

SHOREWOOD CROSSING

211-247 BROOK FOREST AVENUE • SHOREWOOD, IL 60431



Shorewood Crossing is a 100% leased grocery-anchored shopping center located in Shorewood, Illinois, at the intersection of Route 59 and Jefferson Street, just west of the I-55 Interchange. The property is shadow anchored by a brand new Jewel-Osco, the dominant grocery store chain in the Chicago area, and consists of three buildings with 28,990 rentable SF leased to national and regional tenants including Lewis University, Fifth-Third Bank (NAP), Jackson Hewitt Tax Service, Smart Computers and others.

- Located at the high traffic corridor of Route 59 and Jefferson Street, just 40 miles southwest of downtown Chicago
- All leases are NNN with fixed or annual increases
- Non-Recourse Financing
- Year One Projected Cash-on-Cash Return: 7.16% (assumes 5% vacancy)
- Shadow anchored by Jewel-Osco, which has the largest market share in the greater Chicago area
- Average daily traffic counts are 29,500 vpd along Jefferson and 18,200 vpd along Route 59
- Average household income within 3 miles is \$88,637

All information contained herein is deemed reliable, but not guaranteed, and may be subject to change.

SHOREWOOD CROSSING

211-247 BROOK FOREST AVENUE • SHOREWOOD, IL 60431

PROPERTY INFORMATION

• Property Type:	Retail
• Buildings:	Three
• Year Completed:	2005 / 2007
• Approximate Rentable Square Footage:	28,990
• Currently Leased:	100%
• Number of Tenants:	9
• Pro-Forma Analysis Year:	Jan - Dec 2008



N.A.P.

ANNUALIZED OPERATING PROPERTY DATA

• GROSS POTENTIAL RENTAL REVENUE:	\$850,602
• Expense Recoveries:	\$144,735
• Average Annual Vacancy:	(\$49,767)
• Effective Gross Revenue:	\$945,570
• Operating Expenses:	(\$155,361)
• NET OPERATING INCOME:	\$790,209
• Mortgage Payments:	(\$382,101)
• PRE-TAX CASH FLOW:	\$408,108

INVESTMENT SUMMARY

• PURCHASE PRICE:	\$11,856,538
• Estimated Down Payment (43%):	\$5,156,538
• Price Per Square Foot (on Purchase Price):	\$408.99
• Avg. Monthly Expenses / SF (Proj. 2007):	\$0.45
• Avg. Base Monthly Rent / SF (Year 1):	\$2.45

ESTIMATED REQUIRED EQUITY

• Estimated Down Payment:	\$5,156,538
• Legal Fees (Lender's rep, TIC / LLC docs, Opinion, etc.):	\$90,000
• Loan Fees (Points, Processing):	\$83,750
• Title, Escrow, Closing Third Party Reports:	\$52,500
• Property Tax / Insurance:	\$44,000
• Reserves (CapEx, TI, Leasing, Cash):	\$273,212

ESTIMATED ANNUAL PROPERTY OPERATING EXPENSES

• Common Area Maintenance:	\$26,000
• Real Estate Taxes:	\$75,000
• Management (4%):	\$37,823
• Utilities:	\$8,500
• Insurance:	\$6,500
• Non-Recoverable Expense:	<u>\$1,538</u>
• TOTAL OPERATING EXPENSES:	\$155,361

ESTIMATED FINANCING - NEW FIRST MORTGAGE

• New Loan Amount:	\$6,700,000
• Loan-to-Value:	56.5%
• Interest Rate:	5.70%
• Loan Term (Months):	36
• Interest-Only Period (Months):	36
• Annual Loan Payment (Year 1):	\$382,101

TOTAL ESTIMATED EQUITY REQUIRED	\$5,700,000
ESTIMATED YEAR 1 PRE-TAX CASH FLOW	\$408,108
ESTIMATED YEAR 1 CASH-ON-CASH RETURN	7.16%
Minimum Equity Purchase:	\$200,000
205 T.I.C. Units:	\$25,000*

All information contained herein is deemed reliable, but not guaranteed, and may be subject to change.

SHOREWOOD CROSSING

211-247 BROOK FOREST AVENUE • SHOREWOOD, IL 60431

RENT ROLL

TENANT	SQ. FT. RENTABLE	LEASE START	LEASE END	BASE RENT PER SF MONTHLY	BASE RENT PER SF ANNUALLY	BASE RENT MONTHLY	BASE RENT ANNUALLY
Lewis University	8,000	NOV-05	NOV-15	\$1.75	\$21.00	\$14,000	\$168,000
The Breakfast Club at D'Cabbio Cafe	6,500	FEB-08	JAN-18	\$2.69	\$32.31	\$17,500	\$210,000
Diamond Cuttery	1,790	FEB-08	JAN-14	\$2.00	\$24.00	\$3,580	\$42,960
Tobacco Center	1,200	SEP-07	AUG-12	\$2.00	\$24.00	\$2,400	\$28,800
Liz Nail Salon	1,300	JAN-07	DEC-11	\$2.00	\$24.00	\$2,600	\$31,200
Jackson Hewitt Tax Services	1,200	NOV-06	APR-11	\$1.92	\$23.00	\$2,300	\$27,600
South Chicago Flooring	1,350	OCT-07	SEP-13	\$2.00	\$24.00	\$2,700	\$32,400
Al's Beef/Nancy's Pizza	5,250	DEC-07	NOV-27	\$3.97	\$47.62	\$20,833	\$249,996
Smart Computers	2,400	APR-08	MAR-13	\$2.00	\$24.00	\$4,800	\$57,600
	28,990			\$2.44	\$29.27	\$70,713	\$848,556



All information contained herein is deemed reliable, but not guaranteed, and may be subject to change.

