

Lux

OFF ARCHER

4000 ARCHER DR | EAST MOLINE, IL 61244



NEWMARK

NEWMARK CHICAGO

500 West Monroe St.
Suite 2900
Chicago, IL 60661

TOM MALONEY

T 314-305-2477
tom.maloney@nmrk.com
MO License # 2016000516
(Not Licensed in IL)

DAN WIELE

T 314-606-0256
dan.wiele@nmrk.com
MO License # 2020031745
(Not Licensed in IL)

HANK HICKS

T 314-420-1828
hank.hicks@nmrk.com
MO License # 2018010756
(Not Licensed in IL)

ZACH CROAKE

T 913-956-8559
zach.croake@nmrk.com
MO License # 2025043496
(Not Licensed in IL)

MATT LEDOM

T 913-620-6502
matt.ledom@nmrk.com
MO License # 2013023122
(Not Licensed in IL)

WILLS WIEDEMAN

T 913-617-8518
wills.wiedeman@nmrk.com
KS License # 00253631
(Not Licensed in IL)

TIM MCKAY

T 405-879-4768
tim.mckay@nmrk.com
MO License # 2024044439
(Not Licensed in IL)

LOCAL MARKET CONTACT

RANDY BOWLES

T 312-224-3287
randy.bowles@nmrk.com
IL License # 475127029

EXCLUSIVE REPRESENTATION

Newmark has been exclusively retained to represent the Seller in the disposition of **Lux Off Archer (Property)**. All inquiries about the Offering or the Property should be directed to Newmark.

PROPERTY VISITATION

Prospective purchasers will have the opportunity to visit the Property via pre-scheduled property tours. These tours will include access to a representative sampling of units and access to common areas and other similar facilities. In order to accommodate the property's ongoing operations, visitation will require advance notice and scheduling through Newmark.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out significant terms and conditions of Purchaser's offers including, but not limited to:

- (1) asset pricing
- (2) due diligence and closing time frame
- (3) Earnest Money deposit
- (4) a description of the debt / equity structure
- (5) qualifications to close

The purchase terms shall require that All Cash be paid at closing. Offers should be delivered to the attention of one of the brokers at the address and / or emails listed.

FINANCING

For parties interested in receiving debt quotes, Newmark facilitates agency, life company, bank, bridge, and mezzanine financing options for the acquisition of **Lux Off Archer**.

DAN BAKER

T 314-413-4842
dan.baker@nmrk.com

NEWMARK

This information has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Newmark and/or its agents, representatives or affiliates regarding oral statements which have been made in the discussion of the above property. This presentation, prepared by Newmark, was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection, or be furnished a policy of title insurance.

TABLE OF CONTENTS

04 INTRODUCTION

06 PROPERTY OVERVIEW

10 PROPERTY INFORMATION

12 AMENITIES

16 UNIT MIX

17 FLOOR PLANS

19 DEMOGRAPHICS

20 PROFORMA

22 TAXES

24 RENT COMPARABLES

26 MARKET OVERVIEW

INTRODUCTION

Lux Off Archer presents a compelling opportunity to acquire a fully renovated, cash-flowing townhome community in the Quad Cities MSA. This 76-unit asset offers investors stable, in-place cash flow through a fully renovated townhome product, featuring a differentiated two- and three-bedroom unit mix in a supply-constrained, high-occupancy submarket with only two comparable assets.

The property is uniquely positioned as one of only two true townhome-style communities in the East Moline submarket, creating a distinct competitive advantage. Lux Off Archer's spacious two- and three-bedroom layouts, coupled with top-of-market interior finishes including new stainless steel appliances, quartz or granite countertops, modern kitchen cabinetry, luxury vinyl wood flooring, freshly painted walls, dishwashers, breakfast bars, ceiling fans, and modern finishes, differentiate the asset from the predominantly garden-style competitive set. This positioning supports strong tenant demand, limited direct competition, and the ability to achieve above-market yields.

With limited new supply in the immediate East Moline submarket and a competitive set averaging approximately 5% vacancy, Lux Off Archer offers investors the ability to continue improving operations and maintain a compelling affordability position relative to newer Quad Cities product.

