

OFFERING MEMORANDUM

Cooperage 214

214 SW PECAN STREET

Peoria, IL 61602

PRESENTED BY:

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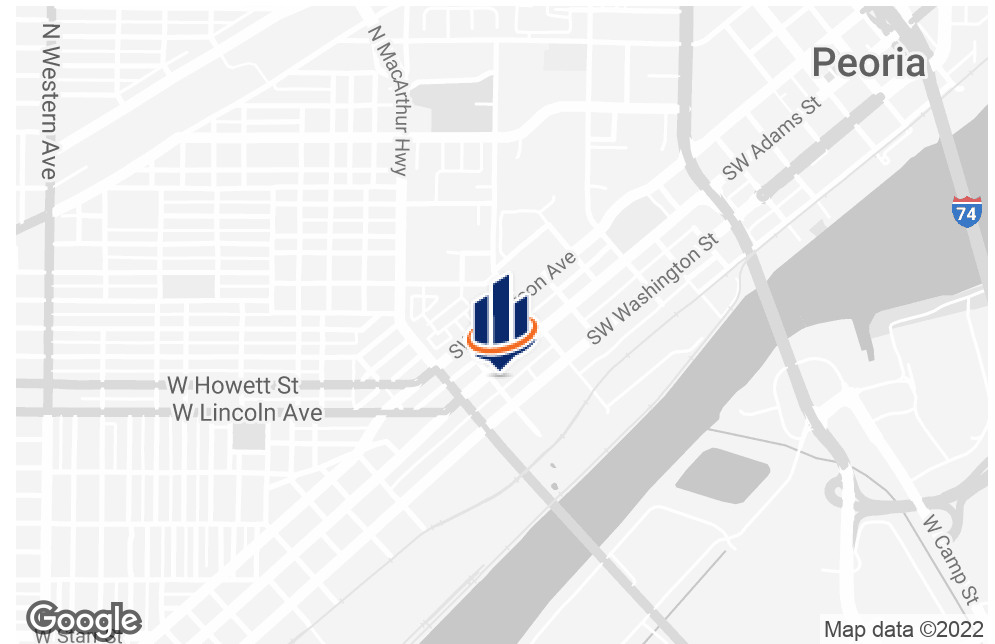
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SECTION 1
Property
Information





OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	29,970 SF
UNITS:	18 Apts + 1 Commercial
LOT SIZE:	0.41 Acres
YEAR BUILT:	1920
RENOVATED:	2017
APN:	18-09-355-001 & 003
VIDEO:	View Here

PROPERTY OVERVIEW

SVN Commercial Real Estate is pleased to present Cooperage 214, a historic 27,000-square-foot whiskey barrel-making factory that has been expertly transformed into 18 luxury loft apartments and commercial space for local businesses.

As a fully leased building offering modern, urban living; reserved parking; inclusive rent packages; and close proximity to work and play; Cooperage 214 has spurred additional investment in the city's emerging downtown area.

This unique building is located in the Warehouse District which was known as "Distillery Row" and "Whiskey City" during the whiskey production boom over 100 years ago. As the area transitions from its past manufacturing focus to forward thinking innovation technologies, many companies are relocating here providing the area with over \$1billion in new construction. This revitalization has attracted people of all kinds focused on living the "big-city life" while having access to "small-town amenities".

Cooperage 214 was awarded the 2017 Preservation Winner for Adaptive Use by Landmark Illinois. It's not difficult to see why this honor was bestowed upon such a unique space. Celebrating its rich history, the talented renovation team restored the original Quaker windows, wood columns, hardwood floors, and brick walls throughout the space. Further attention to detail was paid to reimaging building elements as art and décor. This included reclaimed elevator wood & mechanics; reclaimed whiskey barrels & barrel staves as well as a commissioned, custom cooperage logo paying homage to the building.



LOCATION INFORMATION

BUILDING NAME	Cooperage 214
STREET ADDRESS	214 SW Pecan Street
CITY, STATE, ZIP	Peoria, IL 61602
COUNTY	Peoria

