FOR SALE

Value-Add Shopping Center

CapRock REAL ESTATE

Southgate Plaza

1221–1241 Sandy Hollow Rd, Rockford, IL

CapRock REAL ESTATE

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CONFIDENTIALITY & DISCLAIMER

CapRock Realty, LLC ("CapRock") has been retained as the exclusive broker by the Owner of Record ("the Owner") for the Southgate Plaza retail building, located at 1221 – 1241 Sandy Hollow Rd Rockford, IL, in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by CapRock for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by CapRock and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and CapRock and therefore are subject to variation. Each of CapRock and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, CapRock and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

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Exclusively Presented By: CapRock Realty 481.011575

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INVESTMENT HIGHLIGHTS

CapRock Realty is pleased to present Southgate Plaza, located at 1221 – 1241 Sandy Hollow Rd in Rockford, IL. Southgate Plaza is 90% leased, with an additional 10% vacant for value-add. The property consists of a free-standing 52,000 square foot multi-tenant building. The combined daily traffic counts at the subject's intersection are approximately 21,650 VPD. Tenants include Dollar General, Southgate Mini-mall, Oriental Buffet, and AT&T, encompassing 10 (Ten) individual suites. A new QuikTrip and Northern Illiniois Food Bank is located adjacent to the property in the shared parking lot and positions Southgate Plaza as a central hub for the local community.

HIGHLIGHTS

- Value-Add shopping center with 90% leased to national and local tenants. 10% vacant allowing for value-addition.
- QuikTrip & Northwestern Illinois Food Bank Shadow-anchored: located in the shared parking lot and generating substantial traffic for Southgate Plaza
- Dense urban area 121,280 people within 5-miles
- Surrounded by national retail tenants including, McDonalds, Subway, QuikTrip, Dairy Queen, Dunkin, & Walgreens
- 1221-1241 Sandy Hollow Rd is strategically situated west of I-39 and near the intersection with Sandy Hollow Road, in Rockford, Illinois. This location offers convenient access from I-39
- Surrounded by a mix of residential neighborhoods and commercial establishments. Making it an ideal spot for businesses seeking visibility and accessibility in Rockford.

YEAR BUILT:	TOTAL SQUARE FEET:	TOTAL ACREAGE:
1991	52,000	1.22 AC

PROPERTY OVERVIEW

PRICE
$2,995,000
($58/SF)

