

FOR SALE

# ROCKFORD PORTFOLIO - 827 UNITS

MULTIPLE LOCATIONS

Rockford, IL

PRESENTED BY:

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	TBD
<b>NUMBER OF UNITS:</b>	827
<b>APN:</b>	Multiples

## PROPERTY OVERVIEW

SVN is pleased to present an opportunity to acquire an 827 unit portfolio in Rockford, IL affording significant scale in the 3rd largest city in the state. This is a rare portfolio, allowing an investor the ability to diversify holdings with scattered sites, including a number of rental homes, which have become highly desirable during the current market conditions. The properties include single family homes [99], duplexes [32], 4-plexes [28] and apartment buildings between 5 and 48 units [45]. The portfolio is offered free and clear of existing debt allowing the new owner to take advantage of today's historically low interest rates.

## PROPERTY HIGHLIGHTS

- 5 + Unit Buildings [38 Properties] = 552 Units
- 4 Unit Buildings [28 Properties] = 112 Units
- 2 Unit Buildings [32 Properties] = 64 Units
- 99 Homes

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## 5+ UNIT BUILDINGS: 552 UNITS

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38	Studios
235	1 Bed / 1 Bath
206	2 Beds / 1 Bath
2	3 Beds / 1 Bath
63	3 Beds / 1.5 Bath
8	Commercial

## 2 UNIT BUILDINGS: 64 UNITS

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13	1 Bed / 1 Bath
35	2 Beds / 1 Bath
14	3 Beds / 1 Bath
1	3 Beds / 1.5 Bath
1	4 Beds / 1 Bath

## 4 UNIT BUILDINGS: 112 UNITS

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72	1 Bed / 1 Bath
37	2 Beds / 1 Bath
3	3 Beds / 1 Bath

## HOMES: 99

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2	1 Bed / 1 Bath
25	2 Beds / 1 Bath
4	2 Beds / 1.5 Bath
37	3 Beds / 1 Bath
5	3 Beds / 1.5 Bath
3	3 Beds / 2 Baths
1	3 Beds / 3 Baths
7	4 Beds / 1 Bath
5	4 Beds / 1.5 Bath
5	4 Beds / 2 Baths
1	5 Beds / 1.5 Bath
2	5 Beds / 2 Baths
1	5 Beds / 2.5 Baths
1	6 Beds / 1.5 Bath

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## UNIT MIX TOTALS

### TOTALS

### UNIT TYPE

38	Studios
322	1 Bed / 1 Bath
303	2 Beds / 1 Bath
4	2 Beds / 1.5 Bath
56	3 Beds / 1 Bath
69	3 Beds / 1.5 Bath
3	3 Beds / 2 Baths
1	3 Beds / 3 Baths
8	4 Beds / 1 Bath
5	4 Beds / 1.5 Bath
5	4 Beds / 2 Baths
1	5 Beds / 1.5 Bath
2	5 Beds / 2 Baths
1	5 Beds / 2.5 Baths
1	6 Beds / 1.5 Bath
8	Commercial
<b>827 UNITS</b>	



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## WINNEBAGO COUNTY

Winnebago County is nestled in the north-central part of Illinois and is home to a workforce that is second to none, including a booming aerospace industry that continues to make its mark around the world. While manufacturing continues to be the county's largest industry it is also home to three major medical centers and thousands of acres of the most bountiful farmland in the state. With access to interstate highways, rail, and a top-rated regional airport, the sky is the limit when it comes to economic opportunity. Winnebago County covers 520 Square Miles, has a population of 295,266 and 122,144 parcels.

## ROCKFORD, IL

Rockford is the largest city in Illinois outside of the Chicagoland sub-market. Nestle between Madison, Milwaukee, and Chicago. Rockford is called the Forest City, where you can find affordable homes on tree-lined streets in friendly neighborhoods. Rockford is in a central location, with easy access to major highways, rail service and one of the fastest growing airports in the country, makes Rockford a great location for new business development. Rockford's population is vibrant and growing, bolstering the city's already great name. Rockford is recognized as a world leader in the production of machine tools and auto parts, and increasingly becoming recognized as an important center for aerospace components. Over the years, Rockford business has become diversified and it is now home to a broader set of enterprises, including distribution centers and call center/office operations.



