

SEALED BID OFFERING

1750 W. Washington
St, Springfield, IL 62702

Vacant Skilled Nursing Facility
Property For Sale

Blake Pryor

Brokerage

C: 217.725.9518

O: 217.547.6650

bpryor@cbcdr.com



CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

SEALED BID PROCEDURES

- **Seller:** DLZ Capital, LLC
- **Seller's Representatives:** Blake Pryor of Coldwell Banker Commercial-Devonshire Realty (CBCDR)
- **Property Tours:** All tours by appointment only. To schedule a tour, please contact Blake Pryor at 217-725-9518 or bpryor@cbcdr.com
- **Closing:** Within **30 days** of contract execution
- **Earnest Money:** \$10,000
- **Terms and Conditions:** Cash at closing, sold on “as-is”, “where-is” basis. Contact Blake for title work and property needs assessment.
- **Schedule:**

Property Tours – March 2, 2020, through March 20, 2020.

Sealed Bid Deadline – March 31, 2020 at 5:00 PM CST

OVERVIEW

PROPERTY OVERVIEW

Subject Property is a former skilled nursing facility. The building is approx. 26,346 SF and 2+ acres. The building currently features 50 rooms +/- with restrooms showers, a main dining/activity area in the center, several private offices, break room, kitchen, laundry facility, and storage. 2 storage sheds are located in the back of the property. There are currently 30 marked parking spaces +/- in the front and back of the property. This would be a great redevelopment or reuse opportunity. Assisted living and apartments would be the highest and best use of the building.

Subject Property is located on West Washington in the center-west side of Springfield. It good mix of residential and commercial. It is situated between Fairhills Mall Shopping Center and Hickory Glen Senior Living. The former is County Market-anchored, and the latter is a high-rise senior living apartment complex. Other nearby properties and attractions include Starbucks, Dunkin', Grant Middle School, Sacred Heart-Griffin High School, and Pasfield Golf Course among others.

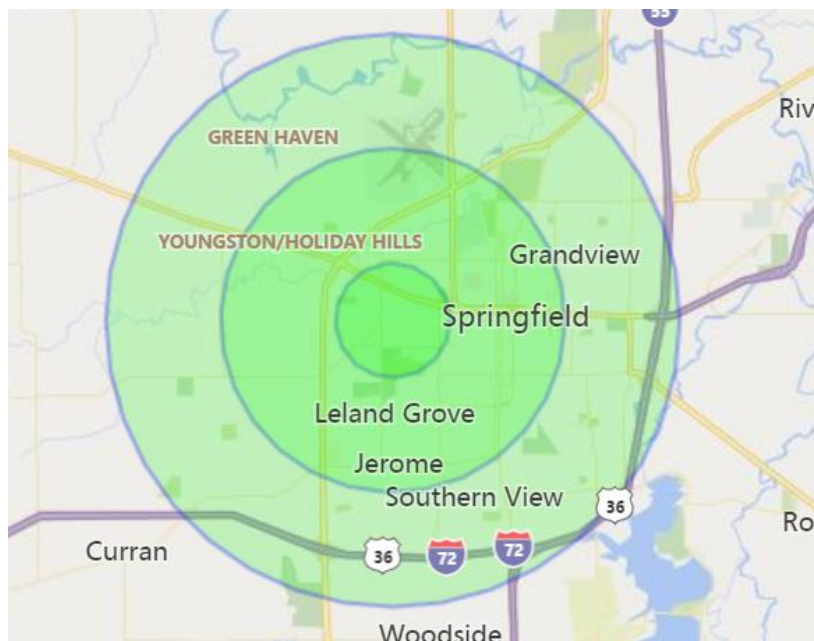
PROPERTY INFORMATION

ADDRESS	1750 W. Washington St, Springfield, IL 62702
EARNEST MONEY	\$10,000
TAX PIN	14-32.0-126-005, 14-32.0-126-006, 14-32.0-126-007
LOT SIZE	2 AC
BUILDING SIZE	26,346 SF
ZONING	R-5b



AREA OVERVIEW

Subject property is located in **Springfield, IL**. The immediate trade area is densely populated with several commercial and residential, making this a great location.



POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population (Census)	11,269	73,089	118,617
2019 Population	11,290	73,336	119,605
2024 Population (Projected)	11,273	73,366	120,055

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2019 Households	5,598	33,495	53,217
2024 Households (Projected)	5,612	33,733	53,818

INCOME

	1-MILE	3-MILES	5-MILES
2019 Per Capita Income	\$33,122	\$32,559	\$30,833
2019 Median HH Income	\$46,161	\$45,102	\$45,924

SPRINGFIELD, ILLINOIS

Springfield, Illinois is Springfield is the capital of Illinois. It is located in central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. The city is notable for being the state capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in Illinois. It is also the hometown of President Abraham Lincoln, whose life and activities have driven tourism for many years. The Abraham Lincoln Presidential Library and Museum Complex, among many other sites, has added to the annual traffic related to tourism. Springfield is also home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

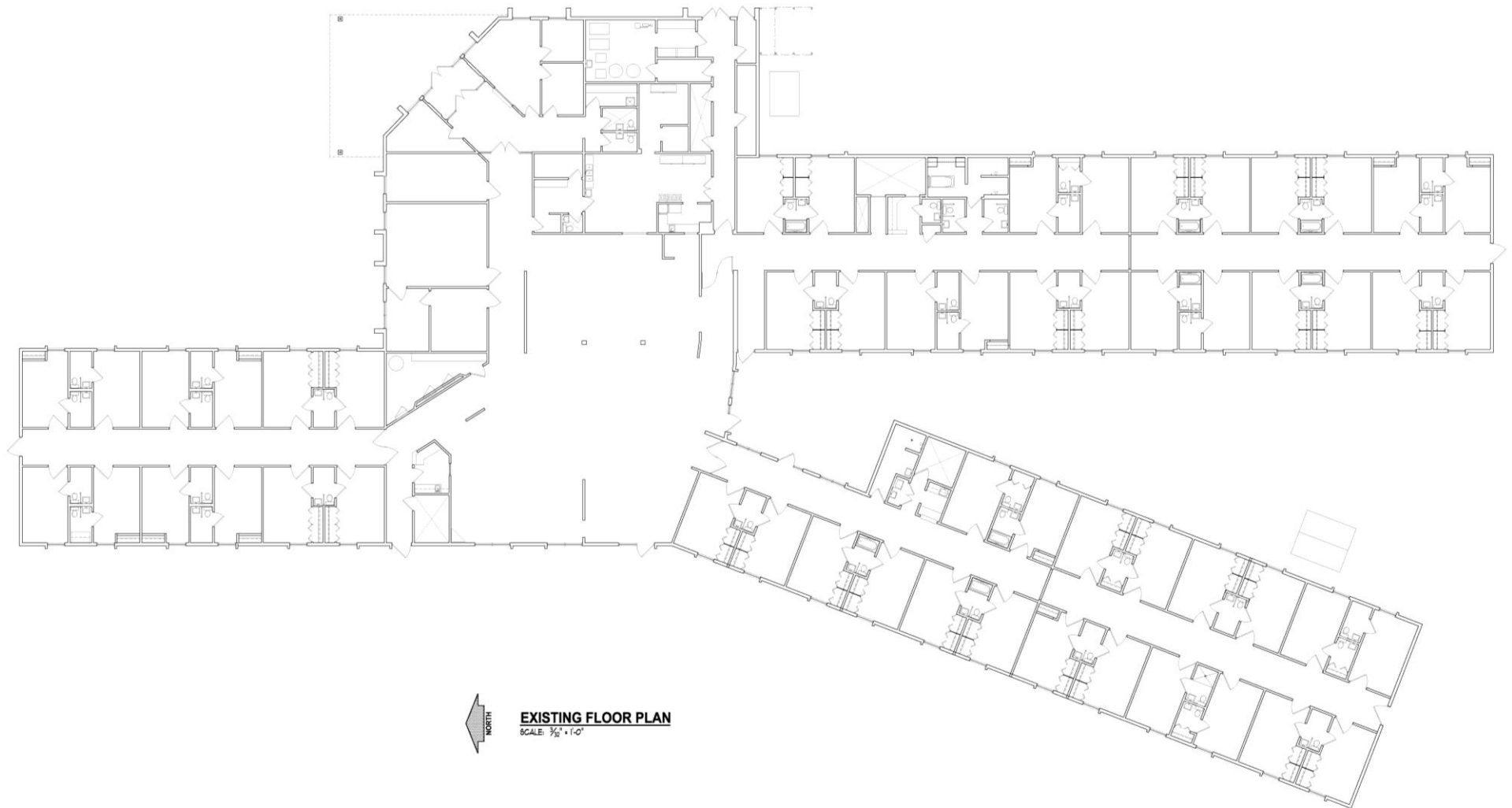
Economy

The city of Springfield is driven primarily by State Government, a large medical community that includes two hospitals, the Southern Illinois School of Medicine and a concentration of large clinics, heart specialists and the Simmons Cooper Cancer Institute. In addition, there are many state associations, legal offices and other professional services based on the above sources of economic activity. Horace Mann Educators, Levi, Ray & Shoup (LRS) Inc, and Bunn-O-Matic Corp are also headquartered in Springfield.

AERIAL



FLOOR PLAN



PROPERTY PICTURES



CONTACT



BLAKE PRYOR

Brokerage

C: 217.725.9518

O: 217.547.6650

bpryor@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820



PROPERTY HIGHLIGHTS

- Vibrant Surrounding Area
- Large Property
- Redevelopment or Reuse Opportunity