IN-PLACE NOI
$255,559

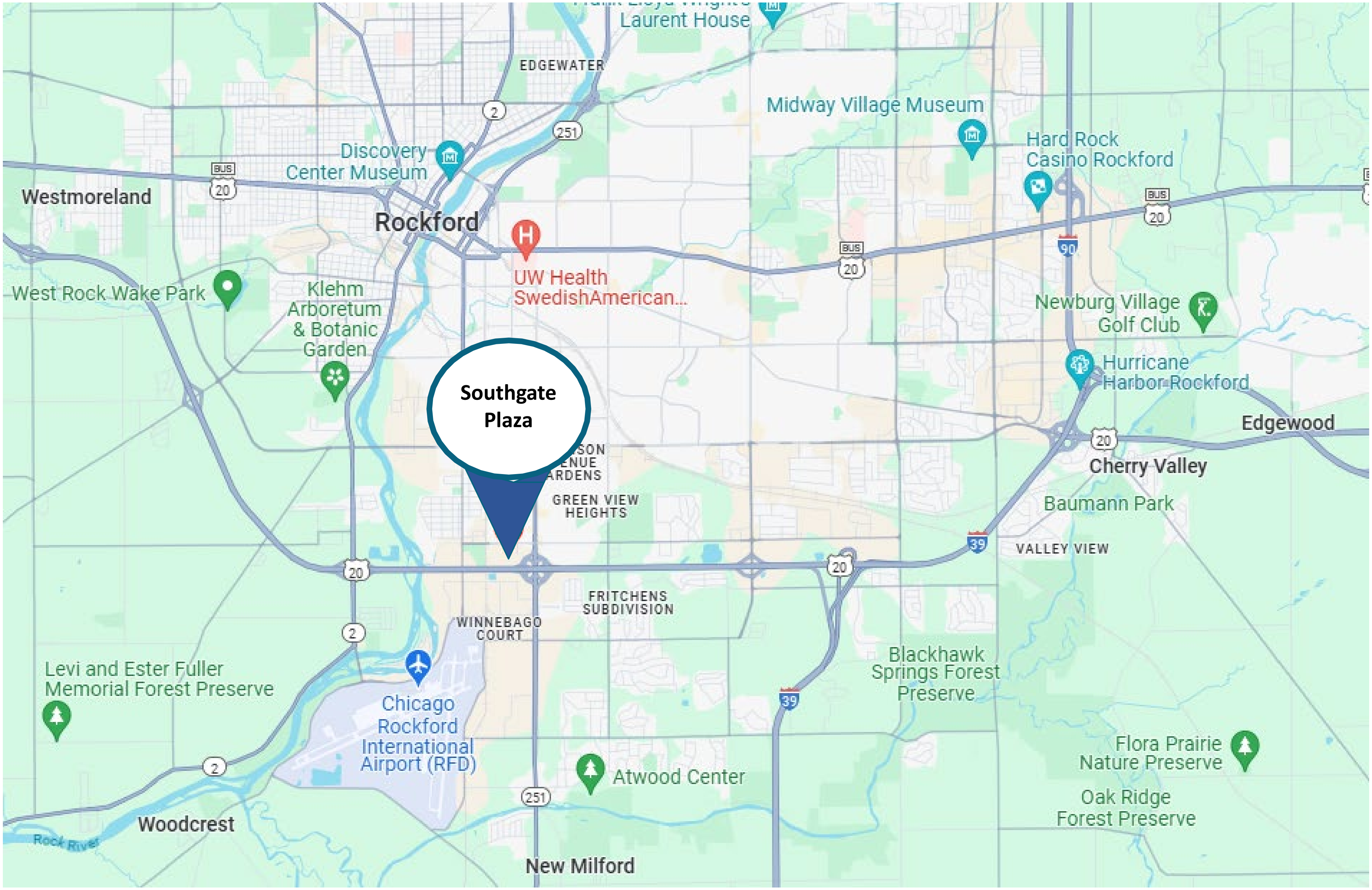
PROFORMA NOI
$313,759

IN-PLACE
CAP RATE
8.53%

PROFORMA
CAP RATE
10.48%

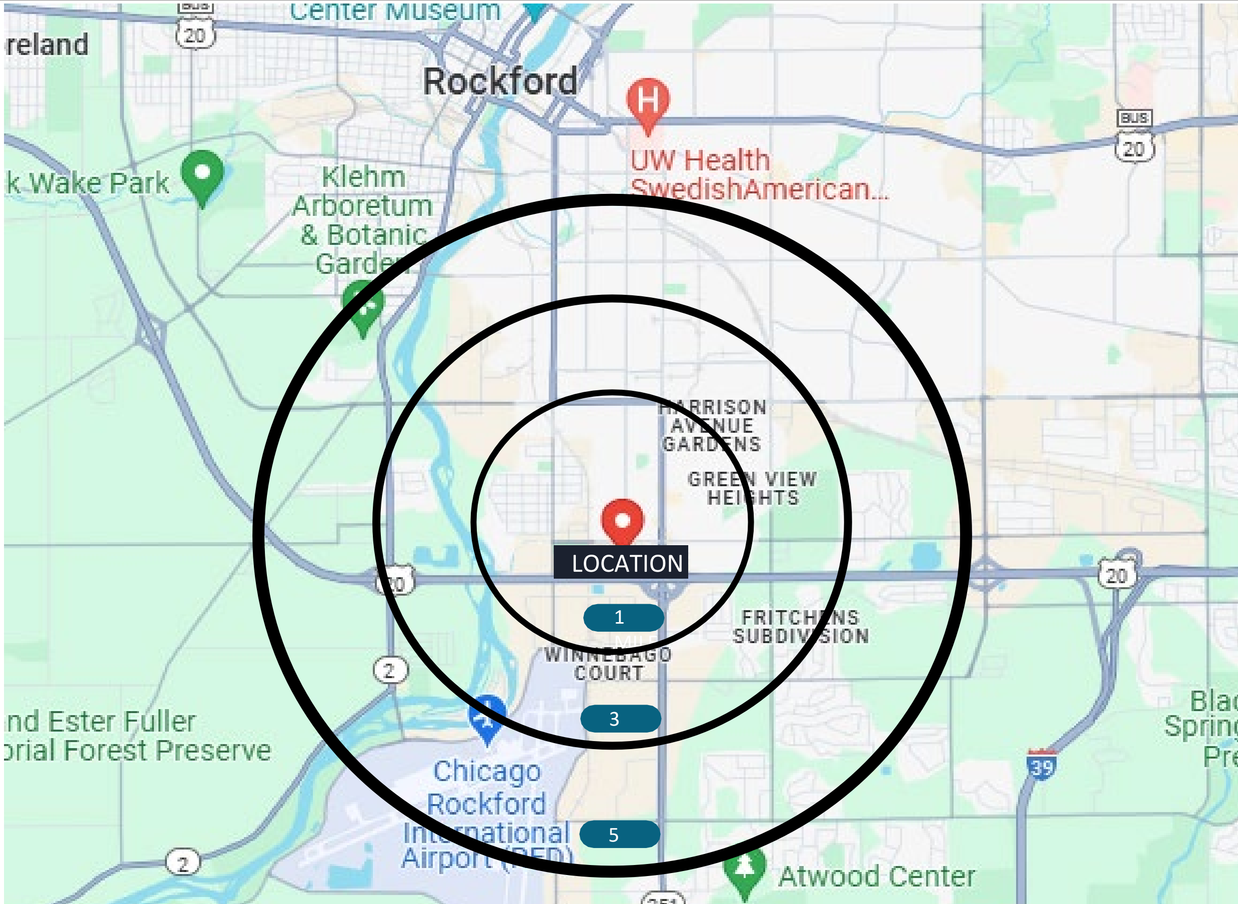
PROPERTY TYPE:	Multi-Tenant Retail
OWNERSHIP:	Fee Simple
BUILDING AREA:	52,000 SF
YEAR BUILT:	1991 / Renovated 2024
LAND AREA:	1.22 AC
OCCUPANCY:	90%

