

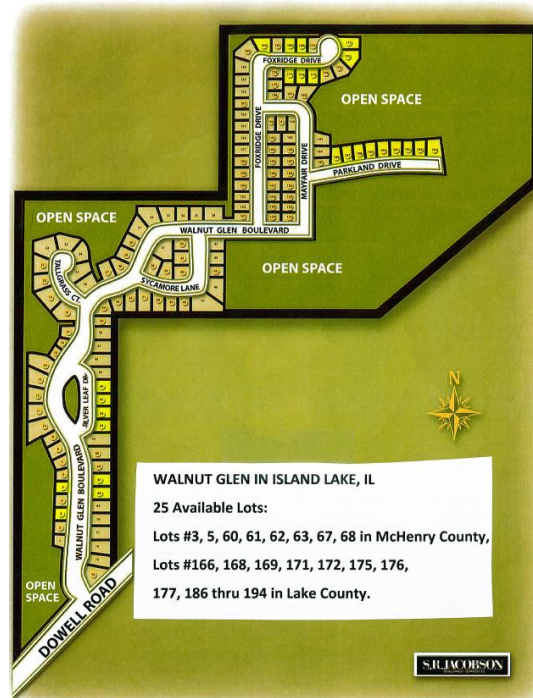
25 Single Family Lots

Walnut Glen

FOR SALE

Island Lake, Illinois

Exceptional Homebuilder Opportunity!



Dan Flanagan, ALC

Managing Broker

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Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

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Summary

Location:	The property is located north of Dowell Rd, west of the intersection of Dowell & Darrell.
Legal Description:	Provided upon request.
Total Lots:	25 Improved single family lots.
Utilities:	The lots are serviced by municipal water and sewer.
HOA:	Established and operating.
Improvements:	All public improvements are complete, Purchasers will be responsible for sidewalks, street trees, and parkway landscaping.
Letter of Credit:	None required.
Taxes:	Upon Request.
Zoning:	PUD Single Family.
Impact & Permit Fees:	Approximately \$30,000 per single family home.
Building Restrictions:	Elevations will require village approval.
Price:	\$39,000 per lot for individual sales. Bulk discount possible.

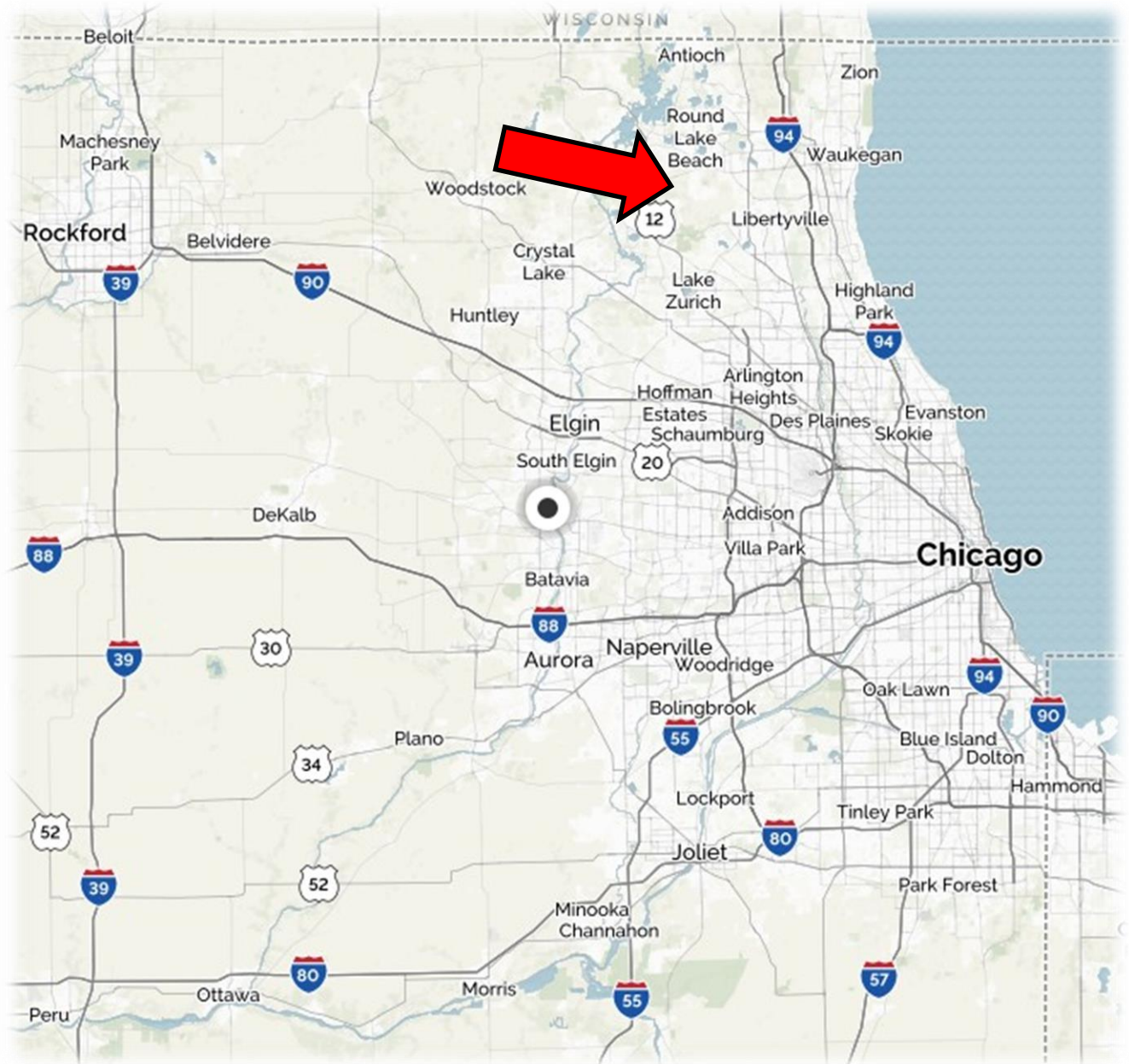
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Location Map



