



SOCIAL SECURITY ADMINISTRATION

1107 W Ferdon | Litchfield, IL 62056



INTERACTIVE OFFERING MEMORANDUM

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BROKERAGE TEAM



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±4,300 SF
GLA



2002
Year Built



±28,900
Vehicles Per Day



Modified Gross
Lease Type

PROPERTY OVERVIEW

- **Dedicated Tenant**– Tenant has committed to paying over \$375k in Tenant Improvements that will be paid back in a lump sum to the current owners after the completion date.
- **Underserved Market**– This is the only SSA building in Montgomery County, with the next closest Social Security office being 44.3 miles away in Alton, IL.
- **Valuable Asset**– Highest cap rated Social Security building on market currently.
- **Potential Value Add** – Opportunity to cut costs as the operating ratio is over 46%, well above market standards
- **Notes** – Please note that the tenant has a Firm lease date expiration ending on June 30th, 2027, which means that the tenant has the ability to terminate the lease with a 120 day notice after this expiration date.
- **Notes** – Tenant pays for all taxes over the Base Year, which was established in 2023, as it's the first full calendar year.



FINANCIAL SUMMARY



\$890,609

LIST PRICE



8.27%

CAP RATE



\$207.11

PRICE PER SF

TENANT SUMMARY

Tenant Trade Name	Social Security Administration
Type of Ownership	Fee Simple
Lease Guarantor	U.S Government
Lease Type	Modified Gross
Landlords Responsibilities	All Except Taxes Over The Base Year
Original Lease Term	10 Years
Rent Commencement Date	July 1st, 2022
Firm Lease Term Expiration Date	June 30th, 2027
Lease Expiration Date	June 30th, 2032
Term Remaining on Lease	±8 Years
Increases	CPI Rent Increases
Options	N/A



INCOME & EXPENSES

	TOTAL	\$/SF
INCOME		
RENT	\$130,284.45	\$30.29
EXPENSES		
ADMINISTRATIVE	\$180.10	\$0.04
INSURANCE	\$2,909.61	\$0.67
PAYROLL EXPENSES (JANITORIAL)	\$12,052.26	\$2.80
SUPPLIES	\$494.38	\$0.11
TAXES	\$15,906.34	\$3.69
UTILITIES	\$13,375.57	\$3.11
PROPERTY MANAGEMENT (ASSUMED 4%)	\$5,211.37	\$1.21
REPAIRS & MAINTENANCE	\$6,482.08	1.51
TOTAL OPERATING EXPENSE	\$56,611.71	\$13.17
NET OPERATING INCOME	\$73,672.74	\$17.13



HEADQUARTERS
Woodland, MD

YEAR FOUNDED
1935

OF EMPLOYEES
60,000



TENANT PROFILE

The Social Security Administration (SSA) is a United States government agency established in 1935 under the Social Security Act. It is responsible for administering the nation's social insurance program, which includes retirement, disability, and survivor benefits. The SSA provides crucial financial support to millions of Americans, ensuring economic security for retirees, disabled individuals, and families of deceased workers. With a workforce of over 60,000 employees, the SSA operates through a network of regional offices, field offices, and teleservice centers, as well as its headquarters in Woodlawn, Maryland.

The SSA's mission is to deliver Social Security services that meet the changing needs of the public. This includes maintaining accurate records of earnings, calculating benefits, and issuing payments. The agency also provides services online and through mobile applications, making it easier for individuals to access information and manage their benefits. By leveraging technology and continuously improving its processes, the SSA strives to enhance customer service and ensure the integrity of its programs. The agency plays a pivotal role in the social safety net of the United States, impacting the lives of virtually every American family.



