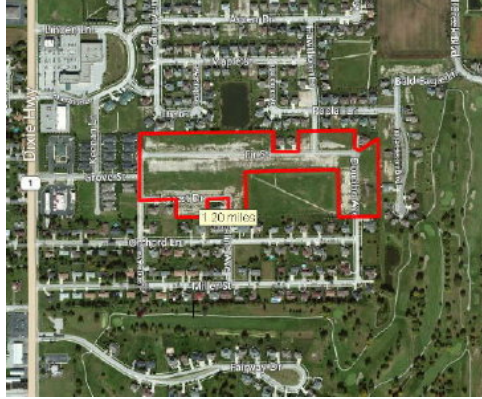


PRAIRIE CROSSING SUBDIVISION, UNIT 3 BEECHER

Intersection of Grove Street and Lange Avenue
Beecher IL 60401

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com



County:	Will
Property Type:	Finished Single Family Lots
Possible Uses:	Home Construction
Total Investment:	\$520,000
Unit Price:	\$10,000 per lot
Buildings:	None
Utilities:	Sewer, Water, Storm Sewer, Electric, Cable installed
Zoning:	R-1 PUD

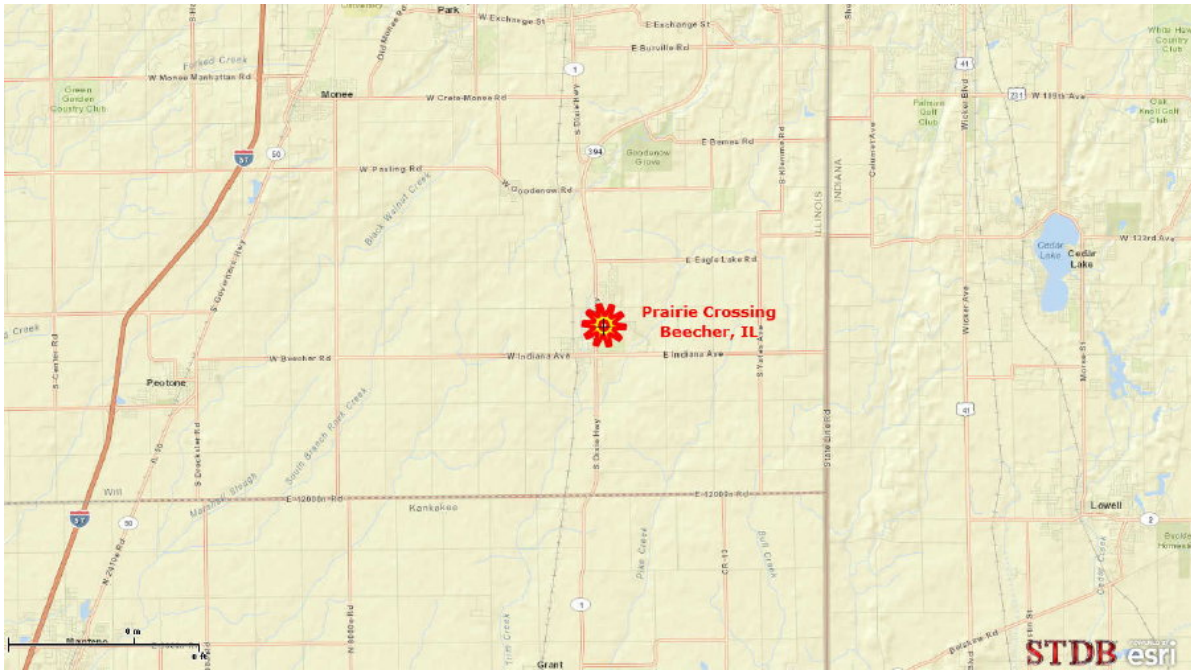


Prairie Crossing South Phase 3 subdivision is approximately 750 feet east of Dixie Highway, Beecher, Illinois. Lot sizes range between 10,505 to 16,272 square feet with an average lot size of 12,563 square feet. All streets have final lift and have been dedicated to the village. No SSA, all utilities are to each individual lot. These lots are ready to go.

