



INVESTMENT HIGHLIGHTS

LandMark Real Estate Group is pleased to offer this value-add, office investment opportunity at 6000 E. State St. in Rockford, Illinois.

For more information, please contact:

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Prominent hard-corner location along primary commercial corridor. Convenient access to Interstates 90, 39 and to major local arteries. 60,000 ADT.



Value-add investment: 11.38% vacancy and appreciable base rents.



With a prime location, value occupancy and rental rates, a comfortable and diverse tenant mix, 6000 E State offers stable income with upside.



Offering Price: \$8,250,000

FINANCIAL SUMMARY

Offering Price	\$8,250,000
Price/SF	\$119.56
Total Rentable SF	68,998 SF
Year 1 NOI	\$908,603
CAP Rate—Year 1	11.01%
Pro Forma Cap Rate	11.49%
Current Occupancy	88.62%

Full offering available to qualified parties upon execution of a confidentiality agreement.



MARKET

- The subject property is located at one of Rockford's busiest intersection's with an Average Daily Traffic Count of 60,000.
- The Rockford area boasts a robust labor pool, employer base, favorable cost of living, quality of life amenities and draws from the surrounding Chicago and S. Wisconsin regions.
- The Rockford MSA, including Boone and Winnebago Counties, is positioned along the I-90 Corridor contiguous to the Chicago Metropolitan Area and features a population of approx. 340,000.



