eXp COMMERCIAL

MIXED-USE RETAIL & APARTMENT INVESTMENT

BENTON PLACE

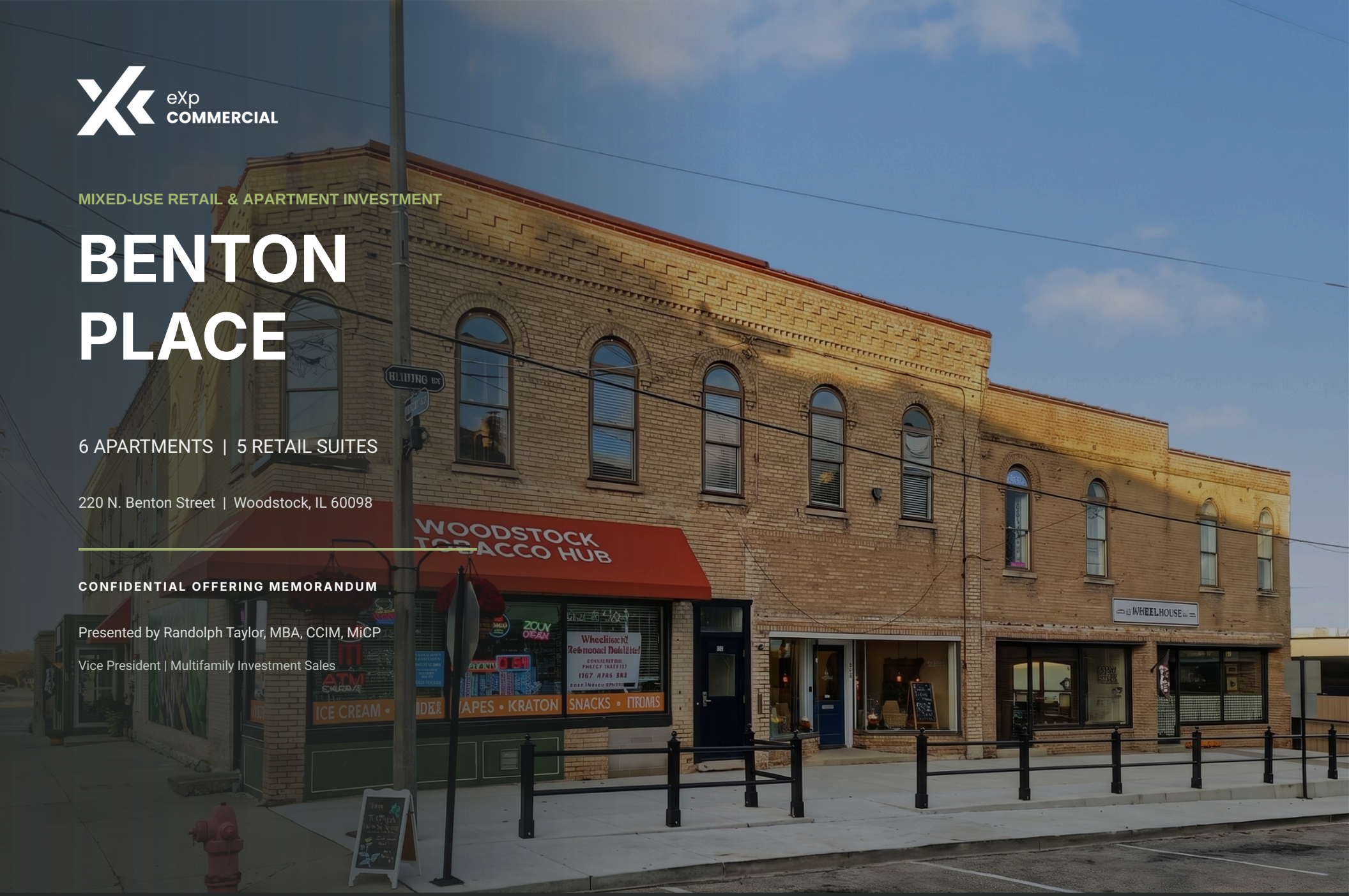
6 APARTMENTS | 5 RETAIL SUITES

220 N. Benton Street | Woodstock, IL 60098

CONFIDENTIAL OFFERING MEMORANDUM

Presented by Randolph Taylor, MBA, CCIM, MiCP

Vice President | Multifamily Investment Sales



$1,395,000	7.93%	100%	11
ASKING PRICE	EST. CAP RATE	LEASED / OCCUPIED	INCOME SPACES

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CONFIDENTIAL OFFERING PROTOCOL

This memorandum is furnished solely to evaluate a potential acquisition. Property access and tenant contact must be coordinated through the listing broker. No binding obligation exists until a definitive purchase agreement is fully executed.

