



DK REALTY PARTNERS, LLC

Realtors®

Paul G. Demik
David M. Kaufman, CCIM
Principals

650 East Algonquin Road, Suite 201
Schaumburg, Illinois 60173

(847) 397-8900
FAX (847) 397-8940
www.dkrealty.com



RE: Delany Square
1810 N. Delany Road
Gurnee, Illinois

Dear Investor,

Thank you for your recent inquiry regarding this excellent investment opportunity. Enclosed in this package, please find the following pertinent and financial information:

- | | |
|---------------------------------|-----------------------|
| A.) Description of Improvements | E.) Rent Roll |
| B.) Property Features | F.) Income / Expenses |
| C.) Location | G.) Site Plan |
| D.) Property Photos | H.) Demographics |

After you review, please feel free to contact the undersigned at 847/397-8900 ext. 217 or 708/363-3900 with any questions you may have or to schedule an inspection.

Sincerely,

DK REALTY PARTNERS, LLC

Paul G. Demik
Principal

PDG/rdf
enclosures

DESCRIPTION OF IMPROVEMENTS

THE OFFERING:	Property	Delany Square Retail Investment
	Property Address	1810 N. Delany Road Gurnee, IL 60031
	Assessor's Parcel Number	07-11-401-010-0000
	Zoning	C-1 Gurnee
SITE DESCRIPTION	Number of Stories	1
	Year Built	1983
	Building Area	27,377 SF
	Lot Size	2.48 Acres
	Type of Ownership	Fee Simple
	Parking	134
	Parking Ratio	4.89 / 1,000
CONSTRUCTION	Foundation	Concrete Slab
	Framing	Steel
	Exterior	Brick
	Parking Surface	Asphalt
	Roof	50% modified bitumen, 50% mechanically- Fastened single-ply, over insulation and metal deck. Installed in 2001.
	Landscape	Minimal
	Topography	Flat
MECHANICAL	HVAC	Roof Mounted
	Fire Protection	N/A
	Utilities	Municipal
INTERIOR DETAIL	Walls	Sheetrock
	Ceilings	Acoustical Ceiling Tiles
	Floor Coverings	Carpet and Vinyl
	Rest Rooms	Adequate for Each Tenant

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Construction

- Brick and Block Construction
- Polished Plate Glass Windows
- Asphalt Parking Lot



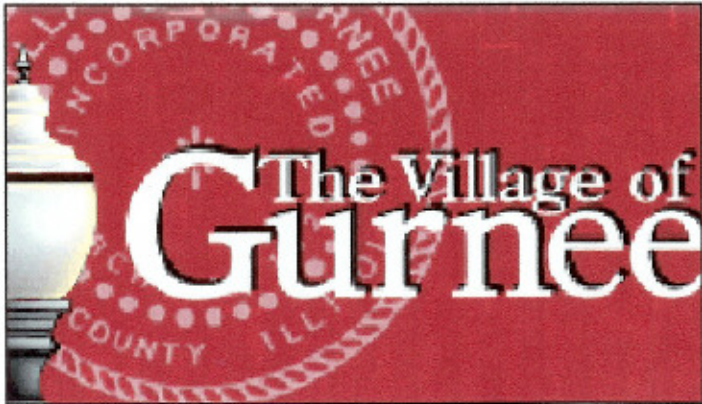
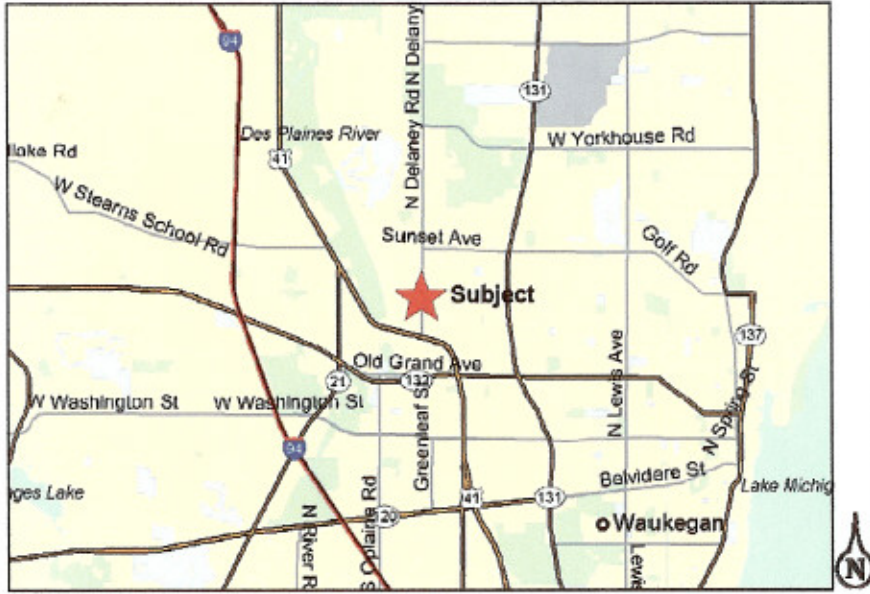
Features

