



MATANKY
REALTY GROUP

RE: Updates on Offering and COVID-19

1820-1902 W. Court St. Janesville, WI 53548

Price Reduction:

Original Price: \$1,895,000.00 at 7.79% cap rate.

New Price: \$1,790,000.00 at 8.25% cap rate.

CVS Renewal Letter:

CVS agreed to renew for ten (10) years for \$120,000.00 in Tenant Improvement Allowance.

Outlot Now Included:

One (1) acre outlot for future development now included in purchase.

New Roof:

Roof replaced in 2019.

2019 Appraisal Report:

Retail Center: \$1,750,000.00.

Outlot: \$260,000.00.

Total Appraised Value: \$2,010,000.00.

Available upon request.

Status of Tenants during COVID-19:

- *Family Dollar*: Open and Operating
- *CVS Pharmacy*: Open and Operating
- *Smoker's World*: Open and Operating
- *Little Caesars*: Open and Operating
- *King Wok*: Open and Operating

All categories performing strongly during COVID-19.

Contact:

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SUNNYSIDE PLAZA

1820 - 1902 W. COURT ST.
JANESVILLE, WI 53548

32,013 SF CENTER

CVS & FAMILY DOLLAR ANCHORED

CONTACT US

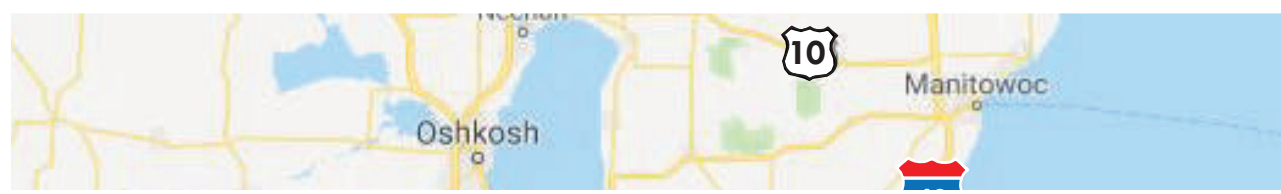
JAMES E. MATANKY

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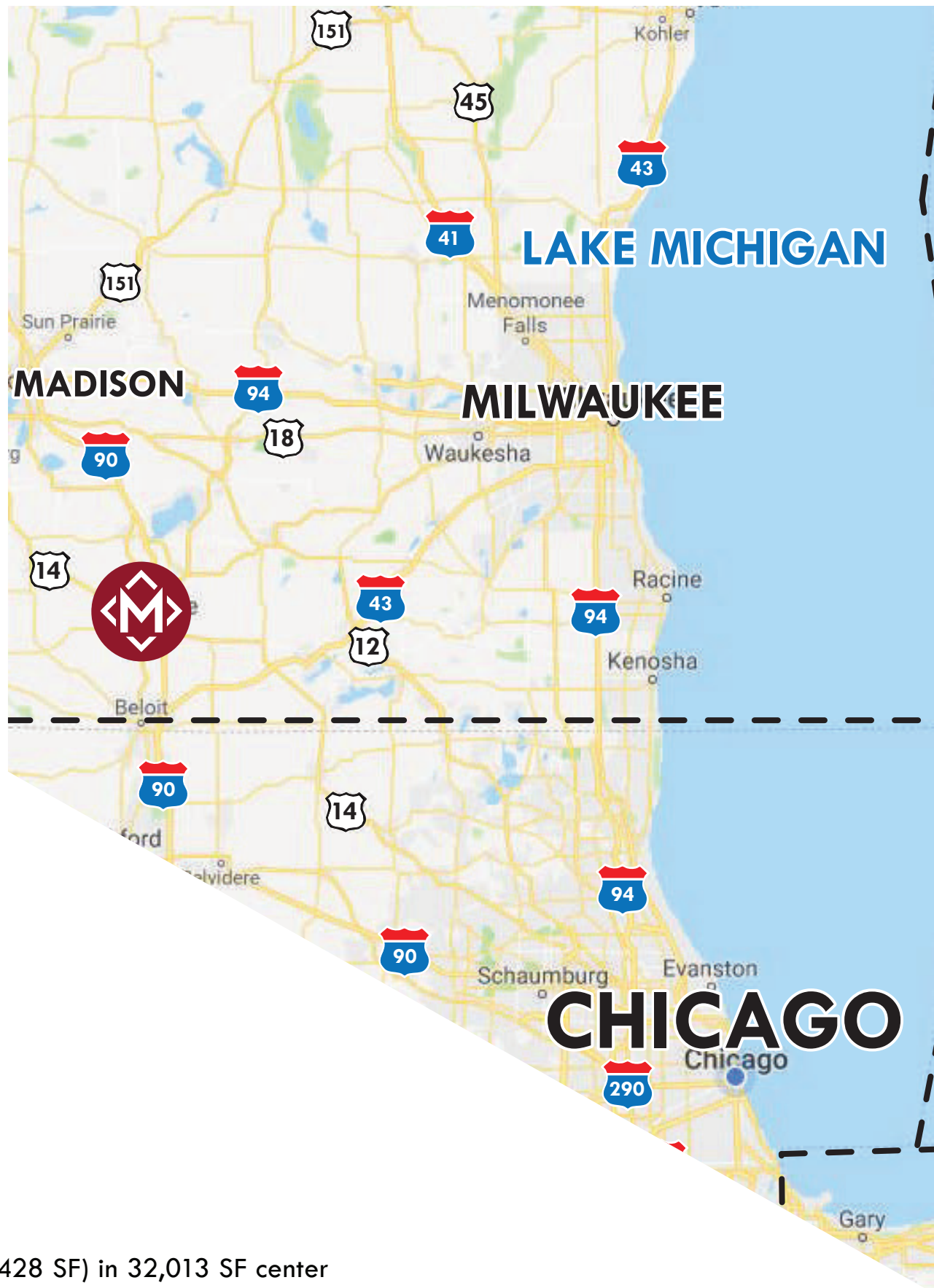
JMATANKY@MATANKY.COM



