

APPROXIMATELY 1 ACRE COMMERCIAL LAND

505 WEST ROCK FALLS ROAD
ROCK FALLS, IL 61071

Michael Bryant
Senior Vice President
847.509.2757
mikeb@awproperties.com

Diana Peterson
President 847.509.2757
dianap@awproperties.com

Property Summary



OFFERING SUMMARY

| | |
|----------------|-----------------------------------|
| Asking Price: | \$89,900 |
| Lot Size: | Approx. 1 Acre |
| 2016 Taxes: | \$1,372.60 |
| PIN #S: | 11-33-256-024; 11-33-256-023 |
| Traffic Count: | 11,100 VPD |
| Zoning: | B-1; General Business District |

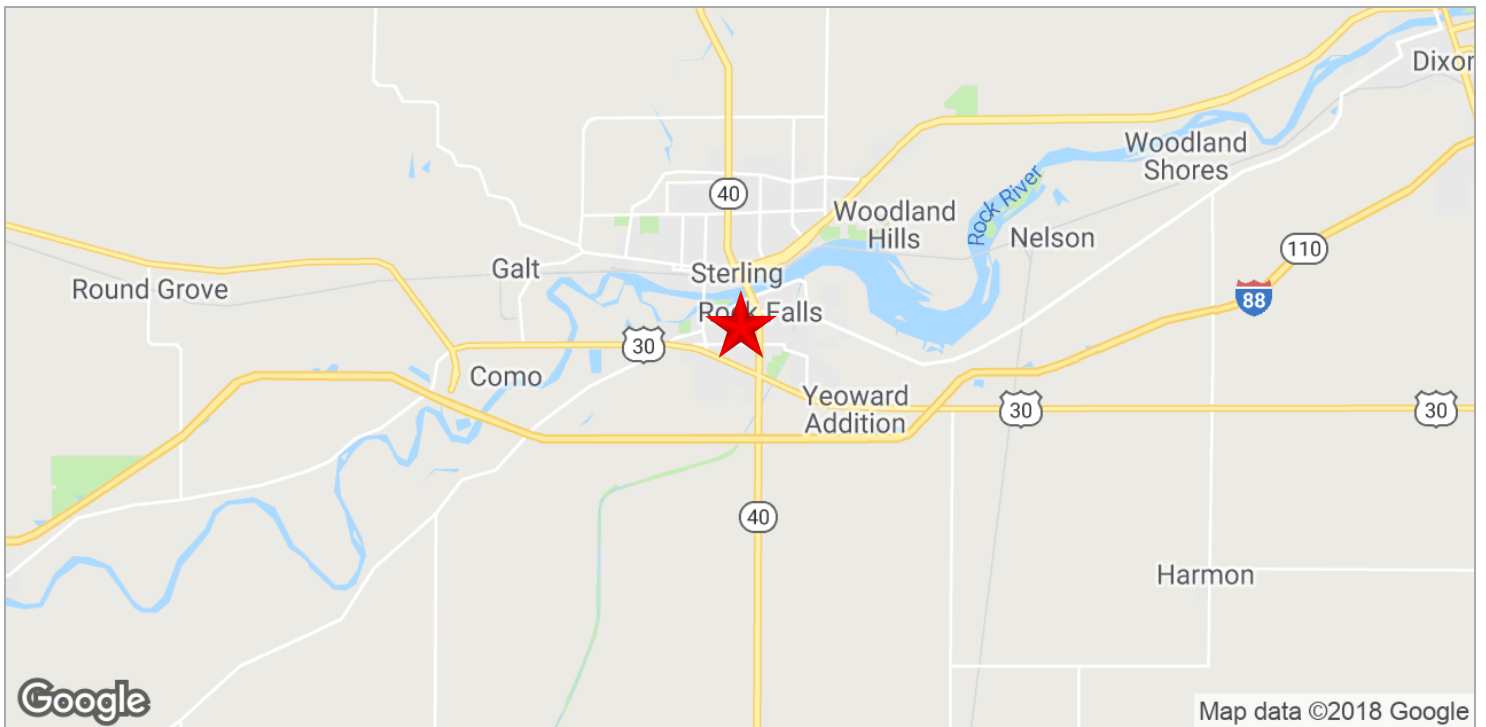
PROPERTY OVERVIEW

Approximately 1 Acre of commercial land. Located 5 blocks West of Route #40 [1st Avenue] on Route #30.

