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Commercial Property For Sale Minooka, IL – Towncenter Development

Location Ridge Rd. & Brannick Rd. (NE corner of intersection)

Intended Use Neighborhood Towncenter Development.
Commercial Lots available for sale.
Commercial Space available for lease or sale.

Utilities Finished lots will include all utilities, services, streets to lot

Price See attached sheet

Comments The property has excellent Ridge Rd. exposure. The corner of Ridge & Brannick will be a fully lighted intersection. The Ridge Road Corridor on the south side of Minooka has become a hot spot for residential development in the Chicagoland area. Minooka has become the choice of Lakewood Homes, Neumann Homes, Smykal Homes and several other large builders.

Minooka is now home to Cattelus Corp./Prologis Business Park (400 +/- acres), Opus Corp. Business Park (230 +/- acres), Twin Rails Bus. Park (125 +/- acres) and TCB Business Park (114 +/- acres).

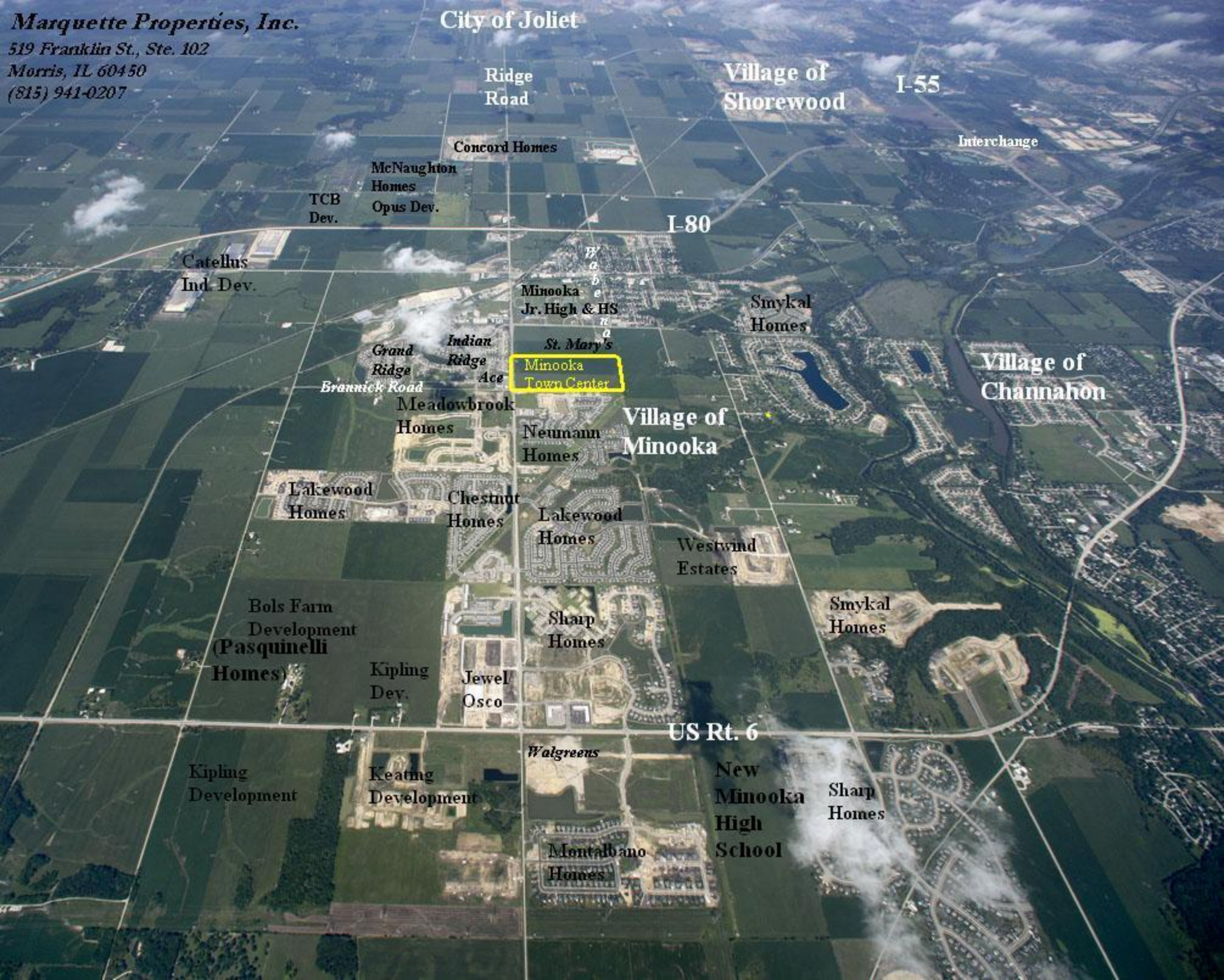
Minooka is located on Interstate 80, which is the 'Crossroads of the United States.' The property is served by the Ridge Rd. interchange, just 3 miles west of Interstate 55. Ridge Road is planned by IDOT and the respective counties as the Wikaduke Trail.