REGIONAL AREA

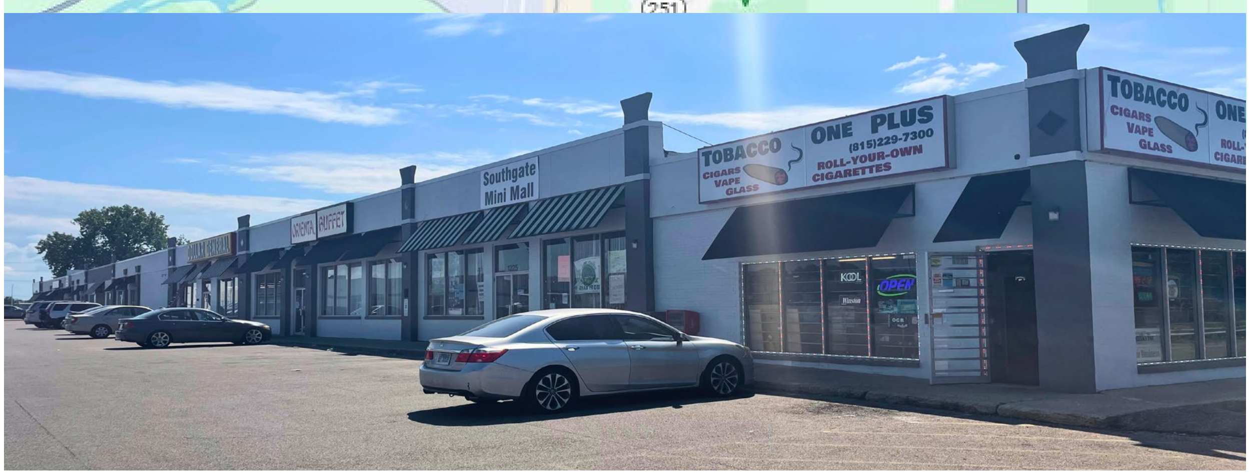


NEIGHBORHOOD AERIAL

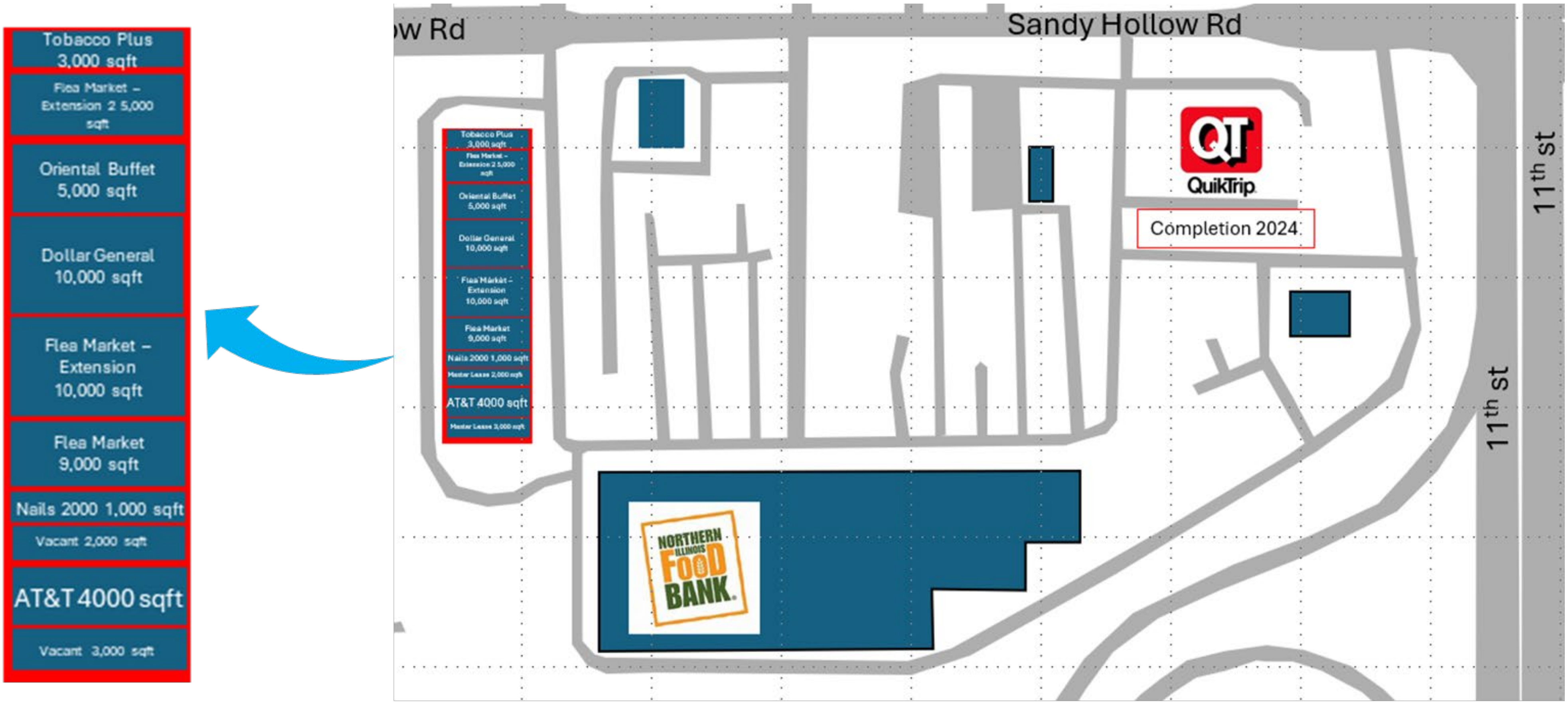
DEMOGRAPHICS



	1.0 MILE	3.0 MILES	5.0 MILES
Total Population	6,700	51,053	121.280
Total Household	2,500	20,359	48,886
Average HH Inc.	$53,600	$56,100	$65,100



