

OFFERING MEMORANDUM

Danville Towne Centre · Grocery Anchored Shopping Center & Office Complex

2 E. Main Street // Danville, IL 61832



EXCLUSIVELY OFFERED BY:

ARI TOPPER, CFA
Managing Director / Broker
312.275.3113
ari@baumrealty.com

TYLER DECHTER
Senior Associate / Broker
312.275.3132
tyler@baumrealty.com

OWEN WIESNER
Associate / Broker
312.275.3119
owen@baumrealty.com

BAUM REALTY GROUP, LLC
1030 W. Chicago Avenue, Suite 200
Chicago, IL 60642
www.baumrealty.com



AUCTION DETAILS

The sale of Danville towne Centre located at 2 E. Main Street in the city of Danville, IL, will take place through a secure online open bid web portal on the Ten-X.com web platform ("The Auction"). The auction is scheduled to begin February 27, 2023 with the closing time for all bidding to fall between 1:00 PM and 5:00 PM (Eastern Standard Time) on March 1, 2023.

THIS SCHEDULE IS SUBJECT TO FURTHER REVISION BY THE SELLER AND/OR TEN-X.COM IN THEIR SOLE AND ABSOLUTE DISCRETION. ALL PROSPECTIVE BIDDERS ARE ENCOURAGED TO FREQUENTLY CHECK THE SPECIFIC PROPERTY LANDING PAGE ON THE TEN-X.COM WEBSITE FOR ANY CHANGES.

GETTING STARTED

- STEP 1** Create a free profile at <https://www.ten-x.com/commercial/signup/>
- STEP 2** Once you have confirmed your email, return to www.Ten-X.com homepage, use the search box at the top and search "Danville Towne Centre".
- STEP 3** Find a specific asset webpage by selecting the photo or asset address within the search list, here you are able to view the property details, photos, and due diligence materials.

ACCESSING DUE DILIGENCE MATERIALS

- STEP 4** On the asset webpage, scroll down to "Document Vault".
- STEP 5** If you "Agree" with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Document Vault.
- STEP 6** Review Due Diligence items for the property. Contact listing brokers with any questions.
- STEP 7** **There will be no due diligence contingency period allowed for the winning bidder.**

BECOME AN APPROVED BIDDER

- STEP 1** Click on "**Register To Bid**"
- STEP 2** Answer qualification form
- STEP 3** Submit the following to the Ten-X.com registration team via fax or email:
 - ▶ Proof of Funds
 - ▶ Bidding / Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity. (Including a Certificate of Good Standing along with a copy of the Corporate Resolution).
- STEP 4** Submit fully refundable participation deposit.

CONTACT INFORMATION

For all details and Auction Terms and Conditions, visit www.Ten-X.com.

For Auction related questions, please contact: Jameson Kuykendall // Asset Manager // O: 949:383:5670 E: jkuykendall@ten-x.com



Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale Danville Towne Centre ("DTC"), a 185,097 square foot retail, office and parking complex located at 2 E. Main Street in Danville, IL (the "Property"). The Property offers a stable source of in-place income, the majority of which is locked in on long term leases with strong credit tenancy and long-term historical occupancy.

AUCTION DATE:	4/3/2023 - 4/5/2023
STARTING BID:	\$2,150,000

Occupancy - Retail:	81,867 (87%)
Occupancy - Office:	79,573 SF (100%)
Occupancy - Consolidated:	160,960 (87%)
Leasable Area:	185,097 SF
Land Area:	±12.19 Acres (±531,160 SF)
Parking*:	Garage - 205 spaces Surface Lots - 499 spaces Total - 704 spaces

* Does not include employee spaces and truck parking behind shopping center



As the county seat of Vermilion County, Danville holds strategic import, providing built-in demand drivers for both retail and office uses. Danville Towne Centre (DTC) is located at the gateway to downtown Danville, directly across the street from the Vermilion County courthouse, Circuit Clerk's office, Danville City Hall and other municipal buildings.

Anchored by a recently built Save A Lot grocery store and a long tenured Family Dollar store, the retail portion of the Property is leased to a mix of national, regional and local tenants with long histories at the property and significant lease terms remaining. The retail center benefits from the significant daytime population from both the nearby government buildings and the Property's anchoring 80,000 square foot office building, which is 71% occupied by the global headquarters of Cannon Cochran Management Services (CCMSI). CCMSI is the largest independent third party insurance administrator with 33 offices nationwide. CCMSI has held its headquarters at the Property since 1994 and recently renewed its lease through December of 2032, providing a new owner with stability and certainty of income. The retail center also offers value-add upside via the existing 23% inline vacancy and the potential to construct an out parcel / pad site fronting Main Street.

The Property also stands to benefit from a number of meaningful economic developments currently underway Danville, namely, the addition of a new Carle medical campus, a new

Golden Nugget Casino, and the construction of a new 217,000 SF FedEx distribution center. These three noteworthy projects are expected to provide a significant boost to Danville's economy, adding hundreds of jobs and considerable tax revenue to the community.

Located only three blocks west of DTC, the new medical campus is dubbed "Carle at the Riverfront." This \$70 million project features a 152,000 square foot building with medical offices and an ambulatory surgery center. The campus consolidated services from Carle's Fairchild and Vermilion Street locations resulting in over 250 employees on site. The facility opened in early 2023.

The 60,000 square foot Golden Nugget Casino development is also set to open in 2023, creating over 300 full time jobs and an estimated \$6mm in economic impact to Danville. With an estimated price tag of \$100 million, the project will be complete by 2024 with a temporary casino open by summer of 2023.

The FedEx ground facility is currently under construction. The new facility is expected to generate 150 to 180 full-time jobs and a couple hundred part-time and seasonable jobs when it is operational in October of 2023

Investment Highlights

STRONG TENANT MIX

- ▶ Leased to national and regional tenants.
- ▶ Office building serves as global HQ for national insurance firm CCMSI. CCMSI has 33 offices nationwide and a 28-year occupancy history at the Property.
- ▶ Shopping Center anchored by recently built Save-A-Lot grocery store and Family Dollar.
- ▶ Other national and regional tenants include Athletico, Sally Beauty Supply, First Financial Bank, CliftonLarsonAllen LP and more.
- ▶ Daily needs type tenancy with long history of occupancy.
- ▶ Multi-tenant property with staggered rollovers, spreading the investment risk.

STABLE IN-PLACE INCOME WITH LONG TERMS REMAINING & VALUE-ADD UPSIDE

- ▶ CCMSI recently extended its lease through December 2032, demonstrating its continued commitment to Danville Towne Centre as its global office headquarters.
- ▶ Income from CCMSI accounts for over 40% of Property's total annual income.
- ▶ Save-A-Lot lease runs through June 2028. Newly built store opened in 2018.
- ▶ Large in-line vacancy adjacent to Save-A-Lot represents significant value-add opportunity for a new owner.
- ▶ Potential to construct new retail outlot building in parking lot offers additional value-add upside.





BUILT-IN DEMAND DRIVERS SUPPORTING RETAIL & OFFICE

- ▶ The Property is located at the entry to downtown Danville, directly across the street from the Vermilion County courthouse, Circuit Clerk's office, Danville City Hall and other municipal buildings, providing daytime population, a retail customer base and a significant demand driver for office space.
- ▶ Urbana, Illinois-based healthcare provider Carle's new \$70 million medical campus, is located 3 blocks west of the property. Set to open in 2023, this hospital and medical campus will add many jobs to the immediate area and further increase demand for new office, medical office and retail to service this new hub of activity.
- ▶ ±80,000 SF office building is nearly 100% occupied with hundreds of employees frequently on site, providing significant daytime population that in turn supports the shopping center's daily needs-type tenancy.
- ▶ \$100 million Golden Nugget casino resort is under construction and slated to open in 2023, offering additional economic benefit to Danville's local business community.

