



Dear Mayor, Commissioners and Village Manager,

Please find attached, the Downers Grove Downtown Management's statistics which will be presented to you on April 15th. Please note these statistics reflect the First Quarter 2008.

Thank you,

Linda Kunze

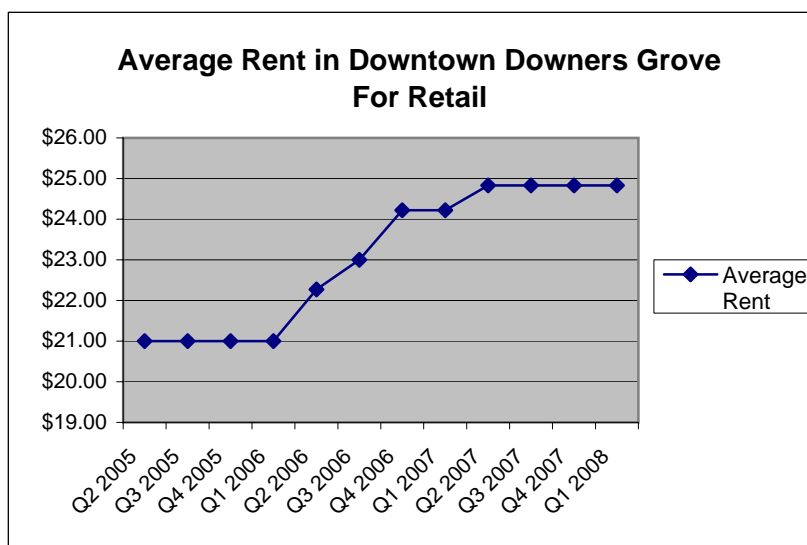
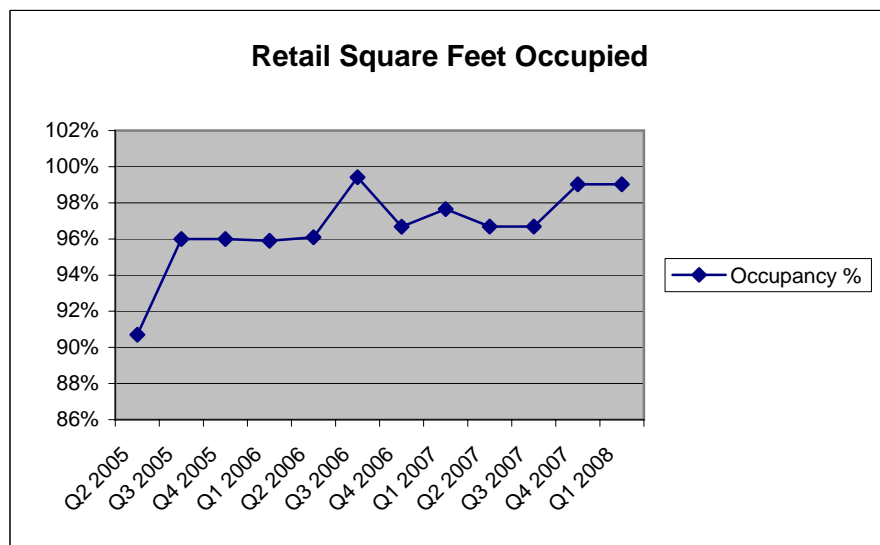
Downtown Manager
Downers Grove Downtown
Management Corporation
933A Curtiss Street
Downers Grove, IL 60515
630-725-0991

Square Feet of Occupied Retail Space In Downtown Downers Grove

	Total Square Feet Available	Square Feet Occupied	Occupancy %	Average Rent (nnnn)
Q2 2005	101956	92476	91%	\$21.00
Q3 2005	101956	97876	96%	\$21.00
Q4 2005	101956	97876	96%	\$21.00
Q1 2006	101956	97776	96%	\$21.00
Q2 2006	101956	97976	96%	\$22.27
Q3 2006	101956	101356	99%	\$23.00
Q4 2006	101956	98566	97%	\$24.22
Q1 2007	101956	99566	98%	\$24.22
Q2 2007	101956	98576	97%	\$24.83
Q3 2007	101956	98576	97%	\$24.83
Q4 2007	101956	100966	99%	\$24.83
Q1 2008	101956	100966	99%	\$24.83