Well-Connected Quad Cities Location



WELL-LOCATED QUAD CITIES ASSET WITH ACCESS TO THE BROADER ROCK ISLAND / MOLINE EMPLOYMENT BASE

Lux Off Archer benefits from an established residential setting with convenient access to a diversified employment base anchored by John Deere, UnityPoint Health, MercyOne Genesis, Black Hawk College, East Moline Correctional Center, and the Rock Island Arsenal. John Deere Global Headquarters employs approximately 7,500 people, while UnityPoint Health – Trinity employs approximately 6,100 people, MercyOne Genesis employs approximately 4,700 people, and Rock Island Arsenal employs approximately 6,300 people, making them among the largest economic anchors in the Quad Cities.

This location provides residents with proximity to major regional job centers, daily-needs retail, schools, and key transportation corridors across East Moline, Moline, Rock Island, and Silvis. As a fully renovated townhome community in a stable and highly occupied Quad Cities submarket, Lux Off Archer offers investors a differentiated cash-flowing asset with strong long-term rental appeal.

DIFFERENTIATED TOWNHOME PRODUCT IN A PREDOMINANTLY GARDEN-STYLE COMPETITIVE SET

Lux Off Archer is one of only three true townhome-style communities in the East Moline submarket, creating a meaningful competitive advantage relative to the surrounding garden-style apartment inventory. The property's spacious two- and three-bedroom layouts provide a more residential living experience, appealing to renters seeking additional space, privacy, and functionality without the cost or commitment of homeownership. This product differentiation is especially compelling in a submarket with limited direct competition, allowing Lux Off Archer to stand out within the local rental market and maintain strong resident demand.

EFFICIENT ALL TWO- AND THREE-BEDROOM UNIT MIX - 79% 2-BR UNITS AND 21% 3-BR UNITS

The property features an efficient and highly marketable unit mix consisting entirely of two- and three-bedroom units, with 60 two-bedroom units and 16 three-bedroom units. This equates to approximately 79% two-bedroom units and 21% three-bedroom units, offering investors exposure to larger floor plans that appeal to a broad resident base, including families, roommates, and renters seeking home-like layouts. Lux Off Archer provides residents with functional, spacious floor plans that are difficult to replicate in newer construction at an attainable rent level.

FULLY RENOVATED INTERIOR PACKAGE WITH ZERO SHORT-TERM CAPITAL NEEDS

Lux Off Archer offers investors a truly turnkey acquisition with zero short-term capital needs. The property has been fully remodeled, with upgraded interiors featuring new stainless steel appliances, quartz or granite countertops, modern kitchen cabinetry, luxury vinyl wood flooring, freshly painted walls, dishwashers, breakfast bars, ceiling fans, and modern finishes throughout. In addition to the unit upgrades, the community benefits from a remodeled laundry facility, newly designed clubhouse, on-site dog park, new playground, professionally maintained landscaping, and ample parking. This level of renovation allows a new owner to step into a stabilized, cash-flowing townhome asset without the execution risk, upfront renovation capital, or operational disruption typically associated with traditional value-add opportunities.

LIMITED NEW SUPPLY AND NO ACTIVE ILLINOIS-SIDE CONSTRUCTION

Recent Quad Cities multifamily deliveries have been concentrated almost entirely on the Iowa side of the river, with 306 trailing 12-month deliveries in Davenport/Bettendorf versus zero deliveries in Rock Island/Moline. The market's forward supply picture is even more compelling, with zero units currently under construction across the entire Davenport multifamily market, including zero units under construction in the Rock Island/Moline submarket. This creates a favorable competitive backdrop for Lux Off Archer. The Rock Island/Moline submarket is currently 95% occupied and has maintained positive rent momentum, with 1.7% effective rent growth over the trailing 12 months. With virtually no new Illinois-side multifamily supply and no active construction pipeline, Lux Off Archer offers investors a rare opportunity to acquire a fully renovated, differentiated rental asset in a supply-constrained Quad Cities submarket.

FULLY MODERNIZED MEP WITH MINIMAL DEFERRED MAINTENANCE

Beyond its fully renovated interiors, Lux Off Archer features fully modernized mechanical, electrical, and plumbing (MEP) systems, eliminating deferred maintenance and reinforcing the turnkey nature of the asset. Ownership has replaced 100% of the property's HVAC systems and has also replaced the underground sewage lines beneath the slabs — among the most capital-intensive and disruptive repairs in any asset of this vintage — removing a significant source of long-term risk for a new owner. With these major building systems recently addressed, a new owner can acquire the asset with limited near-term capital exposure and operate from day one without the deferred-maintenance overhang typically found in 1980s-vintage product.