## CHICAGO ROCKFORD INTERNATIONAL AIRPORT

Chicago Rockford International Airport is served by three airlines; Allegiant, Apple Vacations and Elite Airways. The Airport offers free parking. The airport is over 3,000 acres, home to 30 industrial tenants and the largest regional parcel-sorting facility in the UPS system - the only facility of its type that handles coast-to coast cargo. 10,00 and 8,200 feet of hard surface runway, double-digit year-over-year growth for cargo, AAR maintenance, repair, and overhaul facility, 24/7 customs, federal inspections and multiple FBO's - full spectrum of aviation services



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## ECONOMIC HIGHLIGHTS

- 2,500 New & Retained Jobs
- 2.5 Million SF of New & Renovated Space
- \$320 Million Invested in the Rockford Region
- Rockford Aerospace Wins National Award
- Exports from the Rockford Region Rose a Record 32 Percent in 2013
- Rockford was Named a Ford Next Generation Learning Community in 2014
- Current Investments Projects in Downtown:
  - West State Street Streetscape
  - Main Street Gateways
  - Gorman Hotel Project - 2018
  - South Main Redevelopment
  - Downtown Sports Complex Redevelopment
  - Outdoor City Market - 2015
  - 300/400 East State Street Redevelopment
  - Wellness Center - 2014
  - Prairie Street Brewhouse - 2014
  - 134 N. Main Street Redevelopment
- The U.S. Department of Transportation is allocating \$5.8 million to upgrade cargo operations at Chicago Rockford International Airport - 2020
- \$275 Million Fund - Train service from Rockford to Chicago takes next step - September, 2020
- SupplyCore in Rockford signed a \$107 million agreement for one year with the U.S. General Services Administration to provide logistics services in Japan and Okinawa