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Investment information organized for acquisition review

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Benton Place | Historic Woodstock Square Mixed-Use Investment

Six apartments + five storefronts | $180,300 annual scheduled rent



Investment Narrative

Benton Place pairs five ground-floor commercial suites with six upper-floor apartments in a connected historic property near Woodstock Square. The National Register-listed downtown features the landmark Woodstock Opera House, independent dining, specialty retail and civic destinations, with Woodstock Metra service nearby.

All eleven income spaces are occupied. The owner-provided April 2026 schedule reflects $15,025 in monthly base rent, or $180,300 annualized, with 52.3% attributable to apartments and 47.7% to retail. At the asking price, broker-underwritten current NOI indicates a 7.93% capitalization rate.

Its highly walkable downtown location offers multi-source retail demand from local residents, commuters and visitors. The fully occupied mixed-use tenancy combines neighborhood services, creative retail and apartments near restaurants, healthcare, education and commuter rail.

INVESTMENT THESIS

100% occupied | Six residential units | Five retail businesses | Downtown Woodstock Square location.

Sources: owner rent schedule 04/06/26; CoStar 10/13/26; City of Woodstock historic district and business district; broker analysis 11/09/26.

Investment Highlights & Offering Snapshot

100% leased and occupied | Six apartments and five street-level commercial suites

$1.395M	11	100%	7.93%	$1,310	$22.7K
OFFERING PRICE	LEASED SPACES	LEASED	EST. CAP	APT. AVG.	RENT SENSITIVITY

11 leased income spaces

Six apartments above five street-level storefronts.

$180,300 scheduled

Annual base rent from owner schedule.

Historic Dacy Block

In Woodstock Square district, near Metra.

Balanced income streams

52% apartment / 48% retail scheduled income.

Rollover opportunities

Retail renewals in 2026–2027; select rent resets.

Owner-reported capital work

Roof less than 10 years old; copper plumbing upgrades per ownership.

CURRENT INCOME POSITION

Owner-scheduled rent of $180,300 annually supports broker-underwritten NOI of $110,685. Operating costs are normalized estimates; projected rent growth is modeled separately.

MIXED-USE PROFILE

Six apartments and five commercial tenants span eleven cash-flow sources. Approx. 48% of scheduled income comes from storefront leases.

Sources: owner rent schedule 04/06/26; normalized operating model 10/13/26; seller tax indication 11/04/26.

Property Overview

Historic Dacy Block | Five retail suites and six apartments at Benton and Judd Streets

Income Component Schedule

COMPONENT	SPACES	MONTHLY RENT	AVG. / SPACE
Apartments	6	$7,860	$1,310
Retail suites	5	$7,165	$1,433
TOTAL	11	$15,025	$1,366
Leased area	13,300 SF		
Gross area	14,968 SF		



Property Characteristics

Property Type	Street retail / apartments
Unit Mix	6 apartments; 5 retail suites
Unit Size	13,300 leased SF (owner schedule)
Construction	Historic interconnected masonry buildings
Building Era	19th-century origins; later additions through 1940
Basement	Full basement; dry, with sump pumps
Parking	Downtown municipal and nearby public parking

Property Operating Features

- **Building access**

  Five individual storefront entrances; apartments above.

- **Utility metering**

  Separate tenant electric service; common-area house meter

- **Improvements**

  Flat membrane roof; copper plumbing updates, per ownership

Sources: City of Woodstock 2019 redevelopment history; CoStar property 10/2026; owner rent and building representations.

Building Systems & Features

Core building facts and owner-reported physical condition

Construction	Two-story interconnected historic masonry buildings
Gross building area	14,968 SF, per CoStar; subject to verification
Leased building area	13,300 SF scheduled: 6,400 SF apartments; 6,900 SF retail
Basement	Full basement; reported dry; sump pumps installed
Roof	Flat membrane; reported replacement within the past 10 years
Plumbing	Copper piping upgrades reported by ownership
Heating / cooling	Apartment gas forced-air systems; exterior condensers observed
Utilities	Tenant electric meters plus a common-area house meter
Fire safety	Monitored building fire alarm panel observed onsite
Parking	Downtown public parking; dedicated on-site spaces unconfirmed
Condition statement	Seller representations are not engineering certifications; inspections remain buyer diligence.

Information basis: owner correspondence October 2026, broker walk-through November 2026, CoStar and owner rent schedule.

