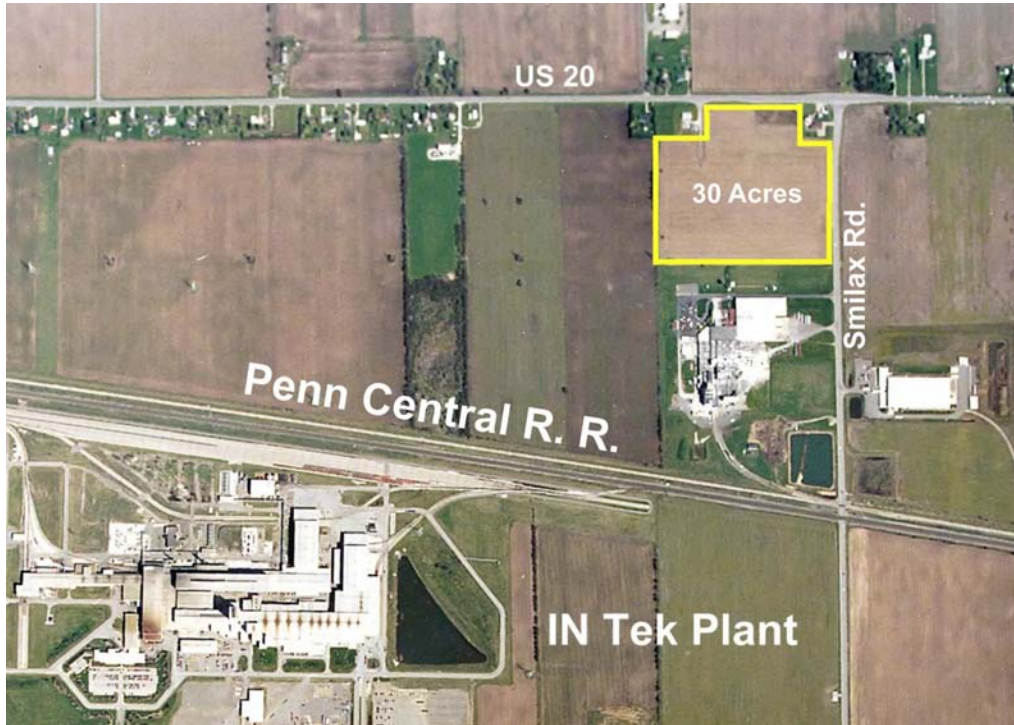


DETAIL PROPERTY INFORMATION



Property Name/Title: US 20/Smilax Land

List Price: \$570,000
Per Acre: \$19,000

Property Location:

Street: US 20 at Smilax Rd.

City: New Carlisle State: IN Zip: 46552

Property Size:

Land: Approx. 30 Acres

Frontage: 700 ft (on US 20); 932 ft (on Smilax) Depth: 1,213 ft. (irregular)

Listing Broker:

Company: CB Richard Ellis | Bradley, 527 Park Place Ct., Ste 200, Mishawaka, IN 46545

Agent: John O'Brien

Telephone: 574.243.5017 Fax: 574.271.9092 E-Mail: john.obrien@cbre.com

SITE DATA**Land Size:**Square feet: 1,319,432 Acres: 30.29**Photos:**Outside: _____ Inside: _____ Aerial: X**Zoning/Restrictions:**Current: M - Manufacturing**Plans:**Site: _____ Building: _____ Survey: X**Legal:**Description: NEW CARLISLE INDUSTRIAL DISTRICT LOT 2A SEC 3 EX 5' STRIP S
END OF E SIDE & SEC LOT 3 EX FOR 5' STRIP OFF EAST SIDE.**Utilities:**

Sanitation Sewer:

Municipal/: City of South BendLocation: On Smilax south of US 20

Water:

Private: WellLocation: City of New Carlisle water at IN Tek Plant

Electricity:

Utility company: AEP

Gas:

Utility company: NIPSCO**ECONOMIC DATA****Real Estate Taxes:**PID number: 12-1064-0833, 12-1064-083301

Tax Statement:

Annual amount: Year: 2005 Pay 2006 Amount: \$443.20 (\$14.77 / acre)

COMMENTS

This parcel consists of approximately 30 acres of land zoned M – Manufacturing, has water nearby at the IN Tek Plant, sewer on Smilax Rd., and can be served by rail.

AREA MAP



LOCATION DESCRIPTION

This property is located on US 20 about 5 miles west of the US 31 Bypass, the South Bend Regional Airport, and the Indiana 80/90 Toll Road.