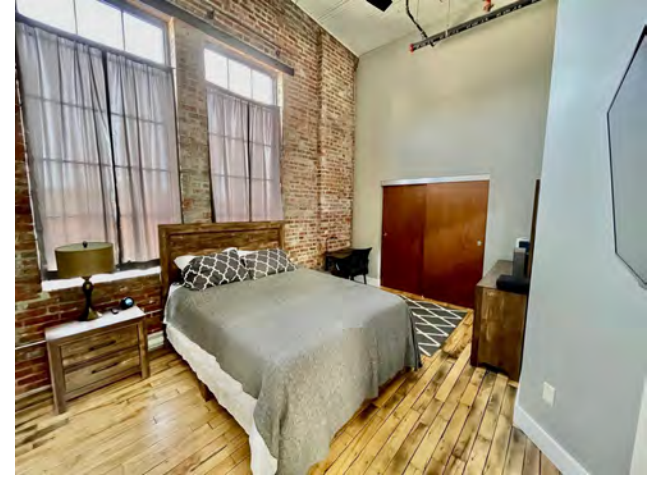
BUILDING INFORMATION

BUILDING SIZE	29,970 SF
NUMBER OF FLOORS	3
YEAR BUILT	1920
YEAR LAST RENOVATED	2017



PROPERTY HIGHLIGHTS

- Open floor plans with high-end finishes
- Washer and dryer in each unit
- Stainless GE appliances throughout
- Warehouse type hardware stays true to the history of the building
- Original floors, columns, and other architecture remains





SECTION 2
Location
Information

DEMOGRAPHIC SNAPSHOT

(Peoria County, IL)

PEORIA COUNTY, IL

Known as the Heart of Illinois, Peoria County lies on the west side of the Illinois River in halfway between Chicago, IL and St. Louis, MO. Known for having big city amenities in a small-town feel Peoria County has 15 cities and villages for you to discover.

The Greater Peoria region has a diverse and vibrant business base and is home to a variety of firms that focus on innovation, research, and development. While agriculture and the manufacturing giants of Caterpillar and Komatsu still have a firm presence, the region's industries over the last 10 years have noticeably expanded and grown to encompass healthcare, education, banking, biotech, and craft distilling, among others.

The thriving economic base is anchored by our booming medical community. OSF HealthCare and UnityPoint Health are both major employers in the region. Specialty care centers and providers abound. The University of Illinois College of Medicine and Jump Simulation Center are both located in Peoria as well as multiple colleges of nursing.

The river continues to be a great economic driver in the County. It carries in excess of 39 million tons of freight each year. It recently became part of the federally recognized Heart of Illinois Regional Port District, which aims to bring more investment into the area.

The river bluffs slowly transition into prairie-like terrain that supports rich farm ground and agricultural operations in the central and western portions of the County. Roughly 250,000 acres are devoted primarily to corn, soybeans, cattle, hogs, and vegetables. We are also home to the USDA's National Center for Agricultural Utilization Research Lab, blending our roots in agriculture with our innovative future.

Many organizations, including Peoria Innovation Alliance, Distillery Labs, and Startup Greater Peoria, are investing in innovation and entrepreneurship in our region to continue to grow diversification efforts. Firms such as Natural Fiber Welding, which blends high fashion with plant-based manufacturing, and Bump Boxes, which curate and ships pregnancy-friendly products nationwide, are choosing Peoria County as their home.

MEDIAN AGE



39.0

ESTIMATED AVERAGE
HOUSEHOLD INCOME



56,310

ESTIMATED
DAYTIME
POPULATION



193,645

ESTIMATED
TOTAL
POPULATION



179,460

ESTIMATED
HOUSEHOLDS



73,114

SOURCES:

*Demographic data derived from:
Esri Forecasts for 2021 and
U.S. Census Bureau 2015-2019

DEMOGRAPHIC SNAPSHOT

(City of Peoria, IL)

CITY OF PEORIA, IL

Located in the heart of Illinois and the Midwest, Peoria is a short drive from Chicago, Indianapolis, and St. Louis. Fondly known for big-city amenities with a small-town feel, the Peoria area offers desirable living spaces, diverse career opportunities, and no shortage of activities in both urban and rural settings.

Ranking among the nation's 10 Best Cities for High Salaries and Low Costs of Living, Peoria's economic backbone is made up of a diverse landscape of possibilities. These include manufacturing, healthcare, agribusiness, logistic & transportation, and tech & innovation companies which are paving the way for continued growth and development in the area.

Some of the innovative companies calling Peoria home include Distillery Labs, a startup hub helping to grow and launch new businesses in the surrounding area; Peoria Bio-Made, whose focus is to position the region as a global biotech manufacturing hub; and Central Illinois Living Laboratory, which aims to create a real-world testing ground for "smart cities" integrating technologies with natural and built environments. Additionally, Peoria NEXT Innovation Center, operated by Bradley University, offers a 48,000-square-foot incubator space featuring 10 wet + dry lab spaces for lease.

As the regional medical hub of Central Illinois, healthcare is the largest and fastest-growing employment sector in greater Peoria with a skilled workforce of more than 30,000. Numerous hospitals, specialty providers, state-of-the-art training and research centers, as well as educational programs, make Peoria a leading force in the medical industry.

