OFFERING MEMORANDUM



GRAYVILLE, IL 62844



Westmore Group, Inc.

15455 Conway Road, Suite 205 Chesterfield, MO 63017

westmorearoup con

David Elkan

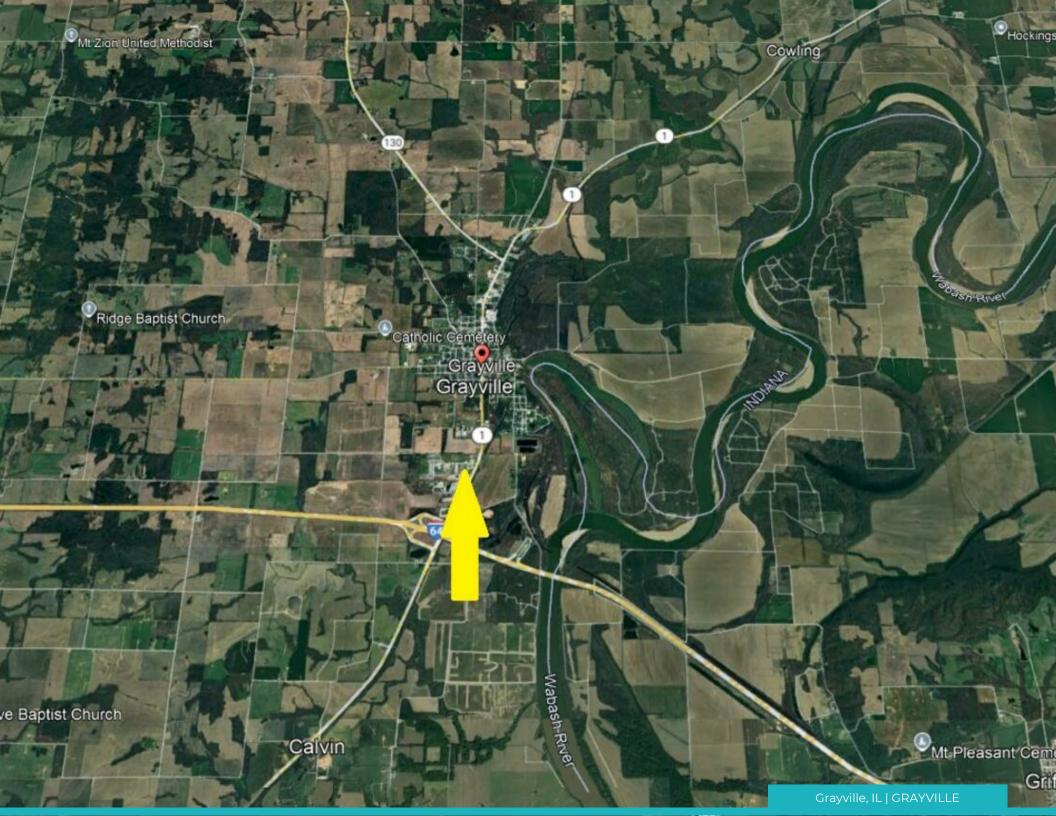
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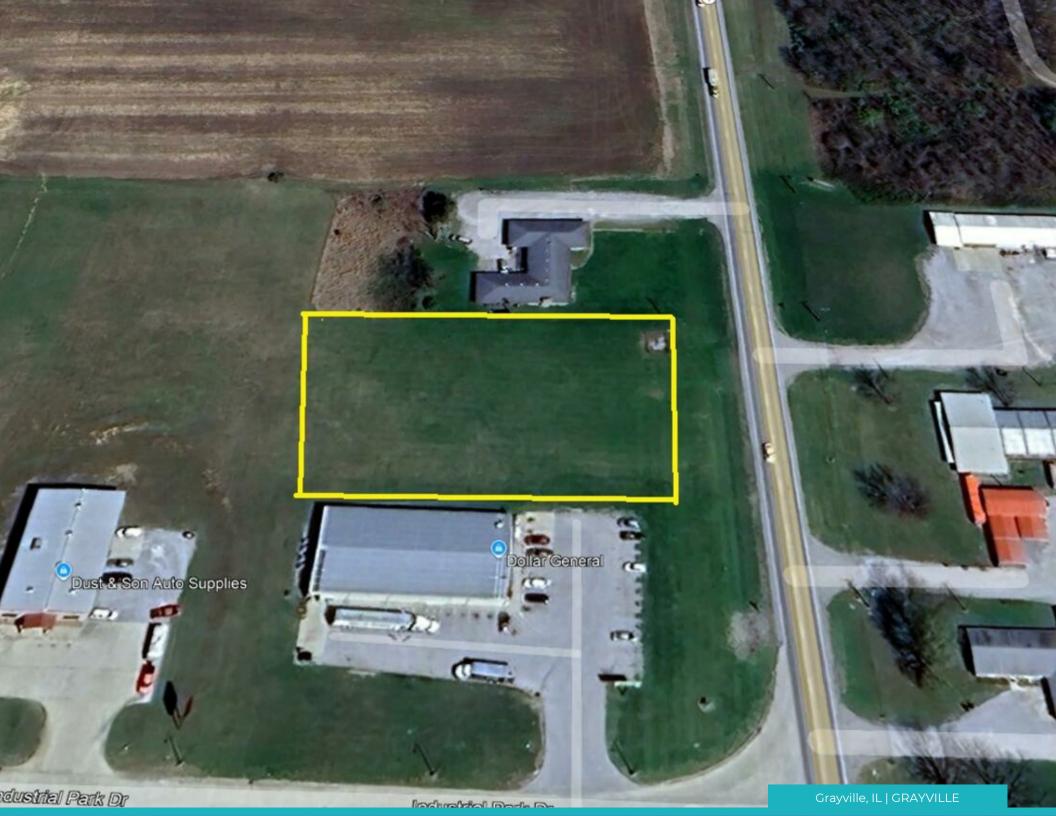
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Total Fees: \$28.00 Doc#: 9-1390 Pages Recorded: 2 Date Recorded: 6/3/2009 2:49:42 PM OWLEDGEMENT This plat has been approved by the Illinois Department of Transportation with respect to readway soccas pursuant to Illinois Revised Statutes (765 ECS ROS/Z). A plan that meets the requirements contained in the GRAYVILLE INDUSTRIAL PARK PHASE 2 A PLAT OF PART OF LOT 2 OF THE Department's Telley on Permits for Access Extreverys to State Highways will be required by the Department for any future changes to occur. SOUTHEAST QUARTER SECTION 20. T.3 S., R.14 W. 2nd P.M. CITY OF GRAYVILLE WHITE COUNTY, ILLINOIS Manual Property Date District Engine 32435 APPROVAL is plat is hereby approved by the Grayville City Council in Health Department does herby grant approval for this plat contingent the fact that all properties are to be connected to City of Grayville fail sever and rater system. SURFACE DRAINAGE STATEMENT We the undersigned as an Illinois Registered Engineer and as Owners of ACTIVED the land shown on this plat, hereby, state that to the best of our knowledge and belief the drainage of surface waters will not be changed better THESTANG CONSTRUCTION of the Subdivision or any part thereof. OF recorded in Book 2009, page D. ROOS LINO of the White County Clerk's POPPER INCH e. The direction of the North t-of-way line of industrial Park \$89'43'28"E 749.86" PROFESSIONAL! 40' D U E was incorrectly identified as 374.92 LAND 24'55'W, the bearing should be SURVEYOR 25'06"W as shown on this plat. NO. 2769 THE OF ILLIN b 589°40°40°E STATE OF BLINCES) 74.62 20' COUNTY OF WHITE) 1. the undersigned, a Notery Public in and for the County and State aforesaid, hereby certify that BEARINGS BASED ON LOT 2 Michael L. Gill NADES ILLINOIS EAST STATE ±1.10 ACRES appeared before me this day in person and asknowledge that they signed the above and foregoing Asknowledgement and Burthere Bruinage Shelement as their free voluntary act for the uses and purposes set out therein.

