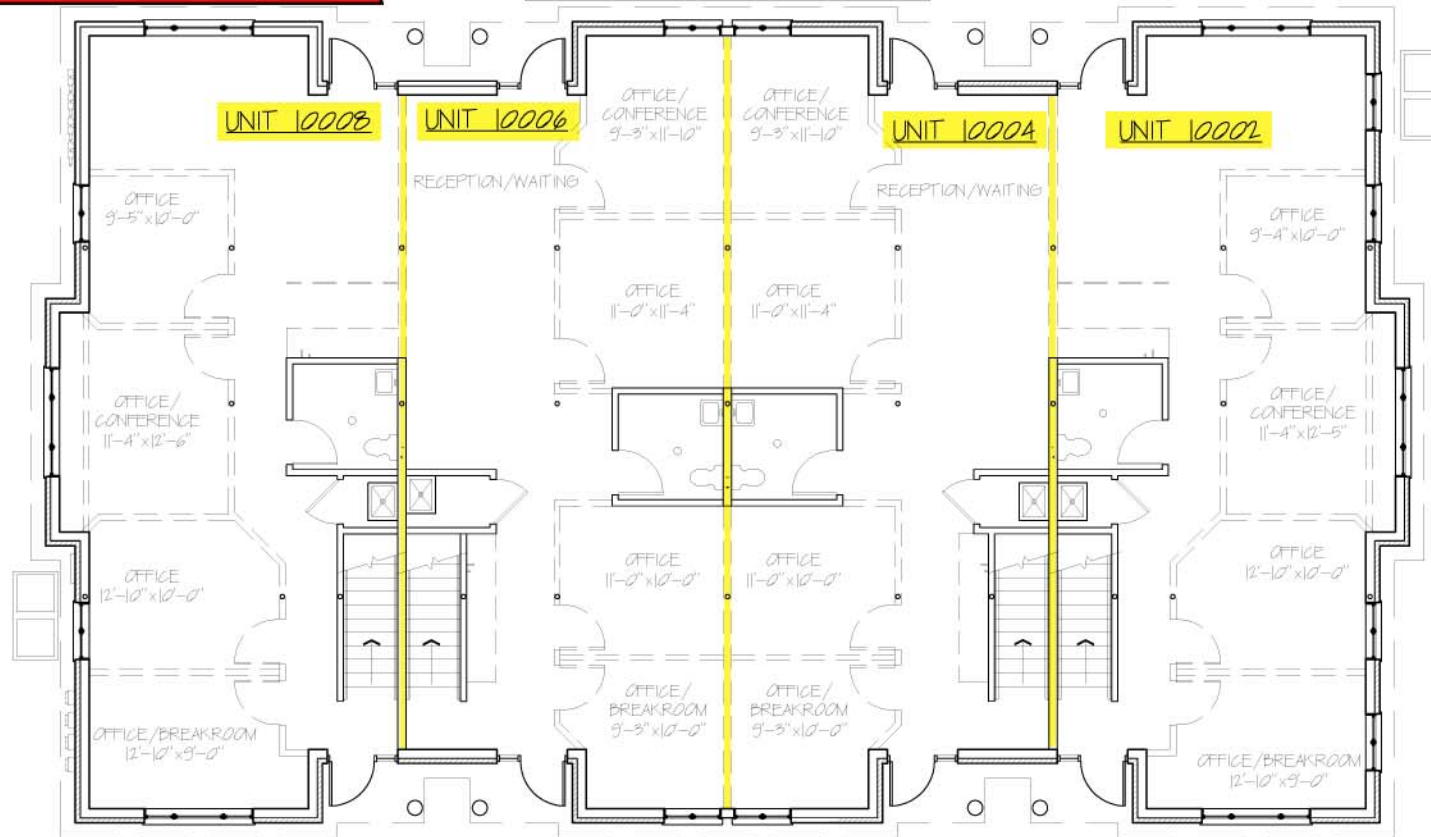


OFFICE BUILDINGS AT 190th PLACE, MOKENA, IL

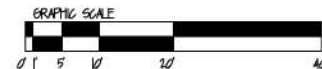
BUILDING B (4A)

