MIXED-USE DESTINATION CENTER

(RETAIL, OFFICE, MEDICAL)

Edgebrook

1601-1639 NORTH ALPINE ROAD
ROCKFORD, ILLINOIS 61107

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA GROUP

THE BENDER GROUP

Edgebrook
ENDERS FLOWERS
BSB
FLEET FEET
ANYTIME FITNESS
NAILS
VAN LAARS
SARA GRACE
Postal Shoppe
volve
ANYTIME FITNESS
DUNKIN' DONUTS
FOR LEASE

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THE OFFERING

This mixed-use community center is anchored by a strong mix of national, service-based, and medical tenants including Dunkin' with a drive-thru, Anytime Fitness, Ace Hardware, Edward Jones, and Addus Healthcare. The property has a long-standing history of stability, with several tenants executing long-term lease commitments of over 20 years, including Ace Hardware (56 years), Dental Dimensions (36 years), Edward Jones (20 years), and Postal Shoppe (32 years). Retail space is over 85% occupied, offering value-add potential through leasing 17,065 square feet of vacancy and adjusting below-market rents, while the office component is 100% leased with minimal availability. Positioned at the high-traffic intersection of Alpine and Highcrest Roads, the center benefits from 1,371 feet of combined frontage and exposure to 33,600 vehicles per day. Edgebrook Shops had nearly 1.2 million visits in the past year, supported by an Anytime Fitness ranked among the top 18% nationally for visits. With more than 181,000 residents and 183,000 employees within five miles and proximity to Rockford University, OSF Saint Anthony Medical Center, and Mauh-Nah-Tee-See Country Club, the property is well located to attract consistent traffic and long-term demand.

$13,928,000	9.51%	$89.50	$1,324,073
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME

Edgebrook

MEET.SHOP.DINE

edgebrookshops.com

Edgebrook Offers A Unique Blend of Eclectic Boutique Shops, Excellent Restaurants, Convenient Service-Oriented Businesses, and Seasonal Events.

Edgebrook Offices

GARDEN LEVEL

- Illinois Crisis Prevention Network

1st FLOOR

- Applications Research Corporation
- Healthcare Plus
- Raymond James Financial Advisor, Tony Pozzi

2nd FLOOR

- Ann James Counseling
- Geode Health

3rd FLOOR

- Edgebrook Dermatology

4th FLOOR

- Great Lakes Psychology Group
- GuideHealth
- Insight Counseling Group
- Rockford Podiatric Services, Dr. Joseph T. Fanara

5th FLOOR

- Investment Resources Corporation
- Orput Companies, Inc
  Edgebrook Limited Partnership
- Rockford Consulting & Brokerage, Inc.

Shops & Restaurants

CLOTHING & ACCESSORIES

- Akerman's Shoes
- Eurostyle+
- B. Jones

RESTAURANTS / FOOD

- Baker Street Burgers
- Dunkin'
- Lucha Cantina
- Van Laar's Farm Market & Bake Shop

SERVICES

- Addus HomeCare
- Anytime Fitness
- Avalon Bodyworks-Wellness Care
- Luxe Scalp Spa
- Cora Physical Therapy
- Dapper Dog
- Dental Dimensions
- Edgebrook Barber
- Edward Jones-Carl Gnewuch
- Evolve Dance Company
- Manpower
- MK Nails Spa

SERVICES CONT.

- Mobil Oil
- The Postal Shoppe
- Primary Eye Care
- Relief Mental Health
- Studio Blu Hair Salon

SPECIALTY SHOPS

- Cork, Keg & Spirits
- Norm's Piggy Pen
- quaint
- Zanocco Ace Hardware

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ROCKFORD, ILLINOIS 61107

$13,928,000
LIST PRICE

9.51%
CAP RATE

$89.50
PRICE / SF

$1,324,073
NET OPERATING INCOME

FINANCIAL SUMMARY

PRICE	**$13,928,000**
CAP RATE	**9.51%**
Price/ SF	$89.50
Gross Leasable Area	155,616 SF
Year Built	1974-1978
Lot Size	11.71 Acres +/-
Parcel Numbers	12-17-403-030 | 12-17-403-032
	12-17-403-033 | 12-17-403-034
Parking	410 Surface Spaces +/-

Current Rent	$1,519,577
Total Reimbursements	$1,054,344
Vacancy/Collection Allowance	($187,715)
Effective Gross Income	$2,573,920
Expenses	$1,249,847
NOI	$1,324,073

PROPOSED FINANCING

LTV	70%
Interest Rate | Amortization	6.45% | 25 Years
Down Payment	$4,178,400
First Trust Deed/Mortgage	$9,749,600
Debt Service	$786,309
Debt Coverage Ratio	1.68
Net Cash Flow After Debt Services | Return %	$637,764 | 12.87%
Principal Reduction	$162,199
Total Return | Return %	$699,963 | 16.75%

CASH FLOW YR 1 - 10/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	$1,519,577	$9.76
Available Space	$187,715	$1.21
Gross Potential Rent	$1,707,292	$10.97
Expense Reimbursements		
Real Estate Taxes	$254,452	$1.64
Insurance	$92,539	$0.59
CAM	$645,221	$4.15
Management Fee	$57,181	$0.37
Storage Income	$4,950	$0.03
Total Expense Reimbursements	$1,054,344	$6.78
Gross Potential Income	$2,761,635	$17.75
Vacancy/Collection Allowance	($187,715)	($1.21)
Effective Gross Income	**$2,573,920**	**$16.54**
Expenses		
Real Estate Taxes	$290,761	$1.87
Insurance	$106,584	$0.68
CAM	$756,539	$4.86
Management Fee	$64,841	$0.42
Capital Reserves	$31,123	$0.20
Total Expenses	$1,249,847	$8.03
NET OPERATING INCOME	**$1,324,073**	**$8.51**

CAM BREAKDOWN

RETAIL CAM	CURRENT	PER SF
Utilities	$70,397	$0.60
Maintenance Payroll & Fringes	$70,129	$0.60
Facilities Improvements	$59,143	$0.50
Security	$57,482	$0.49
Miscellaneous Repairs & Maintenance	$49,977	$0.43
Yard & Landscape	$41,690	$0.36
Event Coordinator	$47,123	$0.40
Snow Removal	$29,005	$0.25
Trash Removal	$12,772	$0.11
Christmas Decorations	$5,500	$0.05
Parking Lot & Sidewalks	$2,926	$0.02
TOTAL RETAIL CAM	**$446,144**	**$3.81**

OFFICE CAM	CURRENT	PER SF
Building Maintenance	$123,643	$3.21
Electric	$86,320	$2.24
Common Area Maintenance	$60,979	$1.58
Building Repairs	$17,325	$0.45
Water & Sewer	$16,458	$0.43
Gas	$5,670	$0.15
TOTAL OFFICE CAM	**$310,395**	**$8.07**