Providing higher education for all types of students, Peoria is home to many educational opportunities including top-ranked Bradley University, Illinois Central College, and University of Illinois College of Medicine. There are a total of five bachelor's degree issuing institutions as well as three community colleges in the area, preparing the next generation of students for a diverse workforce.

When you've finished your school day or workday, Peoria boasts a vibrant, revitalized downtown that can entertain people of all ages. It has four unique districts focused on arts + entertainment, dining, culture, sports + recreation, and metropolitan living. You can watch the Peoria Riverman professional hockey team at Carver Arena or catch the Peoria Chiefs at Dozer Park. Additionally, you can take in the beautiful landscape through a number of outdoor activities including hiking, biking trails, kayaking, golf courses, and visiting the Peoria Park District, the oldest + largest in Illinois, encompassing 60 square miles.

MEDIAN AGE



36.8

ESTIMATED AVERAGE HOUSEHOLD INCOME



51,834

ESTIMATED DAYTIME POPULATION



135,302

ESTIMATED TOTAL POPULATION



110,768

ESTIMATED HOUSEHOLDS



45,594

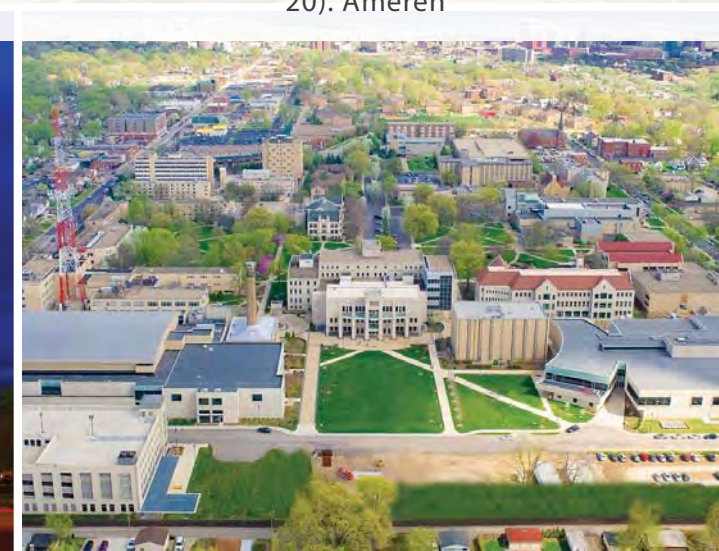
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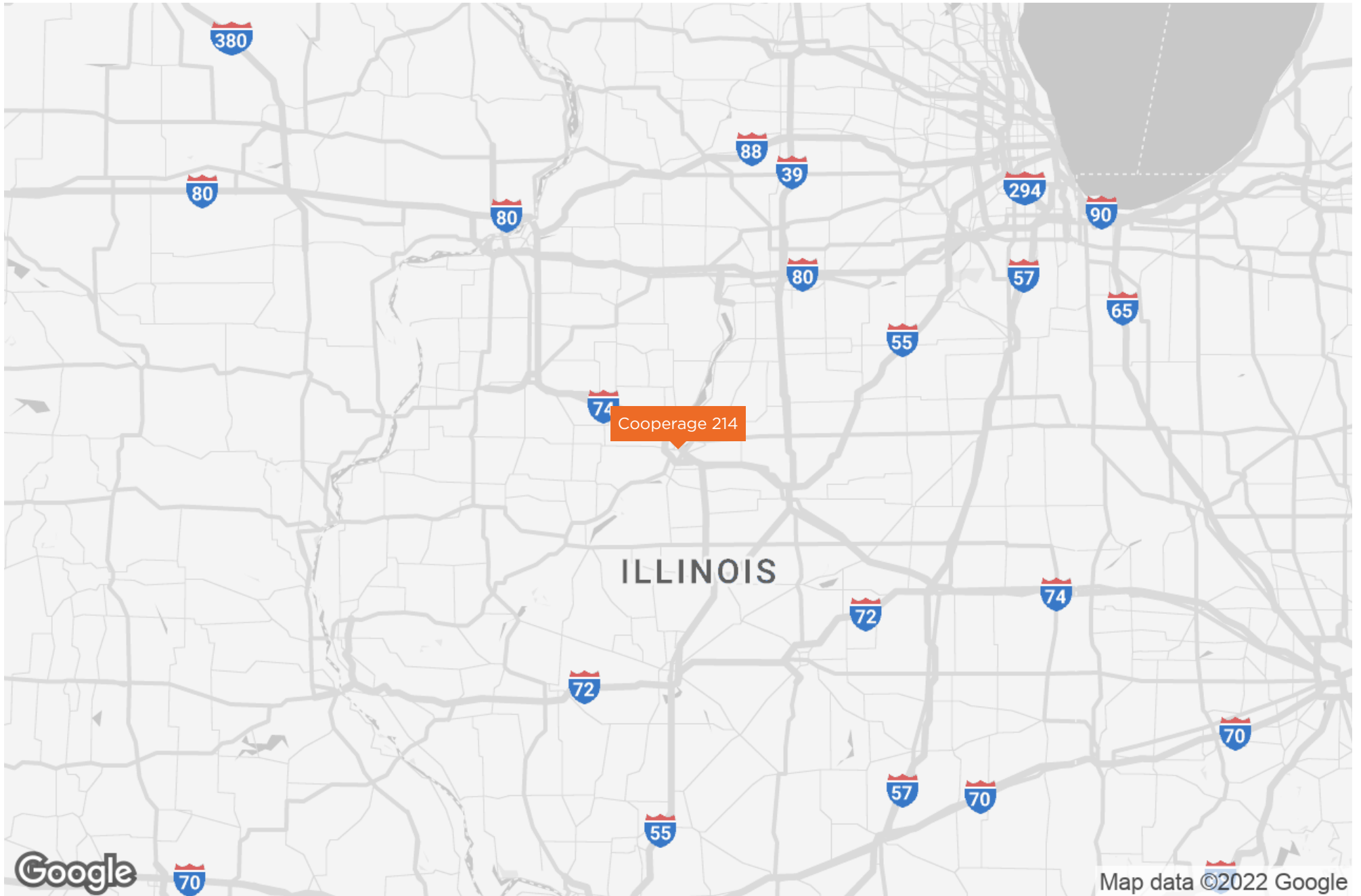
*Demographic data derived from:
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TOP 20 EMPLOYERS IN THE PEORIA AREA