BENTON PLACE | PROPERTY EXTERIOR



Property Photography

Wheelhouse Coffee, B Bliss Salon and Woodstock Tobacco Hub



Wheelhouse Coffee | Storefront



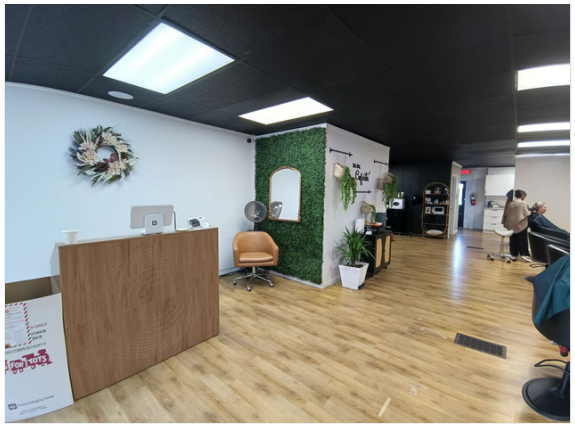
B Bliss Salon | Storefront



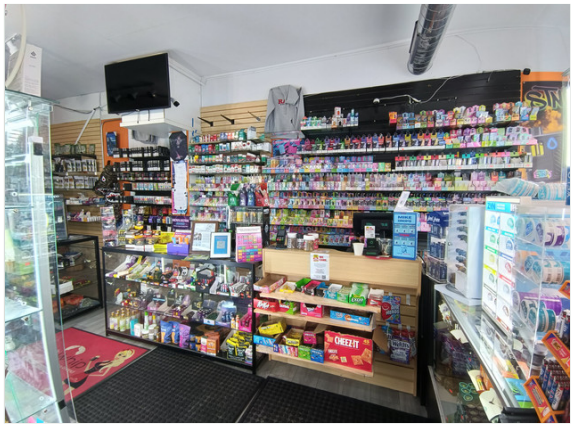
Woodstock Tobacco Hub | Storefront



Wheelhouse Coffee | Seating / street-facing interior



B Bliss Salon | Interior



Woodstock Tobacco Hub | Service counter

Photos: broker property visit, November 2026. Original images fitted proportionally; no crop-to-fill.

Property Photography

Into the Mystic Plant Shop and Wild Briar Healing House



Into the Mystic | Storefront



Wild Briar Healing House | Storefront



Into the Mystic | Retail interior



Wild Briar Healing House | Treatment room

Photos: broker property visit, November 2026. Original images fitted proportionally; no crop-to-fill.