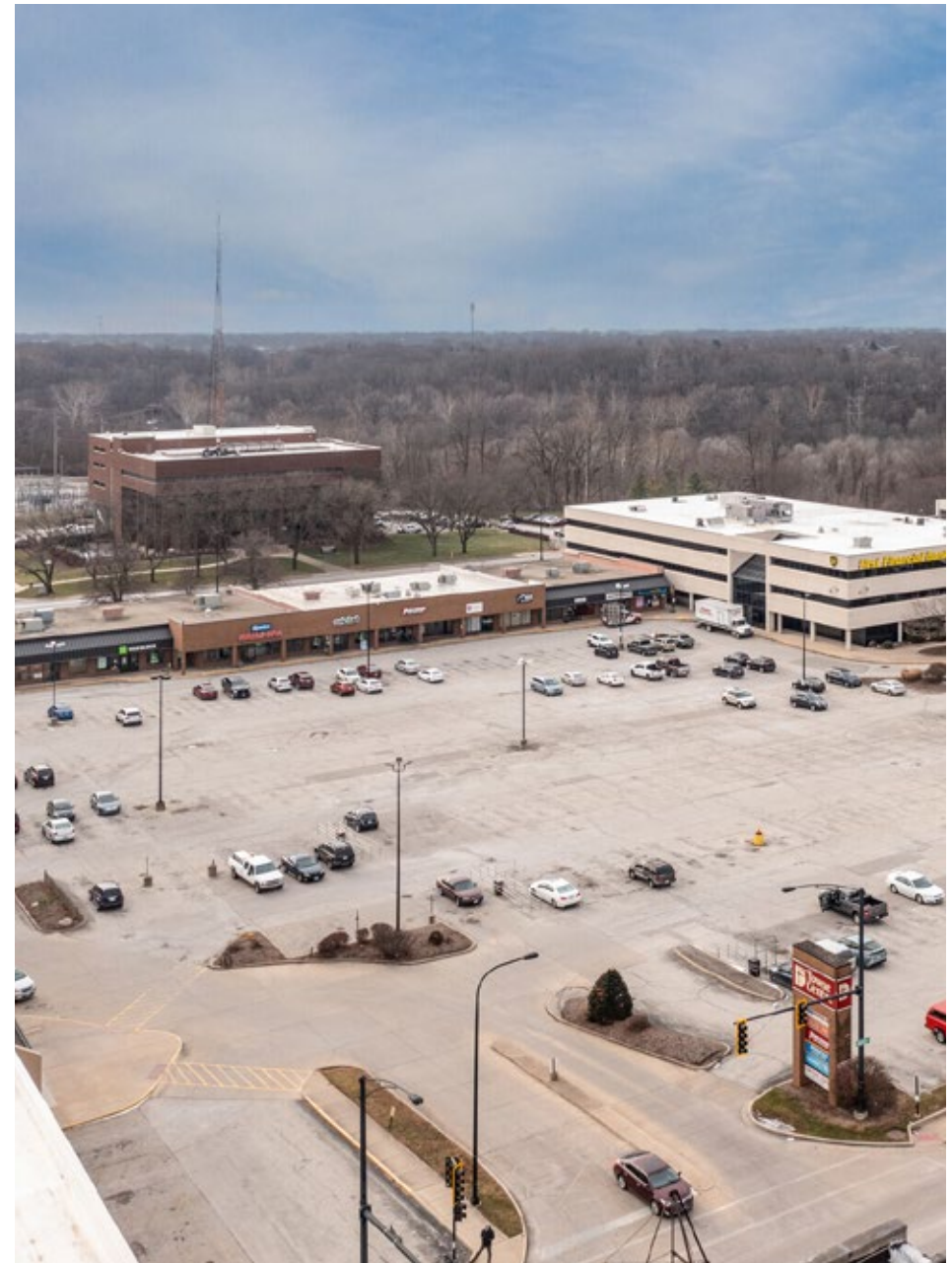
EXCELLENT LOCATION WITHIN SUBMARKET & MINIMAL DEFERRED MAINTENANCE

- ▶ Main on Main location establishes the Property as a primary commercial hub for office and retail in Danville.
- ▶ Close proximity to I-74.
- ▶ Well maintained property with attentive, long term ownership over the past 20+ years.
- ▶ Recent major capital expenditures include brand new roofs on 90% of building area (2019), paved and striped parking lot (2019), and significant parking garage repairs (2022).

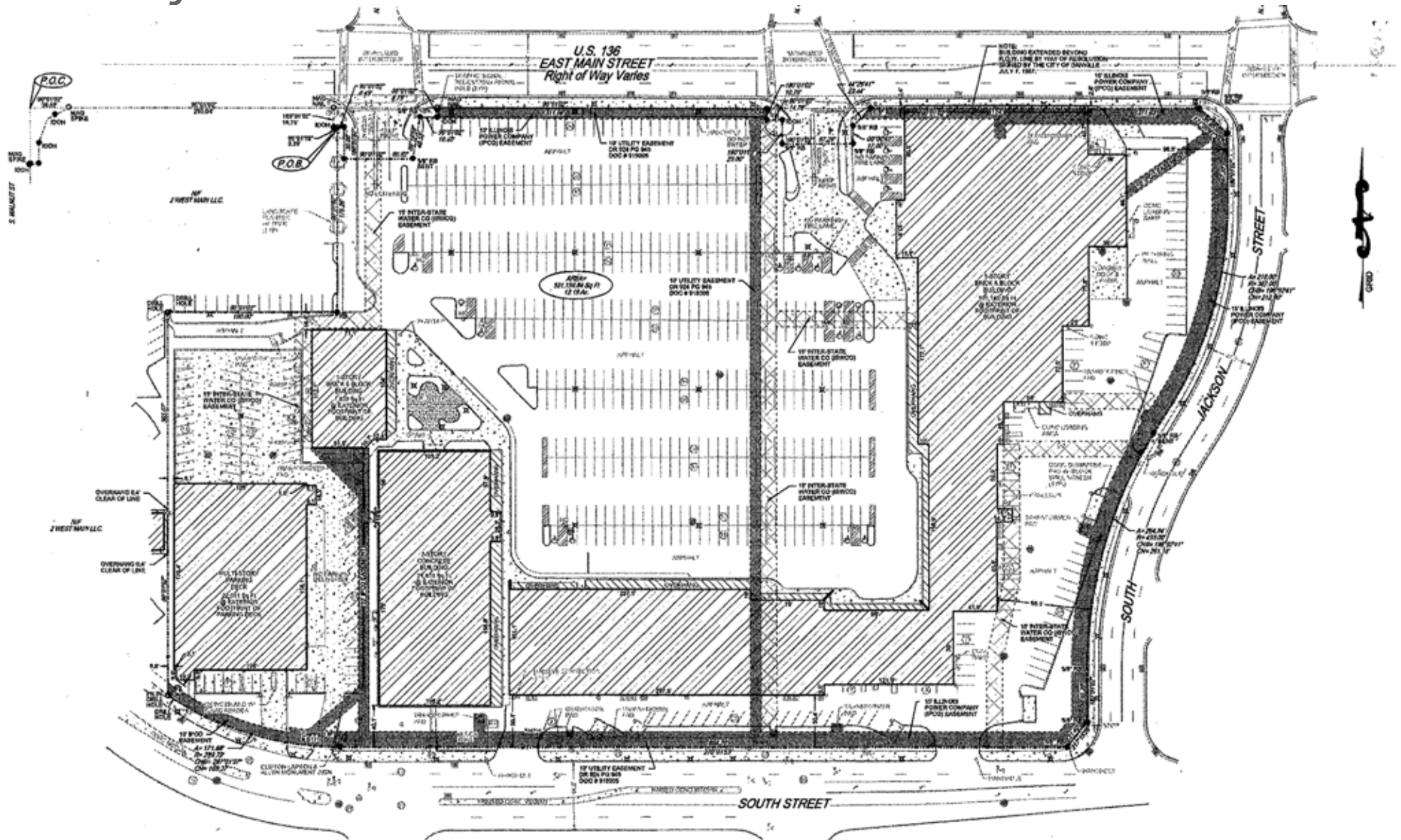
Property Description

Address:	2 E. Main Street, Danville, IL	
Total Building Size:	±185,097 SF	
Gross Land Area:	±12.19 Acres (±531,160 SF)	
Description:	Executive office building and grocery anchored community shopping center	
Zoning:	B3 - General Business	
Tenants:	CCMSI, First Financial Bank, Save-A-Lot, Family Dollar, and many more	
2021 RE Taxes (payable 2022):	\$268,596	
Parking*:	Garage:	205 stalls
	Surface Lots:	499 stalls
	Total:	704 stalls
Parcel Location:	Between Main Street and South Street, east of Vermilion Street	
Property Frontage:	±625 feet along Main Street (US Hwy 136)	
Access:	Three points of access to shopping center and office building off of Main Street (US Hwy 136). Additional access to office / parking garage and to rear of shopping center off South Street.	

