

5 SINGLE FAMILY LOTS

Springbank of Plainfield

FOR SALE

Plainfield, Illinois

Exceptional Builder Opportunity!



FLANAGAN
REALTY

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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 This offering may be withdrawn or subject to a change in price or terms without advance notice.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 generally located south of Renwick, east and west of Drauden Road in Plainfield, Will County, Illinois.
Size/Dimensions:	Typical Lot Sizes of 79.5 x 120
Permit Fees:	Upon Request
Amenities:	Aquatic Center, walking paths, extensive open space, parks.
Architecture:	See attached Architectural Guidelines
Schools:	Plainfield District 202
Terms:	Seller will consider: <ul style="list-style-type: none">• Individual lot sales• Quarterly lot takedowns• Lot subordination for specs/models• Other structures case by case
Taxes:	Approx. \$322 per lot
Zoning:	PUD Single Family
Price:	\$65,000 per lot for Rock Ridge Lots Discount for bulk offers considered Lot takedown agreements considered

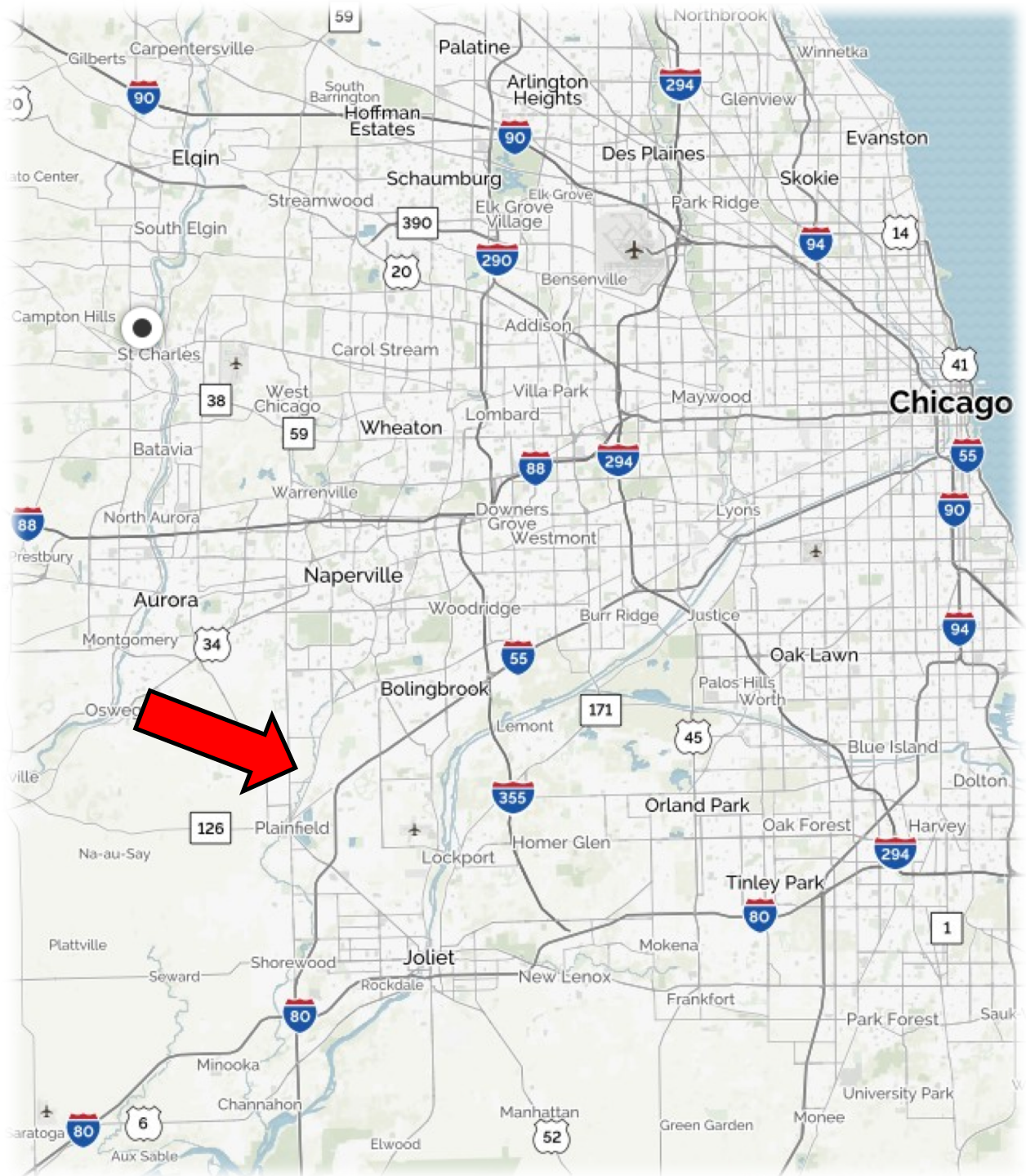
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Location Map

