

ROCK READY INDEX

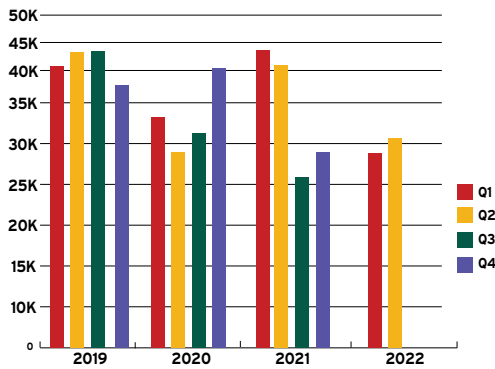


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q2 2022

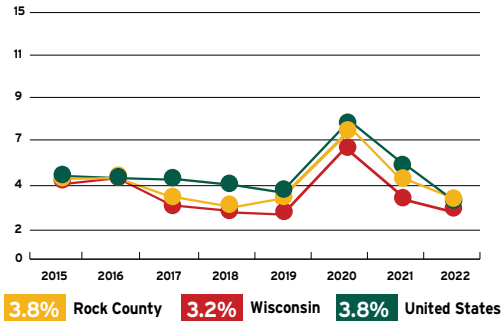
Workforce

Job Posting Activities



Data Source: SW WDB, EMSI

Annual Unemployment



Data Source: Wisconsin Department of Workforce Development

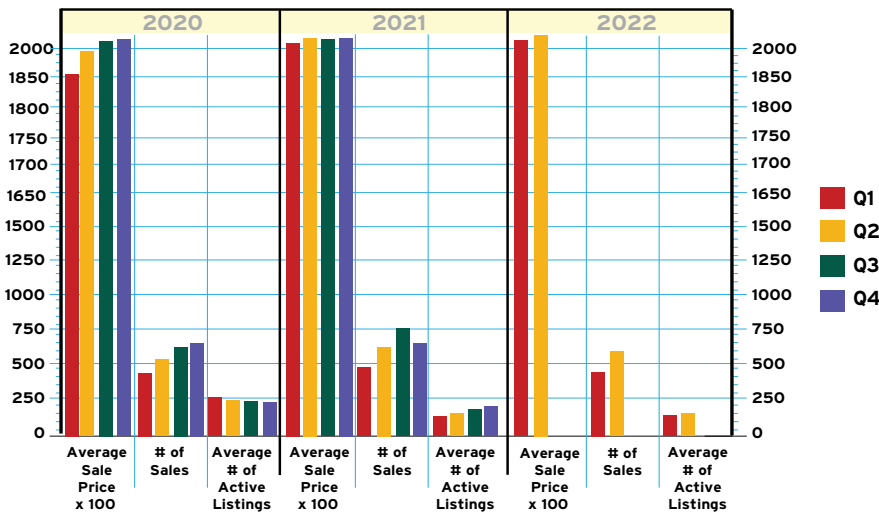


**Another
Period of
Rate Parity**

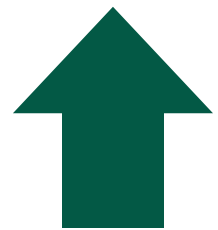
The Battle for Staffing Continues

Real Estate

Residential Market Activity



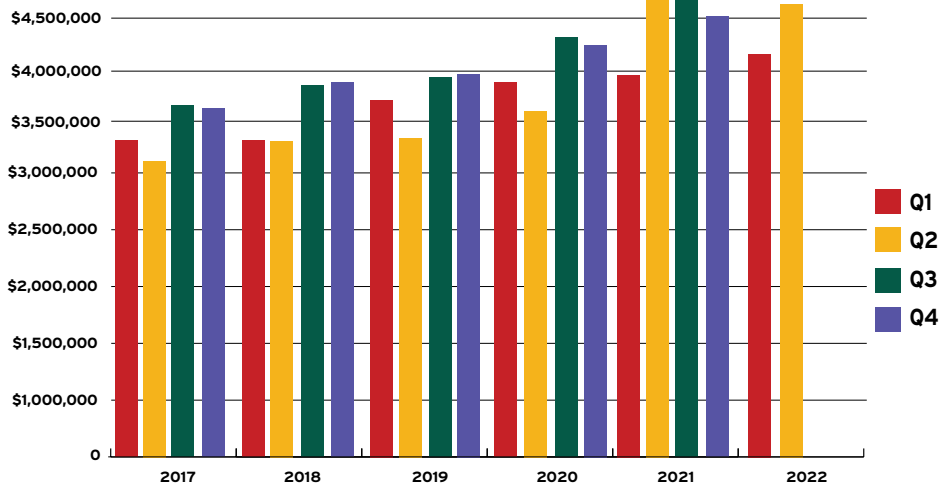
Data Source: South Central Wisconsin MLS Corporation



