

SALE

Northpoint Plaza

1800 NORTH BLOOMINGTON STREET

Streator, IL 61364

PRESENTED BY:

REID BENNETT, CCIM
National Council Chair of
Multifamily
O: 312.960.6762
C: 773.251.7342
reid.bennett@svn.com

CODY DORAN
Senior Vice President
O: 312.960.6766
C: 309.235.0995
cody.doran@svn.com

DAN SHORT, MBA
Multifamily Advisor
O: 312.515.9238
dan.short@svn.com





OFFERING SUMMARY

SALE PRICE:	\$5,800,000
BUILDING SIZE:	197,359 SF
RENTABLE SF:	187,900 SF
LOT SIZE:	18.06 Acres
PRICE / SF:	\$29.39
YEAR BUILT:	1981
RENOVATED:	2000
ZONING:	C-3
APN:	Multiples

PROPERTY OVERVIEW

Presenting a prime investment opportunity, this 197,359 SF retail/strip center features 21 units within 2 well-maintained buildings. Originally constructed in 1981 and renovated in 2000, the property features numerous recent upgrades, including new roofs, resurfaced parking lots, water main installations, and modern LED lighting. With occupancy soaring from 20% at the time of purchase in 2015 to over 80% today, this property promises high potential for returns. Situated in a Qualified Census Tract for both NMTC and Opportunity Zone benefits, this center offers a strategic and enticing investment prospect in the thriving Streator area.

PROPERTY HIGHLIGHTS

- All new roofs except for the area over spaces 23-28 and space 8
- The parking lot was completely milled and resurfaced approximately 7 years ago
- New water main was installed along with new fire hydrants around the center 5 years ago
- Sprinkler risers and systems were upgraded 5 years ago
- New LED lights throughout the center - installed 5-7 years ago and recently updated last year

REID BENNETT, CCIM
National Council Chair of Multifamily
O: 312.960.6762 | C: 773.251.7342
reid.bennett@svn.com

CODY DORAN
Senior Vice President
O: 312.960.6766 | C: 309.235.0995
cody.doran@svn.com

DAN SHORT, MBA
Multifamily Advisor
O: 312.515.9238
dan.short@svn.com

SALE PRICE

\$5,800,000

LOCATION INFORMATION

BUILDING NAME	Northpoint Plaza
STREET ADDRESS	1800 North Bloomington Street
CITY, STATE, ZIP	Streator, IL 61364
COUNTY	La Salle

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	C-3
LOT SIZE	18.06 Acres
APN #	Multiples

UTILITIES & AMENITIES

HVAC	Central air and gas forced heat
RESTROOMS	Adequate in each unit

REID BENNETT, CCIM
National Council Chair of Multifamily
O: 312.960.6762 | C: 773.251.7342
reid.bennett@svn.com

CODY DORAN
Senior Vice President
O: 312.960.6766 | C: 309.235.0995
cody.doran@svn.com

DAN SHORT, MBA
Multifamily Advisor
O: 312.515.9238
dan.short@svn.com

BUILDING INFORMATION

BUILDING SIZE	197,359 SF
TENANCY	Multiple
YEAR BUILT	1981
YEAR LAST RENOVATED	2000
CONSTRUCTION STATUS	Existing
ROOF	Flat, composite covering
NUMBER OF BUILDINGS	2
WALLS	Brick and block
CEILINGS	Primarily suspended acoustic tiles
FLOOR COVERINGS	Primarily sealed concrete, carpet or tile
FOUNDATION	Concrete



REID BENNETT, CCIM
 National Council Chair of Multifamily
 O: 312.960.6762 | C: 773.251.7342
 reid.bennett@svn.com

CODY DORAN
 Senior Vice President
 O: 312.960.6766 | C: 309.235.0995
 cody.doran@svn.com

