

43.96 ACRES
11761 STATE ROUTE 38
DEKALB, ILLINOIS

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758.5201
e-mail: milnersior@aol.com

MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

For further information contact:

Steve Milner, CCIM/SIOR	Broker/Owner
Ruthanne Trunda, CCIM/CPM	Broker/Associate
Denise Weinmann, CCIM	Associate
Steve Vidmar	Associate

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers in determining their intention with respect to the potential of acquisition of the property located at **11761 Route 38, DeKalb, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

This Market Report has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Market Report and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose the Market Report or any of its contents to any other entity without the prior written authorization of the Owner and/or Milner & Associates, Inc. The recipient further agrees not to use the Market Report or any of its contents in any fashion or manner detrimental to the interest of the Owner, its affiliates or Milner and Associates, Inc.

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PROPERTY INFORMATION: 43.96 ACRES 11761 ROUTE 38, DEKALB

Location: The subject property's address is 11761 State Route 38 and is located on the north side of Route 38. The property is located within three miles of I-88

Description: Approximately 43.96 acres with a farmstead presently in row crop. The property boasts 3,075 linear feet of frontage on Route 38 and 1,083 linear feet of frontage on Webster Road. In addition there is 1,343 linear feet along the northern property line that is adjacent to the Union Pacific Railroad.

Zoning & Annexation: The property is currently zoned A-1 Agricultural; however the DeKalb comprehensive plan calls for the property to have a future zoning of Heavy Industrial with Commercial.

Buildings: There is an older home and a number of outbuildings located on the property. They are being sold with the property in an "AS IS" condition.

Parcels: 08-25-200-017, 08-25-200-018
08-24-452-003, 08-24-476-002

Taxes: Year 2007 = \$5,323.24

Utilities: Gas, Electric, Phone, Cable, Water and Sewer are available at or near the site.

School District: This property is located in the DeKalb School District.

ASKING PRICE: \$54,450.00 per acre

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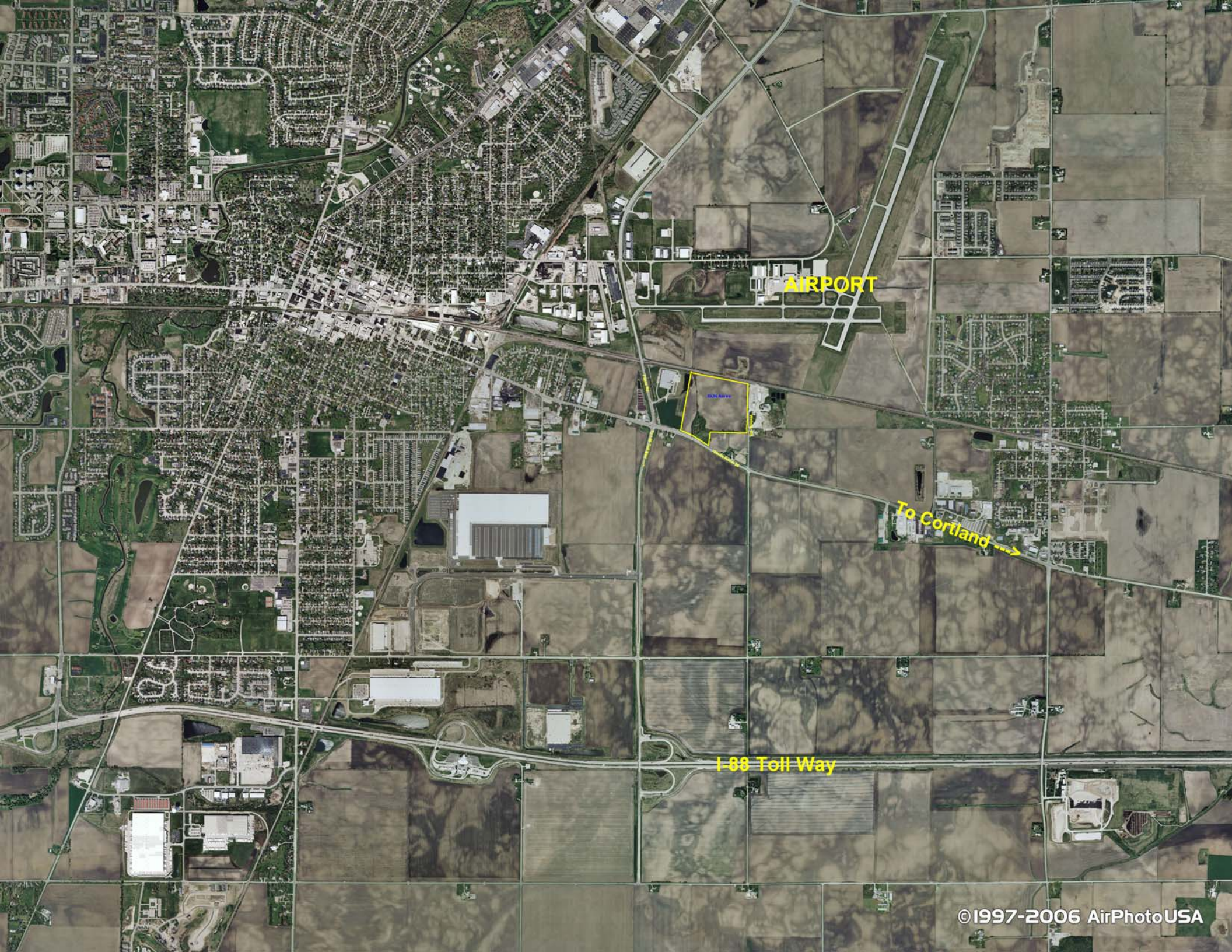
43.96 Acres

