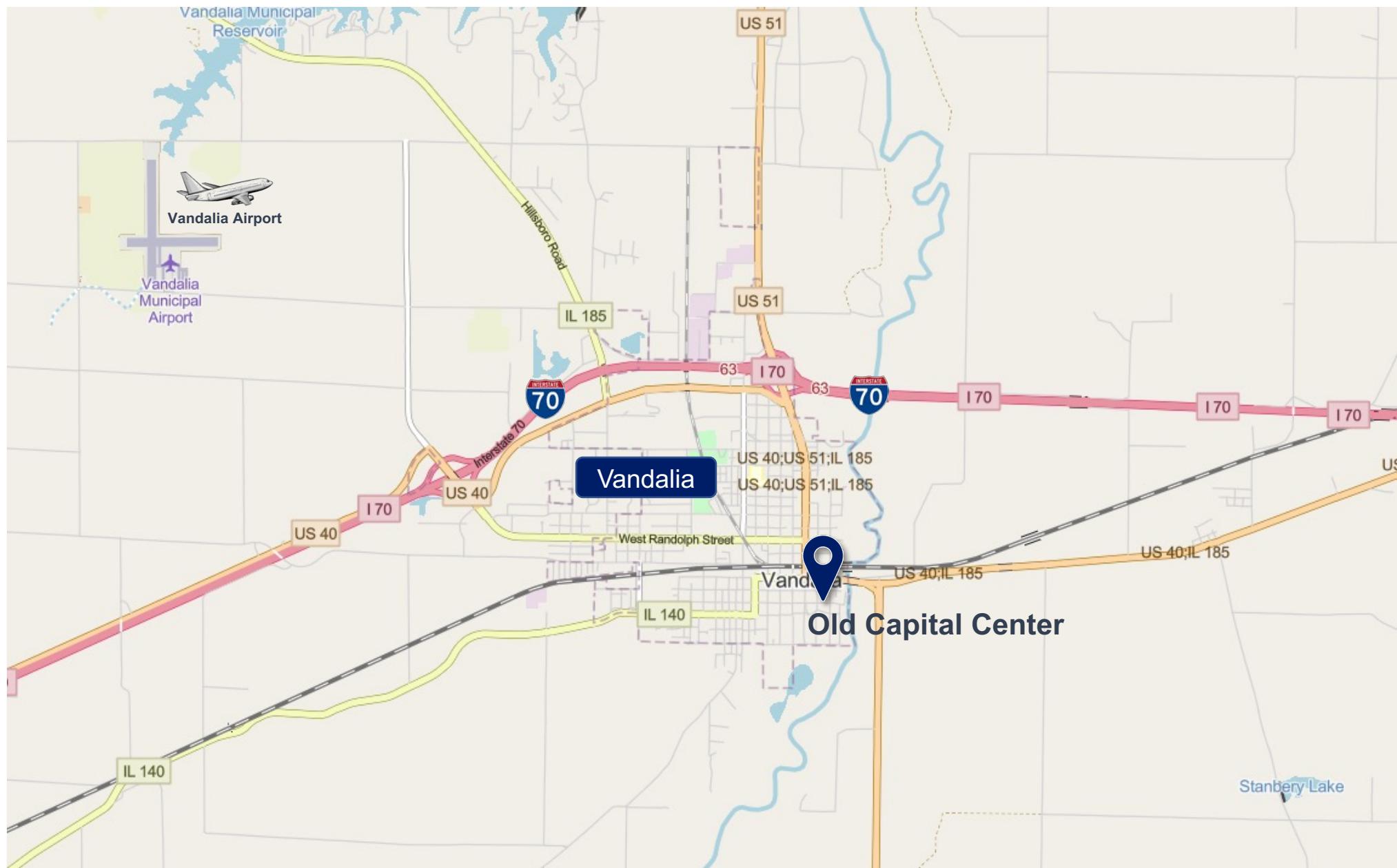
DEMOGRAPHICS	10 MINUTES	15 MINUTES	20 MINUTES
Population	9,123	11,889	28,601
Households	2,840	3,745	6,478
Avg HH Income	\$59,396	\$63,164	\$67,425
Median HH Income	\$44,097	\$48,448	\$50,966
Total Employees	5,112	5,521	11,327