PROPERTY OVERVIEW



PRICE
TBD



TERMS
ALL CASH



BUILT
1980



UNITS
76



AVG SIZE (SF)
885



NRA (SF)
67,280



AVG MKT
RENT/MO.

\$1,259



AVG MKT
RENT/SF

\$1.42



AVG EFF
RENT/MO.

\$1,286



AVG EFF
RENT/SF

\$1.44



OCCUPANCY
(JUNE 2026)

88%



Glen Armil

N Brady St

Prospect Park

Davenport



Rock Island Arsenal

ROCK ISLAND ARSENAL GOLF CLUB



Rock Island

Moline

Park Hill

Overlook

Keystone Neighborhood

Old Towne

HIGHLAND PARK



SouthPark Mall

JCPenney Dillard's verizon

DICK'S SPORTING GOODS KAY JEWELERS Olive Garden ASHLEY

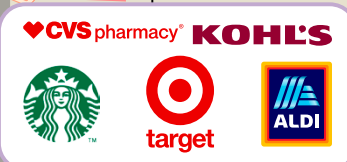
KFC TACO BELL Arby's BUFFALO WILD WINGS

HIBBETT SPORTS™ T Mobile

Kennedy S

DOLLAR

Davidson Jewelers



11th St

38th St

Hennepin Canal

Parkway State

Park



Milan

QUAD CITY INTERNATIONAL AIRPORT

Amôwa Forest Preserve West Entrance

State St

JOHN DEERE

East Moline Correctional Center

92

HYATT PLACE

amazon

Route 5 and 92

Barstow

THE RUST BELT
SIX CITIES

East Moline

Silvis

Walgreens

MERCYONE

Crosstown Shopping Center

Avenue of the Cities

Square Shopping Center

Twin Oaks Shopping Center

84

Walgreens

TPC DEERE RUN

Walton Hills

5

JOHN DEERE

Hennepin Canal

Rock River

PROPERTY INFORMATION

PROPERTY DETAILS

# of Units	76
Year Built	1980
NRA	67,280 SF
Acreage	4.445

CONSTRUCTION DETAILS

Style	Townhome
Foundation	Concrete post tension slab
Exterior	Siding
Roof	Composition shingles (2020)
Flooring	Carpet / vinyl tile
Paving	Asphalt
Wiring	Copper
Piping	Galvanized

MECHANICAL SYSTEM

Electrical	Individually metered ^R
HVAC	Individual climate controlled units
Hot Water	Individually heaters ^R
Water / Sewer	Master-metered

R = Resident Pays

PARKING

Total Surface Spaces	112
----------------------	-----

PERSONNEL OVERVIEW

Manager	1 full-time
Maintenance Supervisor	1 full-time
Total	2 full-time

FEES & DEPOSITS

Application Fee	\$35
Bedroom Deposit	\$800
Pet Fee	\$500
Pet Rent	\$25-\$50 (varies by size of pet)
Internet	\$50

SCHOOLS

District	East Moline District 37
Elementary School	Bowlesburg
Middle School	Glennview
High School	United Township



Lux
OFF ARCHER
OFFICE

COMMUNITY AMENITIES

Remodeled Laundry Center

Onsite Playground

Outdoor Seating and BBQ Grill Area

Newly Designed Clubhouse

Fenced Dog Park

Professionally Maintained Landscaping & Courtyard





UNIT AMENITIES

Deadbolt and Viewer on Entry Door

2" Blinds

Luxury Vinyl Wood Flooring

Stainless Steel Appliance Package

Farm-Style Faucets

Quartz / Granite Countertops

Breakfast Bar

Modern Hardware

Pantry

Alexa Smart Home Enabled

Office / Flex Space *

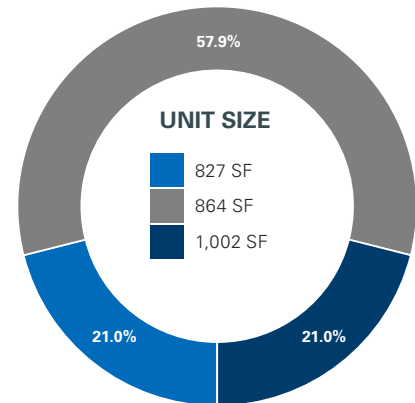
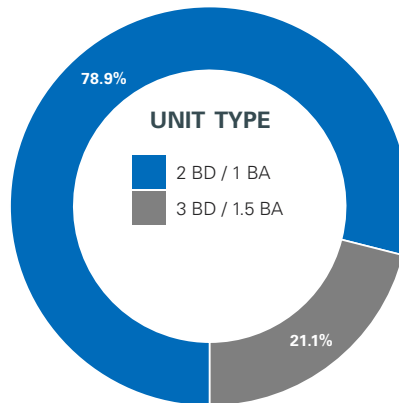
* Select Units