**CALL
815-469-6400
FOR MORE INFORMATION**

1ST FLOOR OF BUILDING = 4552 SF
2ND FLOOR OF BUILDING = 1480 SF
TOTAL = 6032 SF



BUILDING B (4A) FLOOR PLAN
NOT TO SCALE



UNIT 10008
1ST FLOOR = 1180 SF
2ND FLOOR = 275 SF
TOTAL = 1455 SF

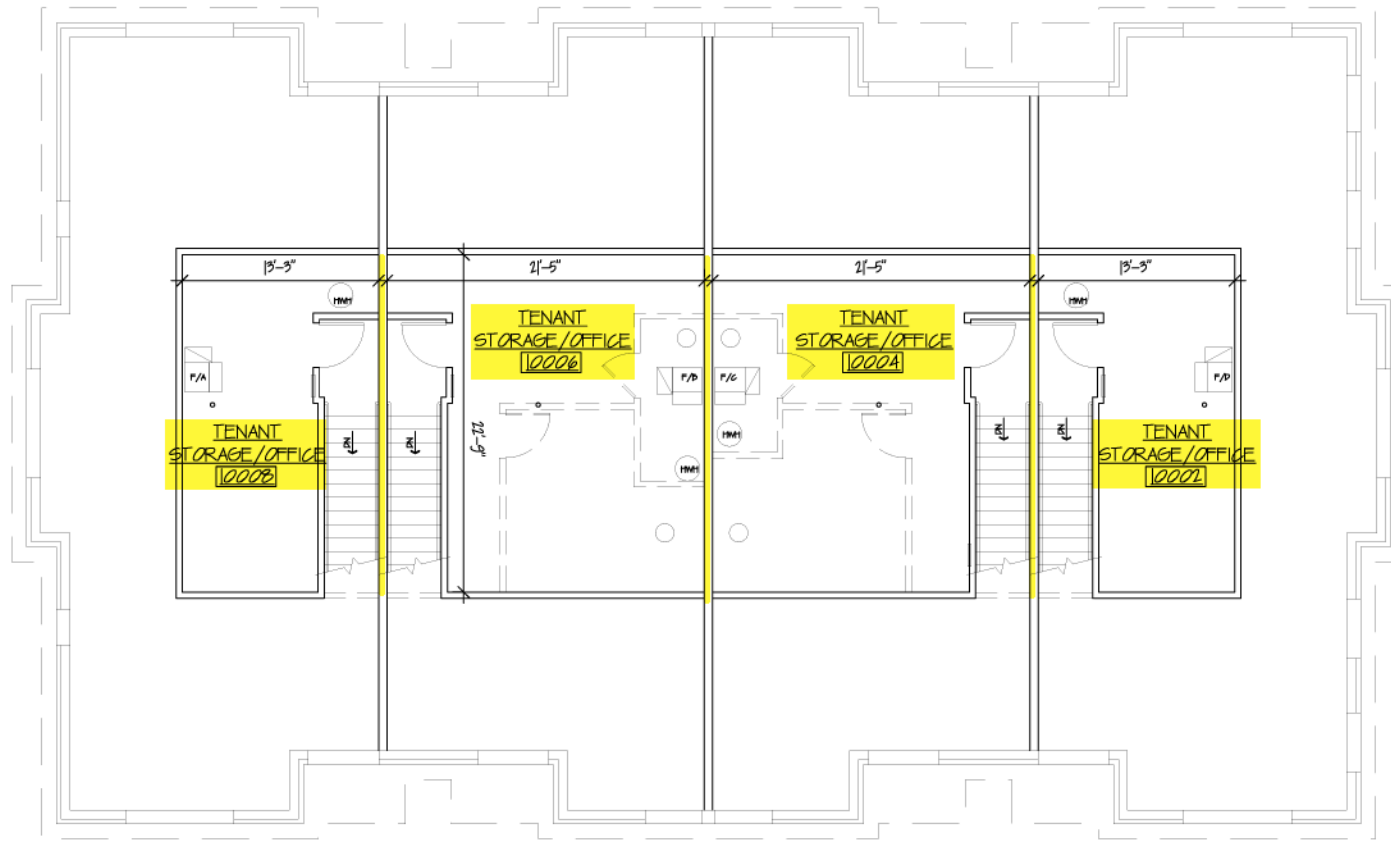
UNIT 10006
1ST FLOOR = 1096 SF
2ND FLOOR = 465 SF
TOTAL = 1561 SF

UNIT 10004
1ST FLOOR = 1096 SF
2ND FLOOR = 465 SF
TOTAL = 1561 SF

UNIT 10002
1ST FLOOR = 1180 SF
2ND FLOOR = 275 SF
TOTAL = 1455 SF

OFFICE BUILDINGS AT 190th PLACE, MOKENA, IL BUILDING B (4A)

2ND FLOOR OF BUILDING = 1480 SF



BUILDING B (4A) 2ND FLOOR PLAN
NOT TO SCALE



UNIT 10008
2ND FLOOR = 275 SF

UNIT 10006
2ND FLOOR = 465 SF

UNIT 10004
2ND FLOOR = 465 SF

UNIT 10002
2ND FLOOR = 275 SF

OLIVIERI*Real Estate LLC*

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REALTORS • PROPERTY MANAGERS

750 CENTER ROAD
FRANKFORT, ILLINOIS 60423(815) 469-6400
FAX (815) 469-5796**Olivieri Business Park Office Condominiums**
10002 - 10026 190th Place
Mokena IL 60448

Information as of September 15, 2008

3 Year Lease, NegotiableRental Rates start at \$12.20/SF NNN with 3-1/2% increases per year
Purchase Price is based on 1st Floor = \$220/SF & 2nd Floor = \$165/SF
Purchase Price good until January 1, 2009.**Suites are nearly complete. * Indicates completed build out.****Building B (4A)**

Suite/ Unit #	1 st Floor 2 nd Floor	Total SF	Rental Rate	Total Rent. Taxes & CAM	Monthly Rent & NNN	Purchase Price (Average Cost/SF)
10002	1,180 SF 275 SF	1,455 SF	\$15.16/SF	\$18.66/SF	LEASED	_____
10004	1,096 SF 465 SF	1,561 SF	\$12.66/SF	\$16.16/SF	LEASED	_____
*10006	1,096 SF 465 SF	1,561 SF	\$12.66/SF	\$16.16/SF	\$2,102.15	\$317,845.00 (\$204/SF)
10008	1,180 SF 275 SF	1,455 SF	\$15.16/SF	\$18.66/SF	LEASED	_____
Total Bldg	4,552 SF 1,480 SF	6,032 SF			NOT AVAILABLE	_____

Information & Pricing is subject to change without notice.