* Does not include employee spaces and truck parking behind shopping center

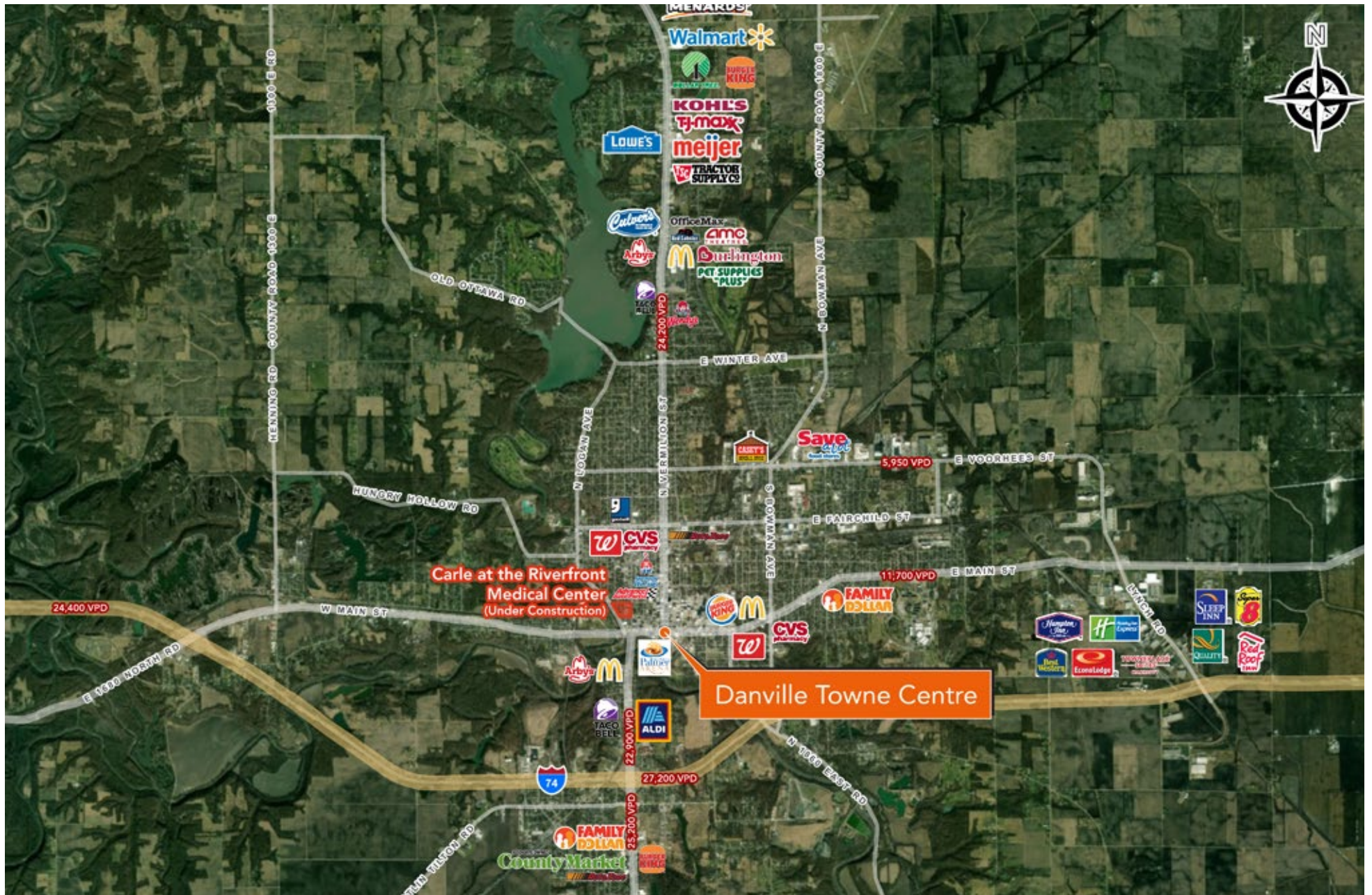


Survey



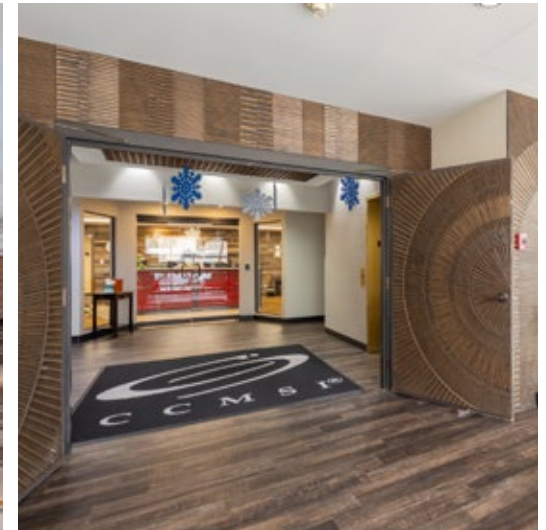
Site Plan





Property Photographs

OFFICE SPACES



Property Photographs

RETAIL



Anchor Tenant Information



FAMILY DOLLAR

Family Dollar Stores Inc. operates a chain of general merchandise retail discount stores primarily for low and middle income consumers in the United States. Its merchandise assortment includes consumables, such as batteries, diapers, food products, hardware and automotive supplies, health and beauty aids, household chemicals, paper products, pet food and supplies, tobacco, and home products.

Family Dollar Stores Inc. operates as a subsidiary of Dollar Tree, Inc. Dollar Tree, a Fortune 200 Company, operates 16,077 stores across 48 states and five Canadian provinces as of January, 2022. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

familydollar.com | dollartreeinfo.com



KIRBY FOODS D/B/A SAVE-A-LOT

Save-A-Lot is one of the country's largest discount grocers with over 1,300 locations and 40 years of consecutive growth. Customers enjoy saving up to 40% compared to traditional grocery stores on high quality produce, fresh meat, national brands, and their own award-winning exclusive brands. To do this, Save-A-Lot procures, distributes and markets carefully selected assortments of high quality food and household needs, emphasizing exclusive, private label brands.

Kirby Foods is a 100% employee owned company based in Champaign, IL. Kirby Foods started as a family business and now operates 11 IGA franchise locations and 4 Save-A-Lot franchise locations in Indiana and Illinois. The employee owners of Kirby Foods are proud to serve their communities by providing outstanding customer service and a friendly environment.

www.kirbyfoodsiga.com | www.savealot.com

Office Tenant Information



CANNON COCHRAN MANAGEMENT SERVICES, INC (CCMSI)

CCMSI is the nation's largest independently owned third party insurance administrator. CCMSI handles underwriting, claims, loss control and audit. In 1978, Cannon Cochran Management Services was officially incorporated in Danville, Illinois. Since then, CCMSI has grown to 33 offices across the United States and over 1,300 experienced employees. As one of the largest, independent TPAs in the country, CCMSI assist clients with self-insured property and casualty claims management. CCMSI is 100% employee-owned.

www.ccmsi.com



CLIFTONLARSONALLEN LLP

CLA delivers integrated wealth advisory, outsourcing, audit, tax, and consulting services to help clients succeed professionally and personally. CLA is a professional services network and the eighth largest accountancy firm in the United States. It was established in 2012 with the merger of two US firms: Clifton Gunderson LLP and Larson Allen LLP. It is a member of the Nexia International accounting network.

www.claconnect.com



FIRST FINANCIAL BANK

First Financial Bank is the oldest national bank in Indiana and the fifth oldest in the United States. The Corporation provides a financial services delivery system consisting of 84 banking centers in Illinois, Indiana, Kentucky, and Tennessee and more than 100 FirstPlus ATMs. First Financial Corporation stock is traded under the NASDAQ National Market System symbol of THFF.

www.first-online.com



KELLY HOME HEALTHCARE

Kelly Home Healthcare, Inc. provides quality home health care. The greatest asset of any agency is to service all patients with integrity, quality and professional care. Their professional staff is dedicated to teaching disease prevention and promoting health care. Kelly Home Care staff empowers and educates patients to be self-sufficient despite being home bound.

www.kellyhomehealth.com

Retail Tenant Information



ATHLETICO PHYSICAL THERAPY (ACCELERATED HEALTH SYSTEMS, LLC)

Athletico is focused around the core purpose of enhancing people's health and quality of life. Athletico started with one therapist trying to make a difference in his community by providing rehabilitation services for student athletes at various organizations. Through working with athletes, the founder recognized the need for a dedicated sports rehabilitation and physical therapy facility in Chicago, which led to the first clinic opening in 1991. Today, more than 475 neighborhood locations operate in the US to help people of all ages recover from pains, strains and injuries. Athletico employs more than 4,500 expert clinicians, athletic trainers and other team members.

www.athletico.com



SALLY BEAUTY SUPPLY

Sally Beauty Holdings, Inc. is the largest distributor of professional beauty products in the U.S. based on store count. The Company operates primarily through two business segments, Sally Beauty Supply and Beauty Systems Group (BSG). Sally Beauty is headquartered in Denton, Texas and has been the business leader in the professional beauty supply industry for 50 years. The company employs 27,000 full time and part time employees across 12 countries in over 5,000 stores worldwide. Their products include hair color, hair care, hair dryers, among many other hair, nail, and skin products. Sally Beauty is traded on NYSE under the ticker symbol SBH.

www.sallybeauty.com



PERSONAL FINANCE CO.