UNIT MIX

# of Units	Bed / Bath	% of Total	Unit Size SF	Total Unit SF	Market Rent / Unit	Market Rent / SF	Effective Rent / Unit	Effective Rent / SF
16	2 BD / 1 BA	21.1%	827	13,232	\$ 1,195	\$1.44	\$ 1,226	\$1.48
44	2 BD / 1 BA	57.9%	864	38,016	\$ 1,195	\$1.38	\$ 1,245	\$1.44
16	3 BD / 1.5 BA	21.1%	1,002	16,032	\$ 1,499	\$1.50	\$ 1,431	\$1.43
76		100.0%	885	67,280	\$1,259	\$1.42	\$1,286	\$1.44



TOTAL # OF UNITS 76
NET RENTABLE SF 67,280
AVERAGE UNIT SIZE (SF) 885

SCHEDULED MONTHLY RENT \$95,684
AVERAGE MARKET RENT PER UNIT / MONTH \$1,259
AVERAGE MARKET RENT PER SF \$1.42

CURRENT CONCESSIONS
None

Note: Unit Mix totals are based upon averages from the rent roll information provided by the client.

FLOOR PLANS



2 BR / 1 BA | 827_{SF}



2 BR / 1 BA | 864_{SF}



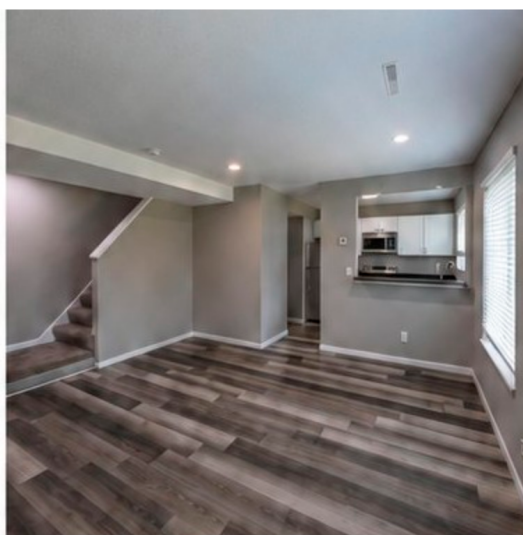
3 BR / 1.5 BA | 1,002_{SF}







VALUE-ADD OPPORTUNITY

While Lux Off Archer has already completed full interior renovations, ownership can still unlock meaningful rent growth through the installation of in-unit washer and dryer sets. The property currently offers a remodeled on-site laundry facility; however, adding private laundry to each apartment would further enhance resident convenience, improve retention, and support additional rental upside across the asset.

ESTIMATED RENT PREMIUM: \$75 - \$125 UNIT/MONTH



ESTIMATED INSTALL COST

 Washer / Dryer Set:	\$1,100
 Plumbing / Water Access:	\$750
 Dryer Venting / Exhaust:	\$400
 Electrical / Carpentry / Misc.:	\$750

Estimated Cost Per Unit: \$3,000

TOTAL PROJECT COST

60 Two-Bedroom Units
x \$3,000 = \$180,000

16 Three-Bedroom Units
x \$3,000 = \$48,000

76 Total Units = \$228,000

ADDITIONAL RENTAL REVENUE

Case	Monthly Upside	Annual Upside
Low Case (\$75)	\$5,700	\$68,400
Mid Case (\$100)	\$7,600	\$91,200
High Case (\$125)	\$9,500	\$114,000



Mid-Case Yield on Cost: 40.0%
Mid-Case Payback: ~2.5 Years

DEMOGRAPHICS



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Total Population	8,875	46,787	89,641
2025 Median Age	40.8	41.2	41.2
2025 Renter % of Total Housing Units	39.3%	33.9%	29.5%
2025 Average Household Income	\$75,624	\$80,717	\$88,383
2030 Average Household Income (est.)	\$79,865	\$87,157	\$96,559
2025 Average Owner-Occupied Housing Value	\$173,643	\$184,222	\$210,541
Total Employment	4,569	22,842	45,343
2025 Educational Attainment: Associates Degree or Higher	33.6%	36.5%	39.8%