SITE PLAN



Tobacco Plus 3,000 sqft
Flea Market – Extension 2 5,000 sqft
Oriental Buffet 5,000 sqft
Dollar General 10,000 sqft
Flea Market – Extension 10,000 sqft
Flea Market 9,000 sqft
Nails 2000 1,000 sqft
Vacant 2,000 sqft
AT&T 4000 sqft
Vacant 3,000 sqft
Sandy Hollow Rd
QT
QuikTrip
Completion 2024
11th st
11th st
NORTHERN ILLINOIS FOOD BANK

RENT ROLL

Tenant	SF	%	Current/YR	$/SF	Pro Forma/YR	$/SF	Recoveries/SF	From	To	Options
Vacant	3,000	5.77%	$0	$0.00	$36,000	$12.00	$0.00			
AT&T Advanced Data	4,000	7.69%	$39,996	$10.00	$39,996	$10.00	$1.68	11/1/1998	11/30/2028	2, 5 yr options
Vacant	2,000	3.85%	$0	$0.00	$24,000	$12.00	$0.00			
Nails 2000	1,000	1.92%	$15,000	$15.00	$15,000	$15.00	$1.57	9/1/2000	9/30/2026	1, 5 yr option
SouthGate Mini-Mall	9,000	17.31%	$48,000	$5.33	$48,000	$5.33	$0.00	1/1/2013	12/31/2030	1, 5 yr option
SouthGate Mini-Mall-Extension1	10,000	19.23%	$48,000	$4.80	$48,000	$4.80	$0.00	1/1/2017	12/31/2030	1, 5 yr option
Dollar General	10,000	19.23%	$45,000	$4.50	$45,000	$4.50	$1.85	5/1/1994	8/31/2030	2, 5 yr options
Oriental Buffet	5,000	9.62%	$52,032	$10.41	$52,032	$10.41	$0.00	10/1/2005	10/2/2030	1, 10 yr option
SouthGate Mini-Mall-Extension2	5,000	9.62%	$24,000	$4.80	$24,000	$4.80	$0.00	1/1/2024	12/31/2030	2, 5 Yr Options
Tobacco Plus	3,000	5.77%	$28,800	$9.60	$28,800	$9.60	$0.00	1/1/2003	2/28/2029	
Occupied	**47,000**	**90.38%**	**$300,828**	**$5.79**	**$300,828**	**$6.40**	**$26,771**			
Vacant	**5,000**	**9.62%**	**$0**	**$0.00**	**$60,000**	**$12.00**	**$0**			
TOTALS	**52,000**		**$300,828**	**$5.79**	**$360,828**	**$6.94**	**$26,771**			

AT&T

DOLLAR GENERAL

Southgate Mini Mall

INCOME AND EXPENSES

		In-Place	$/SF	ProForma	$/SF
Occupancy		**90%**		**100%**	
Occupied Space		**$300,828**	*$5.79*	**$300,828**	*$5.79*
Vacant Space		**$0**	*$0.00*	**$60,000**	*$1.15*
Gross Potential Rent		**$300,828**	*$5.79*	**$360,828**	*$6.94*
Other Income: Dollar General Percentage Rent		**$21,848**		**$21,848**	
Expense Reimbursements		**$26,771**	*$0.51*	**$26,771**	*$0.51*
Gross Potential Income		**$349,447**	*$6.72*	**$409,447**	*$7.87*
%		***0%***		***0%***	
Vacancy/Collection Allowance		**$0**		**$0**	
Effective Gross Income		**$349,447**	*$6.72*	**$409,447**	*$7.87*
Expenses					
CAM		**$1,435**	*$0.03*	**$1,435**	*$0.03*
Taxes		**$57,969**	*$1.11*	**$57,969**	*$1.11*
Insurance		**$24,000**	*$0.46*	**$24,000**	*$0.46*
Management	*3%*	**$10,483**	*$0.20*	**$12,283**	*$0.24*
Total Expenses		**$93,887**	*$1.81*	**$95,687**	*$1.84*
NOI		**$255,559**	**$4.91**	**$313,759**	**$6.03**

CAP RATE ANALYSIS			
		In-Place	**ProForma**
Purchase Price	**$2,995,000 ($58/SF)**	**8.53%**	**10.48%**

TENANT PROFILES

AT&T

TENANT: AT&T

RENTABLE AREA: 4,000 Square Feet

LOCATIONS: Over 5,000 retail stores

GUARANTOR: Corporate

OVERVIEW:

- AT&T is a top provider of telecommunications and digital entertainment services, starting as a small telephone company.
- AT&T offers wireless, internet, and TV services, consistently innovating to meet customer needs.
- Founded in 1983 and based in Dallas, Texas, AT&T provides high-quality service and maintains strong global customer relationships.