- Easy Visibility, Tremendous Curb Appeal
- Vibrant Center with Brand New Individual Signage
- Arch Facade Highlights Center's Walkway
- Unique Patio Courtyard with Seating

PROPERTY FEATURES

DK REALTY PARTNERS, LLC

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The Village of Gurnee is located between Chicago and Milwaukee and is easily accessible via Interstate 94, Route 41 and Route 132. Gurnee is a progressive village referred to as "The Community of Opportunity". It has many attractions, including shopping, dining, lodging and world class entertainment. Visitors come from all over the Midwest each year to visit Six Flags Great America amusement park and the 1.5 million square foot Gurnee Mills Outlet Mall. Gurnee is a great place to live and work with affordable housing, an award winning school system; residents enjoy an outstanding quality of life.

Location Highlights

- Easily Accessible via I-94, Route 41, Route 132
- Conveniently Located Between Chicago and Milwaukee
- Signalized Corner Location with Traffic Counts of over 26,000 Vehicles per Day

LOCATION

PROPERTY PHOTOS



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RENT ROLL

SEE DETAILED RENT ROLL ON NEXT TWO PAGES

**RENT ROLL
DELANY SQUARE**

Suite	Tenant	Sq.Ft. Area	Bldg. %	Monthly Base Rent	Rent Per Sq.Ft.	Monthly CAM Base Year	Monthly CAM Due	Monthly Taxes Base Year	Monthly R.E. Taxes Due	Total Monthly Gross Rent	Total Annual Gross Rent	Lease Expiration	Sec. Dep.	Comments
A	Gurnee Pizza	1,700	6.26%	\$2,463.42	\$17.39	None	\$340.30	None	\$196.92	\$3,000.64	\$36,007.68	03/31/18	\$0.00	Two 5-yr options; 3% annual inc.
	4/1/07-3/31/08			\$2,537.32	\$17.91									
	4/1/08-3/31/09			\$2,613.42	\$18.45									Net Lease. Tenant pays pro-rata share
	4/1/09-3/31/10			\$2,691.67	\$19.00									
	4/1/10-3/31/11			\$2,745.50	\$19.38									
	4/1/11-3/31/12			\$2,827.87	\$19.96									
	4/1/12-3/31/13			\$2,912.67	\$20.56									
	4/1/13-3/31/14			\$3,000.50	\$21.18									
	4/1/14-3/31/15			\$3,091.17	\$21.82									
	4/1/1-3/31/16			\$3,183.25	\$22.47									
	4/1/16-3/31/17			\$3,278.17	\$23.14									
	4/1/17-3/31/18			\$3,376.52	\$23.83									
B	MR-N5, Inc Convenience Store	4,295	15.81%	\$3,837.09	\$10.72	None	\$486.77	None	\$862.58	\$5,186.44	\$62,237.28	05/31/14	\$3,937.08	One 5-yr option to renew with 3% annual inc. upon 180 day notice
	1/1/07-12/31/07			\$3,837.09	\$10.72									
	1/1/08-12/31/08			\$4,055.20	\$11.33									
	1/1/09-12/31/09			\$4,176.86	\$11.67									
	1/1/10-12/31/10			\$4,302.16	\$12.02									
	1/1/11-12/31/11			\$4,431.23	\$12.38									
	1/1/12-12/31/12			\$4,564.17	\$12.75									
	1/1/13-12/31/13			\$4,701.09	\$13.13									
	1/1/14-5/31/14			\$4,842.12	\$13.53									
C & D	Laundromat/Dry cleaners	2,350	8.65%	\$2,904.21	\$14.83	None	\$352.64	None	\$272.21	\$3,529.06	\$42,348.72	11/30/08	\$3,140.00	Net Lease. Tenant pays pro-rata share
F	Cardinal Liquors	3,300	12.14%	\$4,059.71	\$14.76	None	\$0.00	\$0.50	\$121.00	\$4,180.71	\$50,168.52	08/31/12	\$3,300.00	No CAM/Taxes at 50% over \$0.50
	9/1/07-8/31/08			\$4,180.00	\$15.20									
	9/1/08-8/31/09			\$4,306.50	\$15.66									
	9/1/09-8/31/10			\$4,435.75	\$16.13									
	9/1/10-8/31/11			\$4,435.75	\$16.13									
	9/1/11-8/31/12			\$4,435.75	\$16.13									
G	Zabes, Inc.	1,200	4.42%	\$2,178.00	\$21.78	None	\$240.21	None	\$139.00	\$2,557.21	\$30,686.52	04/30/07	\$2,000.00	Net Lease. Tenant pays pro-rata share
H	Delany Dental	4,040	14.87%	\$5,289.33	\$15.71	None	\$0.00	\$0.50	\$101.50	\$5,390.83	\$64,689.96	03/31/11	\$2,000.00	R.E. Taxes at 50% pro-rata share over \$0.50 sf based on 2,800 sf
	4/1/07-3/31/08			\$5,447.27	\$16.18									
	4/1/08-3/31/09			\$5,612.23	\$16.67									
	4/1/09-3/31/10			\$5,780.57	\$17.17									
	4/1/10-3/31/11			\$5,955.63	\$17.69									
J	American Speedy	1,400	5.15%	\$1,700.00	\$14.57	None	\$0.00	None	\$0.00	\$1,700.00	\$20,400.00	03/31/09	\$1,500.00	
	4/1/08-3/31/09			\$1,734.00										
K	Delany Chiropractic	1,400	5.15%	\$1,562.17	\$13.39	None	\$280.24	None	\$162.17	\$2,004.58	\$24,054.96	01/31/12	\$0.00	Net Lease. Tenant pays pro-rata share
	2/1/07-1/31/08			\$1,593.67	\$13.66									
	2/1/08-1/31/09			\$1,625.17	\$13.93									
	2/1/09-1/31/10			\$1,657.83	\$14.21									
	2/1/10-1/31/11			\$1,690.50	\$14.49									
	2/1/11-1/31/12			\$1,724.33	\$14.78									