Source: U.S. Census Bureau, Esri

PROFORMA

MAY'26 T12 ACTUAL

MAY'26 T6 ACTUAL

Revenue	% of GSR	Totals	Per Unit	% of GSR	Totals	Per Unit
Gross Scheduled Rent ⁽¹⁾		\$1,025,161	\$13,489		\$1,008,347	\$13,268
Less: (Gain)/Loss-to-Lease	0.00%	0	\$0	0.00%	0	\$0
Gross Potential Income	100.00%	\$1,025,161	\$13,489	100.00%	\$1,008,347	\$13,268
Less: Vacancy	0.00%	0	\$0	0.00%	0	\$0
Less: Collection Loss	-0.09%	(967)	(\$13)	-0.19%	(1,933)	(\$25)
Less: Concessions	-0.09%	(898)	(\$12)	-0.18%	(1,795)	(\$24)
Less: Interior Upgrade Potential	0.00%	0	\$0	0.00%	0	\$0
Total Rental Income	99.82%	\$1,023,297	\$13,464	99.63%	\$1,004,619	\$13,219
Plus: RUBS Income ⁽²⁾	6.06%	62,135	\$818	5.99%	60,430	\$795
Plus: Other Income	10.14%	103,962	\$1,368	8.67%	87,424	\$1,150
Total Other Income	16.20%	166,097	\$2,185	14.66%	147,854	\$1,945
Effective Gross Income	116.02%	\$1,189,394	\$15,650	114.29%	\$1,152,473	\$15,164

Operating Expenses		T-12 Exp		Buyers Exp		
Repairs and Maintenance	1.94%	\$23,086	\$304	3.96%	\$45,600	\$600
Turnover	0.42%	5,011	\$66	1.32%	15,200	\$200
Trash	1.07%	12,733	\$168	1.10%	12,733	\$168
Payroll	11.24%	133,698	\$1,759	10.55%	121,600	\$1,600
Administrative	0.19%	2,244	\$30	1.98%	22,800	\$300
Marketing	1.33%	15,764	\$207	0.99%	11,400	\$150
Internet	2.37%	28,178	\$371	2.45%	28,178	\$371
Utilities ⁽³⁾	6.09%	72,485	\$954	6.48%	74,659	\$982
Total Variable Expenses	24.65%	\$293,200	\$3,858	28.82%	\$332,171	\$4,371
Taxes ⁽⁴⁾	8.75%	104,026	\$1,369	10.76%	123,997	\$1,632
Insurance	4.12%	48,966	\$644	4.29%	49,400	\$650
Management Fee	4.95%	58,920	\$775	4.00%	46,099	\$607
Total Operating Expenses	42.47%	\$505,112	\$6,646	47.87%	\$551,667	\$7,259
Plus: Capital Reserves	1.92%	22,800	\$300	1.98%	22,800	\$300
Total Expenses	44.38%	\$527,912	\$6,946	49.85%	\$574,467	\$7,559
Net Operating Income	55.62%	\$661,482	\$8,704	50.15%	\$578,007	\$7,605

(1) GSR grown 0.0% from the Unit Mix

(2) RUBS grown 7.76% from May'26 T-12

(3) Adjusted Utilities grown 3% from May'26 T-12

(4) Real Estate Tax = 150% of prior year taxes

MAY'26 T3 ACTUAL

MAY'26 T1 ACTUAL

STABILIZED

% of GSR	Totals	Per Unit	% of GSR	Totals	Per Unit	% of GSR	Totals	Per Unit
	\$1,011,453	\$13,309		\$1,001,964	\$13,184		\$1,148,208	\$15,108
0.00%	0	\$0	0.00%	0	\$0	-1.88%	(21,586)	(\$284)
100.00%	\$1,011,453	\$13,309	100.00%	\$1,001,964	\$13,184	101.88%	\$1,169,794	\$15,392
0.00%	0	\$0	0.00%	0	\$0	-5.00%	(57,410)	(\$755)
-0.31%	(3,180)	(\$42)	0.00%	0	\$0	-1.00%	(11,482)	(\$151)
-0.24%	(2,390)	(\$31)	-0.72%	(7,170)	(\$94)	0.00%	0	\$0
0.00%	0	\$0	0.00%	0	\$0	7.94%	91,200	\$1,200
99.45%	\$1,005,882	\$13,235	99.28%	\$994,794	\$13,089	103.82%	\$1,192,102	\$15,686
5.92%	59,884	\$788	5.95%	59,580	\$784	5.83%	66,957	\$881
8.22%	83,139	\$1,094	6.68%	66,978	\$881	9.05%	103,962	\$1,368
14.14%	143,023	\$1,882	12.63%	126,558	\$1,665	14.89%	170,919	\$2,249
113.59%	\$1,148,906	\$15,117	111.92%	\$1,121,352	\$14,755	118.71%	\$1,363,020	\$17,934