* Source: CoStar

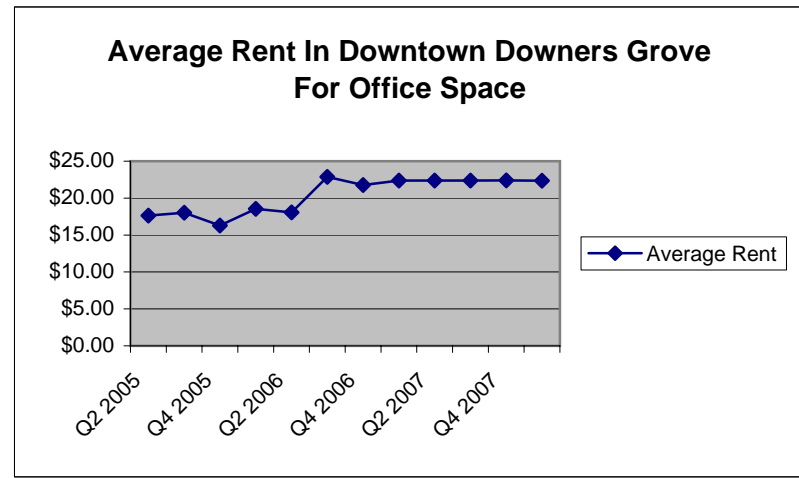
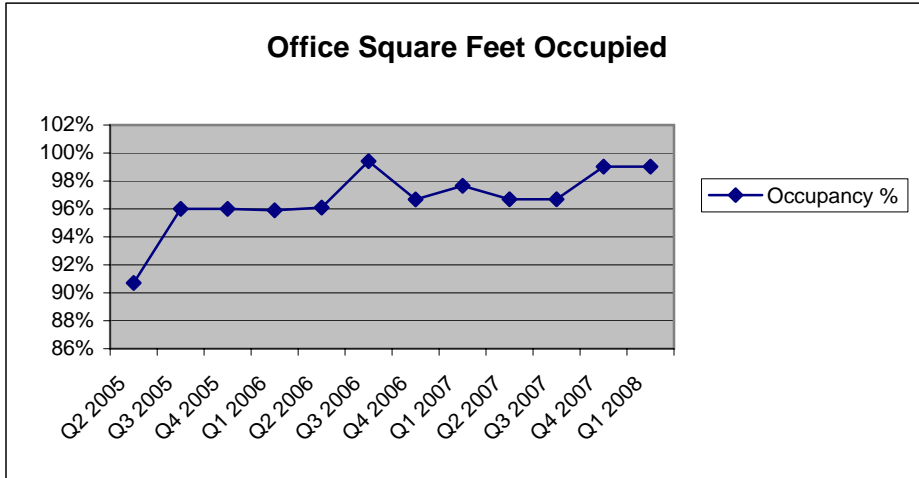
**Does not include Acadia on the Green



Square Feet of Occupied Office Space In Downtown Downers Grove

	Total Square Feet Available	Square Feet Occupied	Occupancy %	Average Rent (per Square Foot)
Q2 2005	165565	138269	84%	\$17.63
Q3 2005	165565	138052	83%	\$18.03
Q4 2005	165565	138533	84%	\$16.30
Q1 2006	165565	153655	93%	\$18.55
Q2 2006	165565	153438	93%	\$18.06
Q3 2006	165565	152551	92%	\$22.88
Q4 2006	165565	147905	89%	\$21.77
Q1 2007	165565	148122	89%	\$22.37
Q2 2007	165565	148622	90%	\$22.37
Q3 2007	165565	151418	91%	\$22.37
Q4 2007	165565	151317	91%	\$22.41
Q1 2008	165565	151317	91%	\$22.36