Marquette Properties, Inc.
519 Franklin St., Ste. 102, Morris, IL 60450

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(815) 941-0207

City of Joliet



Ridge Road

Village of Shorewood

I-55

Concord Homes

Interchange

McNaughton Homes
Opus Dev.

TCB Dev.

I-80

Catellus Ind. Dev.

Minooka Jr. High & HS

Smykal Homes

Grand Ridge
Brannick Road
Indian Ridge Ace

St. Mary's

Minooka Town Center

Village of Channahon

Meadowbrook Homes

Village of Minooka

Neumann Homes

Lakewood Homes

Chestnut Homes

Lakewood Homes

Westwind Estates

Bols Farm Development (Pasquinelli Homes)

Kipling Dev.

Jewel Osco

Sharp Homes

Smykal Homes

US Rt. 6

Kipling Development

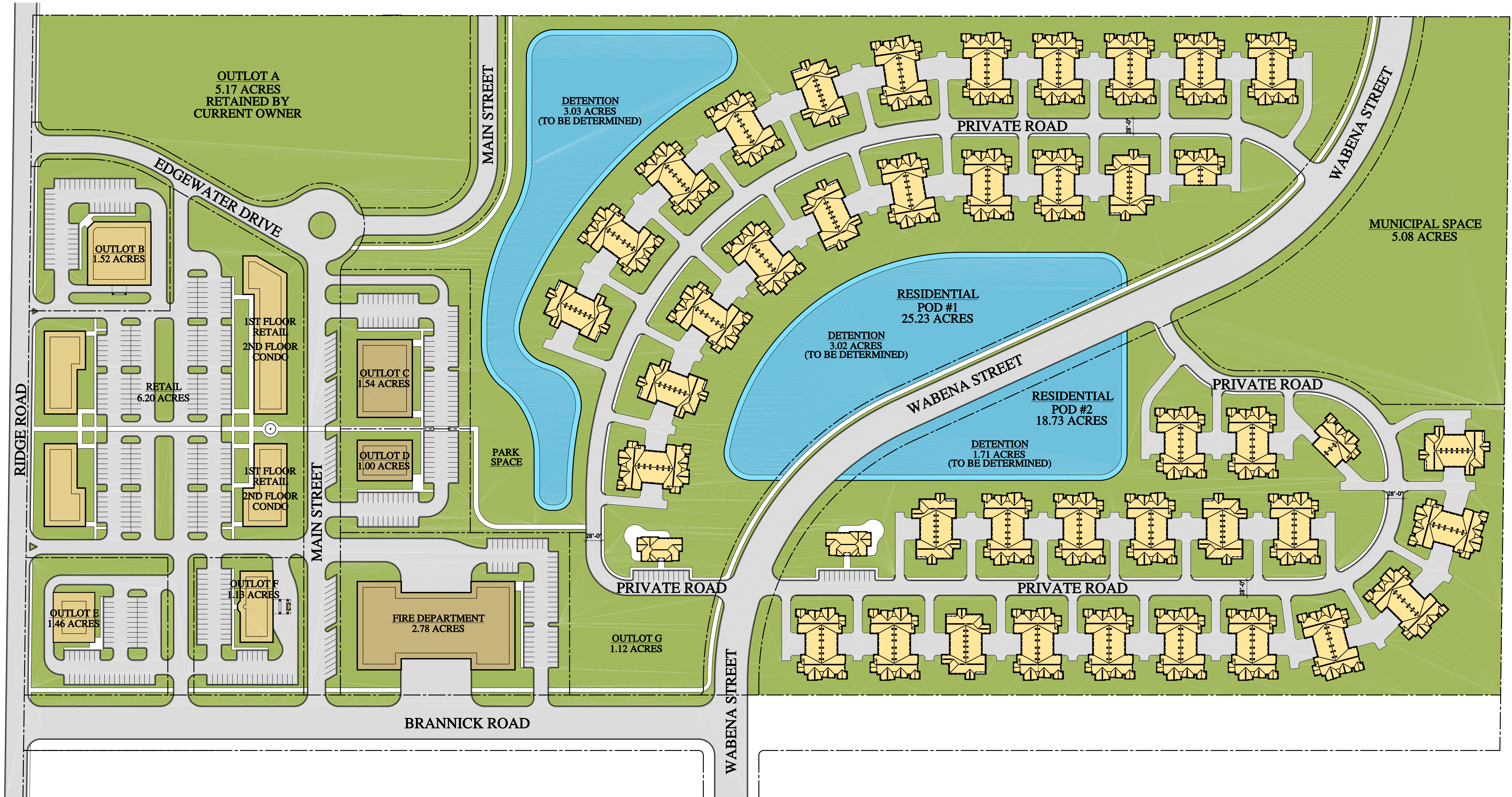
Keating Development

Walgreens

New Minooka High School

Sharp Homes

Montalbano Homes



SITE PLAN: PLAN NORTH

Raycorp Inc.
Builders & Developers

MINOOKA TOWN CENTER/VILLAS AT KHATER FARM

MINOOKA, ILLINOIS

FEBRUARY 22, 2006 #05274

CORNERSTONE
Architects Ltd.

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Minooka Town Center
Schedule of Rents and Outlot Sales Prices
as of January 3, 2007

Prepared by Tom Rayburn

<u>Outlot Sales Price</u>		<u>Price per SF</u>	<u>Lot Size</u>		<u>Purchase Price</u>
Lot B (Ridge Road Corner)	\$	23.00	73,775	\$	1,696,825.00
Lot C	\$	12.00	65,177	\$	782,124.00
Lot D	\$	11.00	48,198	\$	530,178.00
Lot E (Traffic Light at Ridge Road)	\$	28.00	75,428	\$	2,111,984.00