Property Photography

Two representative apartments | Living room, kitchen and bath



Apartment 1 | Living room



Apartment 1 | Kitchen



Apartment 1 | Bathroom



Apartment 3 | Living room



Apartment 3 | Kitchen



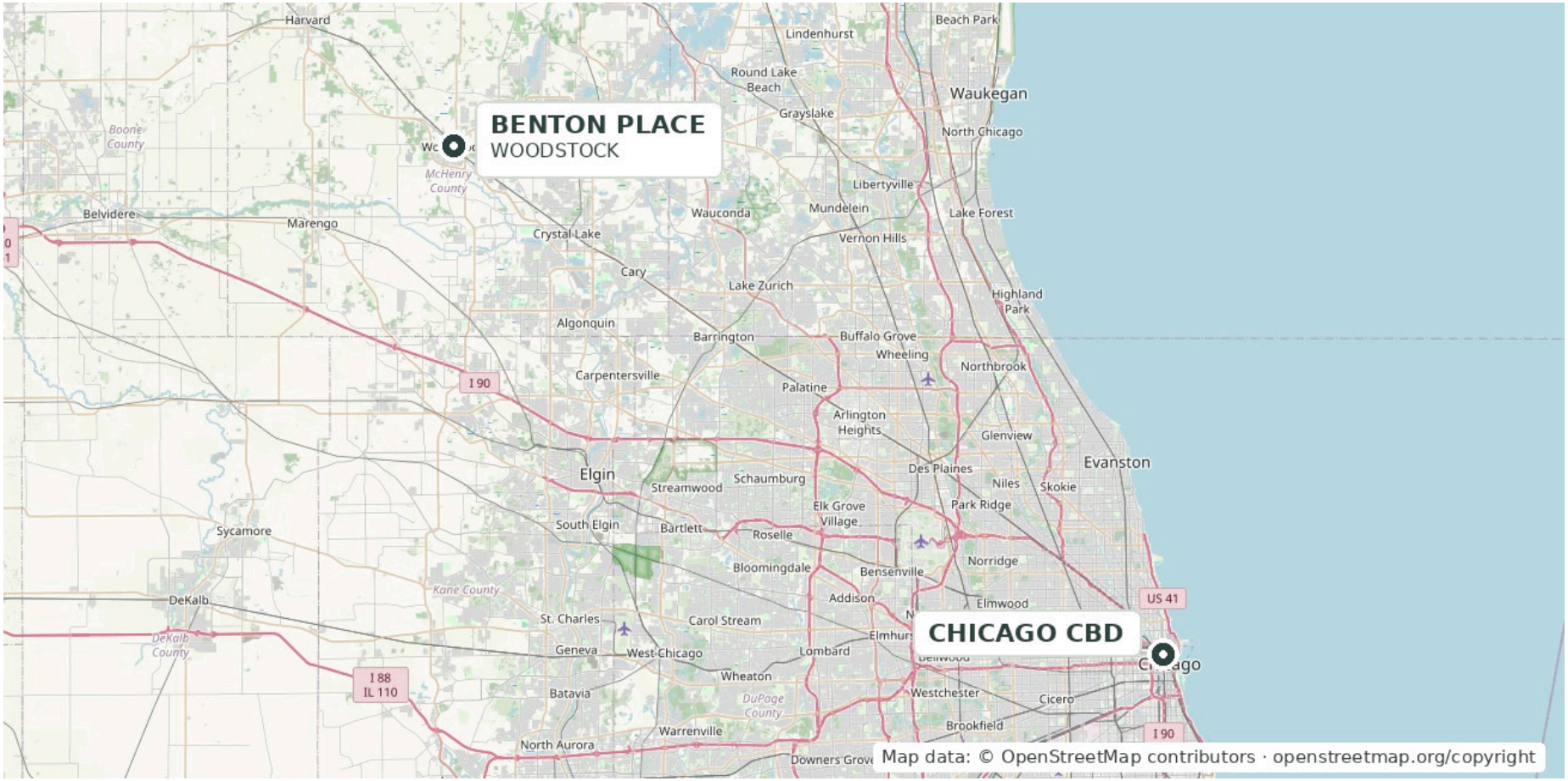
Apartment 3 | Bathroom

Apartment labels based on supplied photo filenames; verify exact suite identification before external release.

Photos: broker property visit, November 2026. Original images fitted proportionally; no crop-to-fill.