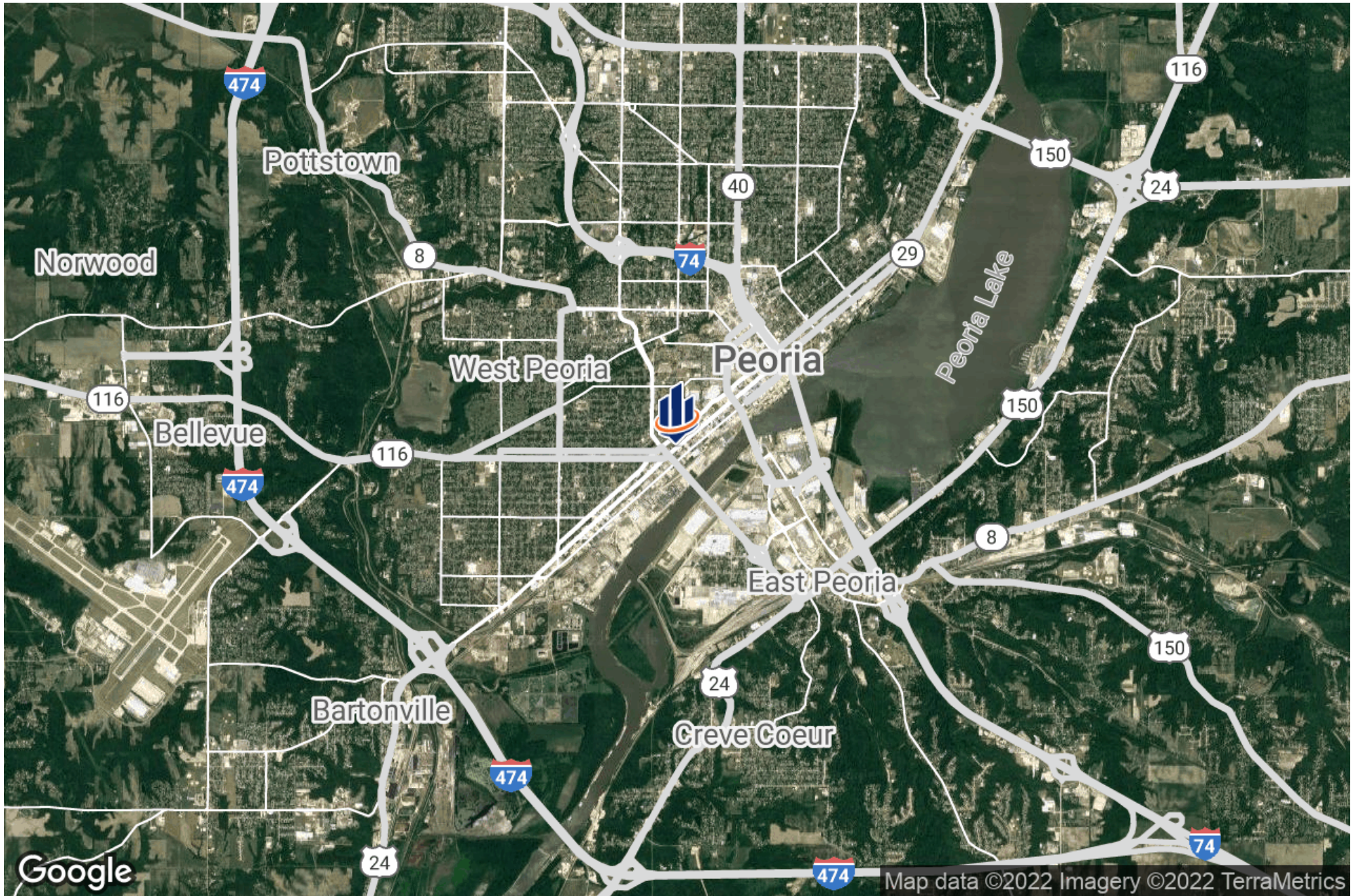


- 1). OSF Healthcare
- 2). Caterpillar
- 3). UnityPointHealth
- 4). Peoria Public School
- 5). Illinois Central College
- 6). Bradley University
- 7). Advanced Technology Services
- 8). SC2 Services
- 9). Liberty Steel & Wire
- 10). City of Peoria
- 11). CEFCU
- 12). Komatsu American Corp.
- 13). County of Peoria
- 14). Pekin Insurance
- 15). Eaton Corp.
- 16). USPS
- 17). Par-a-Dice Hotel & Casino
- 18). Morton Industries
- 19). Matcor
- 20). Ameren