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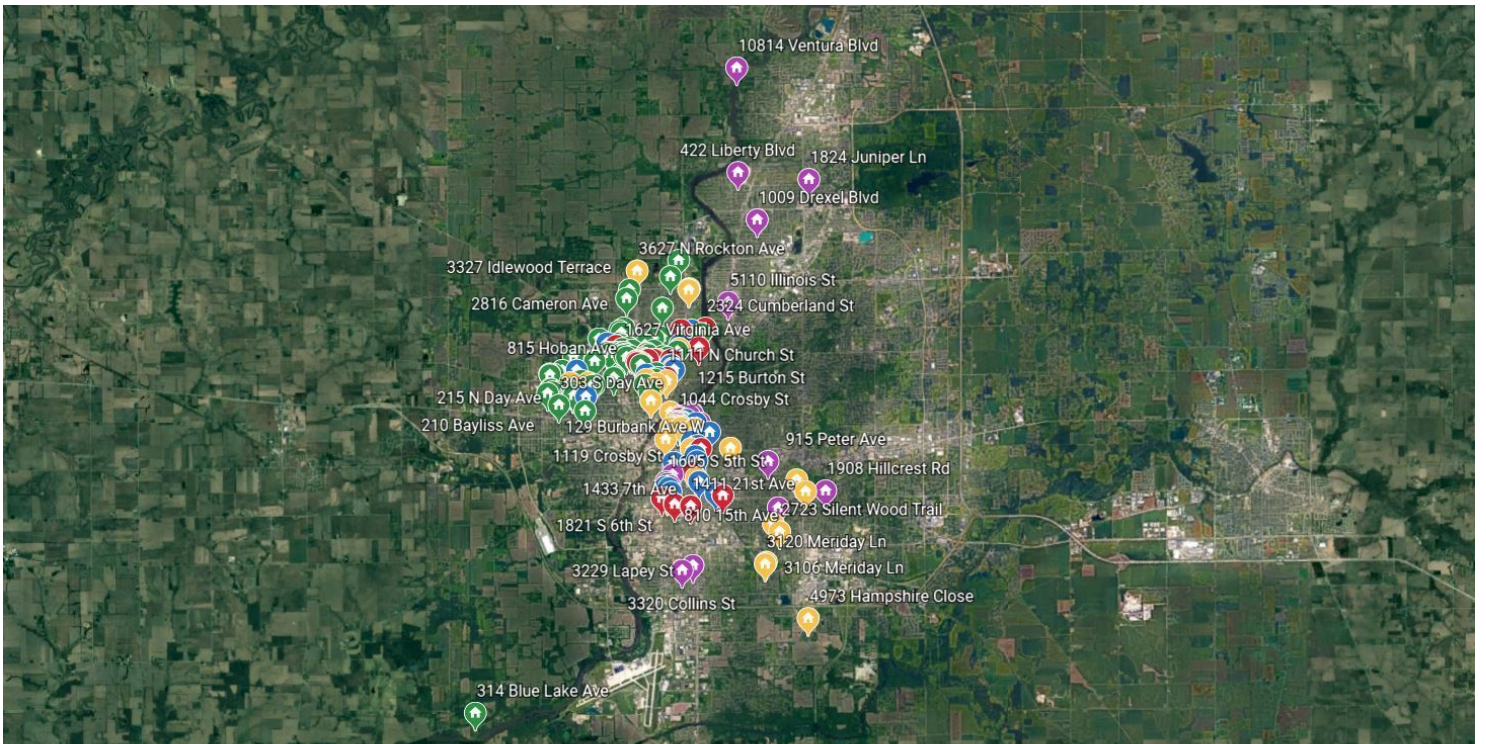
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