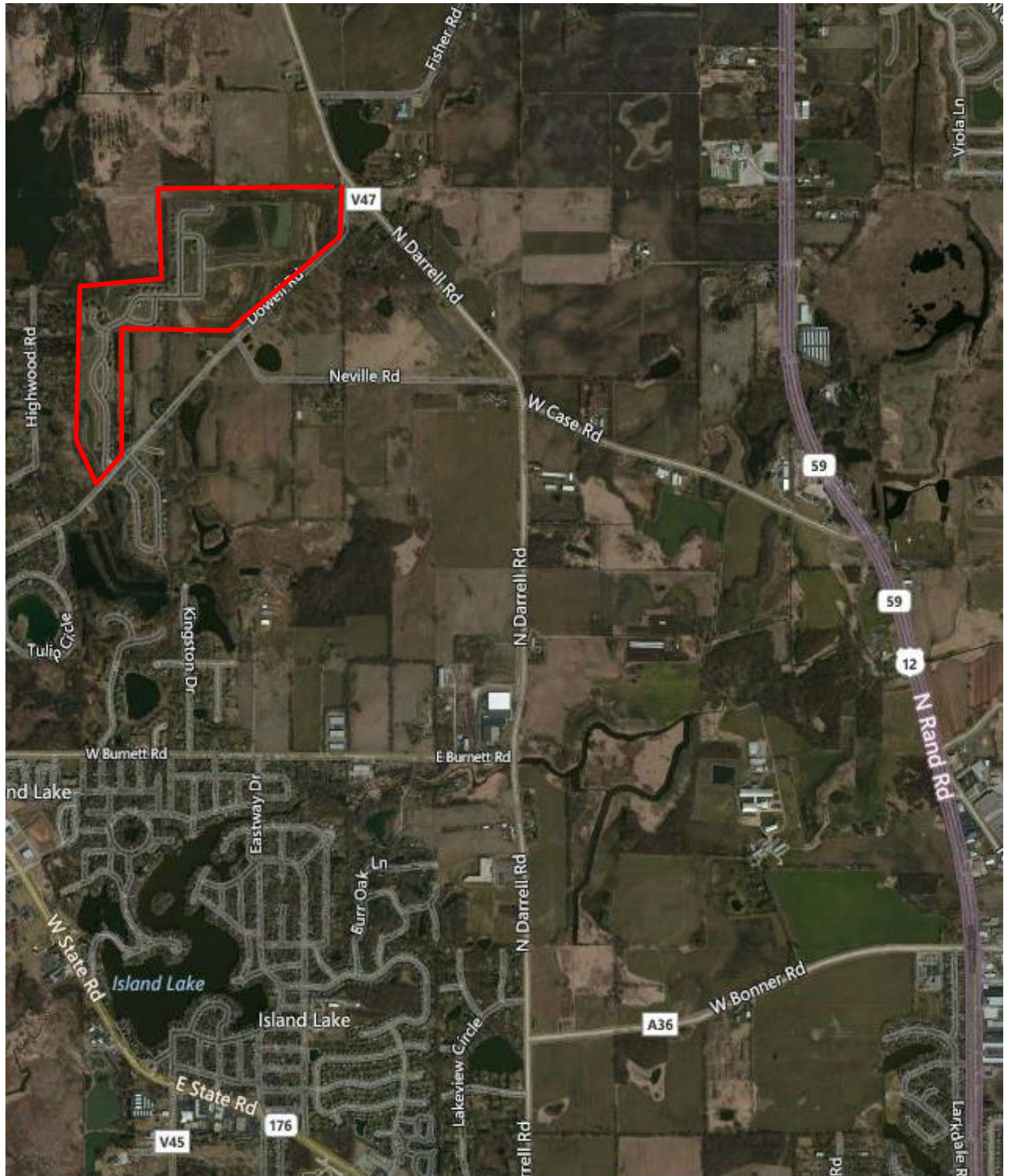
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Aerial Photo



25 Single Family Lots

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Location Map

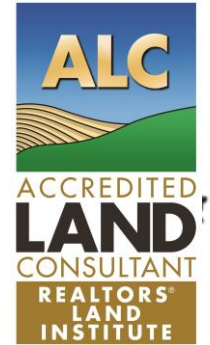


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Summary of Experience

Dan Flanagan, ALC is the president and owner of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition and disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land-related issues bring tremendous value to anyone who is seeking to purchase or sell commercial or industrial real estate, residential land or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of land and real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- President - Illinois Chapter of the Realtors Land Institute.
Board of Directors of the National Realtors Land Institute
- Former partner with a large Midwestern private equity real estate development firm.
- Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- Frequently contacted by area real estate appraisers to provide them with insight regarding land and commercial real estate markets and valuation.

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ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date