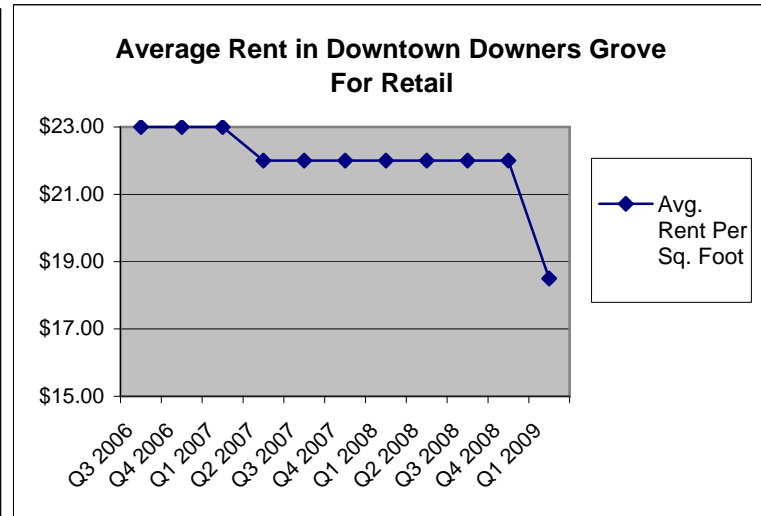
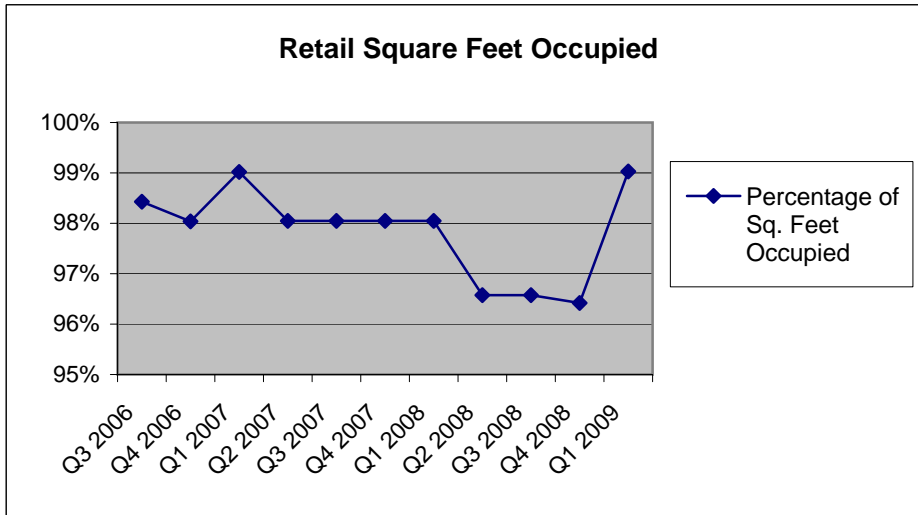


Square Feet of Occupied Retail Space In Downtown Downers Grove

	Total Square Feet Available		Square Feet Occupied	Occupancy %	Average Rent (nnn)
Q3 2006	101,905	1,600	100,305	98%	\$23.00
Q4 2006	101,905	2,000	99,905	98%	\$23.00
Q1 2007	101,905	1,000	100,905	99%	\$23.00
Q2 2007	101,905	1,990	99,915	98%	\$22.00
Q3 2007	101,905	1,990	99,915	98%	\$22.00
Q4 2007	101,905	1,990	99,915	98%	\$22.00
Q1 2008	101,905	1,990	99,915	98%	\$22.00
Q2 2008	101,905	3,490	98,415	97%	\$22.00
Q3 2008	101,905	3,490	98,415	97%	\$22.00
Q4 2008	101,905	1,990	98,257	96%	\$22.00
Q1 2009	101,905	990	100,915	99%	\$18.50