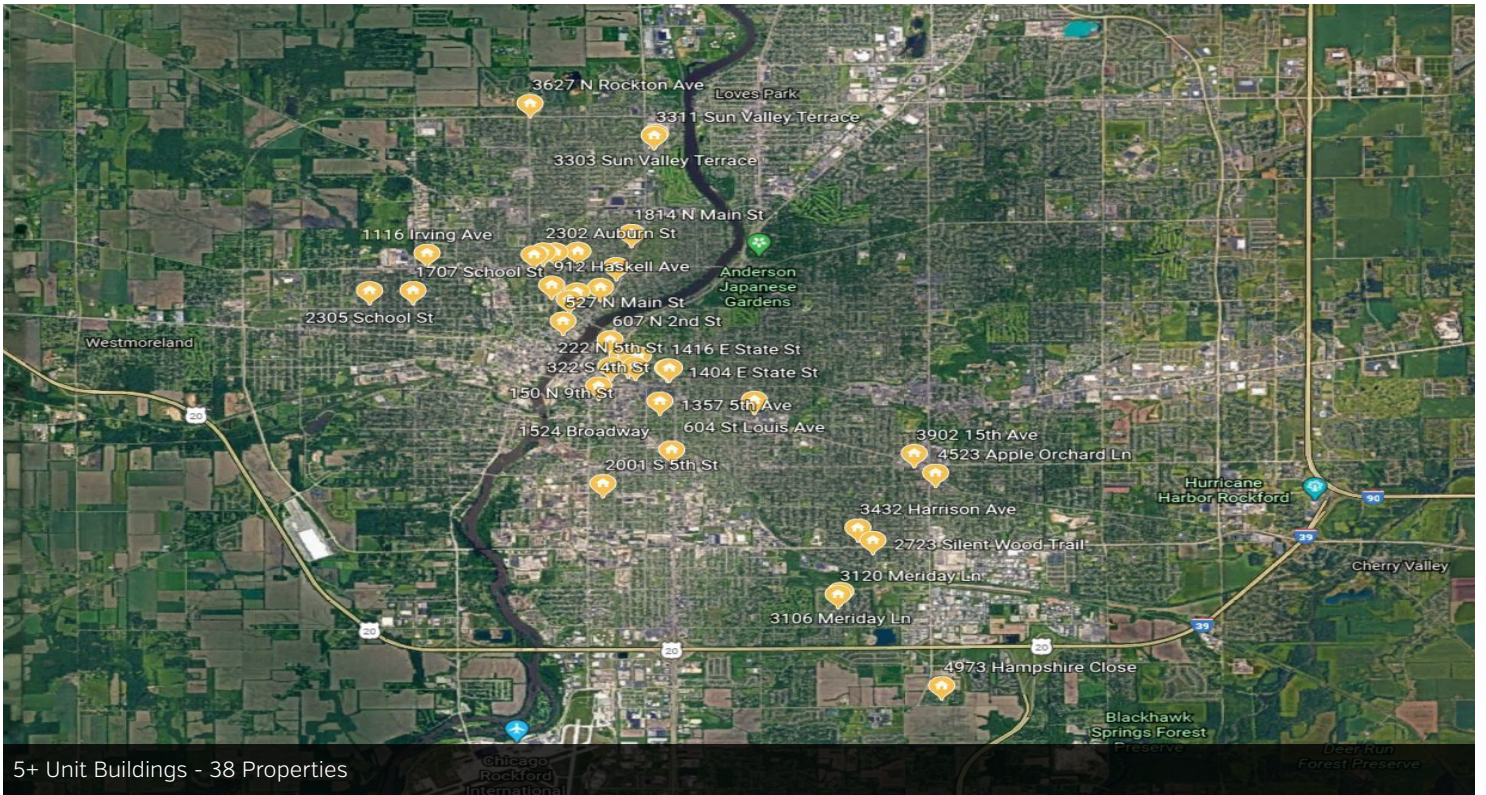
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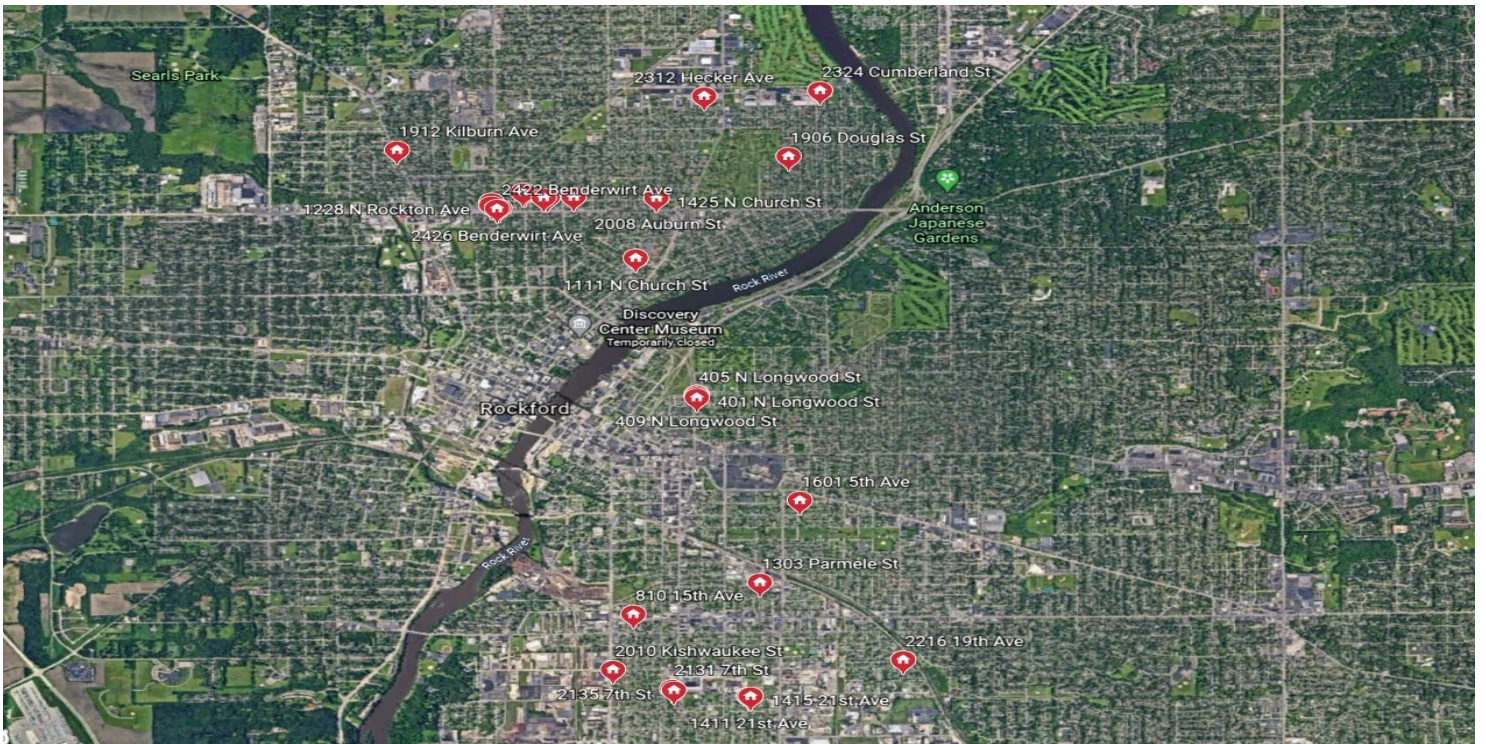
827 Units - 197 Properties