Regional Location

REGIONAL LOCATION | WOODSTOCK • CHICAGO CBD • I-90 / US 14 / IL 47

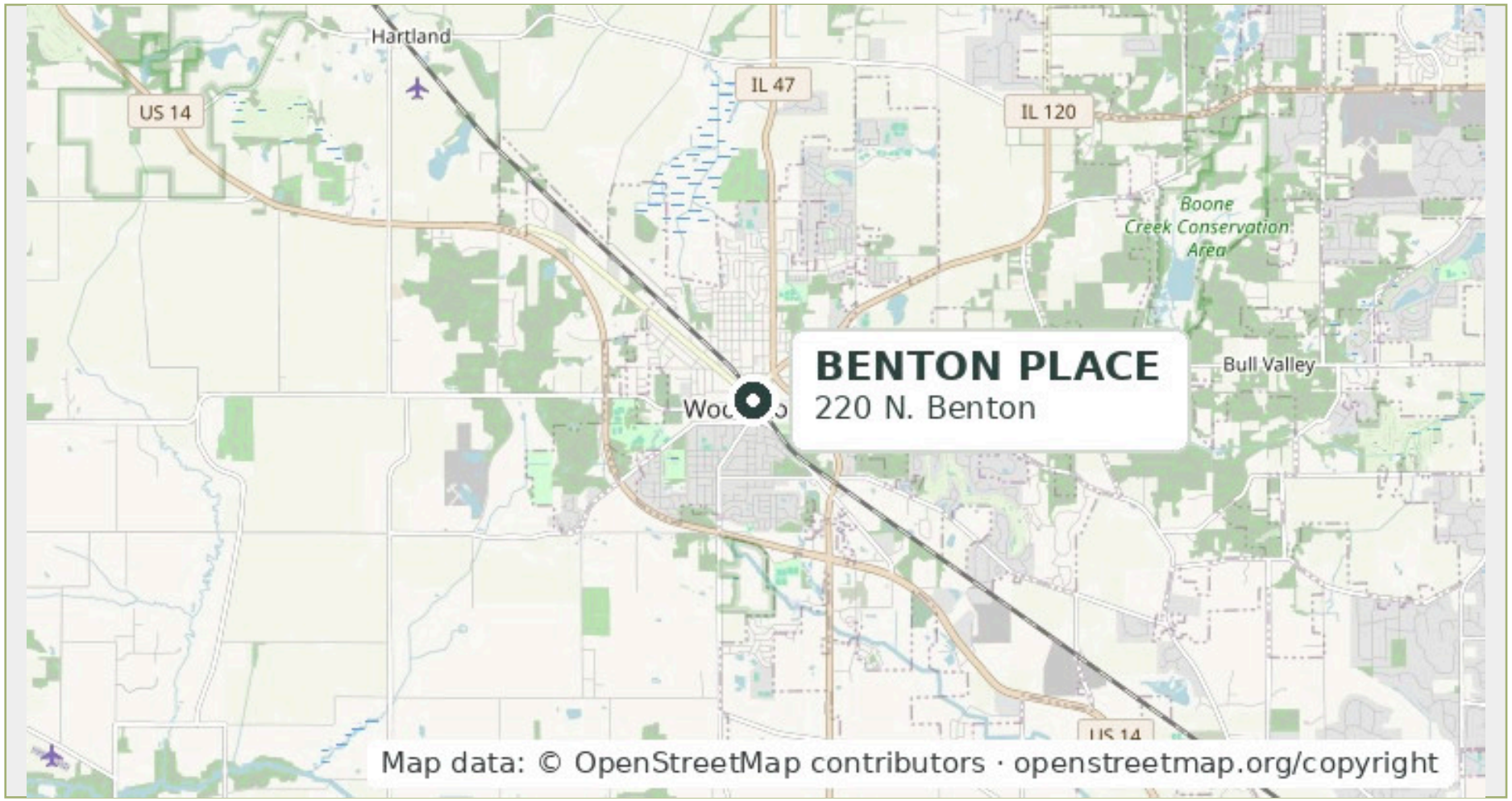


CHICAGO METROPOLITAN AREA / MCHENRY COUNTY / WOODSTOCK

Road map: © OpenStreetMap contributors (ODbL), 11/09/26. City and subject markers approximate; not survey boundaries.

Area Map

WOODSTOCK CITY CONTEXT | DOWNTOWN SQUARE • US 14 • IL 47 • IL 120



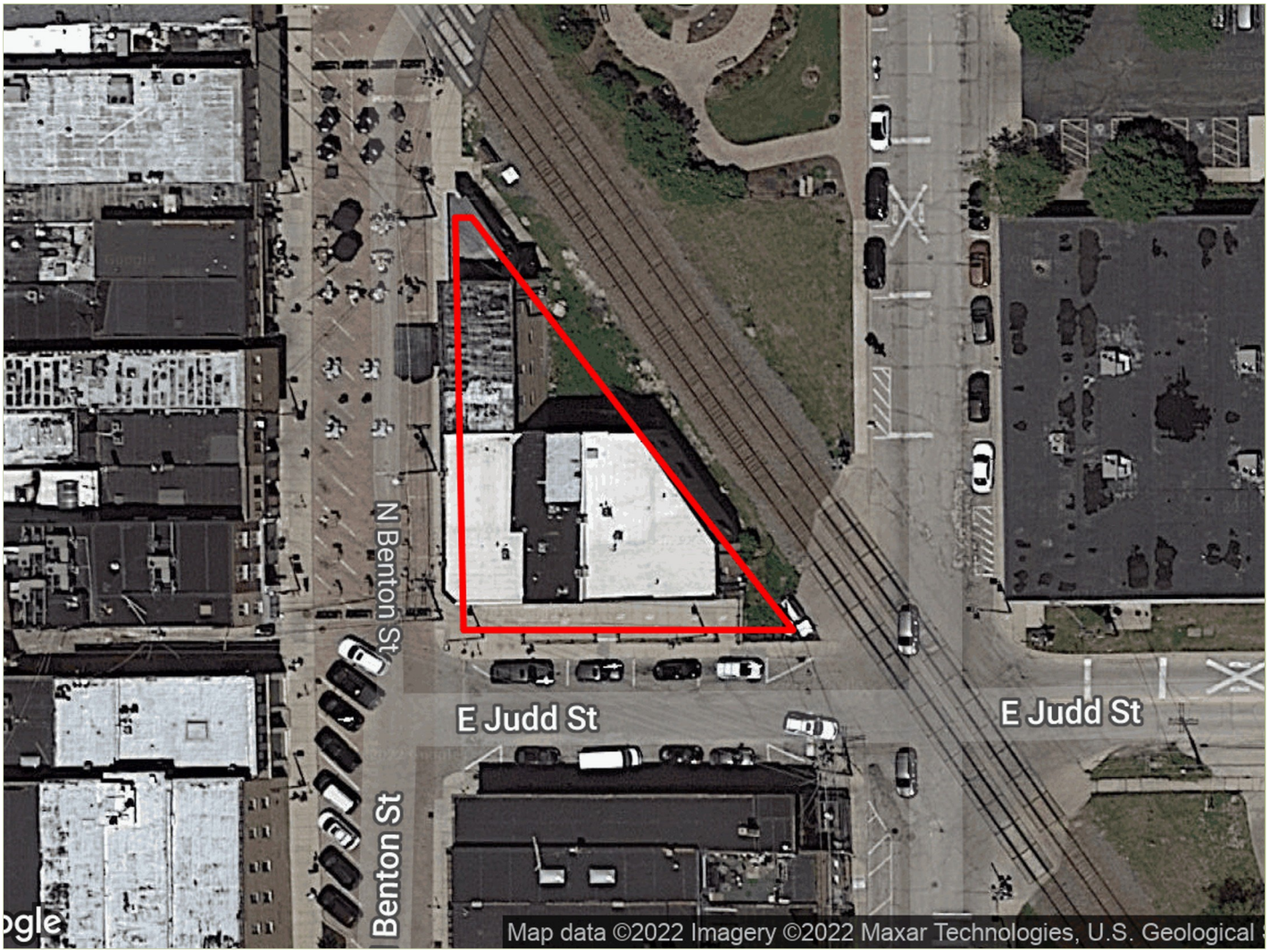
WOODSTOCK CITY & DOWNTOWN / US 14 / IL 47 / LOCAL ACCESS

