

White School Estates Subdivision

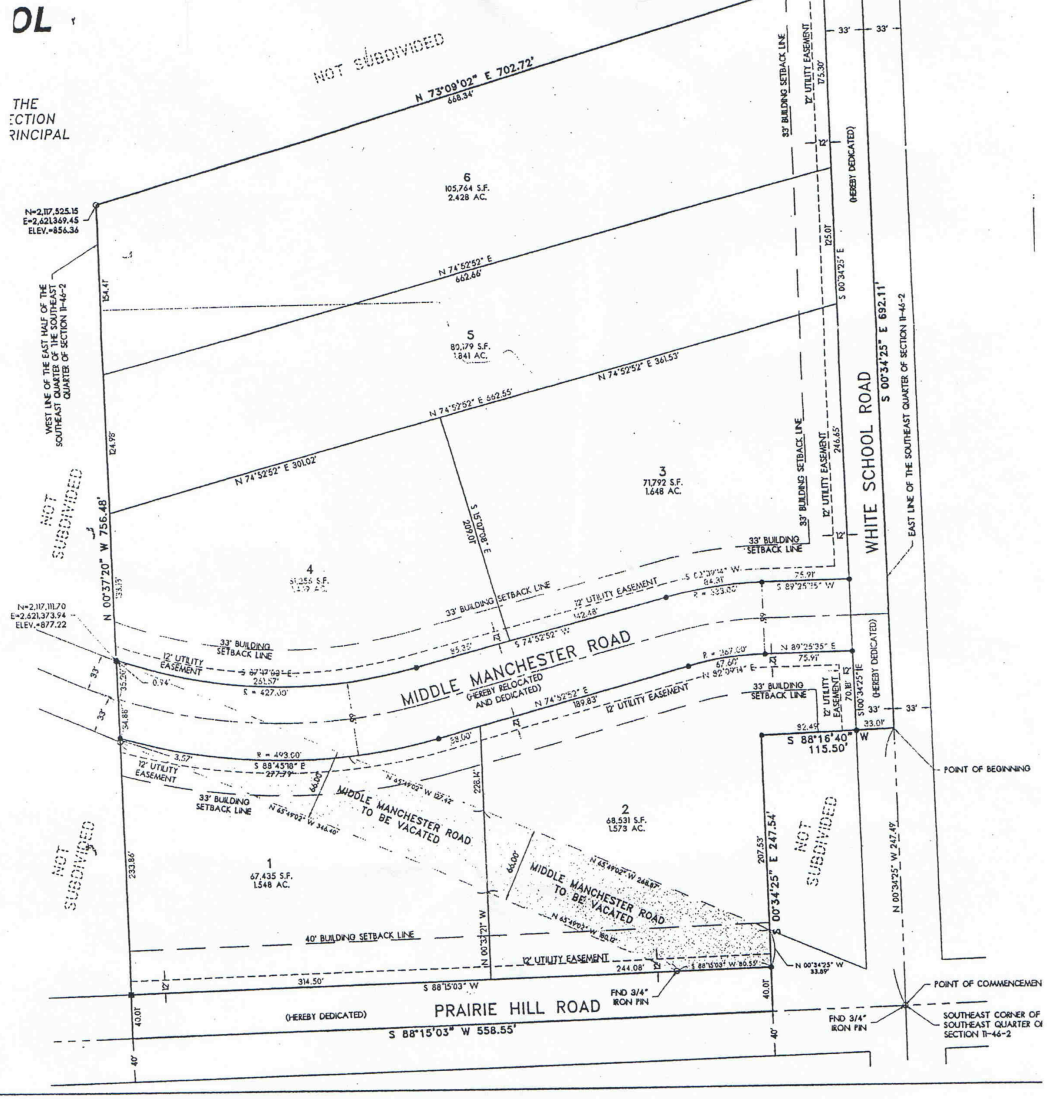


Figure 1 White School Estates, showing new road alignment and location of each lot and vacated old road area.



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White School Road Estates

This package has been prepared for information purposes to assist potential partners, buyers, or exchangers in determining whether to proceed with their own in-depth investigation of the property. No representation or warranties, expressed or implied, as to accuracy or completeness of this package, or any of its contents, shall be deemed made, and no legal commitment or obligation shall arise by reason of this package or its contents. Interested parties are expected to review independently all documents relating to the property as to the accuracy and completeness of the information contained herein. All financial projections have been based upon various assumptions relating to the general economy, competition, and other factors beyond reasonable control, and therefore, they are subject to material variation.

COVER PICTURE –Recorded Plat

Preview of the Investment

White School Road Estates, a small 6 lot, about 12 acre, subdivision. Zoned for Single-Family homes.

The desire of the owner, a licensed Broker, would be to sell the entire package. Selling individual lots would be acceptable as well. Anyone wanting to own some land and retail it out to home buyers would benefit. No covenants or restrictions have been recorded. None are planned at this time unless we piecemeal out the project. Otherwise we will allow the buyer to record as they wish or wish not.

Location of the Property and Area:

Unincorporated Roscoe, IL, east of the I-90 (I-39) and where Prairie Hill Road, Manchester Road, and White School Road join. Manchester Road has been realigned. The plat shows the old and new locations of the road. The old road is gone. This property should be in the Prairie Hill School District.