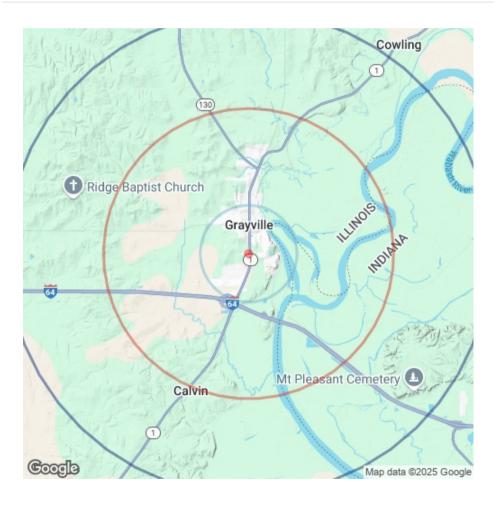
Bated 10th day of Man PLANE COORDINATE SYSTEM S89"40"20"E 290.58" Saras LOT 4 \$89(24.55°E ±3.75 ACRES ±4.29 ACRES 40' D U S SCALE 1" = 150" 275.00 351.27 LECEND LOT 1 No search of records for easements of mean made as a part of this survey. OFFICIAL SEAL . IRON PIN FOUND LOT 5 25 ±1.10 ACRES ±1.70 ACRES - 10.00 10.00 374.60 305,05 270.84 N8975 05 W MONUMENT WITH 5/8" IRON PIN IN THE CENTER made as a part of this survey. CENTERLINE OF DISTING STREET IS NOT THE CENTERLINE OF THE RECHT-OF-WAY All measurements are in feet and decimal parts thereof. INCUSTRIAL PARK DRIVE N89"40"20"W DRAINAGE & UTILITY The Subdivision shown on this plat is located in DUE les autorium stown of this part is società in Sons "C", areas et minimal flooding, as identified by Federal Emergency Management Agency Flood Insurance Rate Map, Comminity-Funci Number 170906 0050 B, Rifective Date 04-03-1985. EASEMENT 0 DRAINAGE, UTILITY & 10.00" -UAE ACCESS EASEMENT STORM WATER LINE PHASE 1 This professional service conforms to the current Illinois minimum standards SANITARY PORCEMAIN OVERHRAD ELECTRIC LINE DEED RECORD 436 PAGE 245-247 RECORDED 66-28-2005 LOT 6 UNDERGROUND ELECTRIC LINE EASTEMENT LINE for a boundary survey. This is a plat ±3,11 ACRES of survey made under my direction on 356.10* LOT 1 LOT 2 LOT 3 March 13, 2009 for the City of Grayville. _== SANITARY SEVER LINE - - WATER LINE - GAS LINE 589'40'26'E 294,997 Carmeltos 19 12009 ELIZATORS CATTLES SPECIALA, CATTLES 3 C 1 3 D 1 UTILITY EASEMENT DUE License Expiration Date 11/30/2010 ENGINEERING CO. UTBLITY EASEMENT R 40' DUE UTILITY EASEMENT 331.54 1220.09' N89'40'25"W \$174'32'E SOUTH LINE Grayville, IL | GRAYVILLE 22.56