Personal Finance Company (PFC) was founded as Model Finance Company in 1937. With the help of Securian, PFC was able to offer great products to their customers and experience major growth. In the Spring of 2017, PFC was acquired by Mariner Finance, LLC. This relationship has encouraged new technologies and a plethora of other benefits, which has been passed to their customers. Currently, PFC maintains offices in Illinois, Indiana, Kentucky, Missouri, Tennessee and Wisconsin.

www.personalfinancecompany.com



BABY MEETS WORLD ULTRASOUND, LLC

Baby Meets World is local family owned and operated business. They offer services such as gender testing, ultrasounds, and specialize in both 3D and 4D baby scans.

www.babymeetsworldultrasound.com



THE EYE CENTER LLC

The Eye Center has provided outstanding eye care for Central Illinois communities since 2001. Their reputation is unsurpassed in regular eye care services, such as surgical procedures, macular degeneration, diabetic retinopathy treatment along with the field of laser surgery. The Eye Center LLC believes that their results in cataract surgery surpass those of the most advanced centers nationwide and worldwide. Their retinal treatments have allowed many macular degeneration and diabetic patients to recover sight and maintain it long beyond what was possible only a few years ago.

www.2020eyecenter.com



CRICKET MOBIL

Cricket Mobil is an American prepaid wireless service that was founded in 1999 by Leap Wireless and is owned by AT&T. Cricket recently deployed its 5G network nationally and shutdown its 3G network in 2022. There are over 5,000 retail locations nationally.



PENN STATION

Penn Station's menu features an array of mouth watering grilled submarine sandwiches, fresh-cut fries and hand-squeezed lemonade. All sandwiches are prepared fresh in full view of the customer using delicious hearth-baked bread, USDA steak and the finest meats, cheeses and vegetables. The potatoes are hand selected, fresh-cut and flash-fried in cholesterol-free peanut oil. Penn Station franchisees and their crews maintain the highest quality standards and ensure that guests enjoy a quality dining experience by meeting high standards for the quality that produces the finest grilled subs and fresh-cut fries around.

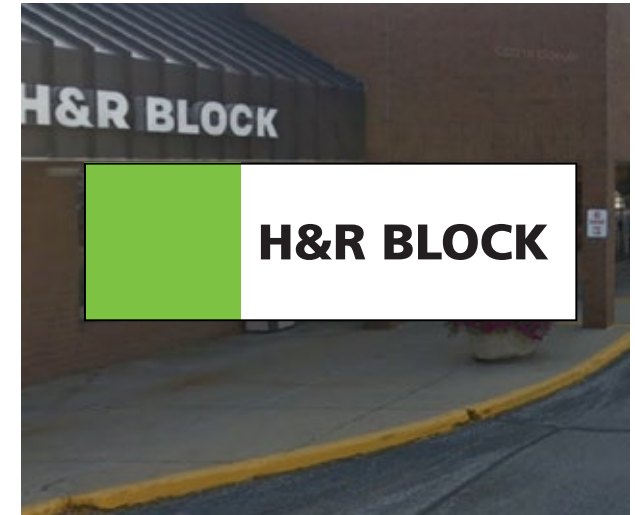
www.penn-station.com



SIGNATURE NAILS & SPA

Signature Nails & Spa has over 10 years experience in nail services including shellac nails, spa manicures & pedicures; acrylic nails; liquid gel nails; powder gel nails; pink and white nails; solar nails, Axxium nails, Gelish nails, and nail art designs.

www.signaturnailsandspa.com



H&R BLOCK

H&R Block provides help and inspires confidence in their clients and communities everywhere. They've been true to this purpose since the beginning when brothers Henry and Richard Block founded the company in 1955. In that time, they have prepared more than 800 million tax returns and have grown to have company-owned and franchise retail locations in all 50 states, Puerto Rico and other U.S. territories, on U.S. military bases internationally and around the world.

www.hrblock.com



DANVILLE COMMERCIAL NEWSPAPER

Danville Commercial News is a daily newspaper that serves the Danville community via an online platform and in print. The publication is owned by Community Newspaper Holdings, Inc.

www.commercial-news.com



GREAT WALL RESTAURANT

Great Wall (Danville) offers delicious dining, takeout and delivery to Danville, IL. Great Wall (Danville) is a cornerstone in the Danville community and has been recognized for its outstanding Chinese cuisine, excellent service and friendly staff. Their Chinese restaurant is known for its modern interpretation of classic dishes and its insists on only using high quality fresh ingredients.

www.greatwallchinesedanville.com



LAW OFFICES OF TERENCE MILES

The Law offices of Terrence Miles is the go-to attorney in Danville. Terrence Miles has dedicated the entire practice to divorce and family law with a focus on the issues that matter most: your rights, your future and your family. Terrance Miles has the skills and experience to handle even the most complex divorce cases. Their attorneys bring more than 30 years of experience as skilled negotiators and formidable litigators to every case.

www.terrence-r-miles.business.site



STATE FARM

State Farm is the largest property and casualty insurance provider in the United States. It is also the largest auto insurance provider in the United States. State Farm is ranked 33rd in the 2017 Fortune 500, which lists American companies by revenue. State Farm relies on exclusive agents (also known as captive agents) to sell insurance. Only State Farm agents can sell State Farm insurance, and their agents can sell only State Farm products. State Farm has expanded into the financial services arena, such as banking and mutual funds.

www.statefarm.com



STARCREST CLEANERS AND LAUNDRIES (HERMES MANAGEMENT, INC)

Starcrest Cleaners and Laundries started in 1992 as a small family business. Although they now operate multiple locations, Star Crest Cleaners retains the same warm and personalized service that long-time customers have come to expect. Locations operate seven days a week, including Sundays.

www.starcrestcleaners.com



Projected Pro Forma Financial Statement

DATA AS OF 2/20/23

Tenant	Unit	Lease Type	Lease Start	Lease Expiration	SF	Rent / SF	Annual Rent
Retail Space							
Accelerated Health Systems (Athletico)	102	Gross	2/1/13	1/31/27	3,685	\$ 9.77	\$ 36,000
Cannon Cochran Management (CCMSI)	105 & 110	Gross	10/20/94	12/31/32	3,493	\$ 11.75	\$ 41,043
Sally Beauty Supply	111	Net	12/1/08	11/30/23	2,216	\$ 7.25	\$ 16,066
VACANT	112-A				950	\$ 0.00	\$ 0
Personal Finance Company (dba Mariner Finance)	112-B	Net	2/27/89	4/30/26	950	\$ 12.00	\$ 11,400
VACANT	114 & A,B,C & D	Gross			2,093	\$ 0.00	\$ 0
The Eye Center LLC	116-A	Gross	7/1/15	10/31/23	3,363	\$ 10.70	\$ 36,000
Baby Meets World Ultrasound LLC	116-B	Gross	10/1/22	9/30/24	1,880	\$ 6.38	\$ 12,000
Rock & Fire LLC (dba Penn Station)	116-C	Net	7/1/03	9/30/33	2,094	\$ 9.00	\$ 18,850
Mobilelink (dba Cricket Mobil)	118	Gross	11/27/21	11/30/24	3,030	\$ 11.88	\$ 36,000
Signature Nails & Spas	120	Gross	2/1/17	1/31/27	4,550	\$ 10.55	\$ 48,000
H&R Block Tax Services Inc.	122	Net	10/31/01	4/30/25	3,643	\$ 6.00	\$ 21,858
VACANT	124				2,732	\$ 0.00	\$ 0
VACANT	126				2,130	\$ 0.00	\$ 0
CNHI, LLC (dba Danville Commercial News)	128	Gross	10/15/19	9/30/24	6,120	\$ 8.24	\$ 50,400
Teague International Corp.	136	Gross	3/12/22	2/29/24	2,217	\$ 4.33	\$ 9,600
Teague International Corp.	138	Gross	10/1/22	2/29/24	1,535	\$ 8.60	\$ 13,200
Great Wall Restaurant	140, 142 STOR	Gross	5/26/93	7/31/23	2,768	\$ 10.84	\$ 30,000
Law Offices of Terrence Miles	144	Gross	11/1/18	10/31/24	1,300	\$ 7.29	\$ 9,480
State Farm Insurance	145	Gross	3/1/11	2/29/24	1,193	\$ 10.06	\$ 12,000
Vapors E-Cigs LLC	146	Gross	3/1/14	5/31/24	1,324	\$ 7.16	\$ 9,480
Hermes Management, Inc.	148	Gross	5/14/11	5/31/24	3,248	\$ 9.24	\$ 30,000
Family Dollar	150	Gross	11/1/86	12/31/26	10,041	\$ 5.15	\$ 51,712
Kirby Foods (Sav-A-Lot)	152	Gross	7/1/18	6/30/28	22,893	\$ 4.72	\$ 107,992
VACANT	153				15,850	\$ 0.00	\$ 0
VACANT	114 E, F	Storage space			504	\$ 0.00	\$ 0
RETAIL TOTAL					105,802	\$ 5.68	\$ 601,081