Peace Rd

Webster Rd.

To I-88 Toll Way

Illinois Route 36



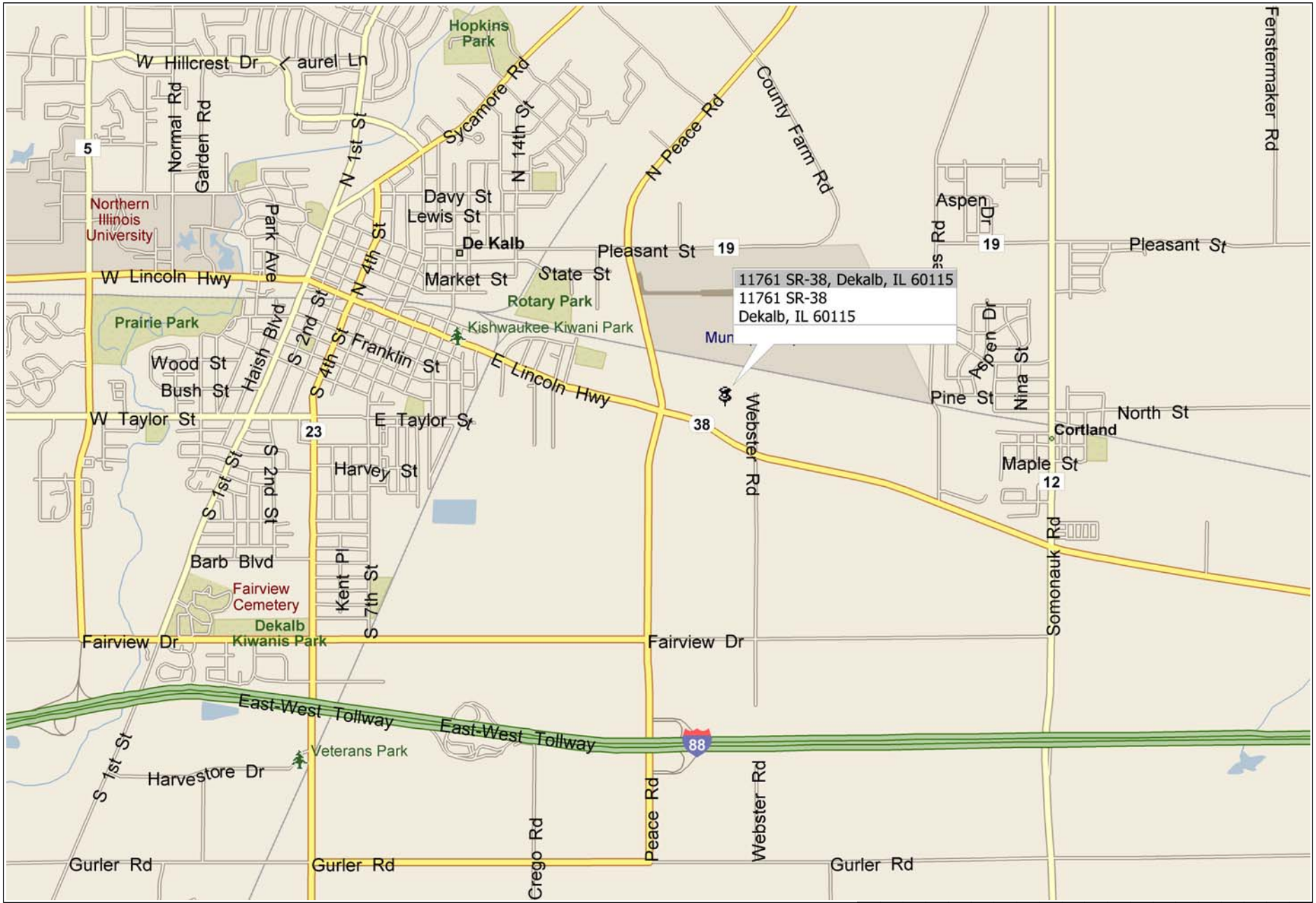
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