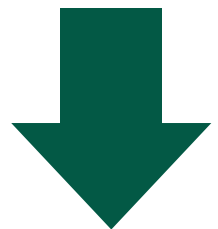
**All-Time,
Record-Setting
Pricing**

Sales Activity

Rock County Sales & Use Tax Collections



Data Source: Wisconsin Department of Revenue

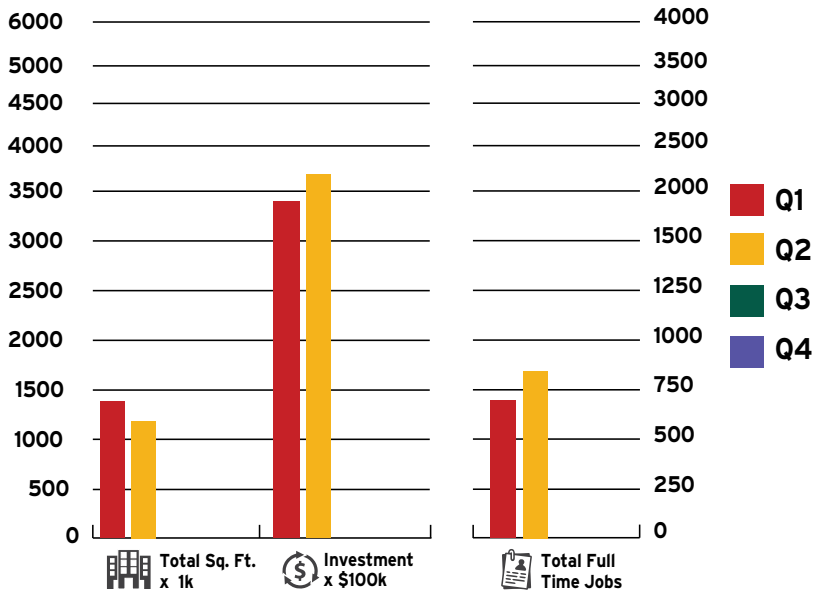


**Strong
Collections
Chase Last
Year's Records**

This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.

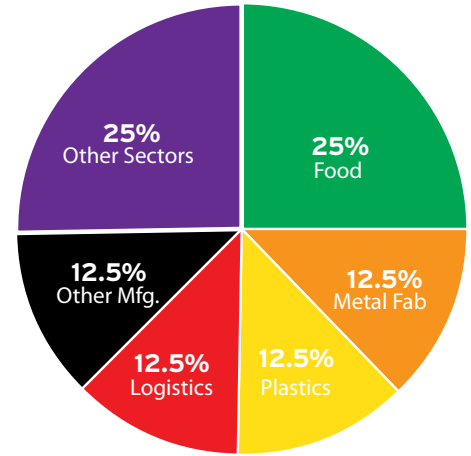
Economic Development Pipeline

Real Estate, Investment & Employment Impacts



Source: RCDA ED Project Tracker, which provides an aggregate snapshot of the industrial/warehousing and select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA and/or the Stataline area.

Industry Sectors



Opportunistic Investment Positioning Continues

Project Profile



An affiliate of Phoenix Investors, LLC broke ground earlier this spring on a 500,000 SF building in the City of Beloit's Gateway Business Park. The space, which is on track to be delivered to the market by year-end, will have the functionality to serve as either a single-or-multi-tenant building. Property features include, but are not limited to: precast concrete walls, 32 foot clear height, 50' x 60' columns, eight-inch concrete floors, high-efficiency LED lighting, ESFR fire suppression and ample dock-and-drive-in-doors.

Founded in 1994, Milwaukee-based Phoenix Investors has real estate holdings in 29 states that total 52 million square feet. As a leader in the acquisition, development, renovation and repositioning of industrial facilities throughout the U.S., Phoenix has other investments in the Janesville-Beloit MSA, as well.

Corporate Contractors, Inc., which is headquartered in Beloit and is serving as the project's general contractor, has constructed several buildings in the Gateway Business Park.

The Park, which celebrated its 20th anniversary last fall, will soon have a tenant portfolio that has more than 4 million square feet and a corresponding assessment value greater than \$400 million. To facilitate these developments, support has been provided by the City of Beloit and the Greater Beloit Economic Development Corporation.

