

OFFICE COMPLEX
400 & 444 HILLCREST DR.
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

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758-2100
FAX: (815) 758-5201
e-mail: milnersior@aol.com

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 **400 & 444 Hillcrest Drive, 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.

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758-.5201
e-mail: milnersior@aol.com

PROPERTY INFORMATION: 400 & 444 EAST HILLCREST DRIVE

Property Address: 400 & 444 East Hillcrest Drive, DeKalb, IL 60115

Location: The subject property is located on the NWC of the stop light intersection of Route 23 (aka Sycamore Road) & Hillcrest Drive, DeKalb, IL.

Directions: Take Route 23 to Hillcrest, then north to the curb cut entrance on Hillcrest. (Please refer to enclosed map.)

Building Description: Two free standing buildings located on approximately 3 acres.

Building 400 is a 15,900 square foot, two story structure with approximately 12,993 leasable square feet, which includes an 850 square foot condo. There is a lift available to access the second floor. This building is on a crawl.

Building 444 is a 19,806 square foot, three story structure with approximately 16,140 leasable square feet. This building is equipped with an elevator and sits on a slab.

Both buildings are of brick construction with cedar siding and build-up roofs.

Year Built: Building 444 was constructed in 1987. Building 400 was constructed in 1988.

Site: The site dimensions are irregular (Please refer to the enclosed drawing.)

Traffic Count: The average daily traffic count for the intersection of Route 23 & Hillcrest is 26,700 per day.

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758-5201
e-mail: milnersior@aol.com

For Sale: This property is being offered for sale with six leases in place that encompass 6,561 square feet. Note: two leases are up for renewal in March of 2010. The remaining four leases terminate as follows: 660 sq. ft. in 2011; 1,791 sq. ft. in 2012; and 600 sq. ft. in 2013. One 850 sq. ft. unit in building 400 is a condo, the owner of which is open to discussing selling.

Plumbing: There are numerous restrooms located throughout both buildings. A few units have private restrooms; however, most units have access to men's and women's restrooms on their own floor.

HVAC: Both buildings are equipped with gas forced air heating and central air conditioning.

Parking: There are an estimated 110 off-street parking spaces available on the site.

Signage: There is a pylon sign located at the stop light intersection of Route 23 and Hillcrest Drive and another sign located at the entrance on Hillcrest Drive. Each suite has a designated space available on the directory inside their respective building, on their interior door and in some cases the option to have signage on the outside of the building.

Rent Roll: A rent roll is available with a signed confidentiality agreement.

Flood Plain: A segment of this property is located in the 100 year flood plain.

Zoning: Commercial

Parcel Number(s): 08-14-376-009, 010, 013, 018 & 019 plus 08-14-376-015 for the condo in building 400

2008 Real Estate Taxes: \$ 39,303.25 = five parcels plus
\$ 3,517.88 = condo in building 400.

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758-5201
e-mail: milnersior@aol.com

Highest & Best Use:

It is our professional opinion that this property would be best served as an office/commercial redevelopment.

Utilities:

Water/Sewer:

City of DeKalb (815) 748-2050
(815) 748-2030

Electricity:

ComEd (800) 334-7661

Gas:

Nicor (888) 642-6748

Telephone:

Verizon (800) 483-4600

Asking Price:

\$1,200,000.00

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758-5201
e-mail: milnersior@aol.com