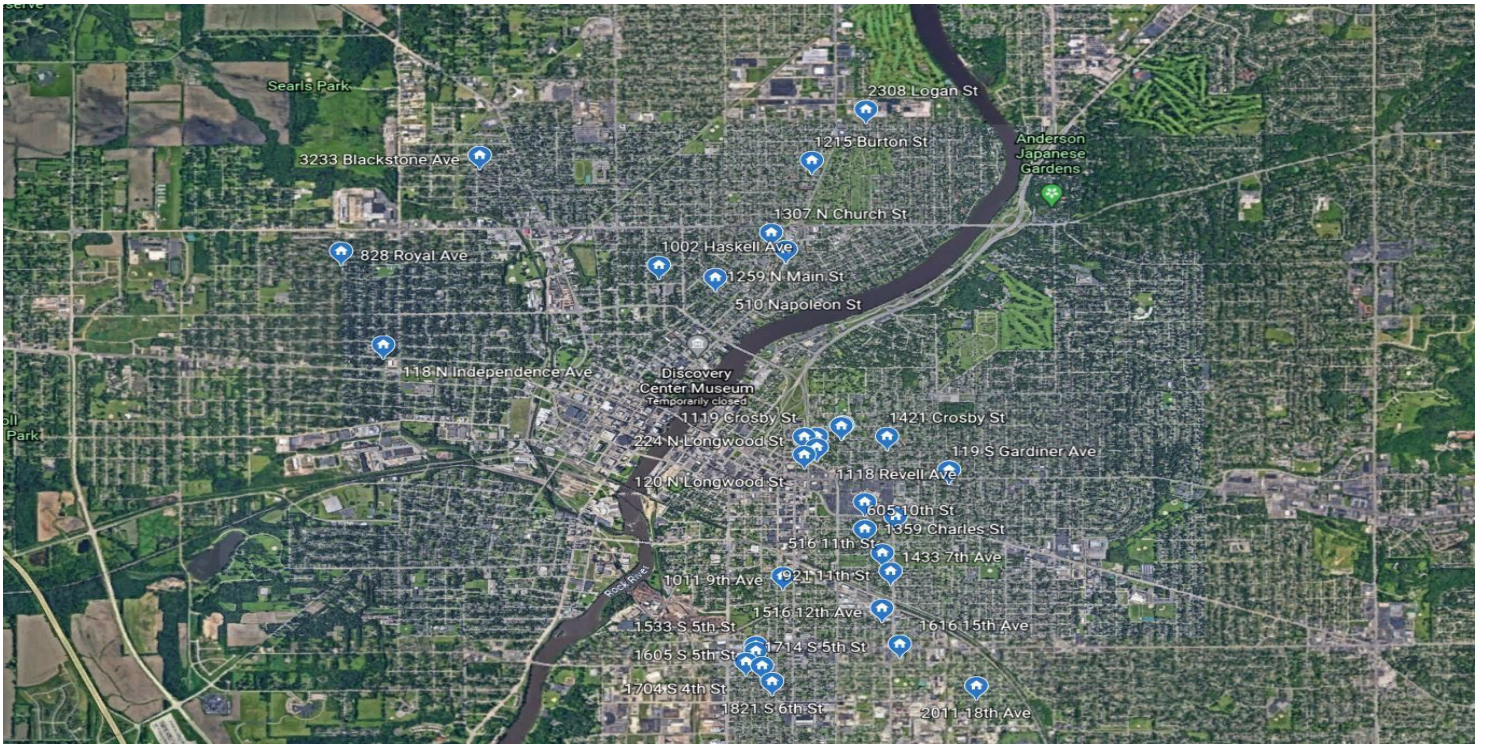
5+ Unit Buildings - 38 Properties

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4 Unit Buildings - 28 Properties