Tenant	Unit	Lease Type	Lease Start	Lease Expiration	SF	Rent / SF	Annual Rent	
Office Space								
VACANT	98 B/C				250	\$ 0.00	\$ 0	
VACANT	98 D				120	\$ 0.00	\$ 0	
VACANT	98 E				110	\$ 0.00	\$ 0	
Kelly Home Healthcare, Inc	98 F	Gross	1/22/18	1/31/24	514	\$ 12.61	\$ 6,480	
First Financial Bank	100	Gross	5/26/93	12/31/23	15,578	\$ 13.10	\$ 204,000	
Clifton Larson Allen LLP	120	Gross	9/24/96	4/30/24	6,500	\$ 11.89	\$ 77,259	
Cannon Cochran Management (CCMSI)	200-312, 98A, 98G	Gross	10/20/94	12/31/32	56,501	\$ 11.75	\$ 663,887	
Office Total					79,573	\$ 454.45	\$ 951,626	
Gross Rental Income					Total Leasable Area:	185,375	\$ 8.38	\$ 1,552,706
Reimbursable Expenses								
CAM						\$ 0.12	\$ 21,403	
Real Estate Taxes						\$ 0.14	\$ 26,701	
Insurance						\$ 0.02	\$ 3,550	
Utilities						\$ 0.04	\$ 7,539	
Prior Year Recoveries						\$ 0.05	\$ 10,024	
Total Reimbursements						\$ 0.37	\$ 69,216	
Effective Gross Revenue						\$ 8.75	\$ 1,621,922	
Expenses								
Management Fee					4.0% of GRI	\$ 0.34	\$ 62,108	
Payroll / On Site Building Engineer						\$ 0.22	\$ 40,000	
Professional, Administrative & Other Fees						\$ 0.11	\$ 20,000	
Janitorial / Cleaning						\$ 0.64	\$ 117,713	
Landscaping & Snow Removal						\$ 0.16	\$ 29,790	
Repairs & Maintenance / Reserve						\$ 0.50	\$ 92,688	
Insurance						\$ 0.52	\$ 96,225	
Utilities						\$ 1.00	\$ 184,631	
Real Estate Taxes						\$ 1.48	\$ 273,968	
Total Operating Expenses						\$ 4.95	\$ 917,123	
Pro Forma Net Operating Income (NOI)*						\$ 3.80	\$ 704,799	

* NOI calculated using projected 2023 rental income and 2022 actual and budgeted expenses and reimbursements. Data provided by ownership.

Rent Roll

RETAIL

Unit	Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Lease Options Remaining	Security Deposit	Guarantor	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent
102	Athletico Physical Therapy (Accelerated Health Systems, LLC)	1/24/2013	1/31/2027	3,685	N/A	Gross	Two (2), Five (5) year options	N/A	N/A	2/1/2013	1/31/2020	\$9.77	\$3,000	\$36,000
										2/1/2020	1/31/2025	\$9.77	\$3,000	\$36,000
										2/1/2025	1/31/2027	\$11.07	\$3,400	\$40,800
										1st Option Period				
										2/1/2027	1/31/2032	\$12.18	\$3,740	\$44,880
										2nd Option Period				
										2/1/2032	1/31/2037	\$13.40	\$4,114	\$49,368
<p>Note: Tenant has on going termination option effective on Jan 31, 2025 or on the last day of any calender month thereafter w/6 months' written notice.</p>														
105-110	Cannon Cochran Management Services, Inc. (CCMSI)	10/20/1994	12/31/2032	3,493	N/A	Gross	One (1), Five (5) Year Term	N/A	N/A	10/20/1994	12/31/2019	\$12.75	\$3,711	\$44,536
										1/1/2020	12/31/2023	\$11.75	\$3,420	\$41,043
										1/1/2024	12/31/2026	\$12.00	\$3,493	\$41,916
										1/1/2027	12/31/2029	\$12.50	\$3,639	\$43,663
										1/1/2030	12/31/2032	\$13.00	\$3,784	\$45,409
111	Beauty Systems Group LLC d/b/a Sally Beauty Supply	12/1/2008	11/30/2023	2,216	2.09%	Net	One (1), Five (5) year option	N/A	N/A	12/1/2008	12/31/2011	\$8.50	\$1,570	\$18,836
										1/1/2012	11/30/2013	\$7.04	\$1,300	\$15,600
										12/1/2013	11/30/2018	\$7.04	\$1,300	\$15,600
										12/1/2018	11/30/2023	\$7.25	\$1,339	\$16,066
										1st Option Period				
12/1/2023	11/30/2028	\$8.00	\$1,477	\$17,728										
112-A	Vacant	N/A	N/A	950	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Unit	Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Lease Options Remaining	Security Deposit	Guarantor	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent										
112-B	Personal Finance Company	2/27/1989	4/30/2026	950	0.90%	NNN	N/A	\$554	N/A	2/27/1989	2/28/1992	\$7.72	\$611	\$7,334										
										3/1/1992	2/28/1995	\$8.21	\$650	\$7,800										
										3/1/1995	2/28/1996	\$8.42	\$667	\$7,999										
										3/1/1996	2/28/1997	\$8.63	\$683	\$8,199										
										3/1/1997	2/28/1998	\$8.44	\$1,336	\$16,032										
										3/1/1998	2/28/1999	\$8.44	\$1,336	\$16,032										
										3/1/1999	2/28/2000	\$8.58	\$1,358	\$16,296										
										3/1/2000	4/30/2004	\$8.93	\$696	\$8,352										
										5/1/2004	4/30/2006	\$9.00	\$701	\$8,415										
										5/1/2006	4/30/2008	\$9.35	\$740	\$8,883										
										5/1/2008	4/30/2010	\$9.84	\$779	\$9,350										
										5/1/2010	4/30/2011	\$10.09	\$799	\$9,584										
										5/1/2011	4/30/2016	\$10.74	\$850	\$10,200										
5/1/2016	4/30/2021	\$11.37	\$900	\$10,800																				
										5/1/2021	4/30/2026	\$12.00	\$950	\$11,400										
*Tenant has termination option anytime after 4/30/19, termination fee of \$6,000, with 6 month prior notice.																								
114-A/B	Vacant	N/A	N/A	1,602	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A										
114-CDEF	Vacant	N/A	N/A	995	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A										
116-A	The Eye Center LLC	7/1/2015	10/31/2023	3,363	N/A	Gross	N/A	N/A	N/A	7/1/2015	6/30/2017	\$9.28	\$2,600	\$31,200										
										7/1/2017	10/31/2023	\$10.70	\$3,000	\$36,000										
116-B	Baby Meets World Ultrasound LLC	10/1/2022	9/30/2024	1,880	N/A	Gross	N/A	N/A	N/A	10/1/2022	9/30/2024	\$6.38	\$1,000	\$12,000										
116-C	Rock & Fire LLC (Effective 5/1/22) (Assignment from JDL- Penn Inc)	9/17/2003	9/30/2033	2,094	1.97%	NNN	Two (2), Five (5) year options	N/A	N/A	9/17/2003	9/30/2013	\$8.00	\$1,396	\$16,752										
										10/1/2013	9/30/2015	\$8.00	\$1,396	\$16,752										
										10/1/2015	9/30/2019	\$8.45	\$1,475	\$17,700										
										10/1/2019	9/30/2025	\$9.00	\$1,571	\$18,850										
										10/1/2025	9/30/2033	\$9.74	\$1,700	\$20,400										
										1st Option Period										10/1/2033	9/30/2038	\$10.31	\$1,800	\$21,600
										2nd Option Period										10/1/2038	9/30/2043	\$10.88	\$1,900	\$22,800

Unit	Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Lease Options Remaining	Security Deposit	Guarantor	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent	
118	Mobilelink (dba Cricket Mobile)	11/27/2021	11/30/2024	3,030	N/A	Gross	Two (2), Three (3) year option	N/A	N/A	11/27/2021	11/30/2024	\$11.88	\$3,000	\$36,000	
										1st Option Period					
										12/1/2024	11/30/2027	\$12.48	\$3,151	\$37,814	
										2nd Option Period					
										12/1/2027	11/30/2030	\$13.10	\$3,308	\$39,693	
120	Signature Nails & Spas	2/1/2017	1/31/2027	4,550	N/A	Gross	One (1), Five (5) year option	N/A	N/A	2/1/2017	7/31/2022	\$9.76	\$3,700	\$44,400	
										8/1/2022	1/31/2027	\$10.55	\$4,000	\$48,000	
										1st Option Period					
										2/1/2027	1/31/2032	\$12.40	\$4,700	\$56,400	
122	H&R Block Tax Services, Inc	10/31/2001	4/30/2025	3,643	3.43%	NNN		N/A	N/A	N/A	10/31/2001	4/30/2005	\$5.93	\$1,800	\$21,600
											5/1/2005	4/30/2025	\$6.00	\$1,822	\$21,858
124	Vacant	N/A	N/A	2,732	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
126	Vacant	N/A	N/A	2,130	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
128	CNHI, LLC (Danville Commercial Newspaper)	10/15/2019	9/30/2024	6,120	N/A	Gross		N/A	N/A	N/A	10/15/2019	9/30/2024	\$8.24	\$4,200	\$50,400
136	Teague International Corp.	3/12/2022	2/29/2024	2,217	N/A	Gross		N/A	N/A	N/A	3/12/2022	2/29/2024	\$4.33	\$800	\$9,600
138	Teague International Corp.	10/1/2022	2/9/2024	1,535	N/A	Gross		N/A	N/A	N/A	10/1/2022	2/29/2024	\$8.60	\$1,100	\$13,200