INVESTMENT SUMMARY

INCOME	Square Feet	Existing	Existing \$/SF	Pro-forma \$	Pro-forma \$/SF
Secretary of State/DMV	1,920	\$32,269.08	\$16.81	\$32,269.08	\$16.81
Vacant Bank Drive Through	659	\$0.00	\$0.00	\$6,590.00	\$10.00
TOTAL INCOME	2,579	\$32,269.08	\$12.51	\$38,859.08	\$15.07
EXPENSES		Existing	Existing \$/SF	Pro-forma \$	Pro-forma \$/SF
Landscaping		\$990.00	\$0.38	\$990.00	\$0.38
Maintenance		\$1,640.00	\$0.64	\$1,640.00	\$0.64
Janitorial and Pest Control		\$5,390.00	\$2.09	\$5,390.00	\$2.09
Utilities		\$2,340.00	\$0.91	\$2,340.00	\$0.91
Insurance (Estimate)		\$1,200.00	\$0.47	\$1,200.00	\$0.47
Property Taxes (Estimate)		\$1,400.00	\$0.54	\$1,400.00	\$0.54
TOTAL EXPENSES		\$12,960.00	\$5.03	\$12,960.00	\$5.03
NET OPERATING INCOME		Existing	Existing \$/SF	Pro-forma \$	Pro-forma \$/SF
TOTAL NOI		\$19,309.08	\$7.49	\$25,899.08	\$10.04

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.