RENT ROLL
DELANY SQUARE

L	Fatima Vaughn	1,400	5.15%	\$1,733.67	\$14.86	None	\$280.24	None	\$162.17	\$2,176.08	\$26,112.96	03/31/10	\$4,312.34	Net Lease. Tenant pays pro-rata share
	4/1/07-3/31/08			\$1,786.17	\$15.31									
	4/1/08-3/31/09			\$1,839.83	\$15.77									
	4/1/09-3/31/10			\$1,839.83	\$15.77									
M	Ed Peklay	1,400	5.15%	\$1,640.33	\$14.06	None	280.24	None	\$162.17	\$2,082.74	\$24,992.88	02/28/08	\$0.00	Net Lease. Tenant pays pro-rata share
	3/1/07-2/28/08			\$1,689.33	\$14.48									
N	Cheetah Staffing	1,386	5.10%	\$1,521.14	\$13.17	None	\$197.07	None	\$160.55	\$1,878.76	\$22,545.12	06/30/08	\$1,842.50	Net Lease. Tenant pays pro-rata share
	7/1/07-6/30/08			\$1,521.14	\$13.17									
O	Vacant	1,792	6.60%	\$2,538.67	\$17.00	None	\$358.40	None	\$207.57	\$3,104.64	\$37,255.68	One Year	\$0.00	Master lease for 1 yr from date of closing
P	Edward Jones Investments	1,509	5.55%	\$2,137.75	\$17.00	None	\$301.80	None	\$174.79	\$2,614.34	\$31,372.08	10/31/11	\$0.00	Two 5-yr options w/ 6-mo. Notice Option 1: \$2,022.71 Option 2: \$2,224.98
TOTALS		27,172	100.00%	\$33,565.49			\$3,117.91		\$2,722.63	\$39,406.03	\$472,872.36		\$22,031.92	

INCOME / EXPENSES

SEE DETAILED INFORMATION ON NEXT PAGE



**INCOME / EXPENSES
DELANY SQUARE
1810 North Delany Road, Gurnee, Illinois**

INCOME

Schedule Base Rent	\$408,369.00	
CAM Participation	\$37,428.00	
Real Estate Tax Participation	\$32,610.00	
Less vacancy @ 3%	<u>-\$14,352.00</u>	
SCHEDULED GROSS INCOME:		<u>\$464,055.00</u>

EXPENSES

Property Insurance	\$8,685.00	
Snow Removal	\$5,000.00	
Lawn Care	\$3,600.00	
Property Management (3%)	\$13,710.00	
Exterior Maintenance	\$7,100.00	
Scavenger	\$1,236.00	
Roof	\$500.00	
Parking Lot	\$1,000.00	
Real Estate Tax (2005)	\$37,289.00	
Utilities	\$16,480.00	
Miscellaneous	\$7,500.00	
TOTAL EXPENSES:		<u>\$102,100.00</u>