Approximate 220 N. Benton address locator. Refer to title/survey for legal boundaries.

Road map: © OpenStreetMap contributors (ODbL), 11/09/26. Subject position approximate; not a survey boundary.

Aerial / Site Context

Downtown building footprint | Benton and East Judd frontages



Site Read

11

INCOME SPACES

6 + 5

APT / RETAIL

- **Building footprint**

  Illustrative outline of the commercial and residential block.

- **Street frontage**

  N. Benton / E. Judd street frontage.

- **Downtown context**

  Woodstock Square, street retail and rail access.

Aerial: owner-provided parcel-highlight image; outline is illustrative and does not replace a boundary survey.

Rent Roll & Lease Expirations

Six apartments and five storefronts | Owner-reported contractual rents

LEASE SCHEDULE

SPACE / SUITE	TENANCY	SF	RENT / MO.	ANNUAL	LEASE ENDS
Apartment 1	Residential	1,200	$1,450	$17,400	03/31/2028
Apartment 2	Residential	1,000	$1,050	$12,600	03/31/2027
Apartment 3	Residential	1,200	$1,400	$16,800	12/31/2027
Apartment 4	Residential	1,000	$950	$11,400	03/10/2027
Apartment 7A	Residential	1,000	$1,560	$18,720	04/04/2027
Apartment 7B	Residential	1,000	$1,450	$17,400	10/31/2026
228 N. Benton	Wild Briar Healing House	400	$405	$4,860	05/31/2028
222 N. Benton	Into the Mystic	1,500	$1,200	$14,400	02/28/2027
220 N. Benton	Woodstock Tobacco Hub	1,700	$1,560	$18,720	11/30/2029
103 E. Judd	B Bliss Salon	1,500	$1,500	$18,000	12/31/2026
105 E. Judd	Wheelhouse Coffee	1,800	$2,500	$30,000	08/31/2027

APARTMENTS	$7,860 / month	**RETAIL**	$7,165 / month
TOTAL SCHEDULED RENT		**$15,025 / MO.**	**$180,300 / YR.**

As of November 9, 2026, Apartment 7B's reported term has ended; confirm renewal / occupancy before external publication.

Source: owner rent roll named "Rent Roll, 220 N. Benton 4.6.2026.pdf"; all expirations require current lease verification.

Current Underwriting

Owner rental schedule and normalized operating expense model | Annual figures

OPERATING ITEM	AMOUNT
Annual scheduled apartment rent	$94,320
Annual scheduled retail rent	$85,980
TOTAL SCHEDULED GROSS RENT	**$180,300**
Residential vacancy / collection allowance (4%)	($3,773)
Retail vacancy / collection allowance (7%)	($6,019)
EFFECTIVE GROSS INCOME	**$170,508**
Expenses excluding management	($51,298)
Management allowance (5% of EGI)	($8,525)
TOTAL OPERATING EXPENSES	**($59,823)**
NET OPERATING INCOME	**$110,685**

ASKING PRICE

$1,395,000

Owner-approved offering price

EST. GOING-IN CAP

7.93%

Normalized NOI / asking price

EXPENSE RATIO

35.1%

Operating expenses / EGI

NOI AFTER RESERVES

$102,685

Illustrative; below NOI allowance

Owner currently self-manages. The $8,525 management allowance reflects hypothetical third-party operations.

Basis: owner rent roll, October 2025 BOV expense model, November 2025 owner tax indication. Not a certified T-12 statement.

Operating Expense Summary

Current normalized annual costs | Grouped categories for acquisition analysis

OPERATING EXPENSE CATEGORY	ANNUAL	TREATMENT
Real estate taxes	$16,198	Owner indication: ~$16,000; bill pending
Insurance	$9,500	Expense allowance; policy pending
Utilities - water, sewer, gas, electric	$8,500	Combined owner-borne utility allowance
Repairs, maintenance & property services	$12,900	Maintenance, cleaning, grounds and life safety
Trash / refuse	$2,400	Annual service allowance
Professional management	**$8,525**	5% of EGI; ownership is self-managed
Administration / accounting	$1,800	Annual operating allowance
TOTAL NORMALIZED OPERATING EXPENSES 35.1% of effective gross income		**$59,823**

Normalized underwriting only: operating statements and expense invoices have not yet been delivered.