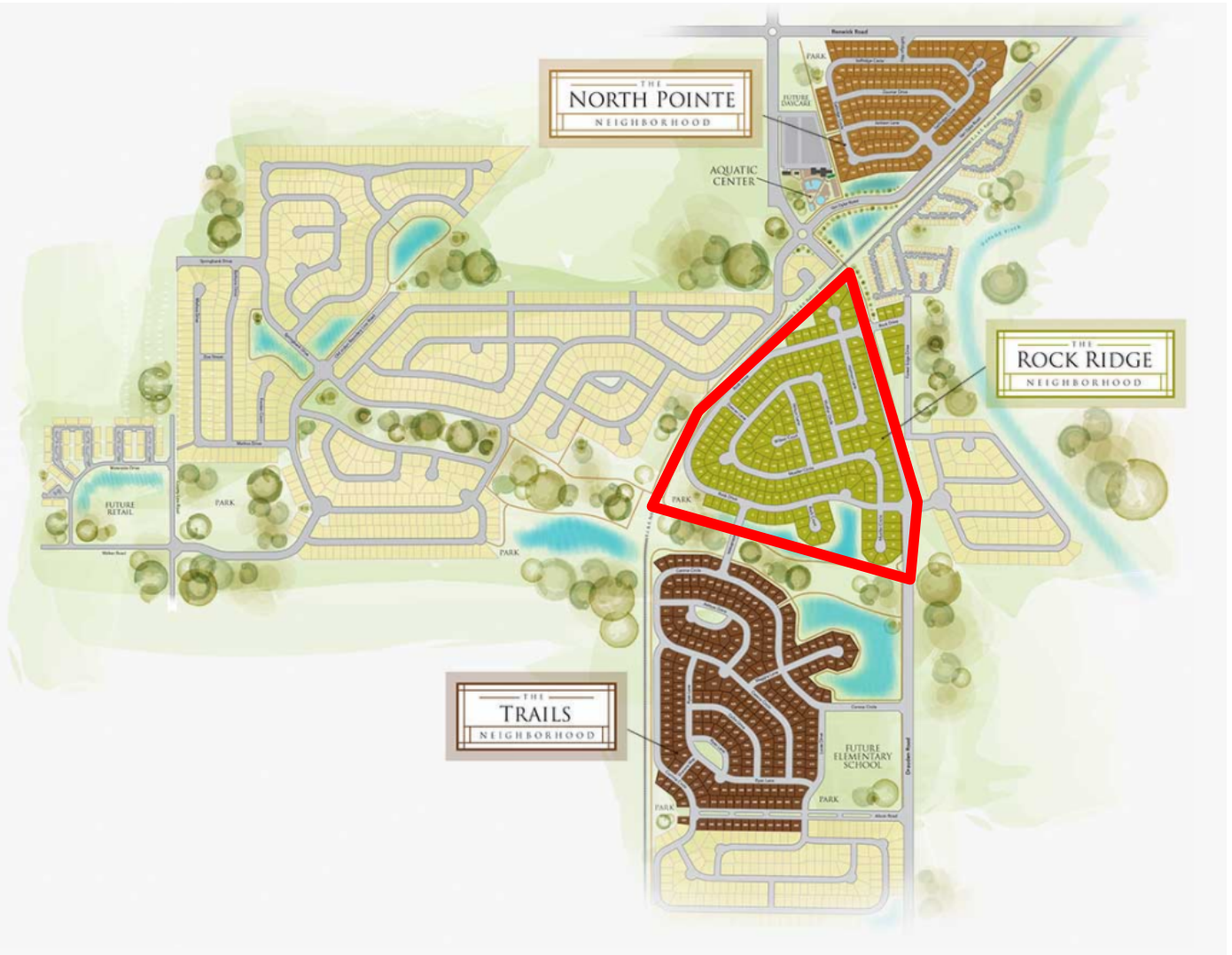


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LOTS: 1 through 215

- (a) One-story Dwelling Units 1,700 square feet.
- (b) Multi-story Dwelling Units 2,700 square feet.
- (c) Exteriors: All cedar, brick or any combination of brick and cedar. Soffit and fascia of other approved materials are acceptable. Aluminum or vinyl construction will be permitted, providing at least the front elevation is brick including returns, but excluding bays, dormers and alcoves. Cantilevers and recessed walls above the first floor need not be masonry, as determined at the discretion of the Covenantor. In exercising its discretion, the Covenantor may consider specialized masonry/siding designs, provided that the front elevation is at least 80% masonry. Dryvit homes are allowed but not in combination with siding. Soffit and fascia of other approved materials are acceptable.
- (d) Fireplaces shall be masonry, pre-fabricated, or direct vent.
- (e) All plans are subject to architectural review as provided in this Declaration.
- (f) Final grass shall be installed on all lots no later than nine (9) months from the date of the issuance of a temporary or final occupancy permit issued by the Village of Plainfield.

Section 3. All Dwelling Units constructed in SPRINGBANK Unit 2 shall be detached homes and shall provide at a minimum the following square footage of finished living quarters (specifically not including basement, garage, or patio areas) and shall conform to the following requirements:

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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