EXPENSE REIMBURSEMENTS - RETAIL

TENANT	TAXES	INSURANCE	CAM	ANNUAL	$/SF	MGMT FEE	STORAGE FEE	INCOME
Anytime Fitness	$11,275	$4,688	$23,829	$39,792	$0.34	$2,527	-	$42,319
Dunkin' Donuts	$3,501	$1,456	$7,399	$12,356	$0.11	$785	-	$13,140
Primary Eye Care	$13,116	$5,432	$25,450	$43,998	$0.38	$2,711	-	$46,710
Cork, Keg & Spirits	$8,752	$3,640	$19,043	$31,435	$0.27	$1,815	-	$33,250
Vacant	-	-	-	-	-	-	-	-
Baker Street Burgers	$8,362	$3,477	$13,550	$25,389	$0.22	$1,461	$2,262	$29,112
Zanocco Ace Hardware	$29,757	$12,374	$55,058	$97,190	$0.83	$5,885	-	$103,074
Vacant	-	-	-	-	-	-	-	-
Vacant	-	-	-	-	-	-	-	-
Akerman Shoes	$5,918	$2,461	$12,508	$20,888	$0.18	$1,326	-	$22,214
815 Yoga	$4,376	$1,820	$9,522	$15,717	$0.13	$907	-	$16,625
Vacant	-	-	-	-	-	-	-	-
Manpower	$4,437	$1,845	$9,655	$15,937	$0.14	$920	-	$16,858
Dental Dimensions	$5,801	$2,412	$12,260	$20,474	$0.17	$1,300	-	$21,774
Vacant	-	-	-	-	-	-	-	-
Vacant	-	-	-	-	-	-	-	-
Luxe Scalp Spa	$3,683	$1,532	$8,013	$13,228	$0.11	$764	-	$13,991
Avalon Bodyworks	$1,778	$740	$3,870	$6,388	$0.05	$369	-	$6,756
Quaint.CP LLC	$2,346	$975	$5,104	$8,425	$0.07	$486	-	$8,911
Top Driver	$2,568	$1,068	$5,587	$9,223	$0.08	$532	-	$9,755
Edward Jones	$2,206	$917	$4,799	$7,922	$0.07	$457	-	$8,379
Studio Blu Salon	$3,244	$1,349	$7,057	$11,650	$0.10	$673	-	$12,322
Addus Healthcare	$3,326	$1,383	$7,236	$11,945	$0.10	$690	-	$12,635
Lucha Cantina	$12,206	$5,076	$25,797	$43,079	$0.37	$2,735	$2,688	$48,502
Edgebrook Barbershop	$985	$409	$2,142	$3,536	$0.03	$204	-	$3,741
Relief Mental Health	$3,746	$1,558	$8,150	$13,454	$0.11	$777	-	$14,231
Dapper Dog	$2,258	$939	$4,913	$8,110	$0.07	$468	-	$8,578
Vacant	-	-	-	-	-	-	-	-
Norm's Piggy Pen	$2,286	$951	$4,974	$8,211	$0.07	$474	-	$8,685
CORA Physical Therapy	$7,635	$3,175	$16,138	$26,948	$0.23	$1,711	-	$28,659
Postal Shoppe	$3,623	$1,507	$7,884	$13,014	$0.11	$751	-	$13,765
Evolve Dance Company	$15,290	$6,358	$33,268	$54,917	$0.47	$3,170	-	$58,087
Van Laars Fruit Farm	$1,941	$807	$4,224	$6,972	$0.06	$402	-	$7,375
MK Nail Spa	$1,812	$753	$3,942	$6,507	$0.06	$376	-	$6,883
Eurostyle+	$2,083	$866	$4,532	$7,481	$0.06	$432	-	$7,913
Fleet Feet	$4,805	$1,998	$10,455	$17,258	$0.15	$996	-	$18,254
B. Jones	$2,060	$857	$4,483	$7,400	$0.06	$427	-	$7,827
Vacant	-	-	-	-	-	-	-	-
	$175,176	**$72,824**	**$360,842**	**$608,843**	**$5.20**	**$36,532**	**$4,950**	**$650,325**

EXPENSE REIMBURSEMENTS - OFFICE

TENANT	TAXES	INSURANCE	CAM	ANNUAL	$/SF	MGMT FEE	GROSS INCOME
The Hope School LLC	$8,466	$2,105	$30,656	$41,227	$1.07	$2,205	$43,432
Healthcare Plus	$10,978	$2,730	$39,756	$53,465	$1.39	$2,860	$56,325
Daxko & Applications Research Corp.	$1,903	$473	$6,890	$9,265	$0.24	$496	$9,761
Keating & Associates	$2,116	$526	$7,664	$10,307	$0.27	$551	$10,858
Ann James	$3,709	$922	$13,432	$18,064	$0.47	$966	$19,030
Geode Health Inc.	$11,672	$2,903	$42,266	$56,841	$1.48	$3,040	$59,881
Psychiatric Clinic of Northern Illinois	$16,107	$4,006	$58,328	$78,440	$2.04	$4,195	$82,635
RPS Surgical, Ltd.	-	-	-	-	-	-	-
Guide Health MSO	$2,785	$693	$10,084	$13,562	$0.35	$725	$14,287
Insight Counseling Group	$4,017	$999	$11,844	$16,859	$0.44	$1,046	$17,905
Great Lakes Psychology Group	$2,831	$704	$10,254	$13,789	$0.36	$738	$14,527
Geode Health Inc.	$3,845	$956	$13,924	$18,726	$0.49	$1,002	$19,727
Rockford Consulting & Brokerage	$3,493	$869	$12,650	$17,012	$0.44	$910	$17,921
Investment Resources	$2,785	$693	$10,084	$13,562	$0.35	$725	$14,287
Orput Companies, Inc.	$3,876	$964	$14,037	$18,878	$0.49	$1,010	$19,887
PCNI Office	$693	$172	$2,509	$3,374	$0.09	$180	$3,555
	$79,275	**$19,715**	**$284,379**	**$383,370**	**$9.96**	**$20,649**	**$404,019**

Edgebrook
Healthcare plus
Edward Jones
ACORA PHYSICAL THERAPY
Postal S
MK NAILS SPA
VAN LAARE

DUNKIN' DONUTS

PRIMARY EYE CARE
Edgebrook
ANYTIME FITNESS
BSB BAKER STREET BURGERS
B JONES
AKERMAN SHOES
MK NAILS SPA
Dental Dimensions
FLEET FEET
PHYSICAL THERAPY
Sonny's Place
POSTAL SHOPPE
eurostyle+
SATIVA YOGA SPA

ANYTIME FITNESS

Edgebrook
Healthcare plus
Dimensions
Edward Jones
ACORA PHYSICAL THERAPY
Postal Shoppe
volve

SITE PLAN
VACANT
PRIMARY EYE CARE
CORK, KEG & SPIRITS
BSB BAKER STREET BURGERS
ACE Hardware
AKERMAN SHOES
815 YOGA
MANPOWER
DENTAL DIMENSIONS
EDGEBROOK OFFICE 38,474 SF
LUX SCALP SPA
AVALON
QUAINT
TOP DRIVER
B. JONES
FLEET FEET ROCKFORD
EUROSTYLE +
MK NAILS
VAN LAAR'S
NORM'S piggy pen
CORA Physical Therapy
POSTAL SHOPPE
evolve DANCE COMPANY
Alpine Rd 24,600 VPD
DUNKIN'
ANYTIME FITNESS
Highcrest Rd 9,000 VPD
Edward Jones
STUDIO BLU SALON
DAPPER DOG
RELIEF MENTAL HEALTH
ADDUS HOMECARE
BARBER
LUCHA cantina
UPPER LEVEL RETAIL

RENT ROLL - RETAIL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Anytime Fitness	6,441	5.50%	10/15/2015	4/30/2036	21 Years	Base	Current	$7,246	$86,954	$13.50	-	7%	2, 5-Year	Net
Retail, Suite 0010						-	5/1/2031	$7,740	$92,879	$14.42	7%			
						Option 1	5/1/2036	$7,858	$94,296	$14.64	2%			
						-	5/1/2037	$7,976	$95,713	$14.86	2%			
						-	5/1/2038	$8,094	$97,130	$15.08	1%			
Notes: Tenant has a five percent cumulative cap on controllable CAM. Management fee reimbursement capped at ten percent of CAM.														
Dunkin' Donuts	2,000	1.71%	8/11/2015	8/31/2026	11 Years	Base	Current	$2,750	$33,000	$16.50	-	3%	3, 5-Year	Net
Retail, Suite 0100						Option 1	9/1/2026	$3,025	$36,300	$18.15	10%			
						Option 2	9/1/2031	$3,328	$39,940	$19.97	10%			
						Option 3	9/1/2036	$3,662	$43,940	$21.97	10%			
Primary Eye Care	7,493	6.40%	6/1/2010	4/30/2029	19 Years	Base	Current	$10,403	$124,833	$16.66	-	10%	1, 5-Year	Net
Retail, Suite 0200						-	5/1/2027	$10,715	$128,580	$17.16	3%			
						-	5/1/2028	$11,033	$132,401	$17.67	3%			
						Option 1	5/1/2029	$11,252	$135,024	$18.02	2%			
						-	5/1/2030	$11,477	$137,721	$18.38	2%			
Notes: Tenant has a four percent cumulative cap on CAM.														
Cork, Keg & Spirits	5,000	4.27%	10/20/2012	1/31/2028	15 Years	Base	Current	$4,608	$55,300	$11.06	-	4%	None	Net
Retail, Suite 0210						-	2/1/2027	$4,700	$56,400	$11.28	2%			
Vacant	1,531	1.31%	-	-	-	Base	Current	$1,403	$16,841	$11.00	-	1%	-	-
Retail, Suite 0300						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption														