Source: prior October 2026 broker underwriting; taxes informed by seller indication and a preliminary third-party record.

Rental Income & Lease Rollover

Contractual income diversification and reported expiration distribution

APARTMENTS	RETAIL SUITES	TOTAL SCHEDULED
$94,320	$85,980	$180,300
52.3% of annual base rent	47.7% of annual base rent	100% of annual base rent

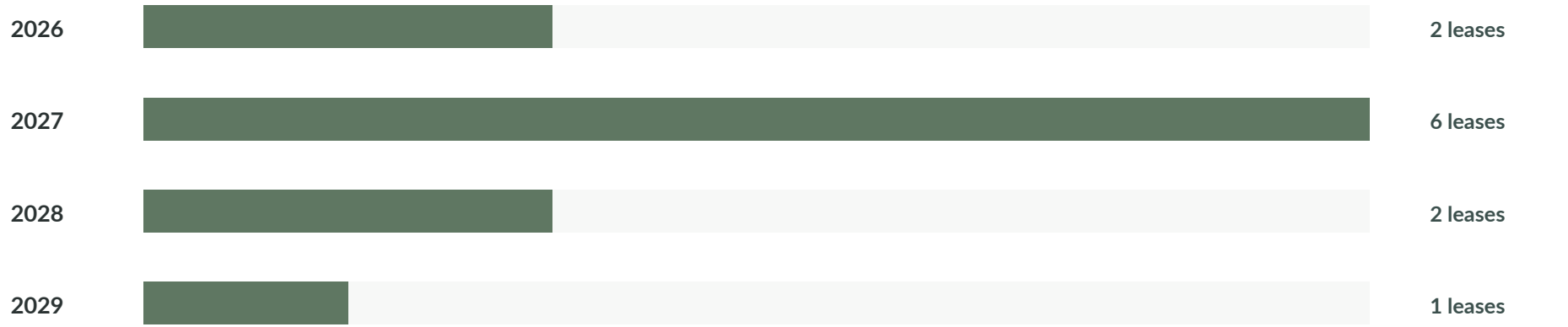
INCOME COMPOSITION



Apartments: 6 rental units

Retail: 5 storefronts

LEASE EXPIRATION COUNT BY YEAR



Near-term: Apartment 7B ended 10/31/26; B Bliss Salon ends 12/31/26. Confirm renewal status.

Sources: owner lease schedule provided October 2026; occupancy, renewals and lease amendments require seller confirmation.

Illustrative Financing & Debt Sizing

Commercial-bank acquisition model | Subject to borrower and property qualification

ASKING PRICE	MODELED LOAN	BUYER EQUITY	ANNUAL DEBT
$1,395,000	$976,500	$418,500	$80,665
		Excludes closing costs	Illustrative debt service

LENDING ASSUMPTIONS

Interest rate	6.71%
Amortization	25 years
Initial term	5 years
Loan-to-value	70%
Minimum underwriting DSCR	1.25x
MODELED ACTUAL DSCR	**1.37x**
Debt yield	11.33%

Rate source: CommLoan commercial-bank index dated 11/09/2026; no lender commitment or approved terms.

Illustrative Investor Returns

Acquisition at the $1,395,000 asking price | Commercial-bank debt assumptions

GOING-IN CAP RATE	DEBT COVERAGE	CASH-ON-CASH	DEBT YIELD
7.93%	1.37x	5.26%	11.33%
Based on normalized NOI	NOI / annual debt service	After $8,000 reserves	NOI / modeled loan

DETERMINISTIC INVESTMENT MODEL

Offering price	$1,395,000
Loan amount (70% LTV)	$976,500
Initial buyer equity, before closing costs	$418,500
Normalized current NOI	$110,685
Annual loan debt service	($80,665)
Annual capital / retail leasing allowance	($8,000)
CASH FLOW AFTER DEBT & RESERVES	**$22,020**

Return metrics are illustrative; actual lending terms, tax treatment and acquisition costs will differ.

Illustrative pricing: 6.71% interest, 70% LTV, 25-year amortization, 5-year term; rate indication dated 11/09/26.