Unit	Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Lease Options Remaining	Security Deposit	Guarantor	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent
140, 142	Great Wall Restaurant	5/26/1993	7/31/2023	2,768	N/A	Gross	One (1), Five (5) year term	N/A	N/A	5/26/1993	4/30/1995	\$7.00	\$758	\$9,096.00
142 STOR										5/1/1995	11/30/1996	\$7.00	\$1,516	\$18,192.00
										12/1/1996	11/30/1999	\$7.50	\$1,624	\$19,488.00
										12/1/1999	11/30/2001	\$7.75	\$1,680	\$20,160.00
										12/1/2001	11/30/2003	\$8.00	\$1,734	\$20,808.00
										12/1/2003	11/30/2005	\$8.25	\$1,788	\$21,450.00
										12/1/2005	11/30/2007	\$8.49	\$1,840	\$22,074.00
										12/1/2007	11/30/2010	\$8.75	\$1,896	\$22,749.96
										12/1/2010	11/30/2013	\$8.90	\$1,928	\$23,139.96
										12/1/2013	11/30/2015	\$10.62	\$2,450	\$29,400.00
										12/1/2015	7/31/2018	\$11.92	\$2,750	\$33,000.00
										8/1/2018	7/31/2021	\$8.67	\$2,000	\$24,000.00
										8/1/2021	7/31/2023	\$10.84	\$2,500	\$30,000.00
										1st Option Period				
										8/1/2023	7/31/2025	\$11.71	\$2,700	\$32,400.00
										8/1/2025	7/31/2028	\$13.01	\$3,000	\$36,000.00
144	Law Offices of Terrence Miles	11/1/2018	10/31/2024	1,300	N/A	Gross		N/A	N/A	11/1/2018	10/30/2021	\$6.46	\$700	\$8,400.00
										11/1/2021	10/31/2024	\$7.38	\$800	\$9,600.00
145	State Farm	3/1/2011	2/29/2024	1,193	N/A	Gross		\$900	N/A	3/1/2011	2/28/2014	\$9.05	\$900	10800
										3/1/2014	2/29/2024	\$10.06	\$1,000	12000
146	Vapors E-Cigs	3/1/2014	5/31/2024	1,324	N/A	Gross		N/A	N/A	3/1/2014	5/31/2015	\$5.44	\$600	\$7,200.00
										6/1/2015	5/31/2018	\$5.89	\$650	\$7,800.00
										6/1/2018	5/31/2020	\$6.34	\$700	\$8,400.00
										6/1/2020	5/31/2022	\$6.70	\$740	\$8,880.00
										6/1/2022	5/31/2024	\$7.16	\$790	\$9,480.00
148	Starcrest Cleaners and Laundries (Hermes Management, Inc.)	5/14/2011	5/31/2024	3,248	N/A	Gross		N/A	N/A	5/14/2011	10/31/2012	\$11.87	\$3,212	\$38,544.00
										11/1/2012	5/31/2024	\$9.24	\$2,500	\$30,000.00

Unit	Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Lease Options Remaining	Security Deposit	Guarantor	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent										
150	Family Dollar	11/5/1986	12/31/2026	10,041	9.10%	NNN	Two (2), Five (5) year options	N/A	N/A	11/5/1986	12/31/1996	\$4.25	\$2,258	\$27,093.72										
										1/1/1997	12/31/2001	\$4.41	\$2,343	\$28,113.72										
										1/1/2002	12/31/2009	\$4.90	\$4,100	\$49,200.00										
										1/1/2010	12/31/2026	\$5.15	\$4,309	\$51,712.08										
										1st Option Period														
										1/1/2027	12/31/2031	\$5.65	\$4,728	\$56,732.04										
										2nd Option Period														
										1/1/2032	12/31/2036	\$6.15	\$5,146	\$61,753.08										
										152	Kirby Foods d/b/a Save A Lot	7/1/2018	6/30/2028	22,893	N/A	Gross	Two (2), Five (5) year options	N/A	N/A	7/1/2018	11/30/2018	\$-	\$0	\$-
																				12/1/2018	6/30/2019	\$3.28	\$6,250	\$75,000.00
7/1/2019	6/30/2024	\$4.72	\$8,999	\$107,991.96																				
7/1/2024	6/30/2026	\$5.55	\$10,583	\$126,999.96																				
7/1/2026	6/30/2028	\$5.77	\$11,000	\$132,000.00																				
1st Option Period																								
7/1/2028	6/30/2033	\$6.20	\$11,833	\$142,000.00																				
2nd Option Period																								
7/1/2033	6/30/2038	\$7.08	\$13,500	\$162,000.00																				
153	Vacant	N/A	N/A	15,850	N/A	N/A	N/A	N/A	N/A											N/A	N/A	N/A	N/A	N/A
				Square Feet Occupied	81,543																			
				Square Feet Vacant	24,259																			
				Total Square Feet	105,802																			

Rent Roll

OFFICE

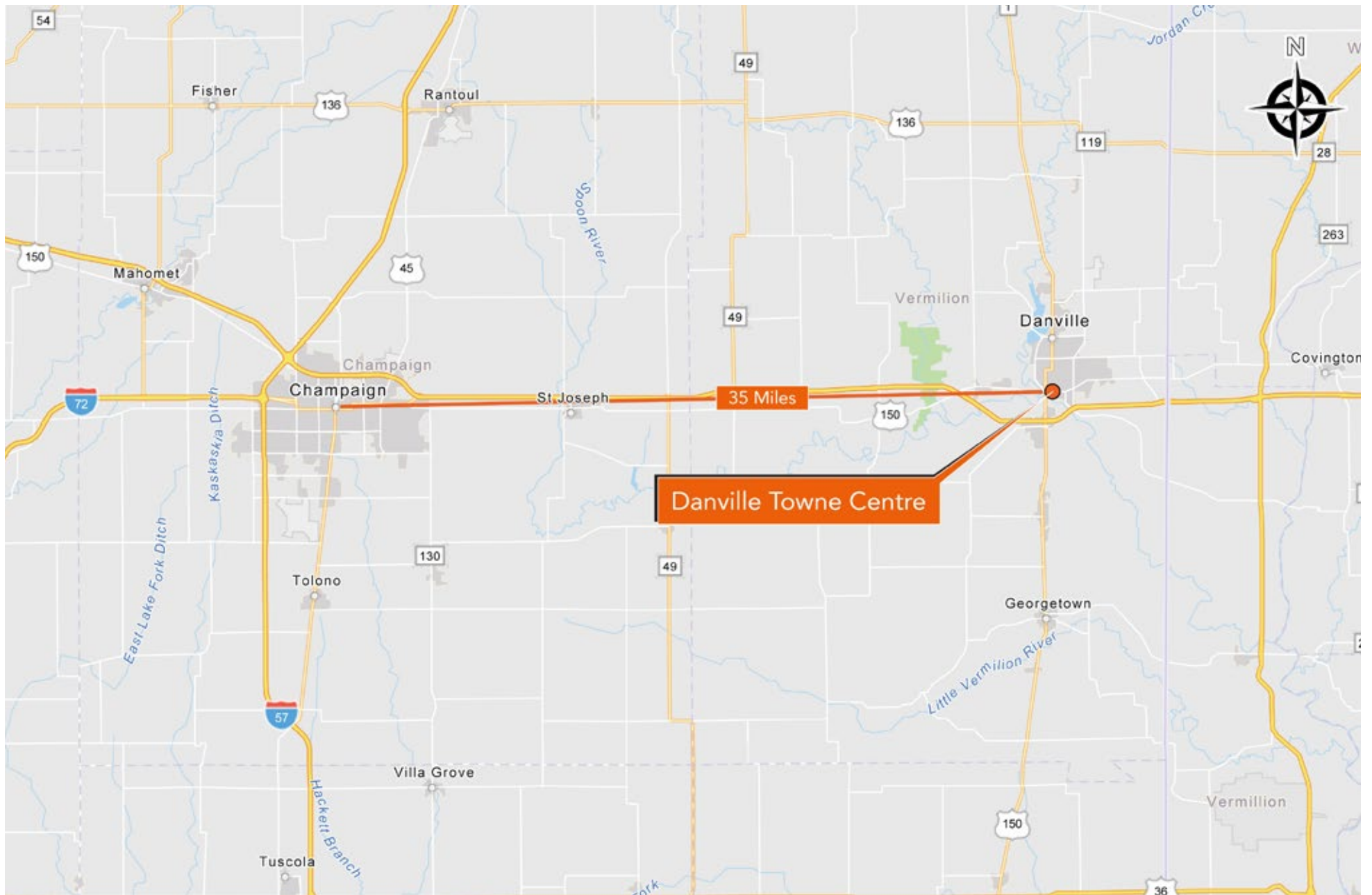
Unit	Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Lease Options Remaining	Security Deposit	Guarantor	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent
98 B/C	VACANT	N/A	N/A	250	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
98 D	VACANT	N/A	N/A	120	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
98 E	VACANT	N/A	N/A	110	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
98 F	Kelly Home Healthcare	1/22/2018	1/31/2024	514	N/A	Gross	None	N/A	N/A	1/22/2018	3/21/2018	\$9.34	\$400	\$4,800
										3/22/2018	1/21/2022	\$11.67	\$500	\$6,000
										1/22/2022	1/31/2024	\$12.61	\$540	\$6,480
100	First Financial Bank, N.A.	5/26/1993	12/31/2023	15,578	N/A	Gross	Two (2), Five (5) Year Terms	N/A	N/A	5/26/1993	4/30/1996	\$8.69	\$11,863	\$142,356
										5/1/1996	10/14/1996	\$10.58	\$13,218	\$158,616
										10/15/1996	4/30/1999	\$9.67	\$12,088	\$145,056
										5/1/1999	3/31/2000	\$7.70	\$12,490	\$149,880
										4/1/2000	5/31/2000	\$9.03	\$14,643	\$175,710
										6/1/2000	11/30/2003	\$8.45	\$13,706	\$164,469
										12/1/2003	12/31/2006	\$8.33	\$14,515	\$174,180
										1/1/2007	12/31/2007	\$8.50	\$12,899	\$154,785
										1/1/2008	12/31/2008	\$8.60	\$13,051	\$156,606
										1/1/2009	12/31/2011	\$8.65	\$13,126	\$157,517
										1/1/2012	12/31/2016	\$8.70	\$11,300	\$135,600
										1/1/2017	12/31/2018	\$9.24	\$12,000	\$144,000
										1/1/2019	12/31/2023	\$13.10	\$17,000	\$204,000
										1st Option Period				
		1/1/2024	12/31/2028									\$13.49	\$17,510	\$210,120
2nd Option Period														
		1/1/2029	12/31/2033									\$13.89	\$18,035	\$216,424