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MAP



KEY FEATURES

- Brand-new roof as of 1/1/2019
- Center is 88% leased
- Anchored by CVS & Family Dollar
- Five stores (ranging from 1,600 to 12,428 SF) in 32,013 SF center
- Right off I-90 with nearly 15,000 vehicles per day
- Nearby Tenants: Culver's, Dollar General, Walgreens, Autozone, O'Reilly and more
- Tenants include: Family Dollar, CVS, Little Caesars, King Wok and Smoker's World



AERIAL

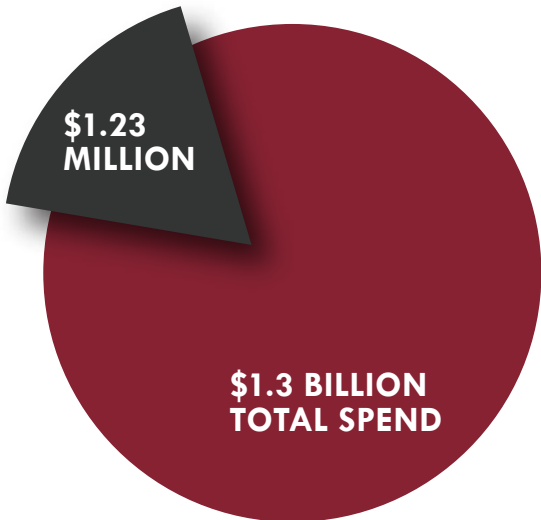


DEMOGRAPHICS



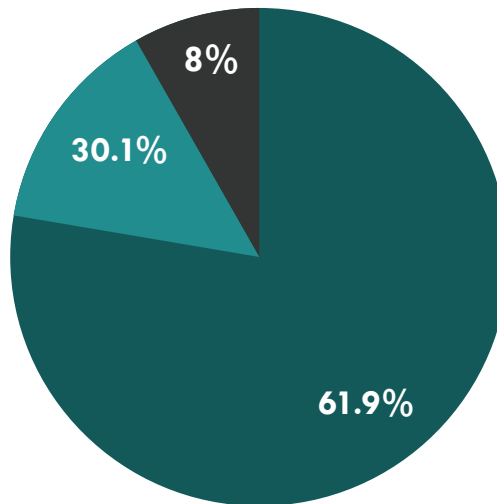
CITY OF JANESVILLE POPULATION: 60,000+

	5 MILES	10 MILES	15 MILES
POPULATION	66,473	97,082	170,684
HOUSEHOLDS	27,321	39,381	67,694
AVERAGE HOUSEHOLD INCOME	\$67,795	\$71,355	\$68,596
MEDIAN HOUSEHOLD INCOME	\$52,770	\$55,775	\$53,465



2017 RETAIL SALES

(TOTAL RETAIL TRADE FOOD & DRINK)



RESIDENTIAL



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LOCATION HIGHLIGHTS

Twenty percent of Wisconsin's buildings listed on the National Register of Historic Places are located in Janesville.

Over 6,000 businesses with approximately 83,776 employees.