SCHEDULE NET-OPERATING INCOME: \$361,955.00

NOTE: *St 2007 Gross income & net income assume the following:*

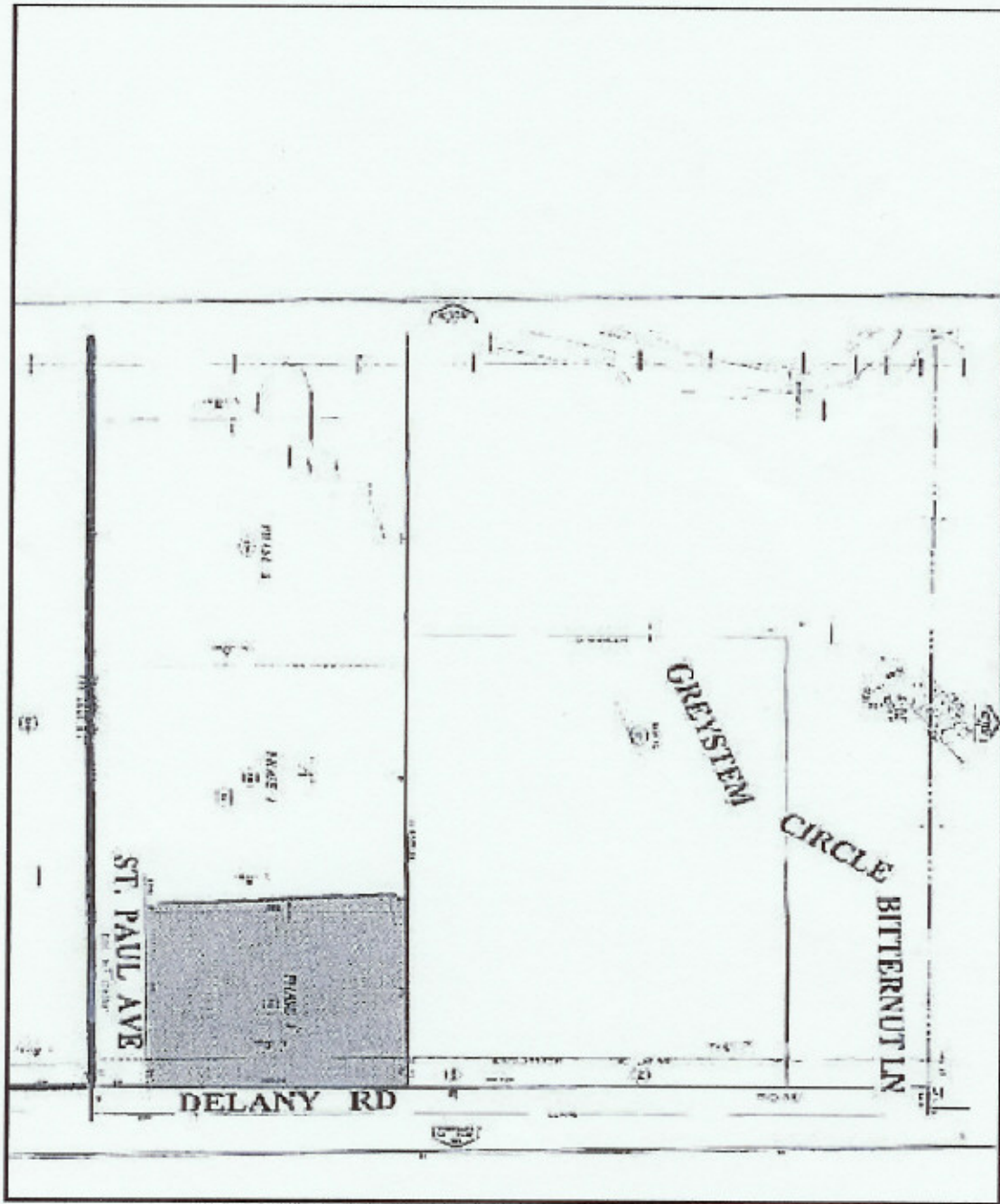
- a) scheduled rental increases first quarter 2007 are annualized*
- b) vacancy / Unit O - Master lease for 1 year from date of closing at \$17.00 psf net with pro rate share CAM & taxes*
- c) expenses estimated per 2006 cost of operating*
- d.) MR-N5 Inc: Lease contains provision which provides for free base rent every year for January and February. Tenant to pay CAM and Tax for these periods. At closing, seller will provide purchaser credit for all rent concessions.*

Offered at: \$4,375,000.00
CAP rate: 8.3%
Per Sq.Ft.: \$160.00

For further information, contact:

Paul G. Demik
847/397-8900 ext. 217
Exclusive Agent

SITE PLAN



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DEMOGRAPHICS

Geography: 5 miles

POPULATION

In 2005, the population in your selected geography is 178,845. The population has changed by 7.58% since 2000. It is estimated that the population in your area will be 190,739 five years from now, which represents a change of 6.65% from the current year. The current population is 50.28% male and 49.72% female. The median age of the population in your area is 31.0, compare this to the U.S. average which is 36.3. The population density in your area is 2,277.13 people per square mile.