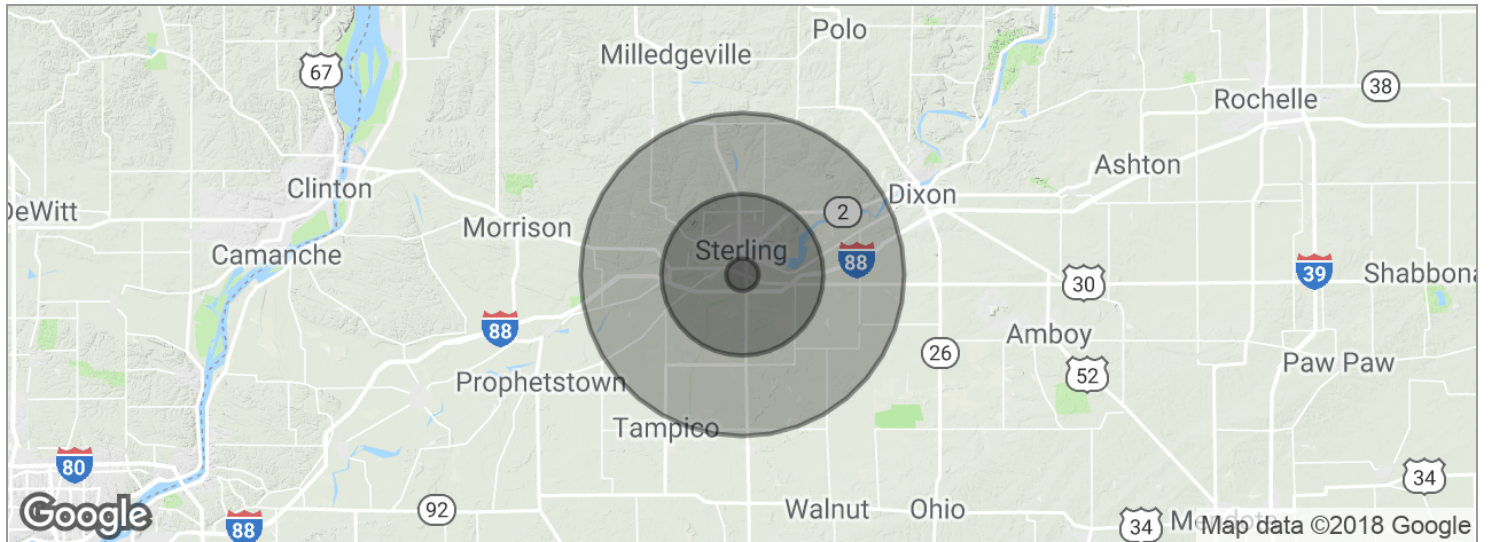
PROPERTY HIGHLIGHTS

- Great development corner
- Former Gas Station Site with NFR
- B1 - General Business District Zoning - Need to confirm plans with Rock Fall Planing and Development
- 43,068 Sq Ft - .9887 Acre
- Located on US 30 close to the downtown area

Location Maps



Demographics Map



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 576 | 32,868 | 56,984 |
| Median age | 49.5 | 39.4 | 40.3 |
| Median age (Male) | 46.7 | 38.2 | 39.1 |
| Median age (Female) | 50.0 | 40.2 | 41.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 244 | 13,251 | 22,905 |
| # of persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH income | \$88,142 | \$55,429 | \$56,639 |
| Average house value | \$208,535 | \$130,477 | \$136,845 |

* Demographic data derived from 2010 US Census

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Auctionworks (AW) Team or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the AW Team listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the AW Team.

Neither the AW Team nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the AW Team and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the AW Team nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the AW Team from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.