DOLLAR GENERAL

TENANT: Dollar General

RENTABLE AREA: 10,000 Square Feet

LOCATIONS: Over 18,000 stores

GUARANTOR: Corporate

OVERVIEW:

- Dollar General is a national retailer known for its broad selection of household essentials, offering everyday low prices and convenience.
- Established in 1939 and based in Goodlettsville, Tennessee, Dollar General is a household name in retail, featuring food, cleaning supplies, health and beauty aids, apparel, housewares, and seasonal items.
- Dollar General's model emphasizes high-frequency, low-cost shopping experiences, fueling rapid expansion and community service nationwide.

Southgate Mini Mall

TENANT: Southgate Mini Mall

RENTABLE AREA: 24,000 Square Feet

LOCATIONS: Regional

GUARANTOR: Local owners

OVERVIEW:

- Southgate Mini-Mall offers 90 unique stores featuring a variety of merchandise from Western wear to handmade jewelry, electronics, handbags, shoes, and cosmetics.
- Alongside retail, Southgate Mini-Mall provides party planning services, making it a convenient one-stop destination.
- Catering to the local community, Southgate Mini-Mall offers a convenient shopping experience, popular among families and individuals.
- Southgate Mini-Mall is known for its friendly atmosphere and clean environment, integral to the community with a wide range of products and services.