Large student draws as the tenth largest Wisconsin school district and three post-secondary schools within 20 miles.

Located in Rock County in southern Wisconsin, about 40 miles south of the state capital, Madison Wisconsin, on I-90/39.

70 miles from Milwaukee and 100 from Chicago.

Known as "Wisconsin's Park Place" with over 2,300 acres of parks.



LOCATION OVERVIEW



WHO?

Settled in 1835, and incorporated into a city in 1853, Janesville's initial prosperity was based on Rock River's water power development and the early success of the agriculture industry. By the turn of the 20th century, Janesville had become a small, but modern city. In addition to its booming manufacturing enterprises, Janesville had become known as "Wisconsin's Park Place," with a beautiful system of parks, golf courses, nature trails and boat launches.

WHY?

Janesville fosters a business-friendly community. A number of national corporations, including Northwestern Mutual Insurance, the Pen Parker Company and Woodman's Food Market, got their start in Janesville. Today, the region's major employers include Mercy Health System, Impact Confections, Blain's Farm & Fleet, Seneca Foods and Hufcor.

The area is easily accessible via Interstate 90/39 as well as through U.S. Highway 14 and 51, and state Highway 26 and 11.

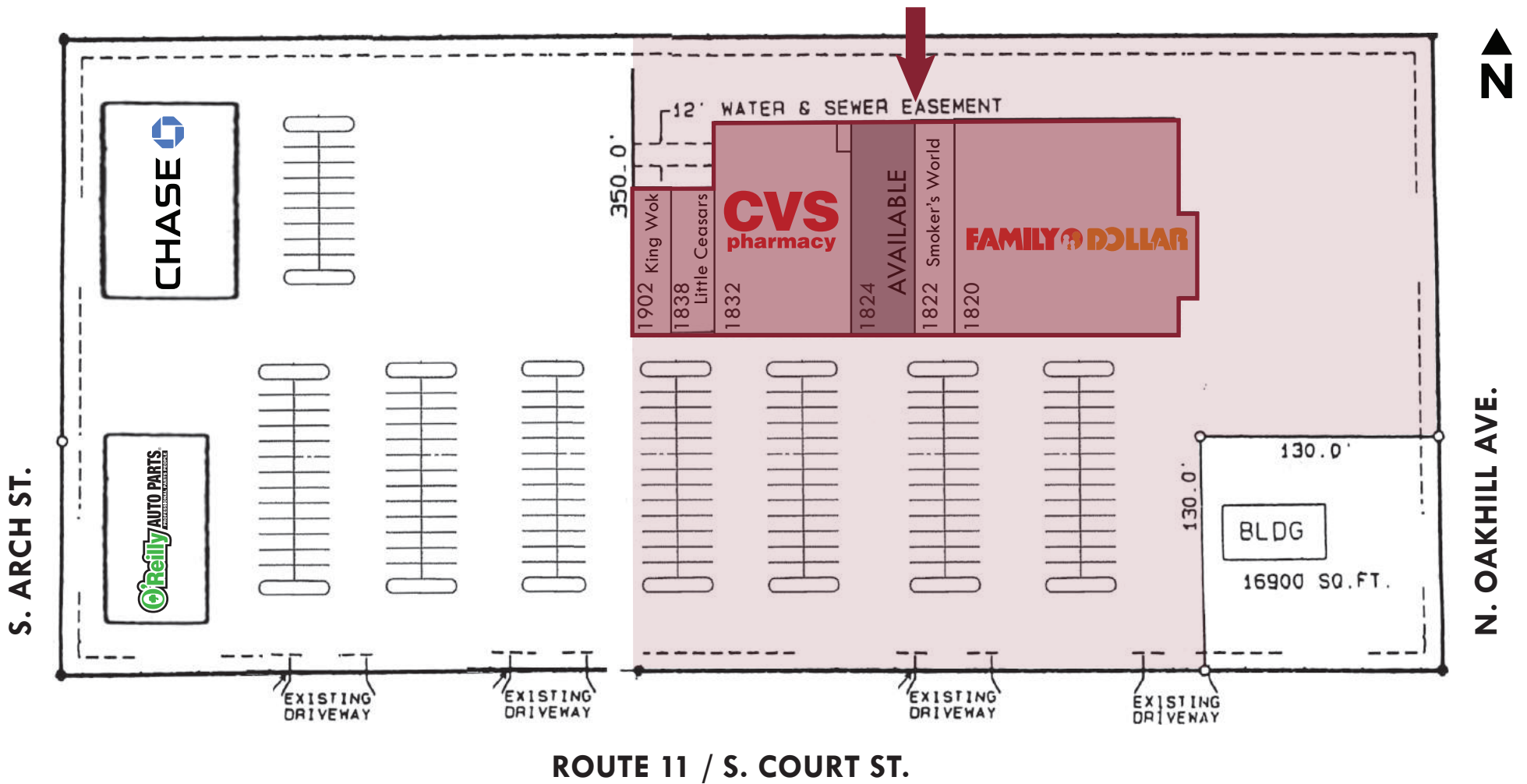


TENANTS

#	SF	TENANT
1820	12,428	Family Dollar
1822	2,415	Smoker's World
1824	3,702	AVAILABLE
1832	9,768	CVS
1838	2,100	Little Caesars
1902	1,600	King Wok

SITE MAP

SUBJECT PROPERTY



TENANT AND LEASE SUMMARIES

FAMILY DOLLAR

Family Dollar is a variety store chain in the United States—the second largest retailer of its type with 8,100 locations. It currently employs 50,000 people. | CORPORATE LEASE

Lease Expiration: December 2023
Gross Leasable Area: 12,428 sq. ft.
Headquarters: Charlotte, North Carolina
Website: familydollar.com

CVS pharmacy

CVS Pharmacy is the largest pharmacy health care provider in the U.S. It employs more than 246,000 colleagues across all 50 states, Washington, D.C., Puerto Rico and Brazil. | CORPORATE LEASE

Lease Expiration: November 2022
Gross Leasable Area: 9,768 sq. ft.
Headquarters: Roonsocket, RI
Website: cvshealth.com

Little Caesars