* Source: CoStar

**Does not include Acadia on the Green or Charles Place

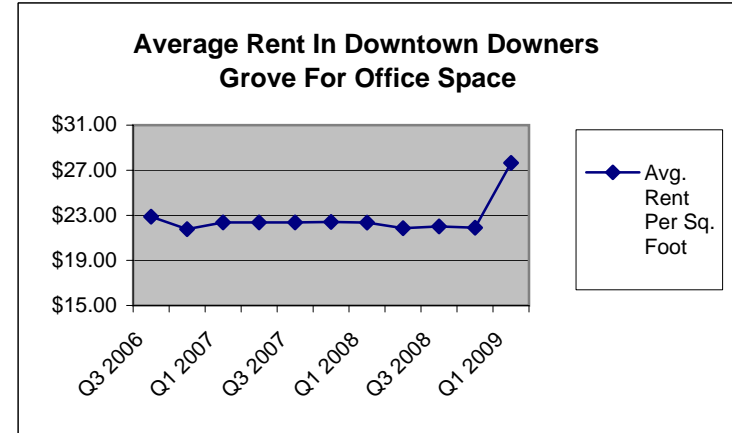
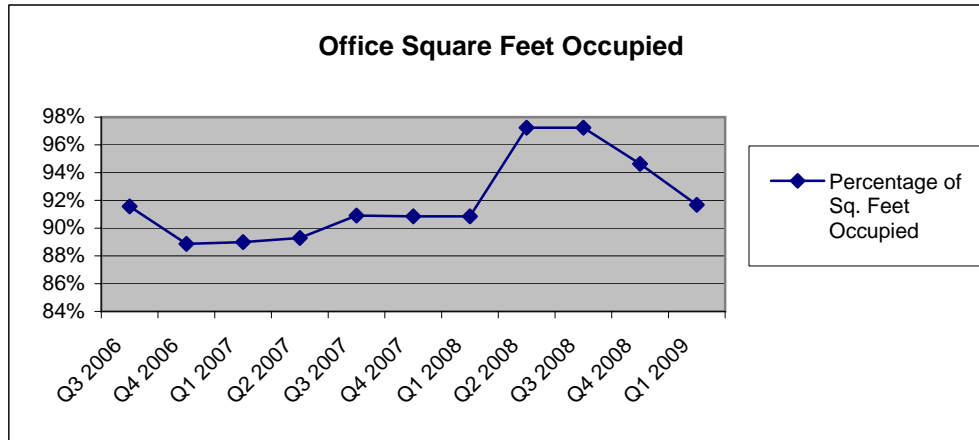


]

Square Feet of Occupied Office Space In Downtown Downers Grove

	Total Square Feet Available		Square Feet Occupied		Occupancy %	Average Rent (per Square Foot)
Q3 2006	172,166	14,514	157,652	92%	\$22.88	
Q4 2006	172,166	19,160	153,006	89%	\$21.77	
Q1 2007	172,166	18,943	153,223	89%	\$22.37	
Q2 2007	172,166	18,443	153,723	89%	\$22.37	
Q3 2007	172,166	15,647	156,519	91%	\$22.37	
Q4 2007	172,166	15,748	156,418	91%	\$22.41	
Q1 2008	172,166	15,748	156,418	91%	\$22.36	
Q2 2008	172,166	4,749	167,417	97%	\$21.86	
Q3 2008	172,166	4,749	167,417	97%	\$22.01	
Q4 2008	172,166	9,240	162,926	95%	\$21.90	
Q1 2009	172,166	14,330	157,836	92%	\$27.65	