HOUSEHOLDS

There are currently 57,630 households in your selected geography. The number of households has changed by 4.12% since 2000. It is estimated that the number of households in your area will be 60,039 five years from now, which represents a change of 4.18% from the current year. The average household size in your area is 3.07 persons.

INCOME

In 2005, the median household income for your selected geography is \$55,084, compare this to the U.S. average which is currently \$46,338. The median household income for your area has changed by 8.99% since 2000. It is estimated that the median household income in your area will be \$61,463 five years from now, which represents a change of 11.58% from the current year.

The current year per capita income in your area is \$21,243, compare this to the U.S. average, which is \$24,385. The current year average household income in your area is \$65,143, compare this to the U.S. average which is \$64,443.

RACE & ETHNICITY

The current year racial makeup of your selected area is as follows: 59.05% White; 15.77% Black; 0.42% Native American and 5.94% Asian/Pacific Islander. Compare these to U.S. averages which are: 75.69% White; 12.15% Black; 0.83% Native American; and 4.29% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 36.58% of the current year population in your selected area. Compare this to the U.S. average of 14.45%.

HOUSING

The median housing value in your area was \$139,042 in 2000. Compare this to the U.S. average of \$115,194 for the same year. In 2000, there were 36,392 owner-occupied housing units in your area and there were 18,956 rent-occupied housing units in your area. The median rent at the time was \$612.

EMPLOYMENT

In 2005, there are 68,113 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.0% of employees are employed in white-collar occupations in this geography, and 43.0% are employed in blue-collar occupations. In 2005, unemployment in this area is 8.67%. In 2000, the median time traveled to work was 23.7 minutes.

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DK REALTY PARTNERS, LLC

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population			
1990 Population	3,741	49,549	123,959
2000 Population	5,164	63,627	166,243
2005 Population	5,632	69,198	178,845
2010 Population	6,064	74,368	190,739
Households			
1990 Households	1,504	18,773	44,019
2000 Households	2,200	22,911	55,348
2005 Households	2,301	24,038	57,630
2010 Households	2,407	25,199	60,039
2005 Average Households Size	2.44	2.87	3.07
Employment			
2005 Daytime Population	3,020	32,882	68,113
Summary Housing Information			
1990 Median Housing Value	\$120,081	\$91,130	\$84,583
2000 Median Housing Value	\$172,334	\$142,342	\$139,042
2000 Owner Occupied Housing Units	59.6%	61.0%	62.9%
2000 Renter Occupied Housing Units	35.3%	35.5%	32.8%
2000 Vacant	5.09%	3.55%	4.31%
2005 Owner Occupied Housing Units	59.0%	60.2%	62.3%
2005 Renter Occupied Housing Units	33.6%	33.9%	31.1%
2005 Vacant	7.33%	5.96%	6.63%
2010 Owner Occupied Housing Units	58.8%	59.7%	61.9%
2010 Renter Occupied Housing Units	32.1%	32.4%	29.5%
2010 Vacant	9.17%	7.95%	8.55%
2005 Households by Income			
\$0 - \$14,999	6.7%	8.9%	9.7%
\$15,000 - \$24,999	5.5%	9.7%	9.8%
\$25,000 - \$34,999	7.9%	10.5%	9.8%
\$35,000 - \$49,999	16.7%	17.0%	15.9%
\$50,000 - \$74,999	21.6%	20.8%	20.0%
\$75,000 - \$99,999	15.6%	14.4%	14.2%
\$100,000 - \$124,999	12.2%	9.1%	9.4%
\$125,000 - \$149,999	6.6%	4.5%	4.7%
\$150,000 - \$199,999	4.5%	3.2%	3.6%
\$15,000 - \$249,999	1.3%	0.9%	1.1%
\$250,000 +	1.5%	1.1%	1.9%
2005 Income			
Median Households Income	\$64,120	\$53,922	\$55,084
Per Capita Income	\$26,793	\$21,217	\$21,243
Average Households Income	\$70,642	\$60,866	\$65,143

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