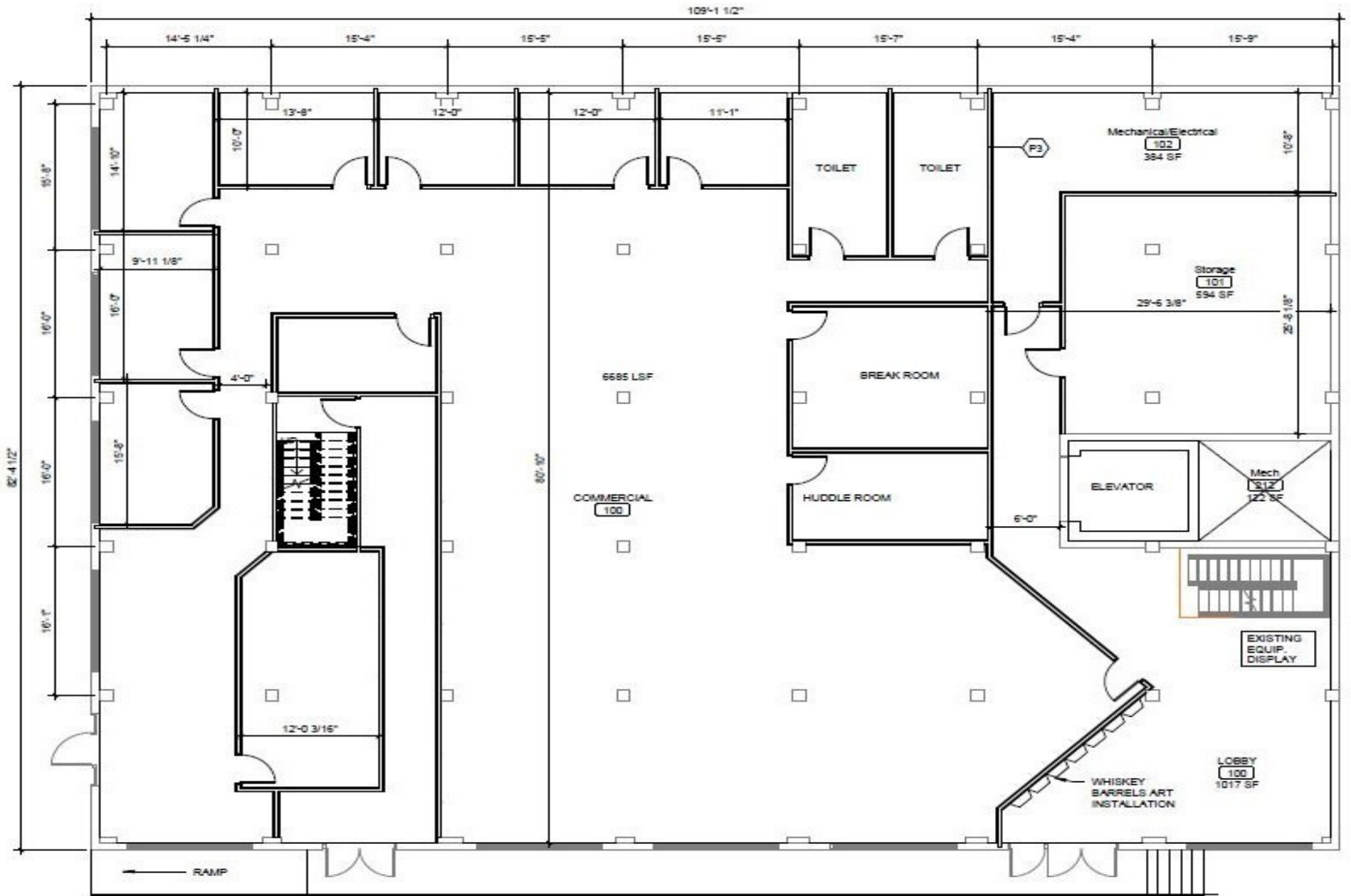




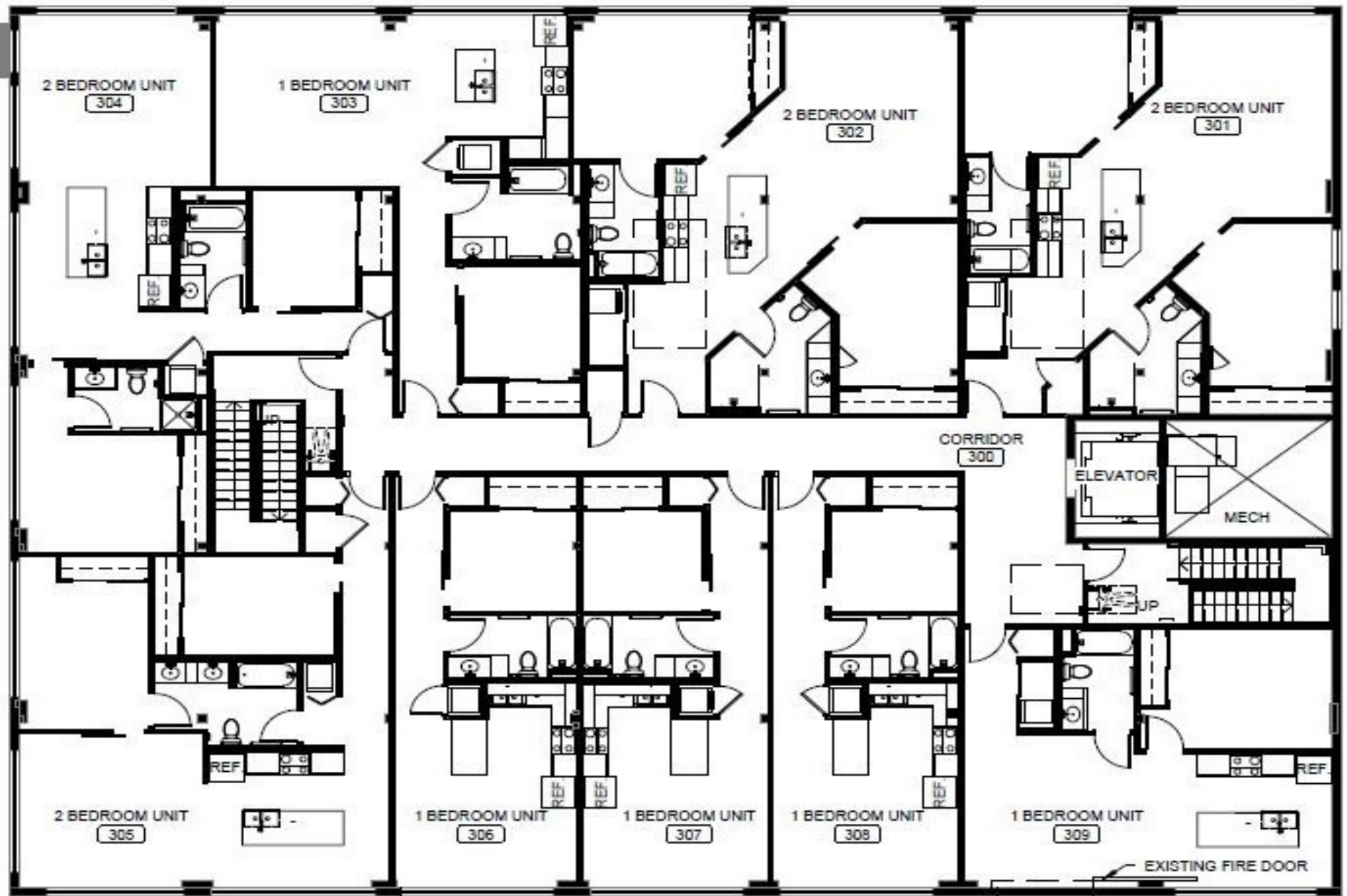


EXIT

SECTION 3
Floor Plans







UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	CURRENT RENT	CURRENT RENT (PER SF)	% OF BUILDING	PARKING
201	2	1	918	08/01/2019	07/31/2021	Current	\$1,495	\$1.63	3.06	\$25
202	2	1	918	04/01/2021	03/31/2022	Current	\$1,520	\$1.66	3.06	\$75
203	1	1	825	11/01/2021	10/31/2022	Current	\$995	\$1.21	2.75	\$75
204	2	1	918	04/01/2021	03/31/2022	Current	\$1,320	\$1.44	3.06	\$25
205	2	1	918	07/01/2019	06/30/2020	Current	\$1,395	\$1.52	3.06	\$25
206	1	1	825	05/01/2021	04/30/2022	Current	\$895	\$1.08	2.75	\$25
207	1	1	825	05/01/2019	04/30/2020	Current	\$895	\$1.08	2.75	\$0
208	1	1	825	06/19/2021	06/18/2022	Current	\$920	\$1.12	2.75	\$25
209	1	1	825	02/28/2022		Current	\$1,110	\$1.35	2.75	
301	2	1	918	10/01/2021	09/30/2022	Current	\$1,595	\$1.74	3.06	\$75
302	2	1	918	05/01/2021	04/30/2022	Current	\$1,695	\$1.85	3.06	\$75
303	1	1	825	03/01/2021	02/28/2022	Current	\$995	\$1.21	2.75	\$75
304	2	1	918	08/01/2019	07/31/2022	Current	\$1,395	\$1.52	3.06	\$25
305	2	1	918	09/01/2020	08/31/2021	Current	\$1,395	\$1.52	3.06	\$25
306	1	1	825	04/29/2017	04/28/2021	Current	\$925	\$1.12	2.75	\$75
307	1	1	825	05/15/2022		Current	\$995	\$1.21	2.75	\$25
308	1	1	825	08/01/2021	07/31/2022	Current	\$925	\$1.12	2.75	\$75
309	1	1	825	04/01/2021	03/31/2022	Current	\$1,020	\$1.24	2.75	\$25

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	CURRENT RENT	CURRENT RENT (PER SF)	% OF BUILDING	PARKING
COMM				01/01/2022	12/31/2024	Current	\$7,000			
TOTALS/AVERAGES			15,594				\$28,485	\$1.83		\$750