Walmart
Supercenter



LITCHFIELD HIGH SCHOOL
411 STUDENTS

LITCHFIELD PLAZA



SUBJECT PROPERTY

W FERDON ST

HSHS
St. Francis
Hospital



DOLLAR
GENERAL



16



MAVERICK
Steaks & Spirits



BROWN SHOE LOFT APARTMENTS
47 UNITS

Ruby Tuesday



J D COLT ELEMENTARY
182 STUDENTS

Denny's BAYMONT
INN & SUITES



Avenues
AT LITCHFIELD



LITCHFIELD MUNI
AIRPORT-3LF



LITCHFIELD COMMUNITY CENTER

METRO EAST
MiniSTORAGE

LITCHFIELD PUBLIC LIBRARY

+ 28,900 VPD

AREA OVERVIEW

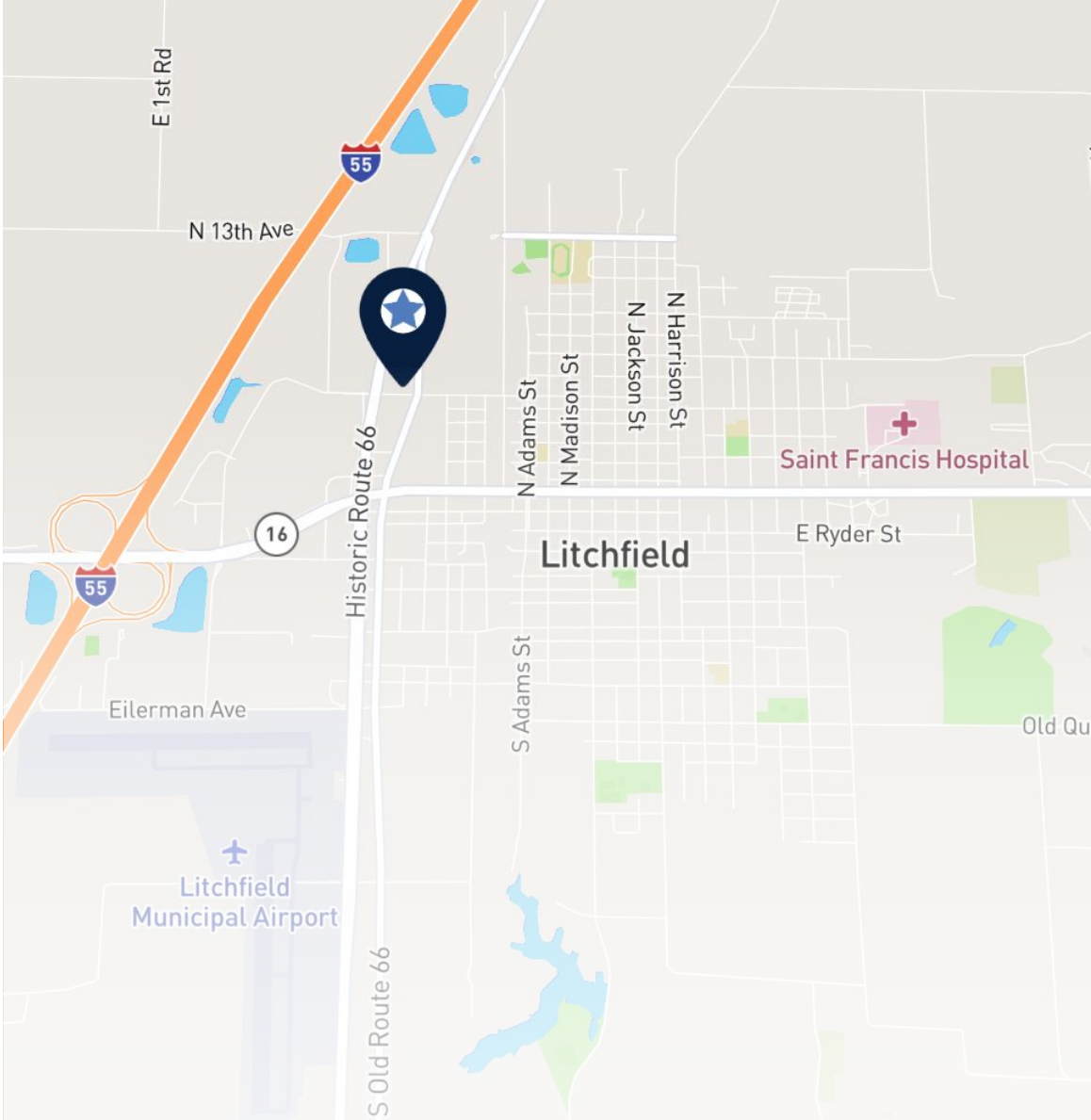
LITCHFIELD, IL

Litchfield, Illinois, is a small city situated in Montgomery County, approximately halfway between St. Louis, Missouri, and Springfield, Illinois. Founded in the mid-19th century, Litchfield boasts a rich history rooted in the expansion of the railroad. The city's strategic location along important transportation routes facilitated its growth and development, transforming it into a vibrant community that serves as a regional hub for commerce and tourism.

The city's historic downtown area is a testament to its past, with beautifully preserved buildings that house a variety of local businesses, shops, and restaurants. Litchfield is home to the Litchfield Museum and Route 66 Welcome Center, which celebrates the city's connection to the iconic Route 66. This historic highway, often referred to as the "Main Street of America," played a significant role in Litchfield's economic and cultural development, attracting travelers from across the country.

Litchfield's natural beauty is another of its key attractions. Lake Lou Yaeger, a 1,300-acre reservoir located just a few miles from the city center, offers numerous recreational opportunities, including boating, fishing, hiking, and camping. The lake is a popular destination for both residents and visitors, providing a scenic escape and a variety of outdoor activities. Additionally, Litchfield's parks and green spaces contribute to the city's appeal, offering well-maintained facilities for sports, picnics, and community events.

The community spirit in Litchfield is evident through its numerous annual events and festivals that bring residents together and attract visitors. From the Litchfield Pickers Market, a monthly antique and vintage market, to the annual Prairie Schooner Antique Auto Club's car show, the city hosts a range of activities that reflect its unique heritage and foster a sense of unity. Litchfield's blend of historical charm, natural beauty, and vibrant community life make it a noteworthy destination in central Illinois.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,894	6,841	7,839
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,284	2,968	3,375
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$80,325	\$87,902	\$94,335

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1107 W Ferdon, Litchfield, IL, 62056** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



EXCLUSIVELY LISTED BY

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REAL ESTATE INVESTMENT SERVICES