QuikTrip Construction 2024

New QuikTrip Store adjacent to center

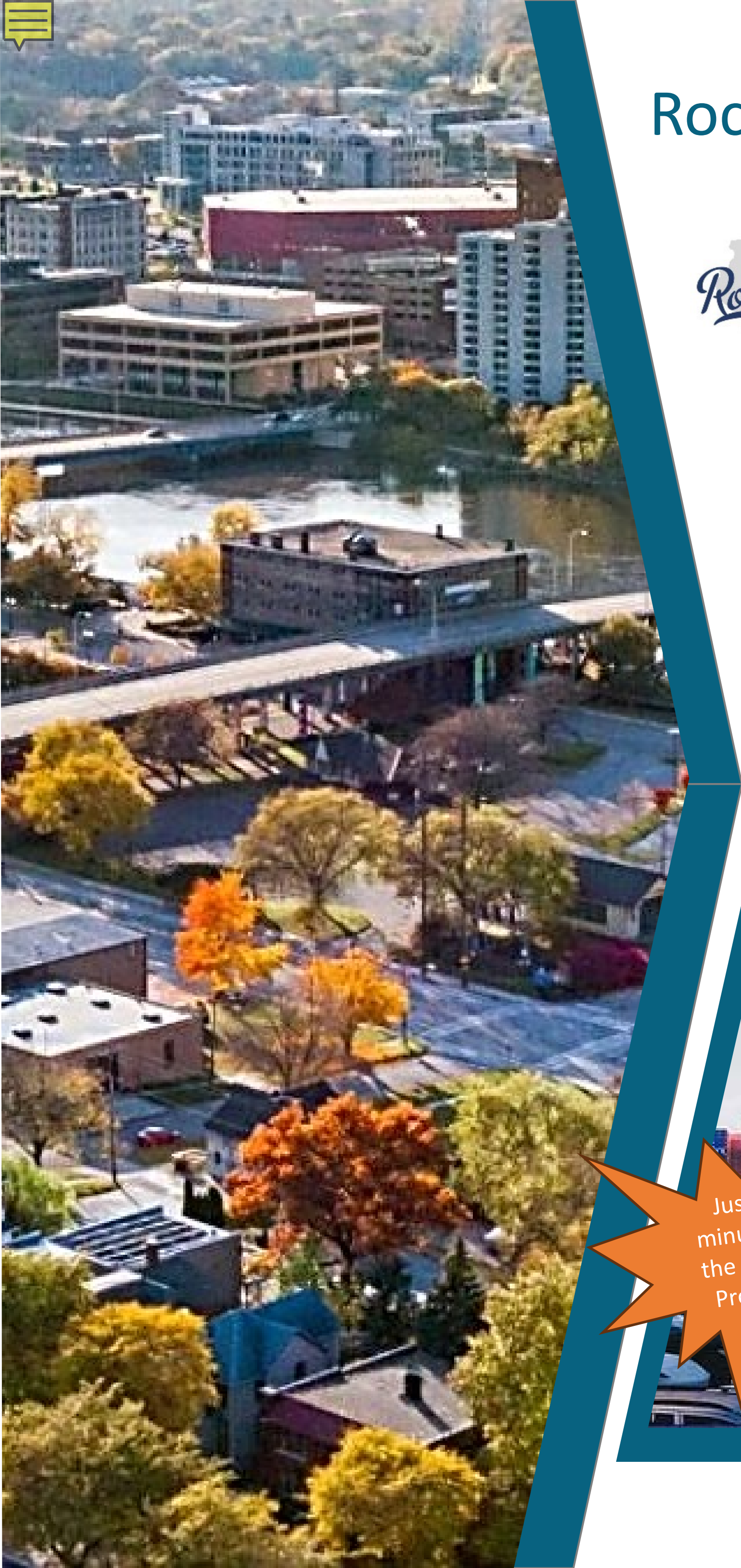
TENANT: **QuikTrip (Completed 2024)**

RENTABLE AREA:

- **Size**: 5,000 Square Feet
- **Locations**: Over 900 locations across 11 states
- **Guarantor**: Corporate

OVERVIEW:

- QuikTrip is a premier convenience store and gas station chain known for its quality products and excellent customer service. Since its inception, QuikTrip has built a reputation for offering a wide range of food and beverage options, clean facilities, and friendly staff.
- Founded in 1958 and headquartered in Tulsa, Oklahoma, QuikTrip continues to grow and expand its footprint across the United States.
- The new QuikTrip location in the plaza will feature state-of-the-art facilities, including a convenience store, fuel pumps, and a variety of quick-service food options.
- QuikTrip's commitment to quality and customer satisfaction has made it a leader in the convenience store industry.



Rockford, Illinois

The City of Rockford is located approximately 90 miles northwest of downtown Chicago in Winnebago County, Illinois. The 2024 census shows that Rockford has a population of approximately 150,000 within the city and over 340,000 in the metropolitan area. The city's proximity to major highways like I-90 and I-39 provides excellent vehicular access. Rockford is known for its diverse economy, with strong sectors in manufacturing, healthcare, and aerospace. Major employers include UTC Aerospace Systems and Mercyhealth. The city features destination shopping and dining along East State Street, as well as cultural attractions such as Anderson Japanese Gardens, Rockford Art Museum, and Rock Cut State Park.

THE WALL STREET JOURNAL.

WSJ/REALTOR.COM HOUSING MARKET RANKING

Rockford Is Now America's Top Housing Market After an Improbable Turnaround

The Illinois metro area, west of Chicago, was one of nearly a dozen in the Midwest ranking among the top 20

Hard Rock Casino Rockford, a $310 million casino, hotel and entertainment destination in Rockford, Illinois has its grand opening Aug. 29, 2024 and will include 175,000-square-foot casino hotel with 1,300 slot machines, 50 table games, a Hard Rock Cafe, Hard Rock Live concert venue, restaurants, retail stores and a 250-room hotel.

Just 12 minutes to the East of Property

WSJ/Realtor.com Housing Market Ranking: Top 20

RANK	METRO AREA	MEDIAN HOME LISTING PRICE MARCH 2024
1	Rockford, Ill.	$235,000
2	Canton-Massillon, Ohio	$248,000
3	Ann Arbor, Mich	$525,000
4	Akron, Ohio	$212,500
5	Springfield, Mo.	$340,000
6	Fort Wayne, Ind.	$325,000
7	Manchester-Nashua, N.H.	$550,000

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