Buyers Exp			Buyers Exp			Buyers Exp		
3.97%	\$45,600	\$600	4.07%	\$45,600	\$600	3.35%	\$45,600	\$600
1.32%	15,200	\$200	1.36%	15,200	\$200	1.12%	15,200	\$200
1.11%	12,733	\$168	1.14%	12,733	\$168	0.93%	12,733	\$168
10.58%	121,600	\$1,600	10.84%	121,600	\$1,600	8.92%	121,600	\$1,600
1.98%	22,800	\$300	2.03%	22,800	\$300	1.67%	22,800	\$300
0.99%	11,400	\$150	1.02%	11,400	\$150	0.84%	11,400	\$150
2.45%	28,178	\$371	2.51%	28,178	\$371	2.07%	28,178	\$371
6.50%	74,659	\$982	6.66%	74,659	\$982	5.48%	74,659	\$982
28.91%	\$332,171	\$4,371	29.62%	\$332,171	\$4,371	24.37%	\$332,171	\$4,371
10.79%	123,997	\$1,632	11.06%	123,997	\$1,632	9.10%	123,997	\$1,632
4.30%	49,400	\$650	4.41%	49,400	\$650	3.62%	49,400	\$650
4.00%	45,956	\$605	4.00%	44,854	\$590	4.00%	54,521	\$717
48.00%	\$551,523	\$7,257	49.09%	\$550,421	\$7,242	41.09%	\$560,088	\$7,370
1.98%	22,800	\$300	2.03%	22,800	\$300	1.67%	22,800	\$300
49.99%	\$574,323	\$7,557	51.12%	\$573,221	\$7,542	42.76%	\$582,888	\$7,670
50.01%	\$574,582	\$7,560	48.88%	\$548,131	\$7,212	57.24%	\$780,132	\$10,265

Note: Actual numbers are based upon financial information provided by the client. Buyers are advised to consult their tax counsel with regard to this matter.

PROPERTY TAXES

Property Taxes			Total
Account Number	18-06-300-002		
Improvements Value	\$2,929,245	\$2,929,245	
Land Value	\$371,988	\$371,988	
Market Value	\$3,301,233	\$3,301,233	
Taxable Market Value	\$3,301,233	\$3,301,233	
Assessment Ratio	33%		
2025 Gross Assessed Value	\$1,100,301	\$1,100,301	
2025 Preliminary Taxes *			Tax Rate Per \$100 of Assessed Value
EAST MOLINE SCHL 37	\$43,888	\$43,888	3.9887
EAST MOLINE CITY	\$23,329	\$23,329	2.1202
UNITED TWP HIGH 30	\$19,829	\$19,829	1.8021
ROCK ISLAND COUNTY	\$9,941	\$9,941	0.9035
BLACKHAWK CC 503	\$6,219	\$6,219	0.5652
METRO MASS TRANSIT DIST	\$1,941	\$1,941	0.1764
FOREST PRESERVE	\$1,544	\$1,544	0.1403
HAMPTON TWP	\$1,448	\$1,448	0.1316
ILLINI HOSPITAL DISTRICT	\$825	\$825	0.0750
HAMPTON ROAD & BRIDGE	\$735	\$735	0.0668
METRO AIRPORT AUTHORITY	\$674	\$674	0.0613
Actual 2025 Tax Bill *	\$110,372	\$110,372	10.0311

* Using 2025 Assessed Value and 2025 Tax Rates

Note: Actual numbers are based upon financial information provided by the client. Buyers are advised to consult their tax counsel with regard to this matter.