Investment Offering

Retail Area Map





Bank Building, Canopy, and DMV Office



Former Grocery & DMV



KEY FACTS

15-Minute Drive Time



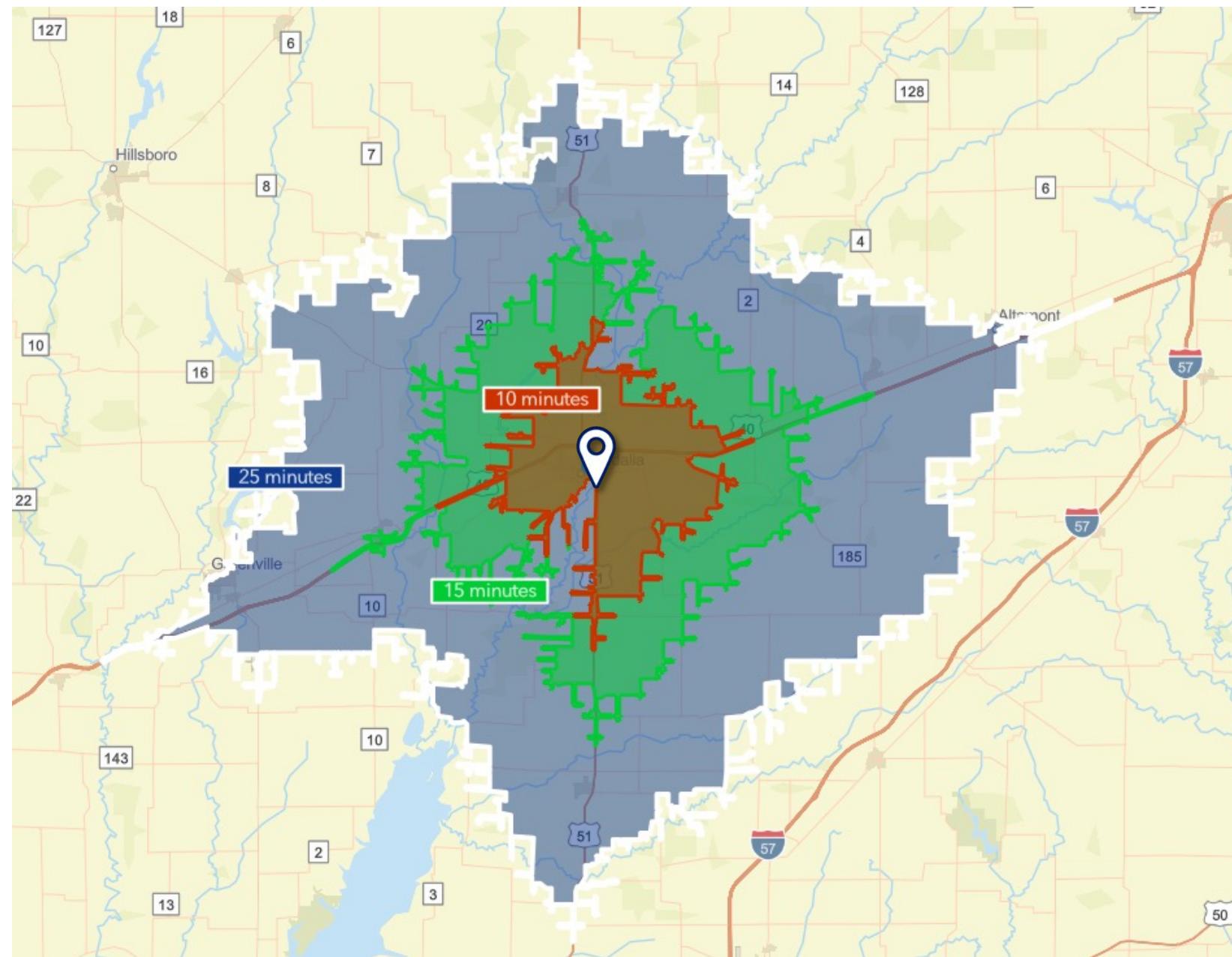
11,889
Residential Population



2.3
Average Household Size



\$108,784
Median Home Value



KEY FACTS

15-Minute Drive Time



10,896

2023

Population



3,745

2023

Households



40.6

Median Age



FIRSTFEDERAL
PROPERTIES

13 Old Capitol Shopping Center, Vandalia, IL 62471

	10 minutes	15 minutes	20 minutes
Population			
2010 Population	7,644	11,074	18,422
2020 Population	7,719	11,160	17,943
2023 Population	7,538	10,896	17,644
2028 Population	7,390	10,687	17,299
2010-2020 Annual Rate	0.10%	0.08%	-0.26%
2020-2023 Annual Rate	-0.73%	-0.73%	-0.52%
2023-2028 Annual Rate	-0.40%	-0.39%	-0.39%
2023 Male Population	55.7%	56.9%	54.3%
2023 Female Population	44.3%	43.1%	45.7%
2023 Median Age	39.0	39.1	40.6
In the identified area, the current year population is 17,644. In 2020, the Census count in the area was 17,943. The rate of change since 2020 was -0.52% annually. The five-year projection for the population in the area is 17,299 representing a change of -0.39% annually from 2023 to 2028. Currently, the population is 54.3% male and 45.7% female.			
Median Age			
The median age in this area is 40.6, compared to U.S. median age of 39.1.			
Race and Ethnicity			
2023 White Alone	87.7%	87.1%	90.2%
2023 Black Alone	6.6%	7.3%	4.8%
2023 American Indian/Alaska Native Alone	0.6%	0.7%	0.5%
2023 Asian Alone	0.5%	0.4%	0.4%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.4%	1.5%	1.1%
2023 Two or More Races	3.2%	3.0%	3.1%
2023 Hispanic Origin (Any Race)	5.0%	5.3%	3.7%
Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.2 in the identified area, compared to 72.1 for the U.S. as a whole.			
Households			
2023 Wealth Index	41	47	53
2010 Households	2,956	3,923	6,829
2020 Households	2,880	3,782	6,542
2023 Households	2,840	3,745	6,478
2028 Households	2,811	3,707	6,420
2010-2020 Annual Rate	-0.26%	-0.37%	-0.43%
2020-2023 Annual Rate	-0.43%	-0.30%	-0.30%
2023-2028 Annual Rate	-0.21%	-0.20%	-0.18%
2023 Average Household Size	2.13	2.27	2.35

The household count in this area has changed from 6,542 in 2020 to 6,478 in the current year, a change of -0.30% annually. The five-year projection of households is 6,420, a change of -0.18% annually from the current year total. Average household size is currently 2.35, compared to 2.37 in the year 2020. The number of families in the current year is 4,150 in the specified area.