Continue on next page

RENT ROLL - RETAIL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Baker Street Burgers	4,777	4.08%	7/1/2017	10/31/2027	10 Years	Base	Current	$5,705	$68,463	$14.33	-	5%	2, 5-Year	Net
Retail, Suite 0400						-	7/1/2026	$5,790	$69,481	$14.54	1.5%			
						Option 1	11/1/2027	$5,876	$70,509	$14.76	1.5%			
						-	11/1/2028	$5,963	$71,559	$14.98	1.5%			
						-	11/1/2029	$6,055	$72,658	$15.21	1.5%			
Notes: Tenant is renting the adjacent storage area for $188.50 per month through 10/31/2027. Tenant may terminate the storage area lease with 90 days written notice to landlord.														
Zanocco Ace Hardware	17,000	14.51%	7/20/1979	8/31/2035	56 Years	Base	Current	$9,775	$117,300	$6.90	-	9%	2, 5-Year	Net
Retail, Suite 0500						-	9/1/2030	$10,767	$129,200	$7.60	10%			
						Option 1	9/1/2035	$11,829	$141,950	$8.35	10%			
						Option 2	9/1/2040	$13,005	$156,060	$9.18	10%			
Vacant	2,100	1.79%	-	-	-	Base	Current	$1,925	$23,100	$11.00	-	2%	-	-
Retail, Suite 1100						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
Vacant	1,985	1.69%	-	-	-	Base	Current	$1,820	$21,835	$11.00	-	2%	-	-
Retail, Suite 1105						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
Akerman Shoes	3,381	2.89%	8/1/2005	1/31/2027	22 Years	Base	Current	$2,888	$34,655	$10.25	-	3%	None	Net
Retail, Suite 1200						-	-	-	-	-	-			
815 Yoga	2,500	2.13%	2/1/2023	8/31/2028	6 Years	Base	Current	$833	$10,000	$4.00	-	1%	1, 5-Year	Net
Retail, Suite 1300						-	9/1/2026	$917	$11,000	$4.40	10%			
						-	9/1/2027	$940	$11,275	$4.51	2%			
						Option 1	9/1/2028	$963	$11,550	$4.62	2%			
						-	9/1/2029	$988	$11,850	$4.74	2%			

Continue on next page

RENT ROLL - RETAIL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Vacant	2,500	2.13%	-	-	-	Base	Current	$2,292	$27,500	$11.00	-	2%	-	-
Retail, Suite 1400						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
Manpower	2,535	2.16%	1/7/2007	5/31/2028	21 Years	Base	Current	$1,268	$15,210	$6.00	-	1%	None	Net
Retail, Suite 2100						-	-	-	-	-	-			
Notes: Tenant has the one-time option to cancel the third year of the term without penalty with 6 months written notice to landlord prior to May 31, 2027.														
Dental Dimensions	3,314	2.83%	3/1/1997	3/31/2033	36 Years	Base	Current	$3,996	$47,954	$14.47	-	4%	1, 5-Year	Net
Retail, Suite 2200						-	4/1/2027	$4,076	$48,915	$14.76	2%			
						-	4/1/2028	$4,159	$49,909	$15.06	2%			
						-	4/1/2029	$4,242	$50,903	$15.36	2%			
						-	4/1/2030	$4,328	$51,930	$15.67	2%			
Vacant	2,667	2.28%	-	-	-	Base	Current	$2,445	$29,337	$11.00	-	2%	-	-
Retail, Suite 2300						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
Vacant	2,482	2.12%	-	-	-	Base	Current	$2,275	$27,302	$11.00	-	2%	-	-
Retail, Suite 2400						-	-	-	-	-	-			
Note: Vacant space is based on rent assumption.														
Luxe Scalp Spa	2,104	1.80%	9/1/2025	11/30/2030	5 Years	Base	Current	$1,929	$23,144	$11.00	-	2%	1, 5-Year	Net
Retail, Suite 3100						-	12/1/2026	$1,978	$23,733	$11.28	2.5%			
						-	12/1/2027	$2,027	$24,322	$11.56	2.5%			
						-	12/1/2028	$2,078	$24,932	$11.85	2.5%			
						-	12/1/2029	$2,130	$25,564	$12.15	2.5%			
Notes: Lease in Progress.														

Continue on next page

RENT ROLL - RETAIL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Avalon Bodyworks	1,016	0.87%	6/1/2006	4/30/2027	21 Years	Base	Current	$826	$9,906	$9.75	-	1%	None	Net
Retail, Suite 3200						-	-	-	-	-	-			
Quaint.CP LLC	1,340	1.14%	7/1/2023	8/31/2026	3 Years	Base	Current	$1,174	$14,083	$10.51	-	1%	1, 3-Year	Net
Retail, Suite 3300						Option 1	9/1/2026	$1,203	$14,432	$10.77	2.5%			
						-	9/1/2027	$1,233	$14,794	$11.04	2.5%			
						-	9/1/2028	$1,264	$15,169	$11.32	2.5%			
Top Driver	1,467	1.25%	8/1/2026	7/31/2029	3 Years	Base	Current	$1,223	$14,670	$10.00	-	1%	1, 3-Year	Net
Retail, Suite 3400						-	8/1/2027	$1,253	$15,037	$10.25	2%			
						-	8/1/2028	$1,284	$15,413	$10.51	2%			
						Option 1	8/1/2029	$1,316	$15,798	$10.77	2%			
						-	8/1/2030	$1,349	$16,193	$11.04	2%			

Notes: Terms are in accordance to tenant LOI; lease currently being negotiated

Edward Jones	1,260	1.08%	11/1/2007	10/31/2027	20 Years	Base	Current	$1,770	$21,245	$16.86	-	2%	None	Net
Retail, Suite 4100						-	-	-	-	-	-			
Studio Blu Salon	1,853	1.58%	5/3/2022	5/31/2027	5 Years	Base	Current	$1,699	$20,383	$11.00	-	2%	2, 5-Year	Net
Retail, Suite 4200						Option 1	6/1/2027	$1,853	$22,236	$12.00	8.5%			
						Option 2	6/1/2032	$2,007	$24,089	$13.00	8.5%			

Notes: Tenant has a five percent cap on controllable CAM.

Addus Healthcare	1,900	1.62%	6/1/2018	5/31/2028	10 Years	Base	Current	$1,461	$17,537	$9.23	-	1%	None	Net
Retail, Suite 4300						-	-	-	-	-	-			

Notes: In the event tenant's year to year revenue derived from the leased premises is reduced by 25% or more as compared with the same time period from the prior year or third party contracts representing 25% or more of the revenue at this leased premises are terminated, tenant may terminate the lease with 90 days written notice to landlord. If tenant terminates, tenant shall pay a termination fee equal to three months of base rent and additional rent.

Continue on next page

RENT ROLL - RETAIL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Lucha Cantina	6,973	5.95%	8/1/2013	11/30/2028	15 Years	Base	Current	$5,831	$69,977	$10.04	-	6%	None	Net
Retail, Suite 4400						-	12/1/2026	$5,930	$71,163	$10.21	2%			
						-	12/1/2027	$6,029	$72,348	$10.38	2%			
Notes: Tenant is also paying $224/mo for storage. Tenant has a five percent cumulative cap on controllable CAM.														
Edgebrook Barbershop	563	0.48%	4/1/2021	6/30/2026	5 Years	Base	Current	$527	$6,328	$11.25	-	1%	1, 5-Year	Net
Retail, Suite 5100						Option 1	7/1/2026	$551	$6,609	$11.75	4%			
Relief Mental Health	2,140	1.83%	9/15/2021	9/30/2027	6 Years	Base	Current	$2,729	$32,742	$15.30	-	3%	1, 3-Year	Net
Retail, Suite 5300						-	10/1/2026	$2,796	$33,555	$15.68	2%			
						Option 1	10/1/2027	$2,866	$34,390	$16.07	2%			
						-	10/1/2028	$2,937	$35,246	$16.47	2%			
						-	10/1/2029	$3,010	$36,123	$16.88	2%			
Dapper Dog	1,290	1.10%	5/1/2023	10/31/2028	6 Years	Base	Current	$950	$11,404	$8.84	-	1%	1, 5-Year	Net
Retail, Suite 5400						-	8/1/2026	$970	$11,636	$9.02	2%			
						-	8/1/2027	$989	$11,868	$9.20	2%			
						Option 1	11/1/2028	$1,008	$12,100	$9.38	2%			
						-	11/1/2029	$1,029	$12,345	$9.57	2%			
Vacant	1,610	1.37%	-	-	-	Base	Current	$1,476	$17,710	$11.00	-	1%	-	-
Retail, Suite 5405						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														

Continue on next page

RENT ROLL - RETAIL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Norm's Piggy Pen	1,306	1.11%	8/12/2022	9/30/2028	6 Years	Base	Current	$1,086	$13,034	$9.98	-	1%	1, 3-Year	Net
Retail, Suite 6000						-	10/1/2026	$1,102	$13,230	$10.13	1.5%			
						-	10/1/2027	$1,119	$13,426	$10.28	1.5%			
						Option 1	10/1/2028	$1,119	$13,426	$10.28	0%			
						-	10/1/2029	$1,142	$13,700	$10.49	2%			
CORA Physical Therapy	4,362	3.72%	2/16/2016	2/28/2028	12 Years	Base	Current	$3,272	$39,258	$9.00	-	3%	None	Net
Retail, Suite 6100						-	3/1/2027	$3,370	$40,436	$9.27	3%			
Postal Shoppe	2,070	1.77%	4/15/2001	4/30/2033	32 Years	Base	Current	$2,653	$31,831	$15.38	-	2%	None	Net
Retail, Suite 6200						-	5/1/2027	$2,692	$32,308	$15.61	1%			
						-	5/1/2028	$2,733	$32,793	$15.84	1%			
						-	5/1/2029	$2,774	$33,285	$16.08	1%			
						-	5/1/2030	$2,815	$33,784	$16.32	1%			
Evolve Dance Company	8,735	7.46%	3/18/2022	12/31/2032	11 Years	Base	Current	$5,277	$63,329	$7.25	-	5%	None	Net
Retail, Suite 6400						-	1/1/2029	$5,641	$67,696	$7.75	7%			

Notes: Tenant has the right to terminate with six months written notice to landlord no later than the first day of the 46th month of the initial term (estimated 2/1/2026). The termination fee shall be equal to the unamortized landlord costs for the remainder of the initial term.