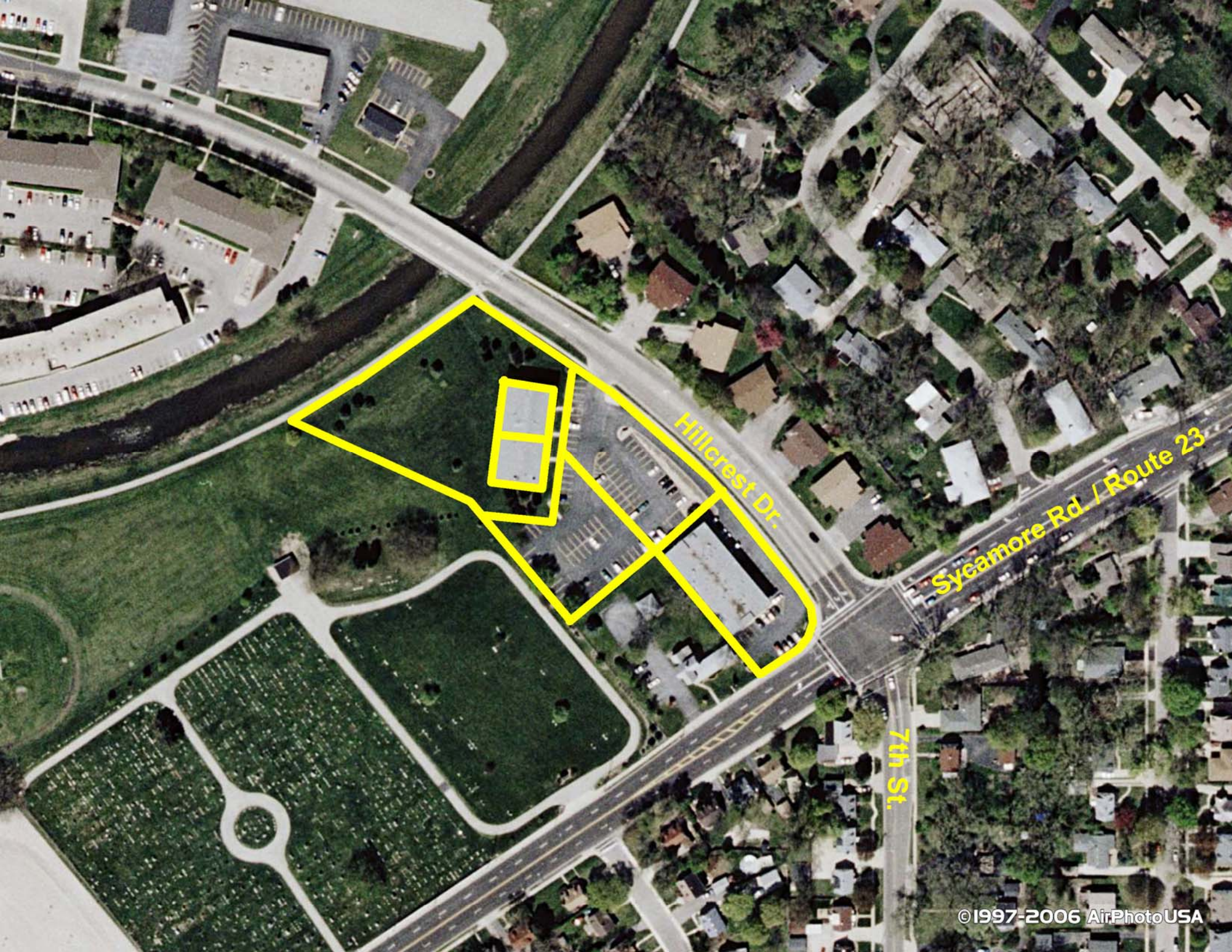
COUNTRY Insurance
& Financial Services

444

M J's HAIR at LAST Salon & Spa

Michael E. Esch D.D.S.