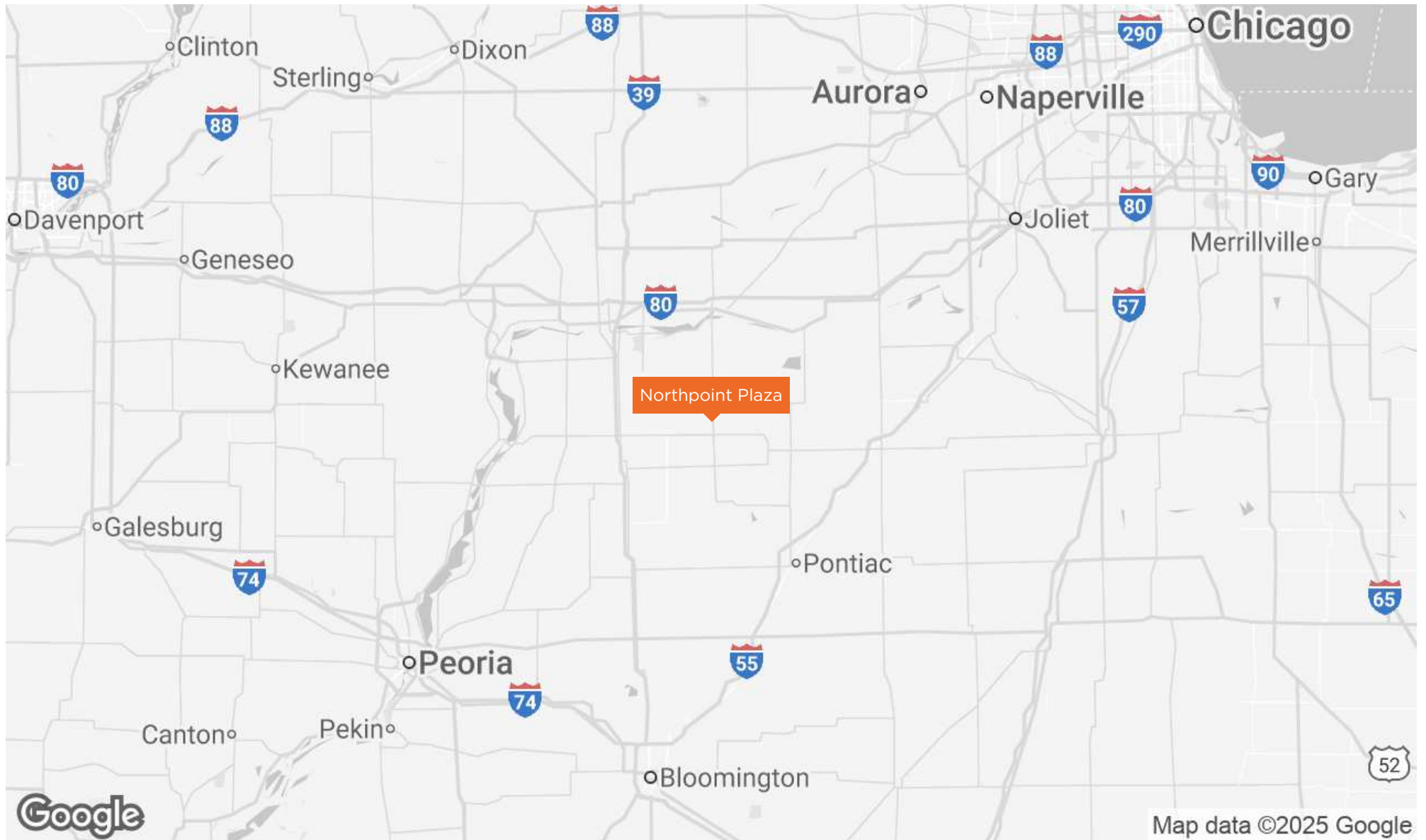
DAN SHORT, MBA
 Multifamily Advisor
 O: 312.515.9238
 dan.short@svn.com



REID BENNETT, CCIM
National Council Chair of Multifamily
O: 312.960.6762 | C: 773.251.7342
reid.bennett@svn.com

CODY DORAN
Senior Vice President
O: 312.960.6766 | C: 309.235.0995
cody.doran@svn.com