With over 4,000 stores across the country, Little Caesars is the fastest growing pizza chain in the U.S. | FRANCHISE OPERATED

Lease Expiration: January 2023
Gross Leasable Area: 2,100 sq. ft.
Headquarters: Detroit, MI
Website: littlecaesars.com

KING WOK

King Wok is a local tenant offering an array of delicious and authentic Chinese cuisine.

Lease Expiration: March 2025
Gross Leasable Area: 1,600 sq. ft.
Website: newkingwokwi.com

SMOKER'S WORLD

Smoker's World is a local tenant providing discount tobacco and associate supplies.

Lease Expiration: April 2022
Gross Leasable Area: 2,415 sq. ft.



SUBJECT PROPERTY



COUNTY Rock

GLA 32,013 sq. ft.

LOT SIZE 3.124 acres

ZONING B-3

PARCEL ID 01-35-100-421-0000;
01-35-100-201-0000

TAXES (2013) \$30,216

**PROFESSIONALLY MANAGED BY
MATANKY FOR 11 YEARS**



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FINANCIAL ANALYSIS



TENANT	LEASE EXPIRATION	RENTABLE SF	RENT PER SF	CURRENT ANNUAL BASE RENT	CAM TAXES INSURANCE
Family Dollar	December 2023	12,428	\$4.67	\$58,080.00	\$7,739.02
Smoker's World	April 2022	2,415	\$5.27	\$12,720.00	\$6,979.35
Tenant #1		3,702	\$4.50	\$16,659.00	\$10,713.09
CVS Pharmacy	November 2022	9,768	\$8.65	\$84,493.20	\$18,784.44
Little Caesars	January 2023	2,100	\$8.00	\$16,800.00	\$6,068.98
King Wok	March 2025	1,600	\$13.04	\$20,864.00	\$4,624.00
TOTALS		32,013		\$209,019.50	\$54,909.00

GROSS INCOME: \$264,525



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OPERATING DATA

PROJECTED RENT:	\$209,616.20
PROJECTED RECOVERABLES:	\$54,908.90
PROJECTED RENTAL INCOME:	\$264,525.10
LESS: 10% VACANCY/COLLECTION LOSS:	(\$26,452.51)
EFFECTIVE INCOME:	\$238,072.59
OTHER INCOME:	\$2,000.00
GROSS OPERATING INCOME:	\$240,272.59
LESS: TAXES	(\$30,216.00)
LESS: CAM	(\$62,425.35)

NET OPERATING INCOME: \$147,631.24



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INVESTMENT SUMMARY

PRICE: \$1,790,000

GLA: 32,013

OCCUPANCY: 88%

CAP RATE: 8.25%

CASH DOWN PAYMENT(30%): \$537,000

70% LOAN / 5% PER ANNUM WITH 25 YR AMORT: \$87,898

NET OPERATING INCOME: \$147,631

LESS: ANNUAL DEBT SERVICE: \$87,898

CASH FLOW BEFORE TAXES: \$59,513

CASH ON CASH RETURN: 11.08%



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