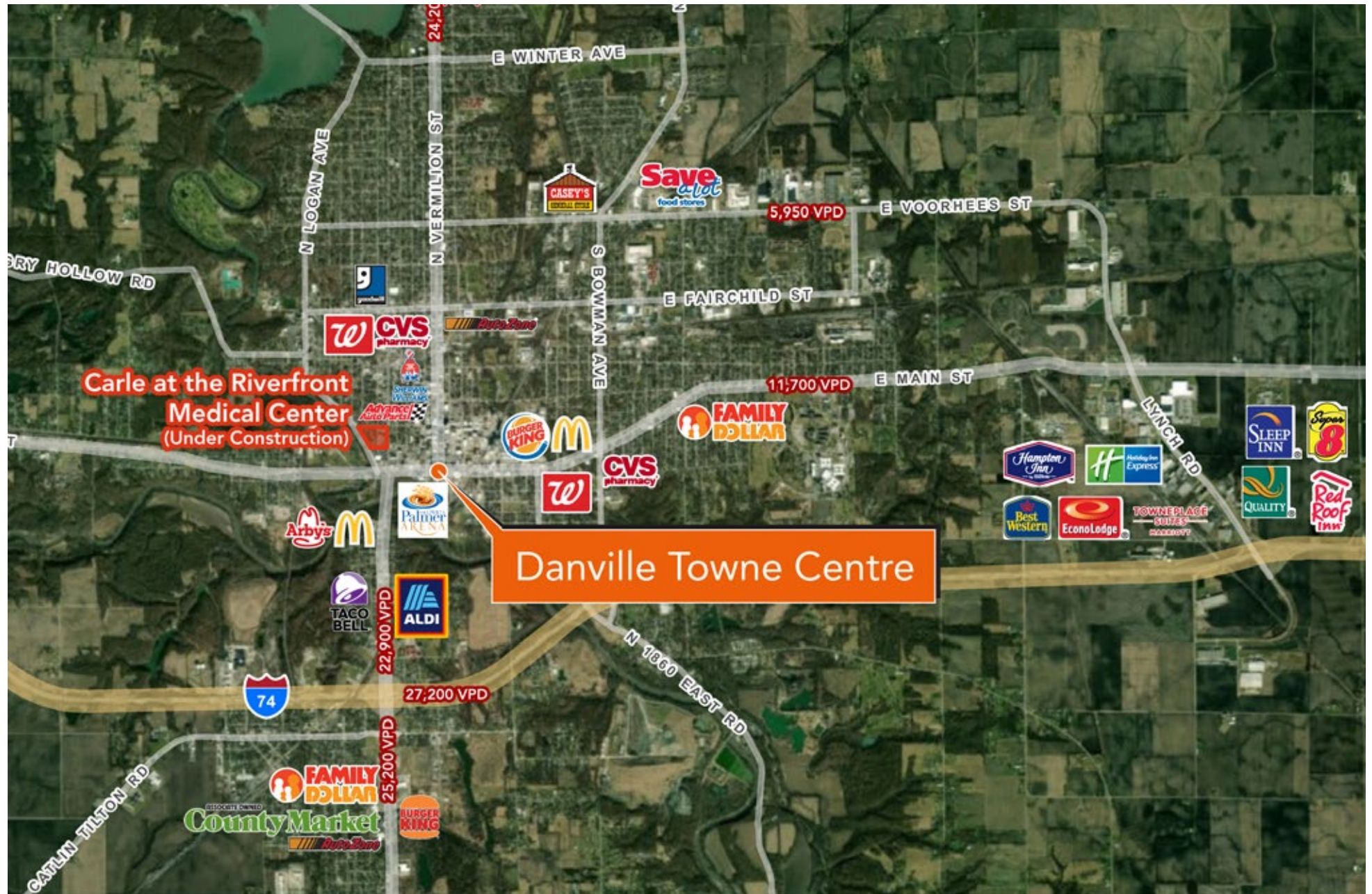
FINANCIAL ANALYSIS // DANVILLE TOWNE CENTRE // DANVILLE, IL