DAN SHORT, MBA
Multifamily Advisor
O: 312.515.9238
dan.short@svn.com



REID BENNETT, CCIM

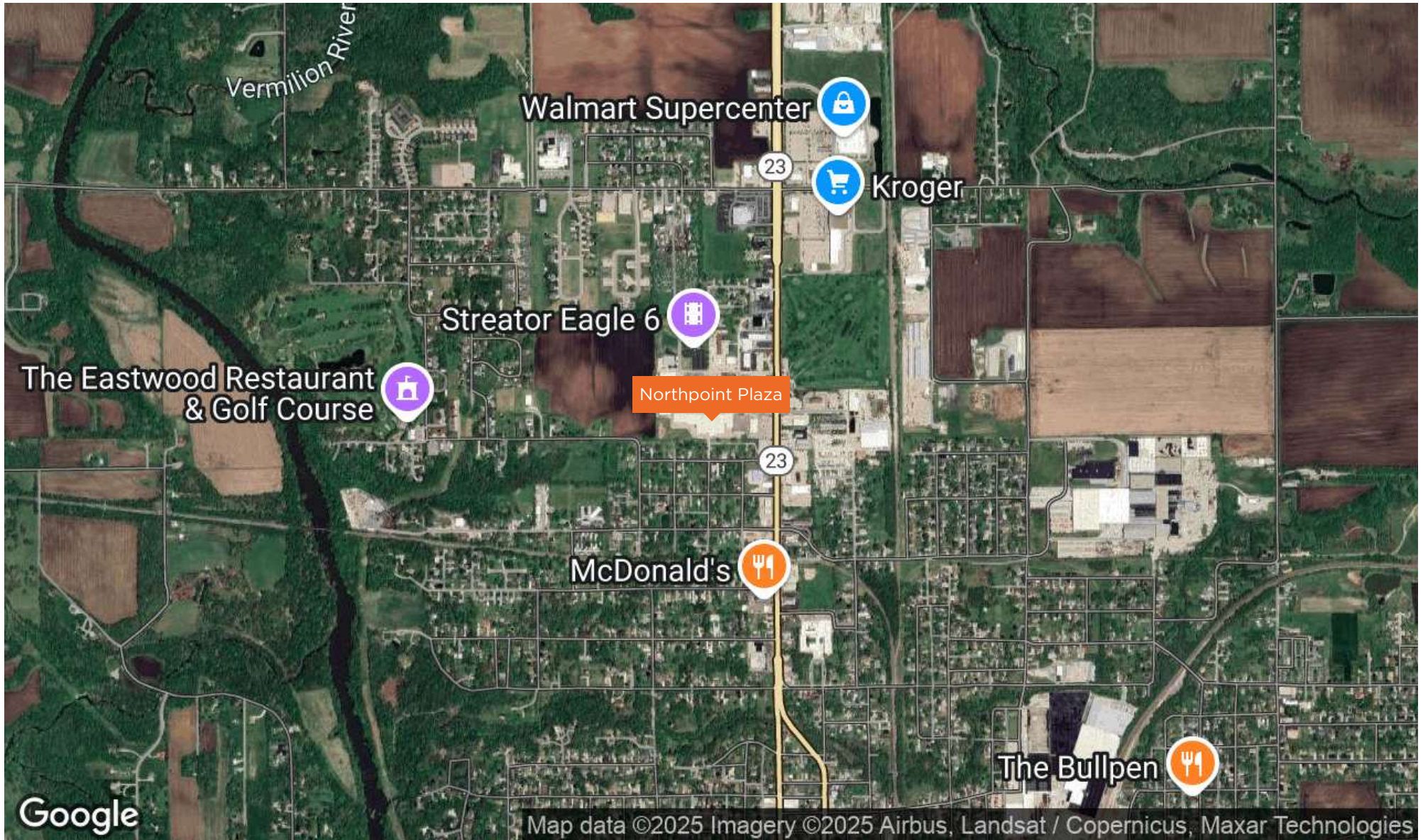
National Council Chair of Multifamily
O: 312.960.6762 | C: 773.251.7342
reid.bennett@svn.com

CODY DORAN

Senior Vice President
O: 312.960.6766 | C: 309.235.0995
cody.doran@svn.com

DAN SHORT, MBA

Multifamily Advisor
O: 312.515.9238
dan.short@svn.com



REID BENNETT, CCIM
National Council Chair of Multifamily
O: 312.960.6762 | C: 773.251.7342
reid.bennett@svn.com

CODY DORAN
Senior Vice President
O: 312.960.6766 | C: 309.235.0995
cody.doran@svn.com