Van Laars Fruit Farm	1,109	0.95%	7/16/2018	7/31/2027	9 Years	Base	Current	$1,062	$12,742	$11.49	-	1%	1, 3-Year	Net
Retail, Suite 7100						-	8/1/2026	$1,083	$12,997	$11.72	2%			
						Option 1	8/1/2027	$1,083	$12,997	$11.72	0%			
						-	8/1/2028	$1,104	$13,253	$11.95	2%			
						-	8/1/2029	$1,127	$13,519	$12.19	2%			

Continue on next page

RENT ROLL - RETAIL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
MK Nail Spa	1,035	0.88%	10/5/2009	9/30/2027	18 Years	Base	Current	$1,400	$16,798	$16.23	-	1%	None	Net
Retail, Suite 7200						-	10/1/2026	$1,421	$17,046	$16.47	1%			
Eurostyle+	1,190	1.02%	2/6/2023	4/30/2028	5 Years	Base	Current	$1,282	$15,387	$12.93	-	1%	1, 5-Year	Net
Retail, Suite 7300						-	5/1/2027	$1,314	$15,768	$13.25	2%			
						Option 1	5/1/2028	$1,347	$16,160	$13.58	2%			
						-	5/1/2029	$1,380	$16,565	$13.92	3%			
						-	5/1/2030	$1,415	$16,981	$14.27	3%			
Fleet Feet	2,745	2.34%	7/1/2022	6/30/2027	5 Years	Base	Current	$3,886	$46,638	$16.99	-	4%	1, 5-Year	Net
Retail, Suite 8100						-	7/1/2026	$3,964	$47,571	$17.33	2%			
						Option 1	7/1/2027	$4,044	$48,532	$17.68	2%			
						-	7/1/2028	$4,124	$49,492	$18.03	2%			
						-	7/1/2029	$4,207	$50,481	$18.39	2%			
Notes: Tenant has a five percent cap on controllable CAM.														
B. Jones	1,177	1.00%	9/15/2003	11/30/2028	25 Years	Base	Current	$1,300	$15,595	$13.25	-	1%	None	Net
Retail, Suite 8200						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
Vacant	2,190	1.87%	-	-	-	Base	Current	$2,008	$24,090	$11.00	-	2%	-	-
Retail, Suite 8300						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
Occupied	100,076	85%							$1,104,635	$11.04				
Vacant	17,065	15%							$187,715	$11.00				
Total	117,141	100%							$1,292,350	$11.03				

RENT ROLL - OFFICE

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
The Hope School LLC	3,800	9.88%	10/16/2017	12/31/2027	10 Years	Base	Current	$2,955	$35,454	$9.33	-	9%	None	Net
Office, Suite 9001						-	1/1/2027	$3,014	$36,163	$9.52	2%			
Notes: Tenant to pay its pro-rata share of increases in tax, insurance, and CAM over the base year (2018). Tenant has a three percent cap on controllable CAM. During initial or renewal term, should tenant receive a notice from IL Department of Children & Family Services, IL Department of Health & Human Services, or IL State Board of Education that 100% of the funding by IL will not be renewed in the succeeding fiscal year, tenant shall have the right to terminate this lease as of June 30th in the year in which it received the funding termination notice. To exercise option to terminate, tenant must give prior written notice to landlord on or before April 1st of the year in which it receives the funding termination notice. Tenant shall pay an early termination fee equal to the then current base rent for three months plus additional rent then due for three months over the expense stop.														
Healthcare Plus	4,928	12.81%	8/1/2023	10/31/2028	5 Years	Base	Current	$4,698	$56,376	$11.44	-	14%	2, 5-Year	Net
Office, Suite 9100						-	11/1/2026	$4,792	$57,510	$11.67	2%			
						-	11/1/2027	$4,887	$58,643	$11.90	2%			
						Option 1	11/1/2028	$4,985	$59,826	$12.14	2%			
						-	11/1/2029	$5,084	$61,009	$12.38	2%			
Daxko & Applications Research Corp.	854	2.22%	5/17/2024	6/30/2027	3 Years	Base	Current	$798	$9,582	$11.22	-	2%	1, 3-Year	Net
Office, Suite 9102						-	7/1/2026	$814	$9,770	$11.44	2%			
						Option 1	7/1/2027	$831	$9,966	$11.67	2%			
						-	7/1/2028	$848	$10,171	$11.91	2%			
						-	7/1/2029	$864	$10,368	$12.14	2%			
Keating & Associates	950	2.47%	11/25/2019	11/30/2028	9 Years	Base	Current	$1,049	$12,588	$13.25	-	3%	1, 3-Year	Net
Office, Suite 9103						Option 1	12/1/2028	$1,069	$12,825	$13.50	2%			
Ann James	1,665	4.33%	2/1/2013	1/31/2028	15 Years	Base	Current	$1,394	$16,733	$10.05	-	4%	1, 3-Year	Net
Office, Suite 9204						-	2/1/2027	$1,415	$16,983	$10.20	1%			
						Option 1	2/1/2028	$1,457	$17,483	$10.50	3%			

Continue on next page

RENT ROLL - OFFICE

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Geode Health Inc.	5,419	14.08%	2/1/2008	8/31/2028	21 Years	Base	Current	$4,784	$57,410	$10.59	-	14%	1, 3-Year	Net
Office, Suite 9260						-	9/1/2026	$4,870	$58,439	$10.78	2%			
						-	9/1/2027	$4,960	$59,523	$10.98	2%			
						Option 1	9/1/2028	$5,058	$60,694	$11.20	2%			
						-	9/1/2029	$5,159	$61,908	$11.42	2%			
Psychiatric Clinic of Northern Illinois (PCNI)	7,230	18.79%	3/1/2010	8/31/2029	19 Years	Base	Current	$5,284	$63,407	$8.77	-	16%	3, 3-Year	Net
Office, Suite 9360						-	9/1/2026	$5,724	$68,685	$9.50	8%			
						-	9/1/2027	$5,778	$69,336	$9.59	1%			
						-	9/1/2028	$5,832	$69,986	$9.68	1%			
						Option 1	9/1/2029	$5,886	$70,637	$9.77	1%			
RPS Surgical, Ltd.	2,710	7.04%	11/15/2019	11/30/2026	7 Years	Base	Current	$4,162	$49,939	$18.43	-	12%	1, 2-Year	Gross
Office, Suite 9400						Option 1	12/1/2026	$4,245	$50,938	$18.80	2%			
						-	12/1/2027	$4,330	$51,957	$19.17	2%			

Notes: In the event that Joseph T. Fanara, incurs health related medical issues which prevent him from performing his duties as podiatrist for tenant, tenant shall have the exclusive right, one time only, to terminate this lease prior to the the completion of the first renewal term or second renewal term. In order to exercise termination, tenant must provide 90 days prior written notice to landlord and provide statement from physician that JF is incapable of continuing as podiatrist.

Guide Health MSO	1,250	3.25%	4/1/2022	4/30/2028	6 Years	Base	Current	$1,057	$12,687	$10.15	-	3%	1, 2-Year	Net
Office, Suite 9401						-	5/1/2027	$1,073	$12,875	$10.30	1%			
						Option 1	5/1/2028	$1,094	$13,125	$10.50	2%			
						-	5/1/2029	$1,104	$13,250	$10.60	1%			
Insight Counseling Group	1,803	4.69%	2/15/2010	2/28/2031	21 Years	Base	Current	$1,653	$19,833	$11.00	-	5%	None	Net
Office, Suite 9403						-	-	-	-	-	-			

Notes: Electrical cost credit to be provided to the tenant per month in the amount of $225.38 per month.