RENT COMPARABLES

	Property Address	YOC REN	# of Units (2BD)	Total Net Rentable SF (2BD)	Average Unit SF (2BD)	Market Rent / Unit (2BD)	Market Rent / SF (2BD)	Effective Rent / Unit (2BD)	Effective Rent / SF (2BD)	Current Occupancy (2BD)
1	Townhomes on Blackhawk Landing 3211 Friendship Dr, Rock Island, IL	2012	4	5,560	1,390	\$1,433	\$1.03	\$1,427	\$1.03	98.1%
2	Village Woods 300 20th Ave W, Milan, IL	1996	64	56,192	878	\$1,202	\$1.37	\$1,202	\$1.37	99.0%
3	Rock Ridge Commons 3500 70th St, Moline, IL	1976	155	123,380	796	\$996	\$1.25	\$989	\$1.24	94.4%
4	Homewood Manor 3425 60th St, Moline, IL	1968	132	151,800	1,150	\$1,196	\$1.04	\$1,186	\$1.03	91.5%
5	Deer Valley 985 22nd Ave, Silvis, IL	2006	54	55,782	1,033	\$1,445	\$1.40	\$1,433	\$1.39	92.3%
6	Paulsen Manor 2424 41st St, East Moline, IL	1957	37	37,000	1,000	\$856	\$0.86	\$853	\$0.85	100.0%
AVERAGES			74	71,619	963	\$1,131	\$1.17	\$1,122	\$1.17	95.9%
Lux off Archer 4000 Archer Dr, East Moline, IL		1980	60	51,248	854	\$1,195	\$1.40	\$1,240	\$1.45	88%

	Property Address	YOC REN	# of Units (3BD)	Total Net Rentable SF (3BD)	Average Unit SF (3BD)	Market Rent / Unit (3BD)	Market Rent / SF (3BD)	Effective Rent / Unit (3BD)	Effective Rent / SF (3BD)	Current Occupancy (3BD)
1	Townhomes on Blackhawk Landing 3211 Friendship Dr, Rock Island, IL	2012	48	66,720	1,390	\$1,463	\$1.05	\$1,456	\$1.05	98.1%
2	Village Woods 300 20th Ave W, Milan, IL	1996	16	18,080	1,130	\$1,385	\$1.23	\$1,385	\$1.23	99.0%
5	Deer Valley 985 22nd Ave, Silvis, IL	2006	14	18,200	1,300	\$1,901	\$1.46	\$1,885	\$1.45	92.3%
6	Paulsen Manor 2424 41st St, East Moline, IL	1957	16	19,424	1,214	\$1,225	\$1.01	\$1,222	\$1.01	100.0%
AVERAGES			24	30,606	1,302	\$1,474	\$1.13	\$1,463	\$1.12	97.4%
Lux off Archer 4000 Archer Dr, East Moline, IL		1980	16	16,032	1,002	\$1,499	\$1.50	\$1,431	\$1.43	88%

Effective Rents calculated as Market Rent minus Concessions
Source: CoStar and Property Rent Roll



Quad Cities | Iowa and Illinois | At a Glance

The Quad Cities bi-state region is one of the Midwest’s premier metropolitan areas, strategically positioned along the Mississippi River.

Comprised of Bettendorf, Davenport, East Moline, Moline, and Rock Island, the region provides exceptional connectivity to major Midwest markets including Chicago, Minneapolis, St. Louis, Kansas City, Des Moines, and Indianapolis. More than 41 million people live within a 300-mile radius of the Quad Cities, reinforcing the region’s strategic importance as a logistics, manufacturing, and distribution hub. It is the largest metropolitan area between St. Louis and Minneapolis.

The Quad Cities economy is anchored by advanced manufacturing, agricultural equipment and ag-tech, logistics and river commerce, healthcare, defense manufacturing, engineering, and distribution. The Quad cities is home to the Fortune 500 company, Deere & Company. There are 150 other companies on the Fortune 500 and 1000 lists that have a presence in the region, as well as the Rock Island Arsenal, a major military installation. The region benefits from a low cost of living, affordable business environment, short commute times, and a high quality of life.

Over the past five years, more than \$1.48 billion has been invested throughout the Quad Cities region, resulting in nearly 3,000 new jobs. Significant recent investments include expansions at Amazon and continued investment by Kraft Heinz, further strengthening the region’s role as a major Midwest manufacturing and logistics center. Headquartered in Moline, Deere & Company recently completed modernization projects at multiple John Deere facilities in the Quad Cities region. In February 2026, Arconic announced a \$175 million expansion at its Davenport Works facility. Additional investment continues across riverfront redevelopment initiatives in Davenport, Moline, and Rock Island, enhancing mixed-use districts, entertainment destinations, and urban residential growth.