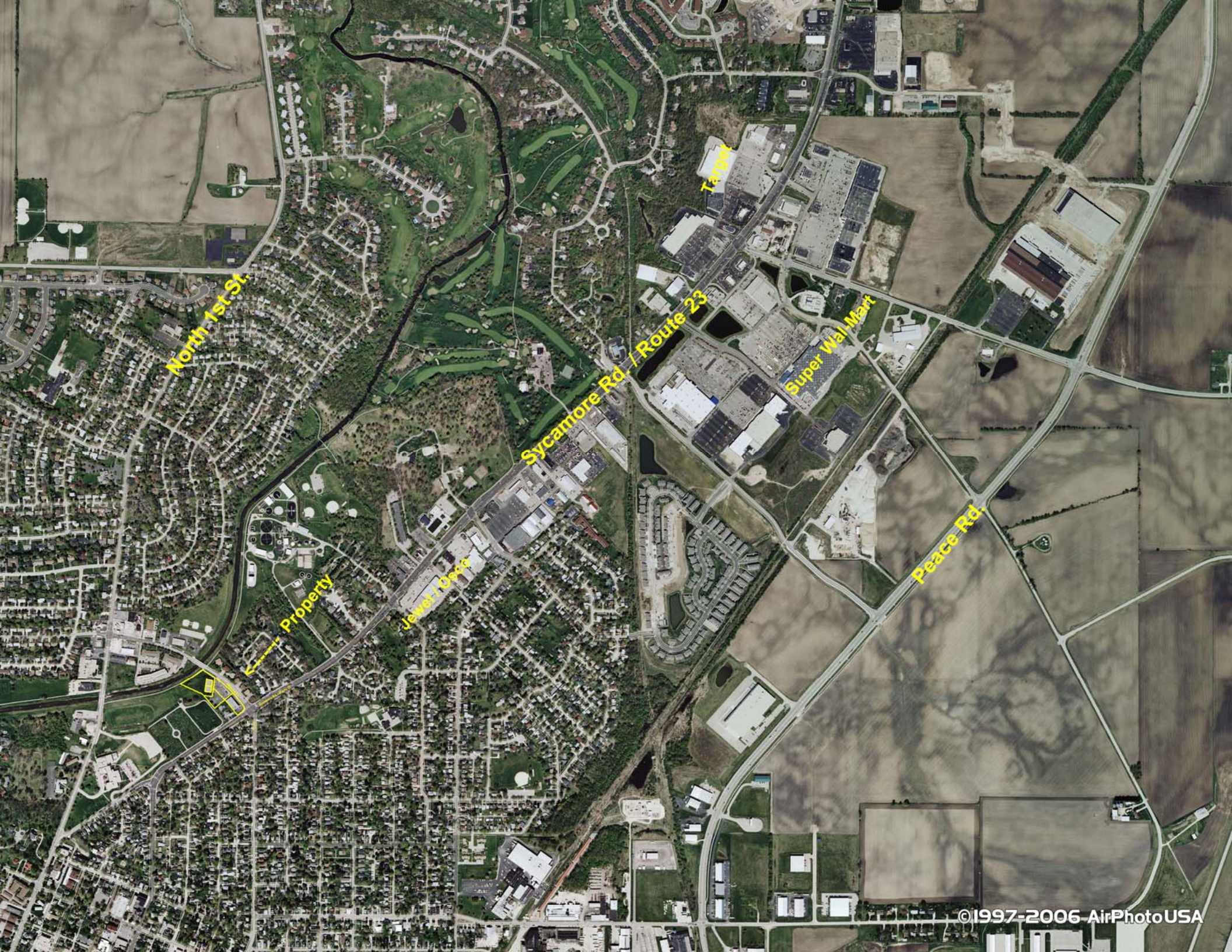
NEW YORK COSMETOLOGY



Hillcrest Dr.

Sycamore Rd. / Route 23

7th St.



North 1st St.

Property

Jewel

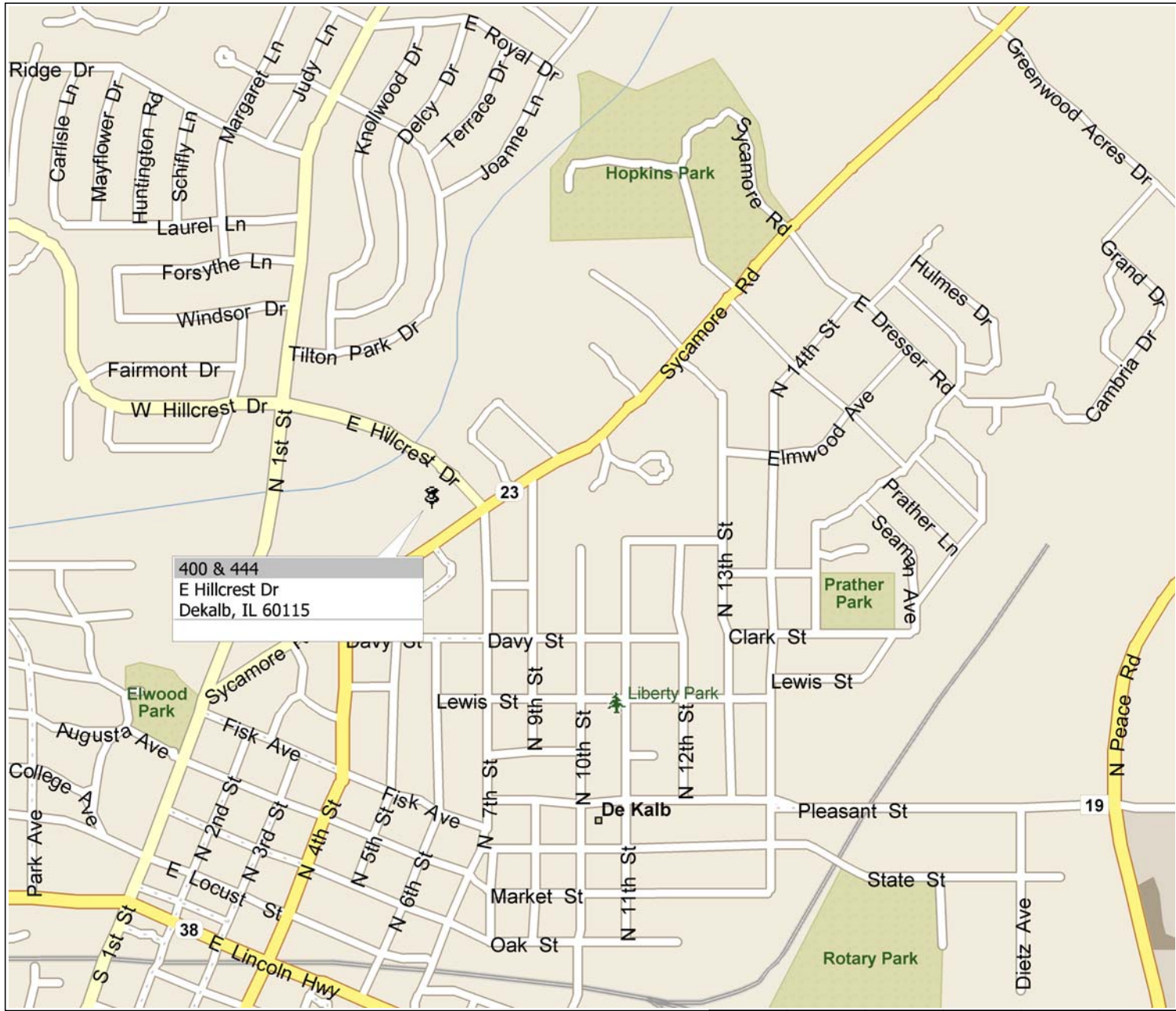
Sycamore Rd / Route 23

Target

Super Wal-Mart

Peace Rd.

400 & 444 Hillcrest - S & T MAP



DeKalb County, Illinois