* Source: CoStar

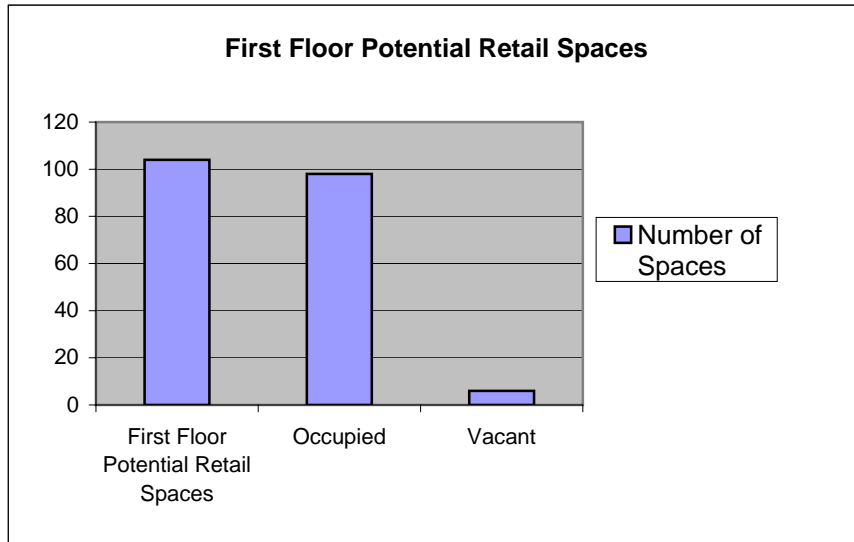


First Floor Potential Retail Spaces

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

* Source: Downers Grove Downtown Management Corporation

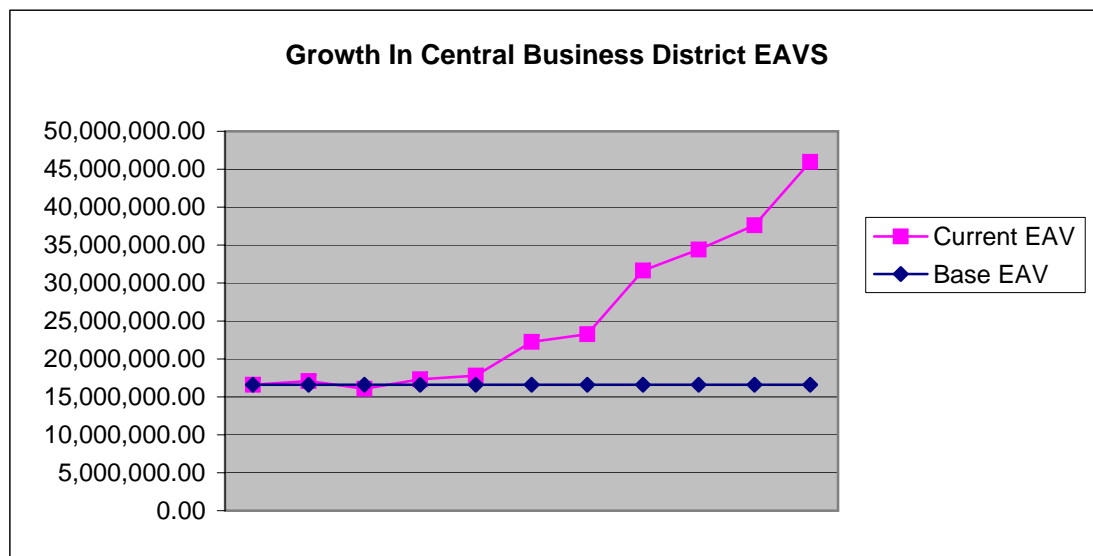
** Does not include Acadia on the Green or Charles Place



Downtown Downers Grove EAV's (expressed in millions)

	Current EAV	
1997	16,606,373.00	16,606,373.00
1998	17,077,902.00	16,606,373.00
1999	16,066,575.00	16,606,373.00
2000	17,320,767.00	16,606,373.00
2001	17,804,316.00	16,606,373.00
2002	22,243,933.00	16,606,373.00
2003	23,259,657.00	16,606,373.00
2004	31,651,879.00	16,606,373.00
2005	34,414,473.00	16,606,373.00
2006	37,624,286.00	16,606,373.00
2007	45,967,569.00	16,606,373.00
2008	n/a	

* Source: Village of Downers Grove



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