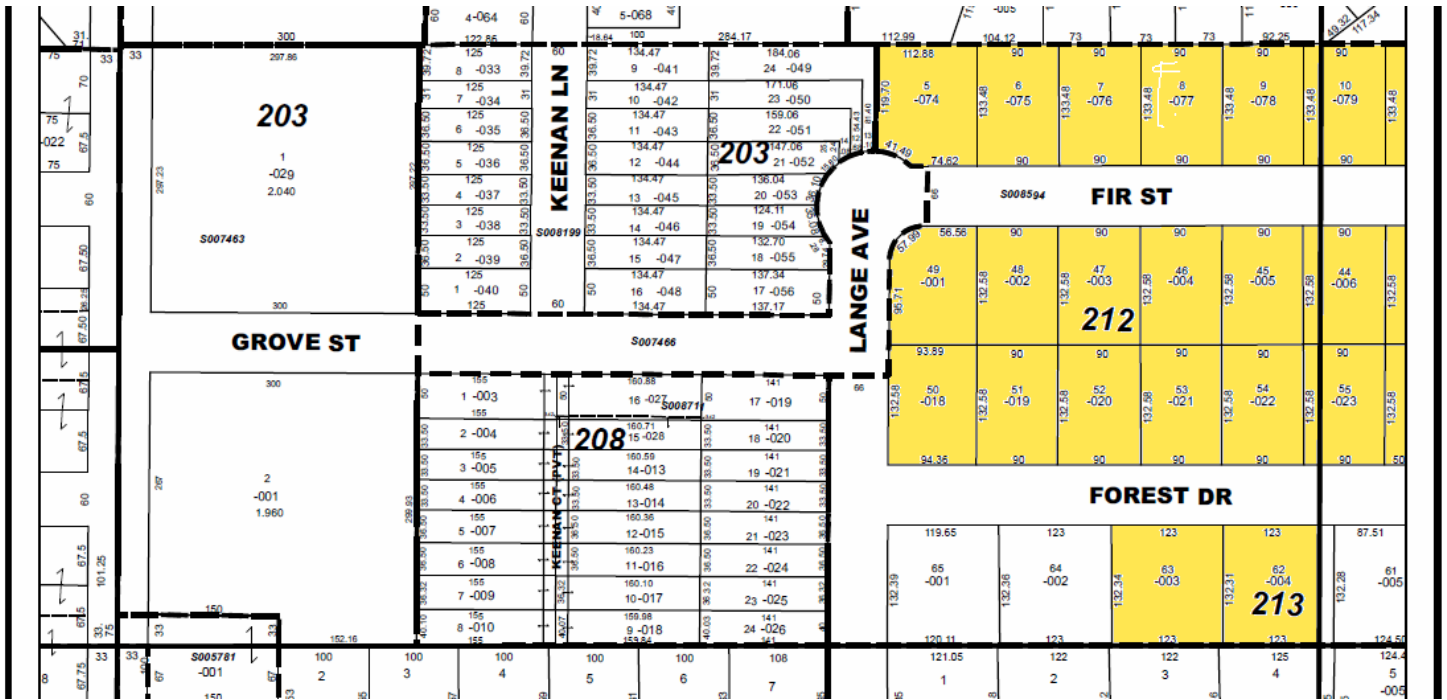
AERIAL MAP 2



LOCATION MAP



TAX MAP 2



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Prairie Crossing South Unit 3
Tax ID Number/APN: 52 individual tax numbers. The list can be provide from our office.
Possible Uses: Ready to build single family homes. Minimum ranch style is 1800 Sq. Ft. and the minimum 2-story home is 2400 Sq. Ft.
Zoning: R-1 PUD, Single Family Homes
Sale Terms: Sellers are looking for a bulk sale of all 52 finished lots. Cash at closing.

AREA & LOCATION

School District: Beecher Consolidated District
Market Type: Small
Location Description: The development is approximately 750 feet East of Dixie Highway (Rt. 1) in the heart of Beecher. Near Cardinal Creek Golf course. Established residential area.
Site Description: 52 Finished Single Family lots, plus outlot A used for detention. (4.55 acres)
Highway Access: East access to Dixie Highway (Rt. 1). I-57 is approximately 10 miles west, I-394 is 2.5 miles north. The proposed Illiana Expressway is about 2 miles south.
Road Type: Asphalt
Largest Nearby Street: Dixie Highway (Rt. 1)

LAND RELATED

Lot Frontage (Feet): Minimum lot frontage is 90 feet except for cul-de-sac lots.
Lot Depth: Most lots are 147 feet deep.
Buildings: None
Zoning Description: Zoned for Single Family Homes
Available Utilities: All utilities are available to each individual lot.

FINANCIALS

Real Estate Taxes: Current tax bill is nearly zero due to developers relief act. According to the township assessor this will change with new ownership.
Investment Amount: Asking price is \$10,000 per finished lot for a total investment of \$520,000.

LOCATION

Address: Intersection of Grove Street and Lange Avenue.
County: Will
MSA: Chicago-Joliet

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.