Market & Rent Evidence

Downtown Woodstock demand drivers | Apartment and storefront market context

GROSS AREA	RESIDENTIAL	COMMERCIAL	RETAIL IN-PLACE	METRA
14,968 SF	6 UNITS	5 SUITES	$12.46/SF	~0.1 MI

SELECTED RENT & MARKET BENCHMARKS

BENCHMARK	INDICATION	EVIDENCE
Woodstock 1-bedroom asking rent	$1,325 / month	Rentometer | 8 observations
Woodstock 2-bedroom asking rent	$1,409 / month	Rentometer | 13 observations
Woodstock 3-bedroom asking rent	$1,474 / month	Rentometer | 3 observations
In-place retail contractual rent	$12.46 / SF / year	Owner roll | 5 retail suites
Retail peer market asking rent	$16.44 / SF / year	CoStar sample | 17 peers

INVESTMENT CONTEXT

Historic Woodstock Square, nearby Metra access, neighborhood retail and apartment demand.

Sources: CoStar and Rentometer research dated October 13, 2026; owner rent schedule. Benchmarks are not signed leases.

Woodstock | Downtown Demand Drivers

Nationally recognized historic square | downtown rail access | civic, healthcare and education employment

25,740	$82,758	$655.3M	2026
WOODSTOCK POPULATION	**MEDIAN HOUSEHOLD INCOME**	**CITY RETAIL SALES**	**DOWNTOWN PLAN**
Census 2025 estimate	ACS 2020–24	2022, entire city	Adopted June 16, 2026

DOWNTOWN MICROLOCATION

Historic Square & cultural district

National Register-listed Square with the 1889 Opera House, historic courthouse, restaurants and independent shops; film location for Groundhog Day.

Metra / commuter access

Woodstock station serves Metra UP-NW; the property is within the downtown core, roughly 0.1 mile from the station per nearby-listing mapping.

Year-round foot traffic generators

Summer farmers market on Tuesdays and Saturdays, cultural performances, art events, downtown dining and seasonal celebrations.

Recognized historic destination

National Trust Dozen Distinctive Destinations recognition (2007) supports the downtown identity and visitor-oriented retail setting.

ECONOMIC BASE / INVESTOR CONTEXT

Durable institutional employment

McHenry County government, Woodstock CUSD 200, Northwestern Medicine and area manufacturing underpin regional employment.

Healthcare & higher education

Northwestern Medicine Woodstock Hospital and McHenry County College University Center at 222 E. Church expand area services and activity.

Downtown investment / connectivity

The City adopted its Downtown Master Plan in June 2026; Metra, US 14 and IL 47 connect Woodstock to the broader county market.

Mixed-use investor relevance

Five street-level suites serve daily needs and destination visits; six apartments benefit from walkable services and regional access.

WOODSTOCK SQUARE | DOWNTOWN METRA | COUNTY-SEAT EMPLOYMENT | CULTURAL & RETAIL DESTINATION

Sources: U.S. Census QuickFacts (2025/2020–24/2022); City of Woodstock history, events and 2026 plan; Metra; Northwestern Medicine; MCC.

Offer Process

A controlled process designed to preserve access, comparability and seller optionality.

01 **Review Offering Materials**

02 **Underwriting Questions**

03 **Scheduled Access**

04 **Submit LOI**

05 **Buyer Qualification**

06 **Best & Final if Directed**

07 Seller Evaluation

08 **Selection / Contract**

SUBMISSION EXPECTATIONS

LOI should address price, earnest money, diligence period, financing, closing timing and material contingencies. Buyer qualification / proof of funds or financing should accompany the proposal. Seller may accept, reject, counter, request best-and-final offers or discontinue the process in its discretion. No obligation is binding until a definitive purchase agreement is fully executed.

NO TENANT CONTACT OR UNSCHEDULED PROPERTY ACCESS

Offering process is subject to seller direction and may be modified without notice.

Multifamily & Mixed-Use Investment Sales Advisory

Chicago-area apartment and mixed-use investment brokerage, valuation and transaction execution.



Randolph Taylor

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Vice President | Multifamily Investment Sales Broker

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Professional Background

Randolph Taylor, MBA, CCIM, MiCP advises Chicago-area multifamily and mixed-use owners on investment positioning, underwriting and dispositions. His commercial real estate experience spans brokerage, asset operations and property management.

INVESTMENT SALES	Sale of multi-tenant apartment and mixed-use assets with emphasis on credible underwriting, exposure and qualified buyers.
UNDERWRITING & VALUATION	Financial normalization, rent positioning, comparable evidence, financeability and appraisal-oriented support for the investment case.
TRANSACTION EXECUTION	Coordinated diligence, lender and appraisal support, offer comparison, negotiation and closing execution.
PRIOR EXPERIENCE	Marcus & Millichap • Coldwell Banker Commercial • Bridgestone Retail Operations N.A. • Equity Residential • Grubb & Ellis

eXp Commercial | Investment sales advisory and brokerage representation.

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