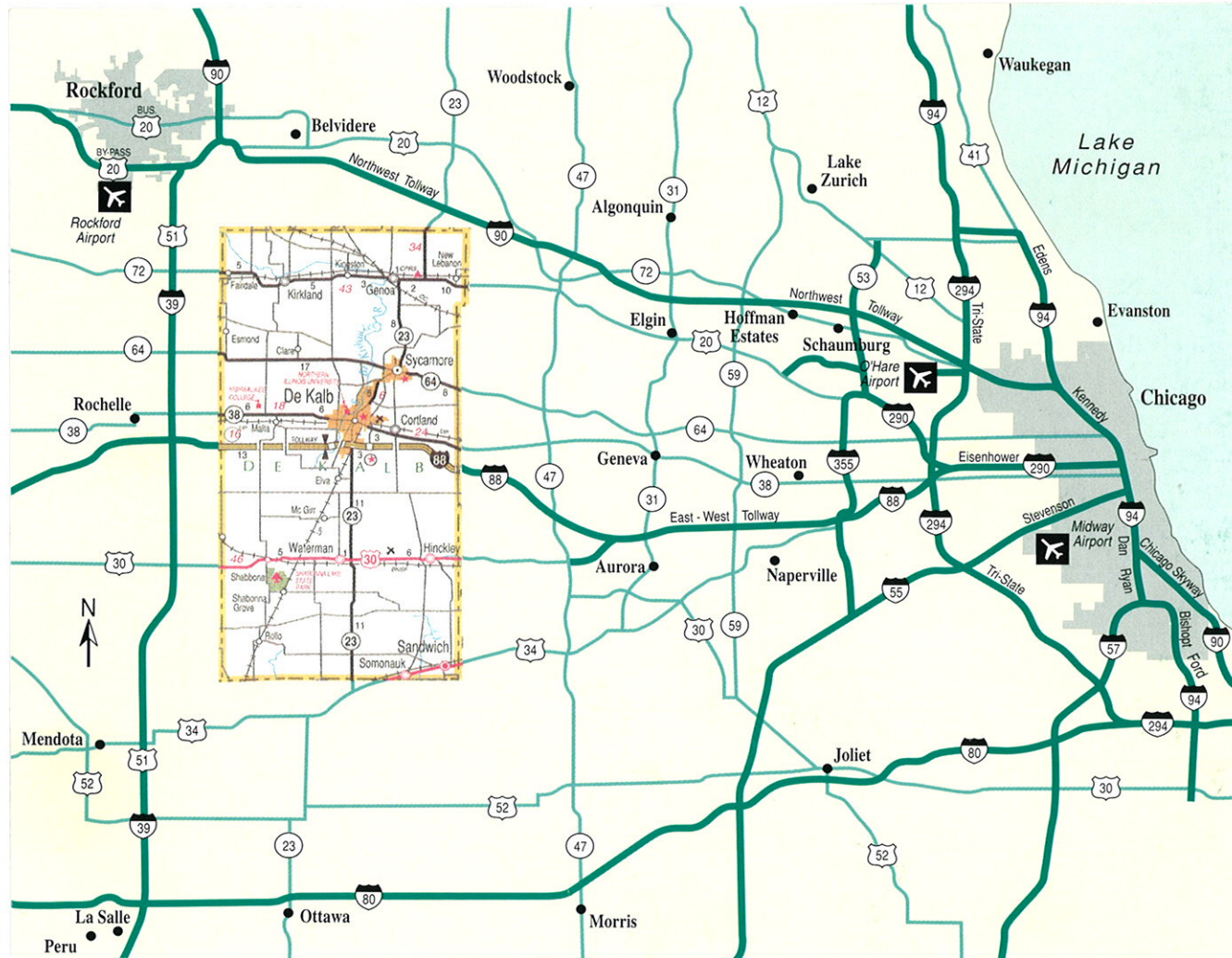
To Cortland →

I-88 Toll Way

11761 Route 38 - DeKalb



DeKalb County, Illinois



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