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RENT ROLL - OFFICE

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Great Lakes Psychology Group Office, Suite 9404	1,271	3.30%	9/1/2021	8/31/2028	7 Years	Base	Current	$1,152	$13,828	$10.88	-	3%	1, 3-Year	Net
						-	9/1/2026	$1,181	$14,172	$11.15	2.5%			
						-	9/1/2027	$1,211	$14,527	$11.43	2.5%			
						Option 1	9/1/2028	$1,241	$14,896	$11.72	2.5%			
						-	9/1/2029	$1,272	$15,265	$12.01	2.5%			
Geode Health Inc. Office, Suite 9500	1,726	4.49%	11/1/2025	8/31/2028	3 Years	Base	Current	$1,151	$13,808	$8.00	-	3%	1, 3-Year	Net
						-	11/1/2026	$1,168	$14,015	$8.12	1.5%			
						-	11/1/2027	$1,185	$14,222	$8.24	1.5%			
						Option 1	9/1/2028	$1,202	$14,429	$8.36	1.5%			
						-	9/1/2029	$1,221	$14,654	$8.49	1.6%			
Rockford Consulting & Brokerage Office, Suite 9501	1,568	4.08%	7/1/2019	10/31/2026	7 Years	Base	Current	$1,307	$15,680	$10.00	-	4%	None	Net
						-	-	-	-	-	-			

Note: Tenant has the option to continue lease on a month-to-month basis at $10 PSF for base rent upon the expiration of the term. If tenant continues lease, both landlord and tenant have the right to terminate lease by providing 60 days prior notice to said expiration or termination.

Investment Resources Office, Suite 9502	1,250	3.25%	11/1/2022	MTM	4 Years	Base	Current	$885	$10,625	$8.50	-	3%	None	Net
						-	-	-	-	-	-			
Orput Companies, Inc. Office, Suite 9503	1,740	4.52%	10/1/2021	9/30/2027	6 Years	Base	Current	$1,269	$15,225	$8.75	-	4%	1, 3-Year	Net
						Option 1	10/1/2027	$1,269	$15,225	$8.75	0%			

Continue on next page

RENT ROLL - OFFICE

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
PCNI Office	311	0.81%	5/1/2023	MTM	3 Years	Base	Current	$156	$1,866	$6.00	-	0%	None	Net
Office, Suite 9505						-	-	-	-	-	-			

Note: Lease may be terminated by tenant upon 60 days written notice to landlord. Landlord may terminate with 30 days written notice to tenant.

Occupied	38,475	100%							$414,942	$10.78				
Vacant	-	-							-	-				
Total	38,475	100%							$414,942	$10.78				

MIXED-USE COMMUNITY CENTER | MANY NATIONAL, SERVICE-BASED, AND MEDICAL TENANTS

- National Tenants in the Retail Center Include Dunkin' (With a Drive-Thru), Anytime Fitness, Ace Hardware, Edward Jones, and Addus Healthcare

HISTORICALLY STABILIZED PROPERTY WITH LONG-TERM TENANTS

- Several Tenants have Expanded their Premises and Exercised Renewal Options, With Total Lease Terms Exceeding 15 Years
  - Ace Hardware (56 Years), Arkman Shoes (22 Years), Man Power (21 Years), Dental Dimensions (36 Years), Avalon Bodyworks (21 Years), Edward Jones (20 Years), Postal Shoppe (32 Years), MK Nail Spa (18 Years), Geode Health (21 Years), Insight Counseling Group (21 Years), Psychiatric Clinic of Northern Illinois (19 Years), and Ann James (15 Years)
  - Multiple Additional Tenants with Over 10 Years of Term

THE OFFICE BUILDING IS 100% OCCUPIED WITH TENANTS FROM VARIOUS INDUSTRIES

- Tenants Consist of a Mix of Many Industries Including Medical, Financial Consulting, Technology, Mental Health Services, Insurance, Property Management, and More

RETAIL SPACE HAS ADD-VALUE POTENTIAL | 85% OCCUPIED WITH ALL NET-LEASED TENANTS

- Ability to Add-Value Leasing up the Eight Vacant Spaces, Totaling 17,065 Square Feet, as well as Increase Below Market Rents

HIGHLY FREQUENTED LOCATION ON THE HARD-CORNER OF A STOPLIGHT INTERSECTION

- This Center had 1.2 Million Visitors in the Last 12 Months[1]
- Anytime Fitness had 73.3K Visits[1] | Ranks in the Top 18% of Anytime Fitness Locations Nationwide by Visits[1]
- Combined 1,371 Feet of Frontage Along Alpine Road and Highcrest Road with 33,600 Vehicles per Day
- Extremely Large Parking Lot with Approximately 500 Surface Spaces and Seven Points of Ingress/Egress

HIGH POPULATION SURROUNDING SUBJECT PROPERTY

- 181,114 People Live and 183,799 People Work Within Five Miles

STRONG DESTINATION DRIVERS IN CLOSE PROXIMITY INCLUDING A COUNTRY CLUB, UNIVERSITY, AND MAJOR HOSPITAL

- Four Minutes from The Mauh-Nah-Tee-See Country Club | 18-Hole Golf Course and Event Center
- Five Minutes from Rockford University | 1,204 Students
- Seven Minutes from OSF Saint Anthony Medical Center and Emergency Room | 254 Beds