SECTION 4
Demographics

POPULATION

1 MILE 3 MILES 5 MILES

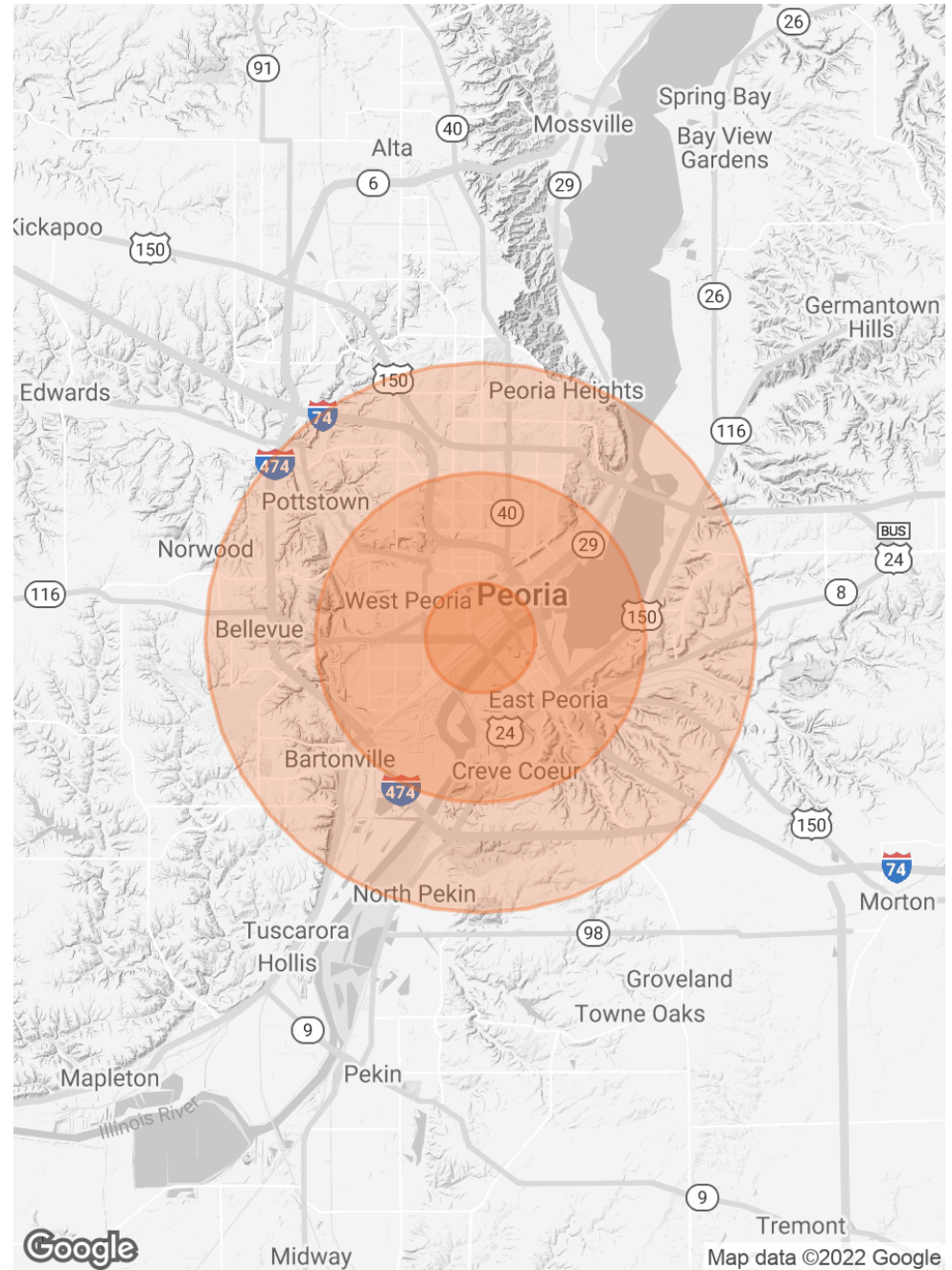
TOTAL POPULATION	7,851	73,019	142,960
AVERAGE AGE	28.2	30.6	34.5
AVERAGE AGE (MALE)	24.1	29.8	32.9
AVERAGE AGE (FEMALE)	32.0	31.5	36.2

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	3,271	28,193	58,874
# OF PERSONS PER HH	2.4	2.6	2.4
AVERAGE HH INCOME	\$26,009	\$45,103	\$52,295
AVERAGE HOUSE VALUE	\$51,148	\$88,897	\$102,295

** Demographic data derived from 2010 US Census*





SECTION 5
Advisor Bios



REID BENNETT, CCIM

National Council Chair of Multifamily

reid.bennett@svn.com

Direct: 312.960.6762 | **Cell:** 773.251.7342

PROFESSIONAL BACKGROUND

Reid Bennett, CCIM serves as National Council Chair of Multifamily Properties for SVN International and a Senior Vice President for SVN - Chicago Commercial. As a licensed managing broker for more than 20 years, he focuses primarily on the sale of apartment communities across the Midwest and also teams up with members of his council to serve clients across the country in over 150 markets. Reid prides himself on understanding the nuances and analysis of multiple unit apartment dwellings & low-income Section 8 & Section 42 communities.

In 2016, 2018 & 2021 Reid received the Partners Circle Award from SVN where he was ranked in the top .02% among all 1,200+ SVN advisors in the world for the third time.

A graduate from the University of Iowa, Reid also has achieved the highly coveted designation of Certified Commercial Investment Member (CCIM).

Also active in his community, Reid chaired the Development Committee for River North Residents Association (RNRA) where he worked in conjunction with developers and area residents to foster responsible development in one of Chicago's most active and desirable neighborhoods.

Prior to merging with SVN, Reid worked with condominium converters as well as large apartment complex buyers & sellers. He procured numerous multi-million dollar deals across the Midwest. Embodying the spirit of SVN, Reid fully utilizes the national platform and collaborative efforts to best perform for his clients on a global level.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Designee

Real Estate Investment Association (REIA) - Member

National Association of Realtors (NAR) - Member

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CODY DORAN

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PROFESSIONAL BACKGROUND

Cody Doran serves as a real estate advisor for SVN | Chicago Commercial, specializing in affordable housing. His strong financial and accounting background enables him to thoroughly analyze property data and thus ascertain each investment will meet his clients needs and desires. He has become a recognized leader in the affordable housing industry by providing Owners and Equity Investors of Section 8 & Section 42 Low Income Housing Tax Credit property valuations and transactional assistance.

Prior to joining SVN, Cody served as CFO for a local company assisting the principals in multimillion-dollar real estate acquisitions across the United States.

Doran is a licensed real estate broker in Illinois and Iowa and received his BS in Accounting from Illinois State University.

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