SHOREWOOD CROSSING

211-247 BROOK FOREST AVENUE • SHOREWOOD, IL 60431



10-YEAR PRO-FORMA CASH FLOW

Year 1: January 2008 - December 2008

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue										
Gross Potential Rental Revenue	\$850,602	\$859,712	\$873,824	\$904,958	\$912,887	\$922,593	\$935,245	\$952,942	\$999,126	\$1,017,502
Expense Recoveries	144,735	148,025	152,183	156,828	159,718	162,997	167,054	171,649	175,189	180,891
Less Vacancy ⁽¹⁾	(49,767)	(50,387)	(51,300)	(53,089)	(53,630)	(54,280)	(55,115)	(56,230)	(58,716)	(59,920)
Effective Net Revenue	\$945,570	\$957,350	\$974,707	\$1,008,697	\$1,018,975	\$1,031,310	\$1,047,184	\$1,068,361	\$1,115,599	\$1,138,473
Total Operating Expenses										
	(155,361)	(159,352)	(163,674)	(168,776)	(173,031)	(177,485)	(182,200)	(187,254)	(193,486)	(198,862)
NET OPERATING INCOME	\$790,209	\$797,998	\$811,033	\$839,921	\$845,944	\$853,825	\$864,984	\$881,107	\$922,113	\$939,611
Annual Debt Service - Interest-only ⁽²⁾										
	(382,101)	(382,101)	(382,101)	(402,000)	(402,000)	(402,000)	(402,000)	(402,000)	(402,000)	(402,000)
PRE-TAX CASH FLOW ⁽³⁾	\$408,108	\$415,897	\$428,932	\$437,921	\$443,944	\$451,825	\$462,984	\$479,107	\$520,113	\$537,611
Annual Cash-on-Cash Return ⁽⁴⁾										
	7.16%	7.30%	7.53%	7.68%	7.79%	7.93%	8.12%	8.41%	9.12%	9.43%

Notes

⁽¹⁾ Vacancy calculated at 5%.

⁽²⁾ Assumes loan refinance in year four at 6.00% interest only.

⁽³⁾ Cash flow based on currently available data believed to be accurate, but not guaranteed.

⁽⁴⁾ Actual year one cash-on-cash is 8.03% to reflect the property is currently 100% leased.

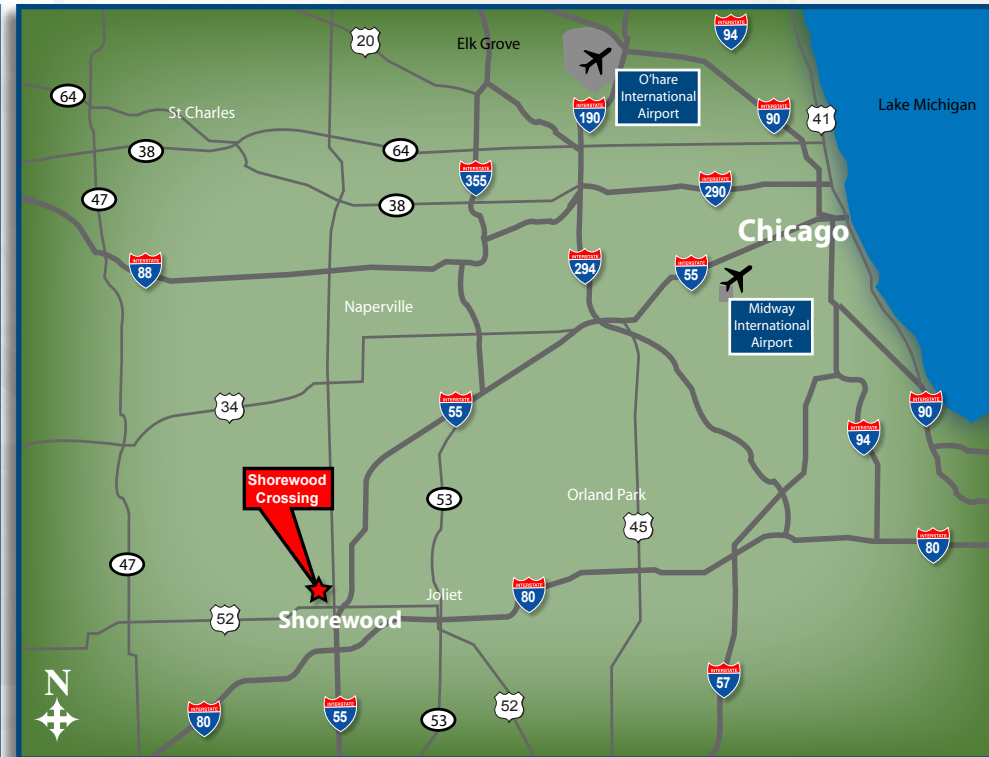
All financial information contained in this brochure is based on assumptions of future performance. The actual performance of the property is subject to uncertainties and contingencies of future events, and no assurance can be given that the operation of the property will generate those returns to the purchasers during the periods provided in this brochure. Actual results will likely vary from the information provided in this brochure, and the variance may be significant. Any increase in actual expenses above estimates or decrease in income below estimates, will reduce the expected returns realized by purchasers from the purchase of the property.

All information contained herein is deemed reliable, but not guaranteed, and may be subject to change.

AERIAL MAP

SHOREWOOD CROSSING

211-247 BROOK FOREST AVENUE • SHOREWOOD, IL 60431



All information contained herein is deemed reliable, but not guaranteed, and may be subject to change.

SHOREWOOD CROSSING

211-247 BROOK FOREST AVENUE • SHOREWOOD, IL 60431



All information contained herein is deemed reliable, but not guaranteed, and may be subject to change.