[1] Placer.ia

Healthcare plus
Edgebrook
MARKET

SYNERGY

Edward Jones
CORA
PHYSICAL THERAPY

Edgebrook
FedEx

CORK KEG & SPIRITS
BAKER STREET BURGERS

Edward Jones
MK NAILS SPA
CORA
PHYSICAL THERAPY

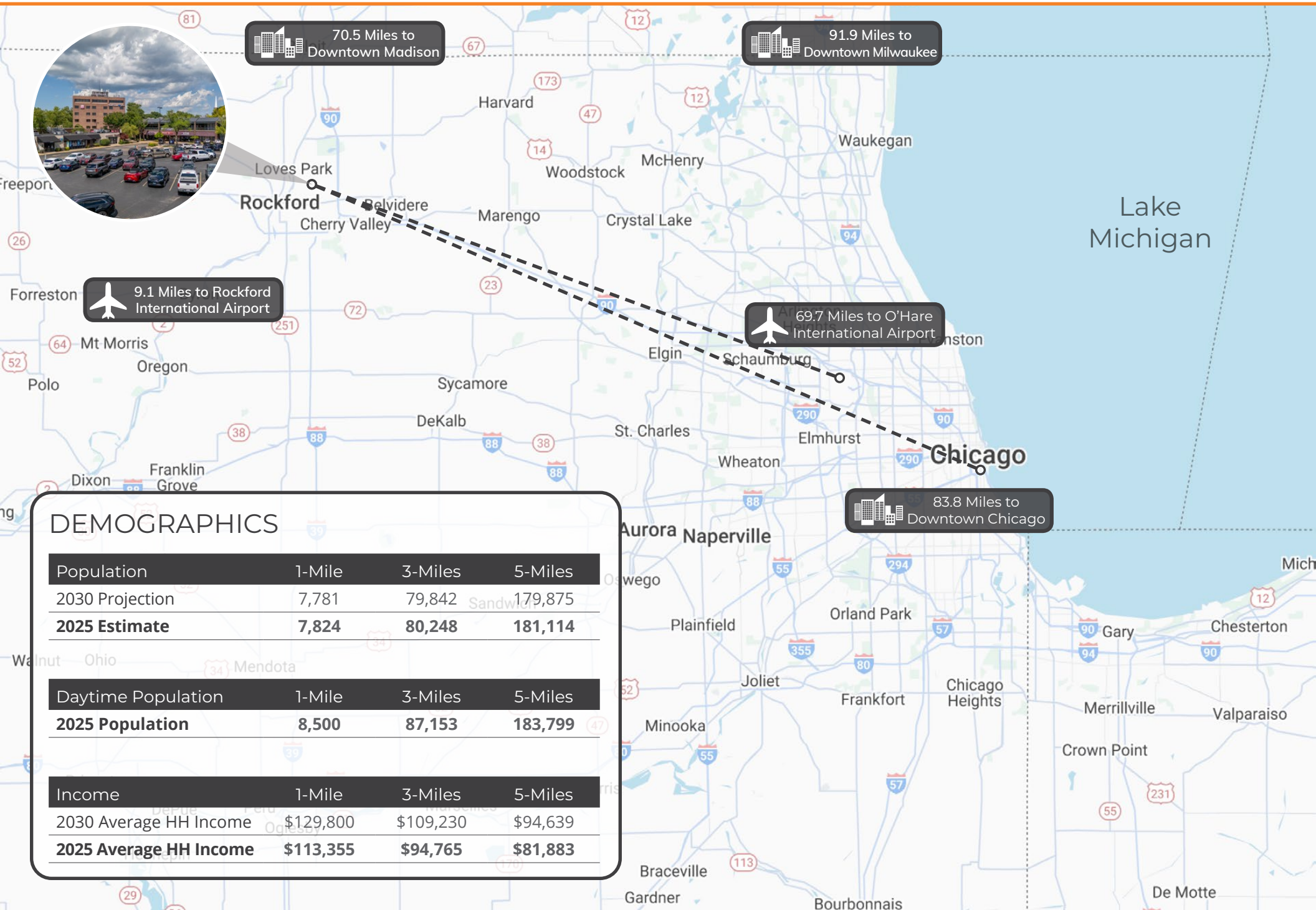
LUCILLA
BARBER SHOP

Sunny's Place

FLEET FEET
HOKA

Dental Dimensions

LOCATION OVERVIEW



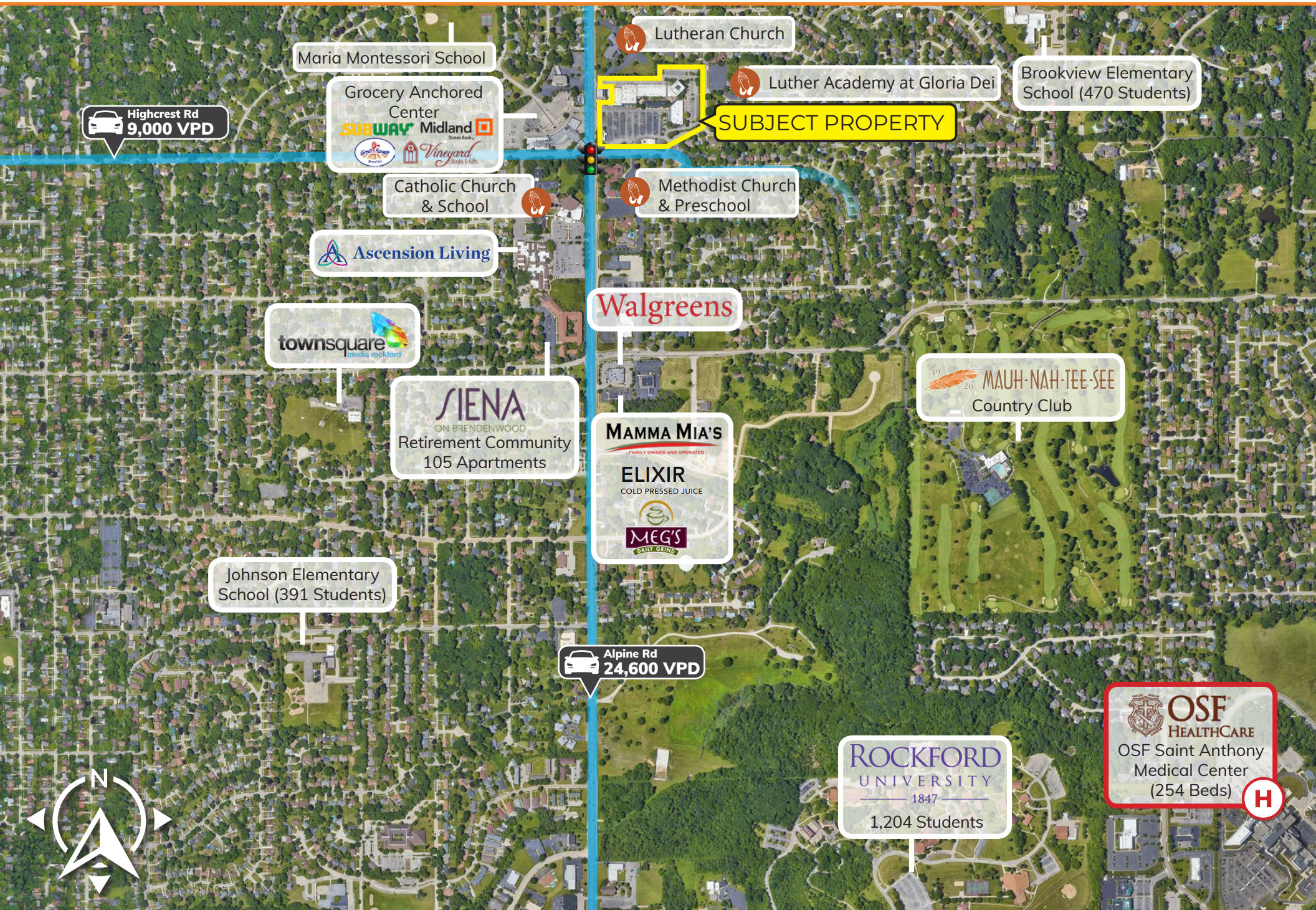
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	7,781	79,842	179,875
2025 Estimate	**7,824**	**80,248**	**181,114**

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**8,500**	**87,153**	**183,799**

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$129,800	$109,230	$94,639
2025 Average HH Income	**$113,355**	**$94,765**	**$81,883**

AERIAL


Lutheran Church
Maria Montessori School
Luther Academy at Gloria Dei
Brookview Elementary School (470 Students)
Highcrest Rd
9,000 VPD
Grocery Anchored Center
SUBWAY
Midland
Vineyard
SUBJECT PROPERTY
Catholic Church & School
Methodist Church & Preschool
Ascension Living
Walgreens
townsquare media rockford
MAUH-NAH-TEE-SEE Country Club
SIENA ON BRENDENWOOD
Retirement Community
105 Apartments
MAMMA MIA'S
ELIXIR
COLD PRESSED JUICE
MEG'S DAILY GRIND
Johnson Elementary School (391 Students)
Alpine Rd
24,600 VPD
OSF HEALTHCARE
OSF Saint Anthony Medical Center (254 Beds)
ROCKFORD UNIVERSITY 1847
1,204 Students
N

FIFTH LARGEST CITY IN ILLINOIS

- Largest city in Illinois outside of the Chicago MSA
- Located 66 miles from Madison, 85 miles from Downtown Chicago, and 94 miles from Milwaukee
- Anchors the Rockford MSA
- Situated in two counties: Winnebago and Boone

HOME TO ROCKFORD UNIVERSITY | TOP REGIONAL UNIVERSITY IN THE MIDWEST

- 1,249 total students | 71 full-time faculty members

EASY ACCESS TO MARKETS | MAJOR TRANSPORTATION HUB

- 65 miles from Chicago O'Hare International Airport & 90 miles to Milwaukee Mitchell International Airport
- Considered an inland port because of the interconnectivity of rail, air, and road systems
- Hub connects major highways, an abundance of rail lines, and the 13th largest air cargo airport in the United States

ROCKFORD ICEHOGS | CHICAGO BLACKHAWKS AHL AFFILIATE

- The IceHogs saw high interest in the 2024-25 season, leading to a 28% increase in ticket revenue in early 2025

QUICKLY BECOMING A MIDWEST HUB FOR E-COMMERCE FREIGHT | HOME TO CHICAGO-ROCKFORD INTERNATIONAL AIRPORT (RFD)

- The fastest growing cargo airport in the world
  - Two billion pounds of cargo traveling through the airport each year
  - Ranked as the 13th largest airport in the nation for air cargo volume and home to the second largest UPS hub in North America
  - With the airport's recent cargo expansions and additional flights by Amazon Prime and other Amazon carriers, Rockford is quickly becoming a Midwest hub for e-commerce freight
- Monarch Energy, an alternative energy company, proposed a $1 billion project to convert emissions from nearby landfills into sustainable aviation fuel for Rockford International Airport
  - Estimated to create 400-500 construction jobs and more than 50 permanent positions
  - It would attract additional investment from global companies like Amazon and UPS, greatly boosting the Rockford economy
- 310,000 passengers in 2025, setting a new passenger record for the second consecutive year
  - In June of 2024, RFD announced passenger service to popular international vacation destinations such as Cancun/Riviera Maya, Mexico; Punta Cana, Dominican Republic; and Costa Rica

THE WALL STREET JOURNAL.

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

"A decade ago, Rockford, Ill., was the underwater mortgage capital of America. Today, it is the country's top real-estate market, according to The WSJ/Realtor.com Housing Market Ranking.

Rockford attracts home buyers who are drawn to its affordable housing stock and its growing healthcare, aerospace and logistics industries. The Rockford metro area, about 90 miles from Chicago and Milwaukee, offers easy access to its larger neighbors. A direct train line to Chicago is due to open in a few years.

"We are also seeing a huge boom in entrepreneurs who are from here and opening things such as retail stores, small manufacturing companies, gift shops, restaurants and bars," said Thomas McNamara, the city's mayor. "Which is what we need. It's what our community was like in its heyday."