Lot F (First lot from traffic light)	\$	16.00	57,394	\$	918,304.00
Lot H (Brannick Frontage)	\$	12.00	60,914	\$	730,968.00
Lot G (Brannick Frontage)	\$	15.00	127,965	\$	1,919,475.00
Retail A	\$	14.00	54,988	\$	769,832.00
Retail B	\$	12.00	77,654	\$	931,848.00
Retail C	\$	14.00	54,988	\$	769,832.00
Retail D	\$	12.00	42,282	\$	507,384.00
Total	\$	15.79	738,763	\$	11,668,754.00

<u>Retail Rent Rates</u>		<u>Price per SF</u>	<u>GLA</u>		<u>Annual Rent</u>		<u>Monthly Rent</u>
Retail Building A (Ridge Road)	\$	22.00	10,000	\$	220,000.00	\$	18,333.33
Retail Building B (interior)	\$	19.00	18,000	\$	342,000.00	\$	28,500.00
2nd floor office space	\$	14.00	18,000	\$	252,000.00	\$	21,000.00
Retail Building C (Ridge Road)	\$	24.00	10,000	\$	240,000.00	\$	20,000.00
Retail Building D (interior)	\$	20.00	10,000	\$	200,000.00	\$	16,666.67
2nd floor office space	\$	14.00	10,000	\$	140,000.00	\$	11,666.67
Retail	\$	20.88	48,000	\$	1,002,000.00		
Office	\$	14.00	28,000	\$	392,000.00		

- Retail Rates are subject to CAM rate of \$3.50 SF
- Rent Rates include a \$30 per SF (retail) or \$25 per SF (office) tenant improvement allowance
- Rent Rates shall increase for installation of a drive-up window, drive-up is available on A, C and D
- Rent Rates are for a standard lease with market terms, special consideration will be given for leases over 5,000 SF or leases with a term that exceeds 10 years
- Check with developer for delivery dates, Buildings will be built as follows: D, C, A, B