Site Description

6 lots, from 1.45 (about) to 2.5 acres (about). The soils have been tested and shown to be acceptable for septic and well systems. There are currently no covenants or restrictions on building in the subdivision.

Price: Consult Dennis at Liberty Real Estate Group, Inc, 847-259-9500 for pricing options.

Legal Description: Lots 1, 2, 3, 4, 5, and 6 as designated upon the Plat of White School Road Estates, being a subdivision of part of the East Half of the SE ¼ of the SE ¼ of Section 11, T46N, R2E. Recorded in book 47 on page 128.

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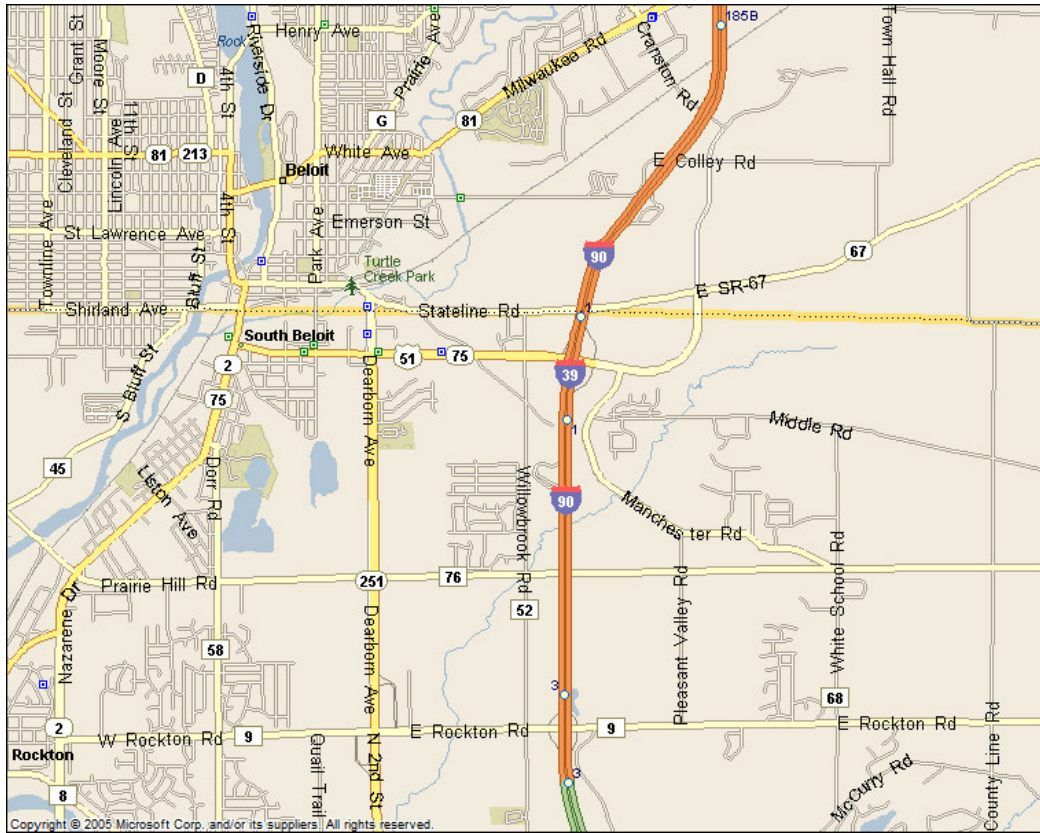


Figure 2 White School Road and Prairie Hill Road, note Manchester is now realigned.



Figure 3 BEFORE Road Realignment, shows entire parcel - now recorded six lots.

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Building Permits can be pulled using the lot numbers and the "Parent" PIN (04-11-476-004). This is done all the time through the County. I have also attached the current map of this sub showing the lots.

NEW ADDRESS ASSIGNMENTS				
White School Road Estates, Recorded 4/10/06				
Addressed by Eric Stromberg, 6/5/07				
LOT #	DATE	STREET #	STREET NAME	TOWNSHIP
1	05-Jun-07	7902	Prairie Hill Road	Roscoe
1	05-Jun-07	7901	Middle Manchester Road	
2	05-Jun-07	7956	Prairie Hill Road	Roscoe
2	05-Jun-07	7941	Middle Manchester Road	
2	05-Jun-07	14560	White School Road	Roscoe
3	05-Jun-07	7966	Middle Manchester Road	
3	05-Jun-07	14604	White School Road	Roscoe
4	05-Jun-07	7908	Middle Manchester Road	
5	05-Jun-07	14640	White School Road	Roscoe
6	05-Jun-07	14668	White School Road	Roscoe
Lots in BOLD are corner Lots or have frontage on 2 or more streets				

The message and table are from the assessor's office. You may be able to choose which street you wish to face.

A soils map showing adequate "slight" and "moderate" soils is available upon request.
Confidential

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Pictures of Each Lot.

Lot 1



Lot 2



White School Road Estates

Lot 3



Lot 4



White School Road Estates

Lot 5



Lot 6