Those factors helped the city's housing market emerge from the 2008-09 financial crisis, said McNamara. The median listing price of a home in the Rockford metro area soared to $235,000 in March, up a stunning 51.7% compared with a year ago, which is the largest gain of any metro area in the ranking's top 20.

Rockford is one of 11 Midwestern metro areas that dominate the top 20 in the latest WSJ/Realtor.com Housing Market Ranking. The region's relative affordability makes it attractive when home prices in much of the U.S. are near record highs. Three of the four top-ranked cities—all in the Midwest—had median home price listings in March below $250,000. That compares with the national median listing price of $424,900, according to Realtor.com."

READ THE FULL ARTICLE

Source: wsj.com/real-estate/rockford-illinois-housing-market-rankings-realtor-d304570c

ROCKFORD DEVELOPMENT

$45M News Tower Lofts Redevelopment

- The Rockford City Council approved a development agreement with Urban Equity Properties for the redevelopment of the former Rockford News Tower in downtown Rockford.
- The developers plan to invest over $45 million to transform the property at 99 E. State Street into “News Tower Lofts,” a mixed-use project featuring 80 luxury apartment units, 12 retail spaces, and a riverfront restaurant. Construction is expected to begin in 2027, with completion anticipated between 2028 and 2029.

Davis Park Revitalization Underway – $15.5M Makeover to Complete in 2026

- A $15.5 million overhaul of Davis Park is moving forward, with work now underway to transform the riverfront space into a regional destination and daily hub of activity. The project includes a new outdoor concert stage with concessions and restrooms, multi-use walking paths, a skatepark, universally accessible playground, lighting, shoreline and grounds improvements, and other public amenities. Construction is expected to be completed in 2026.

$11.5M Rockford Watch Factory Redevelopment

- Oliver Emerson Development plans to invest $11.5 million to turn the former Rockford Watch Company factory at 325 S. Madison Street into 24 market-rate apartments.

Rockford Intercity Passenger Rail (Metra Service)

- A new Metra intercity passenger rail service connecting Chicago and Rockford is advancing, reinstating passenger rail service for the first time in over 40 years. The project is part of the state’s **Rebuild Illinois capital plan with approximately $275 million allocated for infrastructure upgrades, including track improvements, new connections, and station enhancements. The service is expected to launch in 2027 with two daily round trips between the cities.

Rockford Approves Record $385.3M Capital Improvement Plan Through 2030

- Rockford has adopted its largest Capital Improvement Plan (CIP) to date, a $385.3 million five year investment running through 2030. The plan includes approximately $145 million in 2026 funding alone focused on roadway reconstruction and resurfacing, water and stormwater system upgrades, neighborhood street and sidewalk improvements, bridge and transportation infrastructure, and broader economic development projects.

ROCKFORD DEVELOPMENT

District 815 - Brand New Strip Mall, Housing Development

- A local development team is preparing to create a new residential community that could one day house 220 families. The plan calls for a strip enter with a halal and kosher grocery store, a convenience store, dry cleaner and restaurants. The residential portion consists of 28 duplexes, 25 four-unit buildings and 16 four-unit town homes. Construction is underway and will take place in four phases.

Colman Yards Redevelopment Project

- Milwaukee based development group specializes in the adaptive reuse of historical properties and intends to preserve the heritage of the campus. The project, branded as Colman Yards, consists of redeveloping 10 blighted buildings that were constructed between 1907 and 1948. The total project is expected to cost approximately $430 million to complete.
- On November 6, 2023, a private groundbreaking ceremony was held to commence Phase 1A of the project. The $106 million Phase 1A included the rehabilitation of the Founders building with 181 apartments, a parking structure (336 spaces) with ground floor retail (15K SF), and rehabilitation of Central Commons 34 apartments and 15K SF of retail.
- Phase 1B is currently underway with rehabilitation of the The Quarters / Station House with 119 apartments and 15.9K SF of commercial space, as well as the rehabilitation of the Power House / Armory / The Market / Co-Op - restaurant / event / retail / flex space

NU-State Apartments and Grocer - 119 N. Church St.

- Completed in November of 2025, a $19.2 million project consisting of 35 mostly one-bedroom lofts on the upper levels and anchored by the new City Center Market grocery store and three other commercial spaces on the ground floor.

Raising Cain's in Former Stone Eagle Space - 6445 E. State St.

- Opened in 2025

DIVERSE EMPLOYMENT BASE

AEROSPACE

MANUFACTURING

HEALTH CARE

DISTRIBUTION

RETAIL TRADE

ROCKFORD ILLINOIS

TOP EMPLOYERS

Large Employment Hub in a Variety of Industries

- The Main Largest Industry is Healthcare, With Major Employers Featuring UW Health (3,780 Employees), Mercyhealth (3,000 Employees), OSF Healthcare (2,200 Employees)
- Major Employers in Other Industries Include Rockford Public Schools (4,075 Employees), Collins Aerospace (2,000 Employees), UPS (2,000 Employees), and More

Leader in Manufacturing

- Region Specializes in Fastener Manufacturing, Engineering, and Other Highly Technical Manufacturing Processes
- Diversified into Automotive, Aerospace, Fasteners, Machine Tools, and Heavy Machinery Production

COMPANY	# OF EMPLOYEES
Rockford Public Schools	4,075
UW Health (formerly SwedishAmerican Health System)	3,780
Mercyhealth	3,000
OSF Healthcare	2,200
Collins Aerospace	2,000
Woodward	2,000
UPS	2,000
Amazon	1,535
Wal-Mart Stores	1,470
Stellantis (Formerly Fiat Chrysler)	1,459
Winnebago County	1,429
Harlem Consolidated Schools	1,147
Lowe's	1,110
City of Rockford	1,102
Belvidere Community Unit Schools	950
Magna	816
General Mills/Green Giant	650
Syncreon	600
Taylor Company	500
Bergstrom, Inc.	450
TH Foods	400
Rockford Tool Craft	358
Siffron	340
Accuride Wheel End Solutions	320
GE Aviation	300
Mondelez International	280
DFA (formerly Deans Foods)	180

TRANSPORTATION

ROCKFORD

FUNDING BREAKDOWN

$33.2 B FOR TRANSPORTATION OVER SIX YEARS

- **$25.3 B** ROADS & BRIDGES
- **$4.5 B** MASS TRANSIT
- **$1.1 B** RAIL
- **$679 M** MISCELLANEOUS TRANSPORTATION
- **$558 M** AERONAUTICS
- **$492 M** CREATE
- **$312 M** GRADE CROSSING PROTECTION
- **$150 M** PORTS

WHY REBUILD ILLINOIS?

Illinois is the transportation hub of the nation and the sixth-largest state in the United States but has not had a comprehensive capital plan since 2009. Illinois infrastructure is in dire shape.

- $30 billion maintenance backlogs for our road and transit systems
- The state is in danger of losing federal funds due to historically insufficient funding commitments by the state and deteriorating system conditions
- Average motorist paying $564 in repairs annually due to poor infrastructure

Rebuild Illinois repairs our crumbling roads, bridges and transit.

- $44.8 billion invested over six years, with $33.2 billion of that on transportation across all modes
- 540,000 direct, indirect, and induced jobs, including almost 431,600 in transportation, supported over six years of Rebuild Illinois
- Provides necessary funding to secure federal dollars for transportation

ROCKFORD HIGHLIGHTS

Passenger rail: $275 million to re-establish service between Rockford and Chicago, with stops in Chicago, Elgin, Huntley, Belvidere and Rockford.

Illinois 2: $72.5 million for reconstruction, bridge replacements from Illinois 72 in Byron to Beltline Road south of Rockford.

U.S. 20 Business: $58.9 million to reconstruct and widen from Shaw Road east of Winnebago County line to State Street in Belvidere.

U.S. 20: $31.5 million for reconstruction and resurfacing from Pecatonica Road to Simpson Road southwest of Rockford.

I-39/U.S. 20/U.S. 51: $19 million to resurface and repair ramps from Baxter Road to I-90 at Harrison Avenue and U.S. 20 from the I-39 southbound ramp to I-39 in Winnebago County.

Illinois 2: $18.4 million to replace the bridge that carries Illinois 2 over the Rock River in Rockton.