KEY FACTS

15-Minute Drive Time



\$45,529

Median

Household Income



\$63,164

Average

Household Income



2,787

Owner Occupied

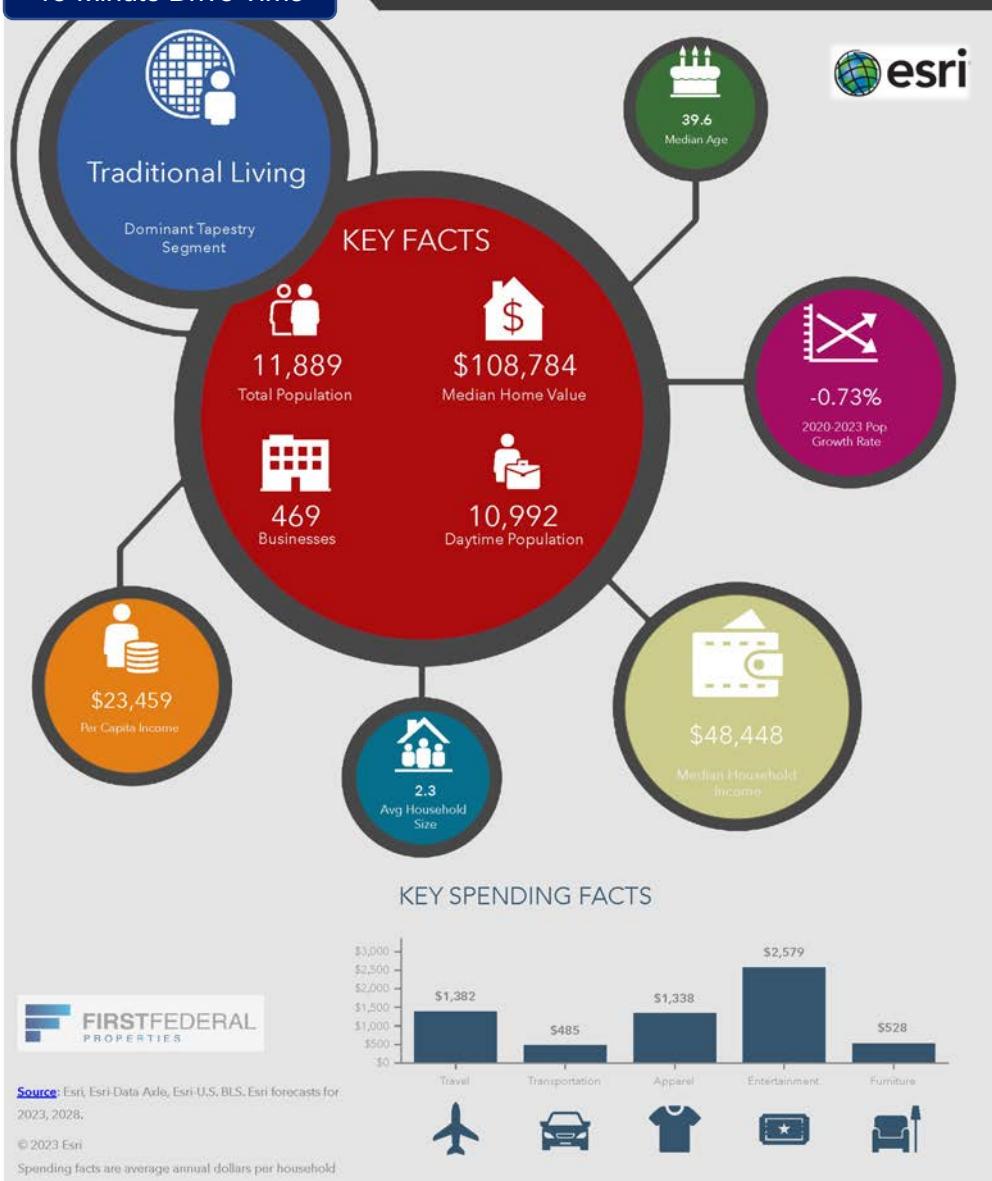
Housing



	10 minutes	15 minutes	20 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	13.4%	13.1%	13.1%
Median Household Income			
2023 Median Household Income	\$43,134	\$45,529	\$49,002
2028 Median Household Income	\$48,056	\$51,164	\$54,238
2023-2028 Annual Rate	2.18%	2.36%	2.05%
Average Household Income			
2023 Average Household Income	\$59,396	\$63,164	\$67,425
2028 Average Household Income	\$66,862	\$71,542	\$76,477
2023-2028 Annual Rate	2.40%	2.52%	2.55%
Per Capita Income			
2023 Per Capita Income	\$22,007	\$22,220	\$25,221
2028 Per Capita Income	\$24,938	\$25,318	\$28,871
2023-2028 Annual Rate	2.53%	2.64%	2.74%
GINI Index			
2023 Gini Index	42.5	42.7	42.3
Households by Income			
Current median household income is \$49,002 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,238 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$67,425 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$76,477 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$25,221 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$28,871 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	157	164	167
2010 Total Housing Units	3,315	4,403	7,715
2010 Owner Occupied Housing Units	2,007	2,789	5,169
2010 Renter Occupied Housing Units	949	1,135	1,660
2010 Vacant Housing Units	359	480	886
2020 Total Housing Units	3,243	4,248	7,339
2020 Vacant Housing Units	363	466	797
2023 Total Housing Units	3,240	4,244	7,339
2023 Owner Occupied Housing Units	2,026	2,787	5,197
2023 Renter Occupied Housing Units	814	958	1,281
2023 Vacant Housing Units	400	499	861
2028 Total Housing Units	3,173	4,178	7,274
2028 Owner Occupied Housing Units	2,025	2,784	5,191
2028 Renter Occupied Housing Units	786	923	1,230
2028 Vacant Housing Units	362	471	854
Socioeconomic Status Index			
2023 Socioeconomic Status Index	43.7	44.2	45.7

Currently, 70.8% of the 7,339 housing units in the area are owner occupied; 17.5%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 7,339 housing units in the area and 10.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.00%. Median home value in the area is \$106,410, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.87% annually to \$122,607.

15-Minute Drive Time



20-Minute Drive Time