DAN SHORT, MBA
Multifamily Advisor
O: 312.515.9238
dan.short@svn.com

POPULATION

1 MILE 3 MILES 5 MILES

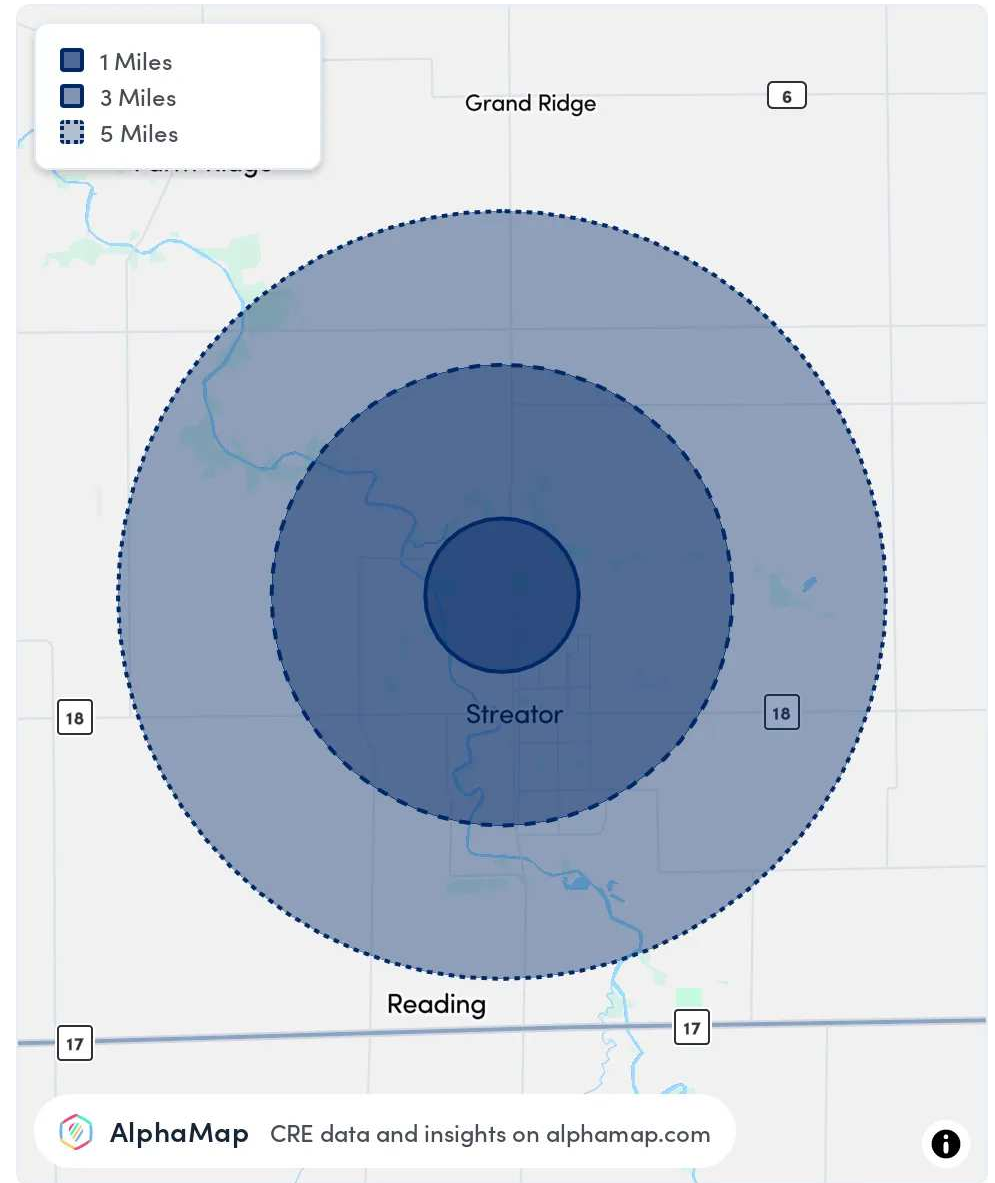
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,954	15,539	17,273
AVERAGE AGE	44	42	42
AVERAGE AGE (MALE)	42	41	41
AVERAGE AGE (FEMALE)	46	43	43

HOUSEHOLD & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,774	6,716	7,494
PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$65,528	\$69,483	\$70,595
AVERAGE HOUSE VALUE	\$140,971	\$128,748	\$130,245
PER CAPITA INCOME	\$29,785	\$30,210	\$30,693

Map and demographics data derived from AlphaMap



REID BENNETT, CCIM

National Council Chair of Multifamily
 O: 312.960.6762 | C: 773.251.7342
 reid.bennett@svn.com

CODY DORAN

Senior Vice President
 O: 312.960.6766 | C: 309.235.0995
 cody.doran@svn.com

DAN SHORT, MBA

Multifamily Advisor
 O: 312.515.9238
 dan.short@svn.com

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.

REID BENNETT, CCIM
National Council Chair of Multifamily
O: 312.960.6762 | C: 773.251.7342
reid.bennett@svn.com

CODY DORAN
Senior Vice President
O: 312.960.6766 | C: 309.235.0995
cody.doran@svn.com

DAN SHORT, MBA
Multifamily Advisor
O: 312.515.9238
dan.short@svn.com