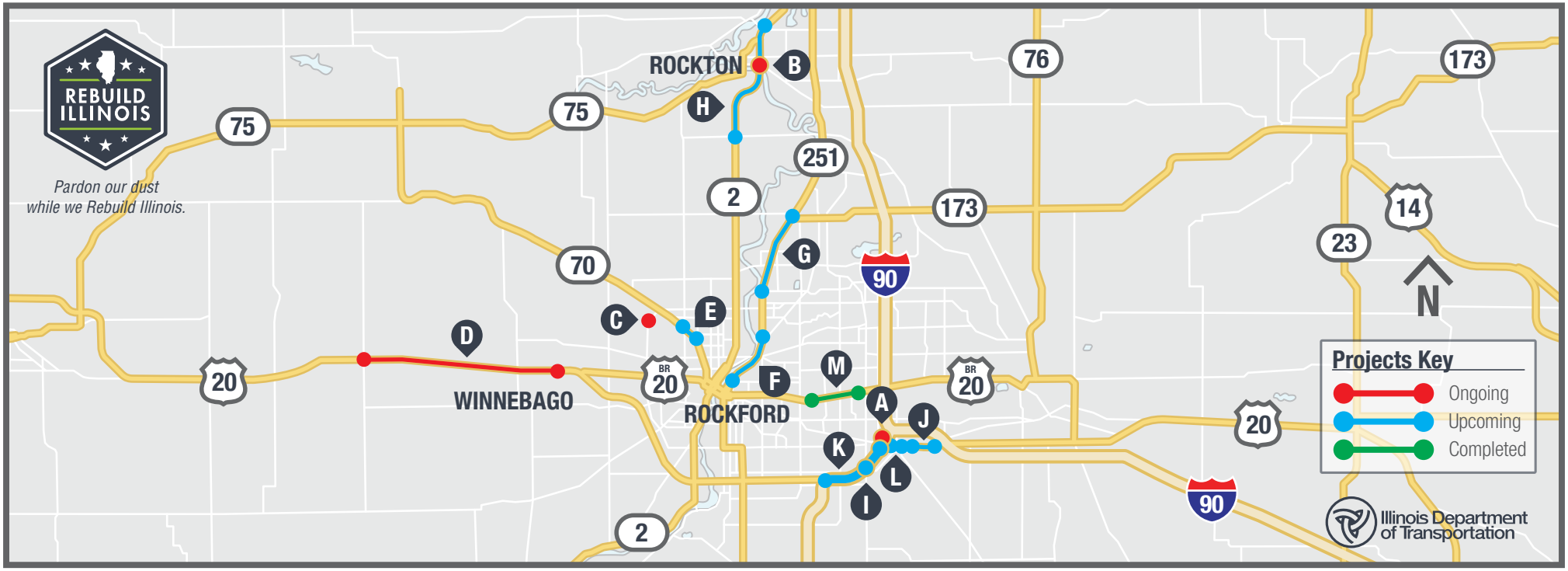
Illinois 75: $16.5 million to replace the bridge that carries Illinois 75 over the Rock River in Rockton.

Illinois 251: $13 million to replace bridges over the Union Pacific Railroad and Rockton Road in Rockton.

U.S. 20 Business: $8 million for reconstruction, widening and intersection improvement from Day Avenue to Independence Avenue in Rockford.

REBUILD ILLINOIS

https://idot.illinois.gov/content/dam/soi/en/web/idot/documents/transportation-system/maps---charts/rebuild-illinois/fact-sheets/rbi_rockford.pdf



ROCKFORD AREA PROJECTS *August 2025*

ONGOING PROJECTS

A **I-39 AT U.S. 20/HARRISON AVENUE**
Scope: Interchange reconstruction, additional lanes, new multipurpose trail, lighting, traffic signal replacement and culvert replacement.
Project Cost: $44.3M
Duration: April 2024 – December 2025
Traffic Impacts: U.S. 20/Harrison Avenue is now in a diverging diamond interchange formation. Two lanes of traffic will be maintained at all times during the project.

B **ILLINOIS 2 OVER ROCK RIVER**
Scope: Bridge replacement.
Project Cost: $25.3M
Duration: March 2024 – June 2026
Traffic Impacts: Southbound bridge will be rebuilt first, followed by northbound bridge. One lane will be open in each direction at all times.

C **SPRINGFIELD AVENUE OVER NORTH FORK OF KENT CREEK**
Scope: Bridge replacement.
Project Cost: $4M
Duration: April 2025 – November 2025
Traffic Impacts: Springfield Avenue will be closed between Safford Road and Illinois 70 (Kilburn Avenue). Posted detour using Auburn Street, Central Avenue and Kilburn Avenue.

D **U.S. 20 FROM WEST OF PECATONICA ROAD TO FALCONER ROAD**
Scope: Resurfacing.
Project Cost: $3.5M
Duration: May 2025 – August 2025
Traffic Impacts: One lane closed in each direction.

UPCOMING PROJECTS

E **ILLINOIS 70 (KILBURN AVENUE) FROM SAFFORD ROAD TO GLENWOOD AVENUE**
Scope: Patching, resurfacing, bridge repairs, traffic signal modernization.
Project Cost: $1M
Duration: Scheduled for 2025
Traffic Impacts: Daily lane closures controlled by flaggers.

F **ILLINOIS 251 FROM SNOW AVENUE TO WHITMAN STREET**
Scope: Resurfacing.
Project Cost: $5.7M
Duration: August 2025 – November 2025
Traffic Impacts: Daily lane closures.

G **ILLINOIS 251 FROM WINDSOR ROAD TO ILLINOIS 173**
Scope: Resurfacing, ADA sidewalk improvements.
Project Cost: $5M
Duration: Scheduled for 2025
Traffic Impacts: Daily lane closures.

H **ILLINOIS 2 FROM ROSCOE ROAD TO PRAIRIE HILL ROAD**
Scope: Resurfacing.
Project Cost: $2.5M
Duration: August 2025 – October 2025
Traffic Impacts: Daily lane closures.

I **I-39 AT PERRYVILLE ROAD**
Scope: Patching.
Project Cost: $5M
Duration: Scheduled for 2025
Traffic Impacts: TBD

J **U.S. 20 FROM EAST OF THE KISHWAUKEE RIVER TO WHEELER ROAD IN CHERRY VALLEY**
Scope: Resurfacing.
Project Cost: $2.4M
Duration: August 2025 – November 2025
Traffic Impacts: Daily lane closures are anticipated.

K **I-39 FROM U.S. 20 TO HARRISON AVENUE**
Scope: Reconstruction, additional lanes.
Project Cost: $102M
Duration: Spring 2026 – Winter 2027
Traffic Impacts: Lane closures, staged traffic.

L **U.S. 20 FROM MILL ROAD TO KISHWAUKEE RIVER**
Scope: Intersection improvement, bridge replacement.
Project Cost: $25.5M
Duration: Spring 2026 – Winter 2027
Traffic Impacts: Lane closures, staged traffic.

COMPLETED PROJECTS

M **U.S. BUSINESS 20 (EAST STATE STREET) FROM MILL ROAD TO EASTON PARKWAY**
Scope: Longitudinal joint repair.
Project Cost: $200K
Duration: June 2025 – July 2025

https://idot.illinois.gov/programs-and-projects/multimodal-transportation/rebuild-illinois-capital-program.html

Economic Strength & Business Climate

#19 in the World
Largest Economy
— If Illinois were a country

#2 in the Nation
Corporate Investments
680 Corporate Facility Deals in 2025

#2 in the Midwest
Workforce Development - Site Selection Magazine 2025

#6 in the Nation
Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings
Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation
Doing Business

#5 in the Nation
Access to Capital

#6 in the Nation
Tech & Innovation

#3 in the Nation
Education (up from #4 in 2024)

#8 in the Nation
Infrastructure

#4 in the Nation
Technology & Innovation

Home to

32 Fortune 500

Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses

5th Highest GDP in the Nation (2025)

$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over $1.2 trillion in annualized economic activity; the fifth highest GDP in the nation.

ILLINOIS MANUFACTURERS ASSOCIATION

A recent study found the total economic impact of manufacturing in Illinois is estimated to be between $580 billion and $611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones

RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record $13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included $2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands' Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability

TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record $48.5 billion in visitor spending, up $1.3 billion year over year
- FY25 hotel tax revenue reached $367 million, a 14% increase and an all time high
- Exports exceeded $81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >$90 million in export sales, a 55% increase year over year

MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a $120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed $2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years

TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum's facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago's South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed $65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1) Treat all clients honestly
2) Provide information about the property to the buyer.
3) Disclose all latent material defects in the property that are known to the Broker.
4) Disclose financial qualification of the buyer to the seller.
5) Explain real estate terms.
6) Help the buyer to arrange for property inspections.
7) Explain closing costs and procedures.
8) Help the buyer compare financing alternatives.
9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1) Confidential information that Broker may know about a client, without that client's permission.
2) The price the seller will take other than the listing price without permission of the seller.
3) The price the buyer is willing to pay without permission of the buyer.
4) A recommended or suggested price the buyer should offer.
5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

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