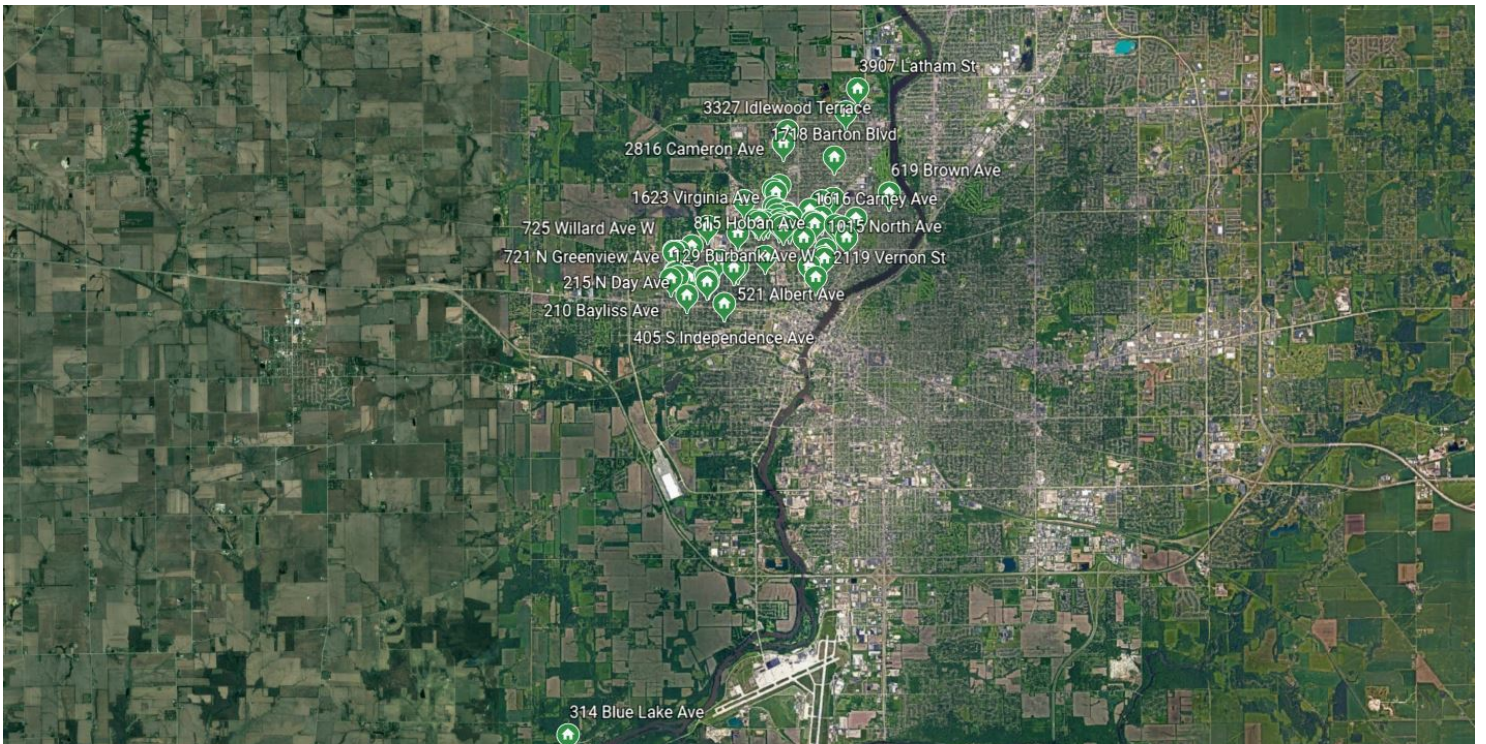


2 Unit Buildings - 32 Properties

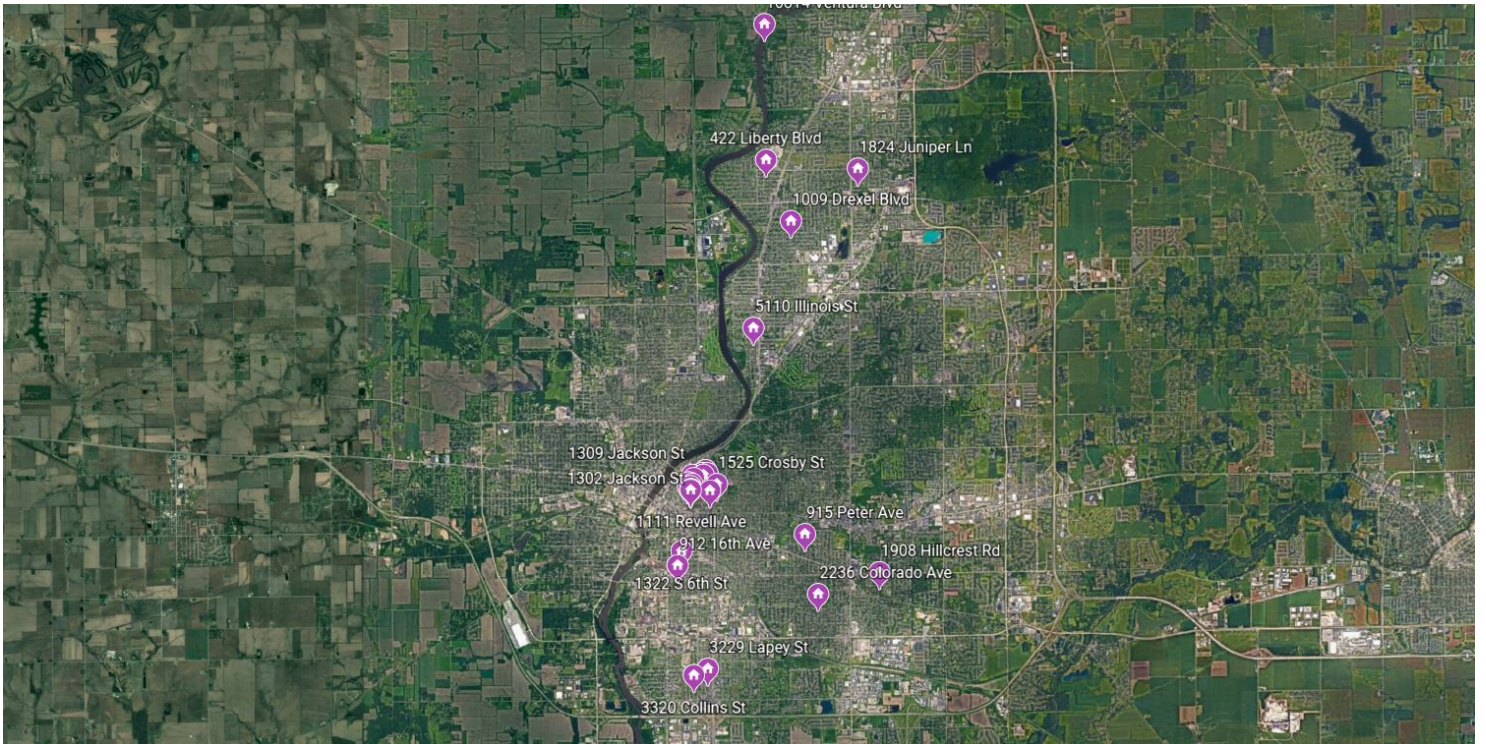
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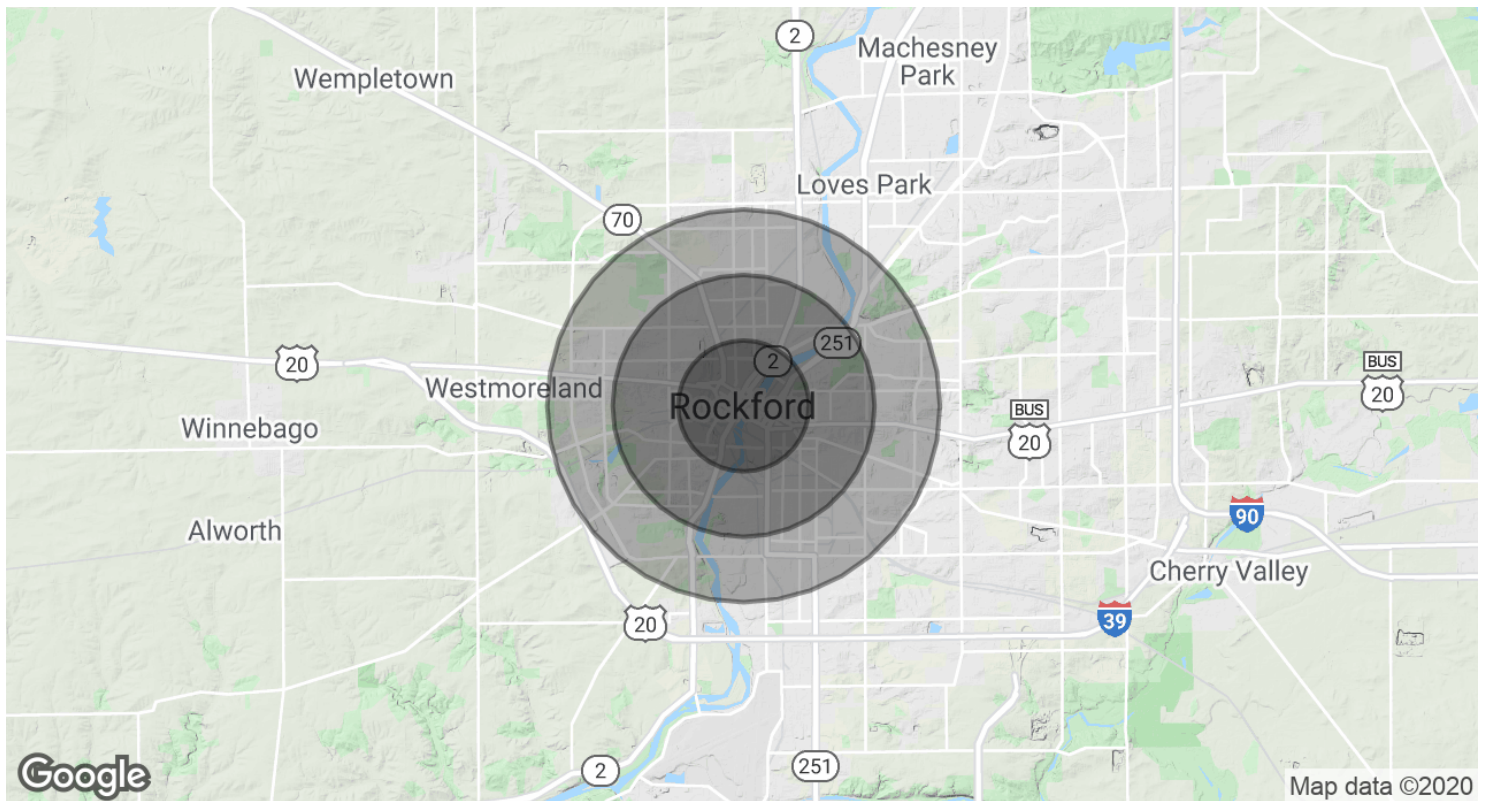
West of the River Rental Homes - 69 Homes



East of the River Rental Homes - 30 Homes

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### POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,124	57,266	110,842
AVERAGE AGE	34.7	32.7	33.6
AVERAGE AGE (MALE)	33.3	31.4	31.8
AVERAGE AGE (FEMALE)	35.6	33.6	34.9

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,716	22,826	42,354
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$46,239	\$43,289	\$43,135
AVERAGE HOUSE VALUE	\$115,131	\$100,240	\$104,579

\* Demographic data derived from 2010 US Census

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