The part available of or DA Paula Dozier, Clerk & Recorder Book: 2009 Page: 6350

Receipt #: 6808

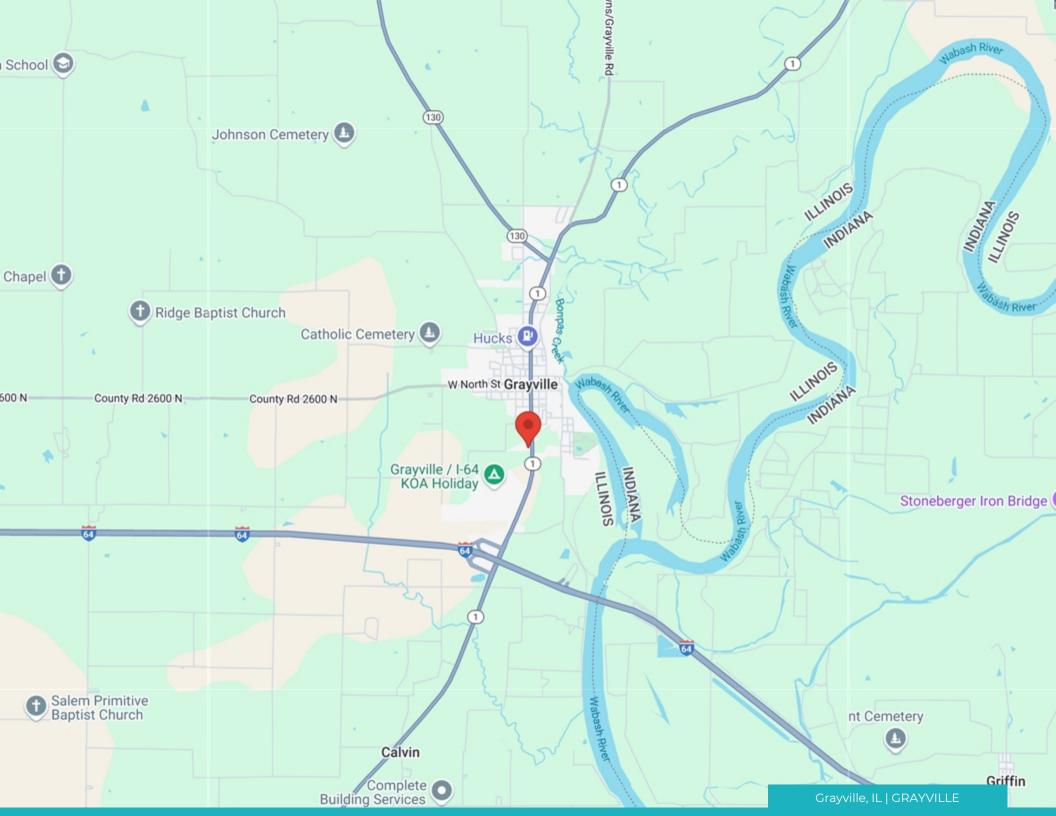
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,369	2,027	2,514
2010 Population	1,259	1,887	2,346
2024 Population	1,182	1,785	2,206
2029 Population	1,159	1,769	2,186
2024-2029 Growth Rate	-0.39 %	-0.18 %	-0.18 %
2024 Daytime Population	1,182	1,758	2,000



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	49	84	110
\$15000-24999	46	72	92
\$25000-34999	36	50	66
\$35000-49999	65	89	108
\$50000-74999	146	208	255
\$75000-99999	52	79	101
\$100000-149999	91	139	168
\$150000-199999	27	44	52
\$200000 or greater	15	27	35
Median HH Income	\$ 58,614	\$ 59,259	\$ 58,694
Average HH Income	\$ 76,231	\$ 77,641	\$ 77,317

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	589	849	1,071
2010 Total Households	559	812	1,027
2024 Total Households	528	792	986
2029 Total Households	533	809	1,006
2024 Average Household Size	2.17	2.21	2.2
2024 Owner Occupied Housing	418	633	795
2029 Owner Occupied Housing	429	658	824
2024 Renter Occupied Housing	110	159	191
2029 Renter Occupied Housing	104	151	181
2024 Vacant Housing	103	130	153
2024 Total Housing	631	922	1,139



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.

GRAYVILLE, IL

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