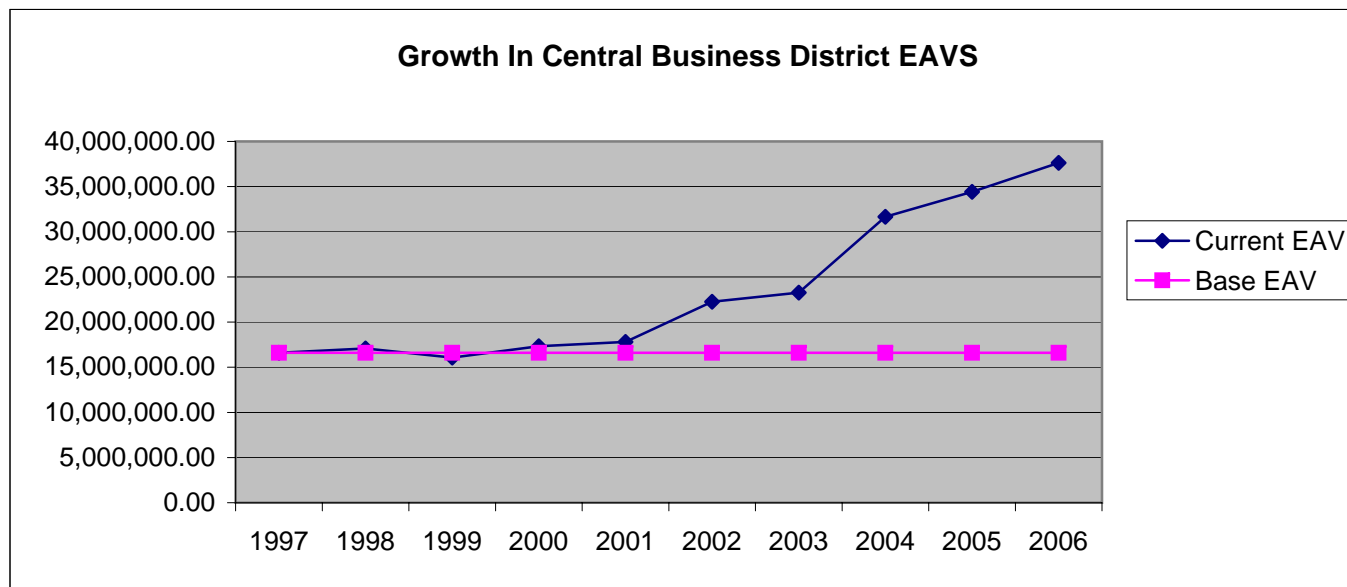
* Source: CoStar



Downtown Downers Grove EAV's (expressed in millions)

	Current EAV
1997	16,606,373.00
1998	17,077,902.00
1999	16,066,575.00
2000	17,320,767.00
2001	17,804,316.00
2002	22,243,933.00
2003	23,259,657.00
2004	31,651,879.00
2005	34,414,473.00
2006	37,624,286.00
2007	n/a
2008	n/a

* Source: Village of Downers Grove

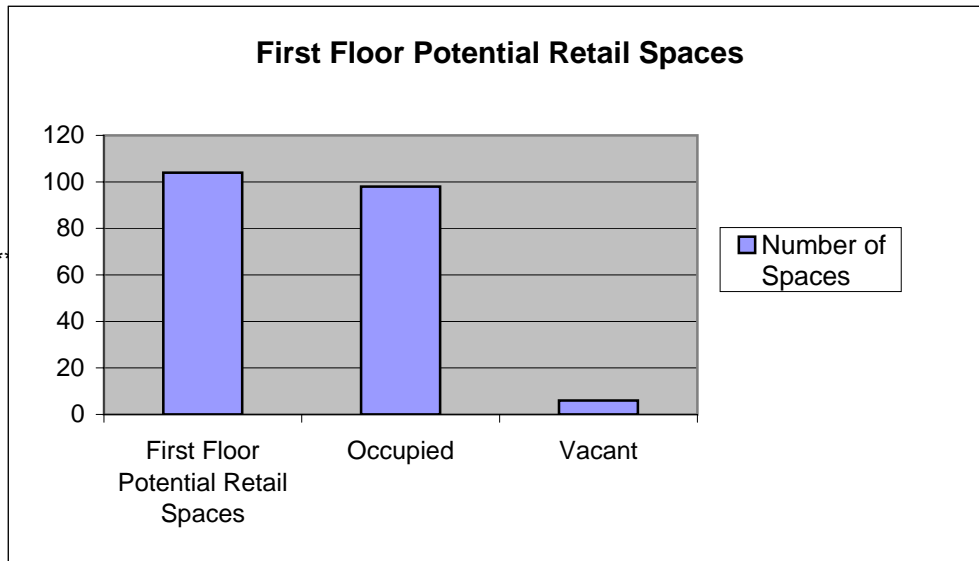


First Floor Potential Retail Spaces

First Floor Potential Retail Spaces	104
Occupied	98
Vacant	6
Total Percentage Occupied	94%

* Source: Downers Grove Downtown Management Corporation

** Does not include Acadia on the Green



Retail Mix of First Floor Businesses in Downtown Downers Grove

Type of Business	Number of Businesses 2000-2001	Number of Businesses 2008	Percent of Total
Antiques and Collectibles	3	4	4%
Apparel, Accessories and Shoes	6	7	7%
Art and Custom Framing	1	3	3%
Bakery and Coffee Shops	3	4	4%
Banks	6	6	6%
Barber Shops	4	4	4%
Bridal	0	2	2%
Gifts and Gourmet	7	5	5%
Hobbies	6	3	3%
Home and Décor	5	5	5%
Ice Cream and Candy	4	2	2%
Invitations and Stationary	0	2	2%
Jewelry and Jewelry Design	3	5	5%
Restaurants, Deli and Catering	14	19	19%
Salons and Skin Care	13	16	16%
Shoe Repair	1	1	1%
Specialty	8	8	8%
Tobacco	0	2	2%
Total	84	98	

* Source: Downers Grove Downtown Management Corporation