Infrastructure investment remains a major regional priority as the Quad Cities continues advancing its logistics and transportation capabilities. Project Gateway is a multi-phase modernization initiative transforming the Quad Cities International Airport, including a \$19 million Phase II terminal renovation expected to be completed by 2028. Additionally, planned Amtrak passenger rail service connecting Chicago and Moline is anticipated to significantly enhance regional connectivity, tourism, and economic development throughout the Quad Cities corridor.employing more than 2,000 professionals and provides a platform to support entrepreneurship and foster innovation.

Moline, IL



Rock Island, IL



Bettendorf, IA



Quad Cities MSA By the Numbers

474K **Region Population**
(2025 Quad Cities Destination Impact Report)

6.1M **2025 Visits**
(2025 Quad Cities Destination Impact Report)

\$1.37B **Annual Visitor Spending**
(2025 Quad Cities Destination Impact Report)

6.7K **Hotel Rooms**
(2025 Quad Cities Destination Impact Report)

681K+ **International Airport Passengers | 2025**
(2025 Quad Cities Destination Impact Report)

\$95.6K+ **Average Household Income**
(ESRI)

\$243.9K+ **Average Home Value**
(ESRI)

5.1% **Unemployment Rate | Feb. 2026**
(BLS)

Major Employers

Company	HQ	Fortune 500	MSA Employees
John Deere	■	▲	7,500
Rock Island Arsenal	■		6,300
UnityPoint Health - Trinity			6,100
MercyOne Genesis	■		4,700
Hy-Vee			4,200
Walmart		▲	3,600
HNI Corp	■		3,200
Arconic			2,550
Amazon		▲	2,400
Tyson		▲	2,400

Source: Quad Cities Chamber of Commerce, May 2026

Davenport, IA

TOP 10

Mississippi River Corridor Metros

Site Selection Magazine 2025

BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the Property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with the laws of the state. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by a court order or if the information materially relates to the condition of the Property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the state and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Listing Agent represents the Owner of **Lux Off Archer**.

DISCLAIMER

Prospective purchasers are hereby advised the Owner ("Owner") of **Lux Off Archer** ("Property") is soliciting offers through Newmark, which may be accepted or rejected by the Owner at the Owner's sole discretion.

Any solicitation of an offer for the Property offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owner will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owner shall have no obligation to accept any offer from any prospective purchaser. The Owner reserves the right to withdraw the Property from consideration at any time prior to final execution of a Purchase Agreement.

This Offering document is furnished to prospective purchasers for the purpose of determining whether to invest in the Property offered hereby. The information contained herein, or any other related information provided by the Owner, may not be reproduced, redistributed or used in whole or in part without the prior written consent of the Owner.

No person has been authorized to give any information or make any representation or warranty, either expressed or implied and, if given or made, such information or representation must not be relied upon.

While the Owner and Newmark have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers hereunder contains any material inaccuracies, neither the Owner nor Newmark nor any of the Owner's or Newmark's respective subsidiaries, affiliates, companies, or the officers, directors, employees, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein.

Any obligations to prospective purchasers that the Owner may have with respect to the Property are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser's sole and exclusive rights against the Owner, with respect to this prospective transaction, the Property, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owner, Newmark, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owner or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owner nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owner in writing.

Acquisition of Property such as that offered hereunder involves a high degree of risk and is suitable only for persons and entities of substantial financial means.

Lux

OFF ARCHER

CONTACT

Investment Sales

Tom Maloney

314-305-2477

tom.maloney@nmrk.com

MO License # 2016000516

(Not Licensed in IL)

Dan Wiele

314-606-0256

dan.wiele@nmrk.com

MO License # 2020031745

(Not Licensed in IL)

Hank Hicks

314-420-1828

hank.hicks@nmrk.com

MO License # 2018010756

(Not Licensed in IL)

Zach Croake

913-956-8559

zach.croake@nmrk.com

MO License # 2025043496

(Not Licensed in IL)

Matt Ledom

913-620-6502

matt.ledom@nmrk.com

MO License # 2013023122

(Not Licensed in IL)

Wills Wiedeman

913-617-8518

wills.wiedeman@nmrk.com

KS License # 00253631

(Not Licensed in IL)

Tim McKay

405-879-4768

tim.mckay@nmrk.com

MO License # 2024044439

(Not Licensed in IL)

Randy Bowles

312-224-3287

randy.bowles@nmrk.com

IL License # 475127029