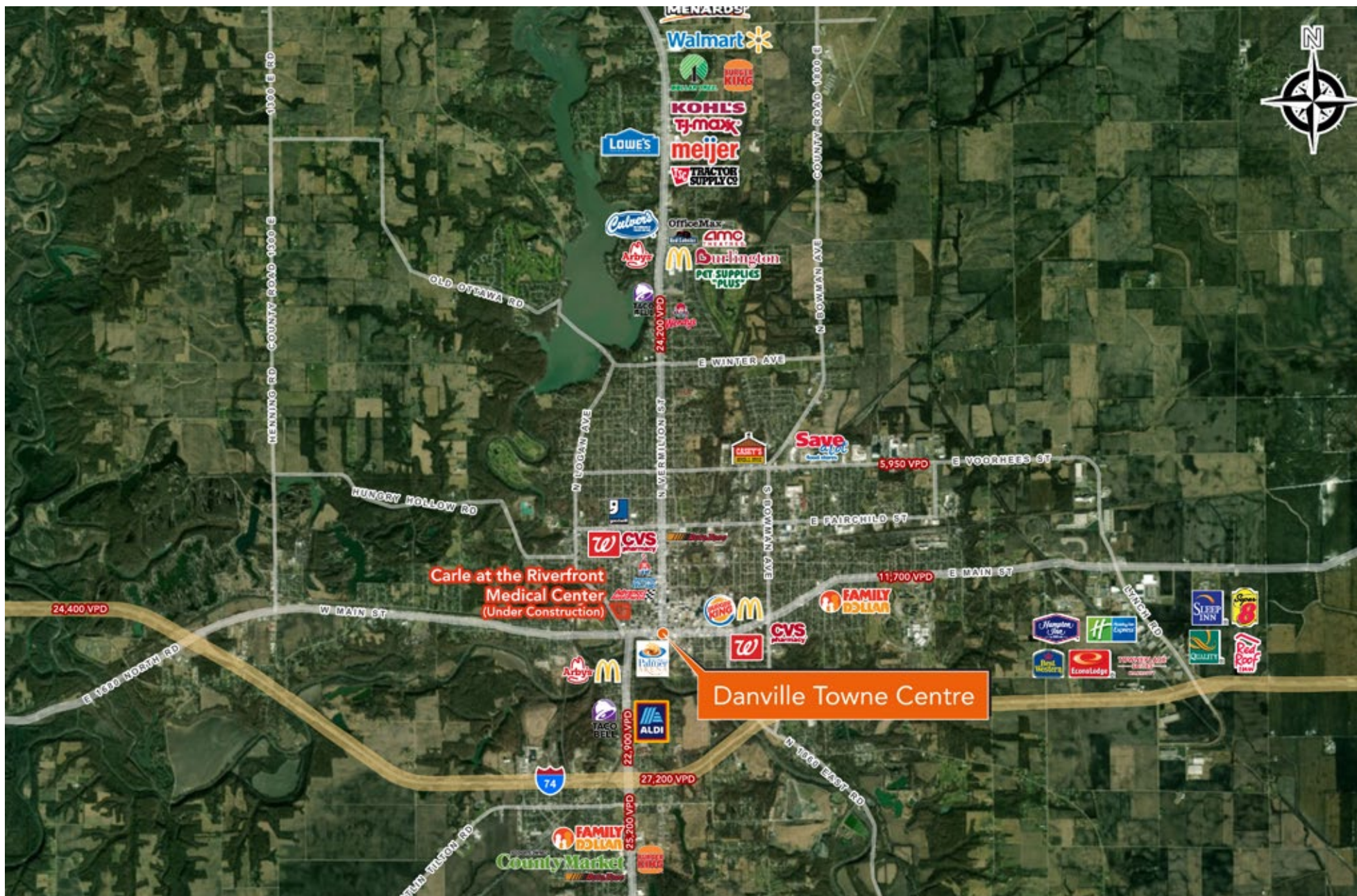
Unit	Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Lease Options Remaining	Security Deposit	Guarantor	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent
120	CliftonLarsonAllen LLP	9/24/1996	4/30/2024	6,500	N/A	Gross	None	N/A	N/A	9/24/1996	9/23/1998	\$9.32	\$8,084	\$97,012
										9/24/1998	9/23/2000	\$9.82	\$8,518	\$102,216
										9/24/2000	9/23/2004	\$10.82	\$9,385	\$112,620
										9/24/2004	12/31/2011	\$11.32	\$9,819	\$117,830
										1/1/2012	12/31/2013	\$11.89	\$10,310	\$123,721
										1/1/2014	11/30/2018	\$11.89	\$6,438	\$77,259
		12/1/2018	4/30/2024	\$11.89	\$6,438	\$77,259								
"#98-A, 98-G, 200 hallway, 200-A/B/C, 200-D, 200-F, 200-G, 200-H, 200-J, 200-K, 200-L, 200-M, 201, 202, 203, 205, 212, 300-A, 300-B, 300-C, 301, 302, 312 (Office)"	Cannon Cochran Management Services, Inc. (CCMSI)	10/20/1994	12/31/1932	56,501	N/A	Gross	One (1), Five (5) Year Term	N/A	N/A	10/20/1994	12/31/2011			
										1/1/2012	8/31/2012	\$10.00	\$40,155	\$481,860
										9/1/2012	8/31/2014	\$10.76	\$49,476	\$593,715
										9/1/2014	8/31/2019	\$11.75	\$55,324	\$663,887
										9/1/2019	12/31/2019	\$12.75	\$60,032	\$720,388
										1/1/2020	12/31/2023	\$11.75	\$55,324	\$663,887
										1/1/2024	12/31/2026	\$12.00	\$56,501	\$678,012
										1/1/2027	12/31/2029	\$12.50	\$58,855	\$706,263
1/1/2030	12/31/2032	\$13.00	\$61,209	\$734,513										
		1st Option Period												
										1/1/2033	12/31/2037	\$13.75	\$64,741	\$776,889

Notes:
 Tenant has seventy four (74) reserved parking spaces in parking garage included in lease
 Tenant has option to terminate after December 31, 2027, with early termination fee

Square Feet Occupied 79,093
Square Feet Vacant 480
Total Square Feet 79,573







Market Overview

The town of Danville, Illinois is located in Vermilion County near the Illinois / Indiana border, approximately 35 miles east of Champaign, Illinois. Living in Danville offers residents a suburban feel and most residents own their homes. Danville boasts more than 15,000 acres of parkland and a tree-lined downtown retail & entertainment district. Danville's economy is based on agriculture and diversified industry, notably metal products, heavy machinery, food processing, packaging, and heat transfer equipment.

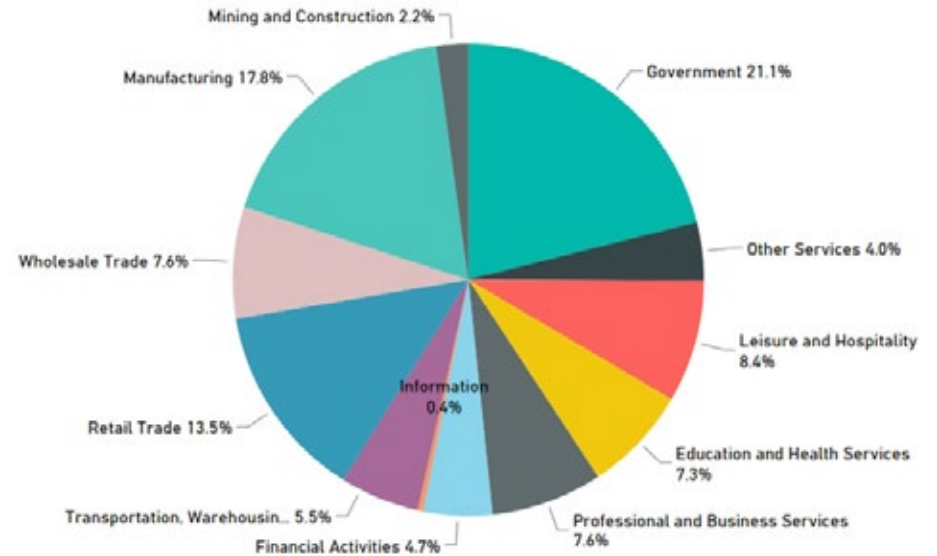


Danville US Post Office & Courthouse - Vermilion & Madison

Recently, Urbana Illinois-based healthcare provider Carle announced plans to construct a new, \$70 million 17-acre medical campus between Logan & Gilbert Streets. The development of a new hospital and medical campus will add many new jobs to the immediate area, as well as significantly boost demand for new office, medical office and retail to service this new hub of activity. The development is expected to be completed in 2023. In addition to the new medical campus, Danville was named as a location for one of six newly approved casino licenses in the State of Illinois as part of the state's new gambling expansion law passed in June of 2019. Golden Nugget will operate the planned 60,000 SF casino, which is set to be completed in 2023.

Employment by Industry

Danville MSA - July



DANVILLE TOP 10 MAJOR EMPLOYERS (NON-RETAIL)

- | | |
|--|--------------------------------|
| ① Vermilion County Public Schools & District 118 | ⑥ Vermilion County Government |
| ② Veteran's Affairs Illiana Health Care System | ⑦ KIK Custom Products |
| ③ McLane Midwest Company | ⑧ Quaker Oats |
| ④ OSF HealthCare Sacred Heart Medical Center | ⑨ Danville Metal Stamping |
| ⑤ Blue Cross Blue Shield | ⑩ AutoZone Distribution Center |

Danville

Danville is a town in Illinois in Vermilion County. Living in Danville offers residents a dense suburban feel and most residents own their homes. In Danville there are a lot of bars and parks. Many families live in Danville and residents tend to have moderate political views.



BEST PLACES IN ILLINOIS

Most Diverse Places to Live
#86 of 637



Places with the Lowest Cost of Living
#102 of 637



Best Places for Young Professionals
#494 of 637



ACCESS & TRANSPORTATION

Danville is located near I-74 and IL-136, offering quick travel by car to Champaign.

Danville Mass Transit offers 14 bus routes to transport residents through out the town, Monday - Saturday.

Amtrak has bus routes stopping in Danville.

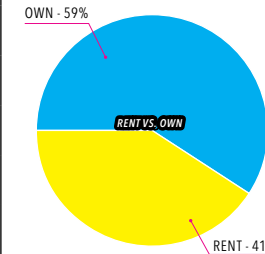
Willard Airport
 50 min drive

REPORT CARD

C+
 OVERALL GRADE

- | | | | |
|----|--------------------|----|------------------|
| C- | Public Schools | C- | Crime & Safety |
| C+ | Housing | B+ | Nightlife |
| C | Good for Families | A | Diversity |
| C+ | Jobs | B | Weather |
| A- | Cost of Living | C | Health & Fitness |
| B | Outdoor Activities | A | Commute |

INCOME & HOUSING



Median Household Income

\$37,328

Median Home Value

\$67,200

Median Rent

\$680

AREA FEEL

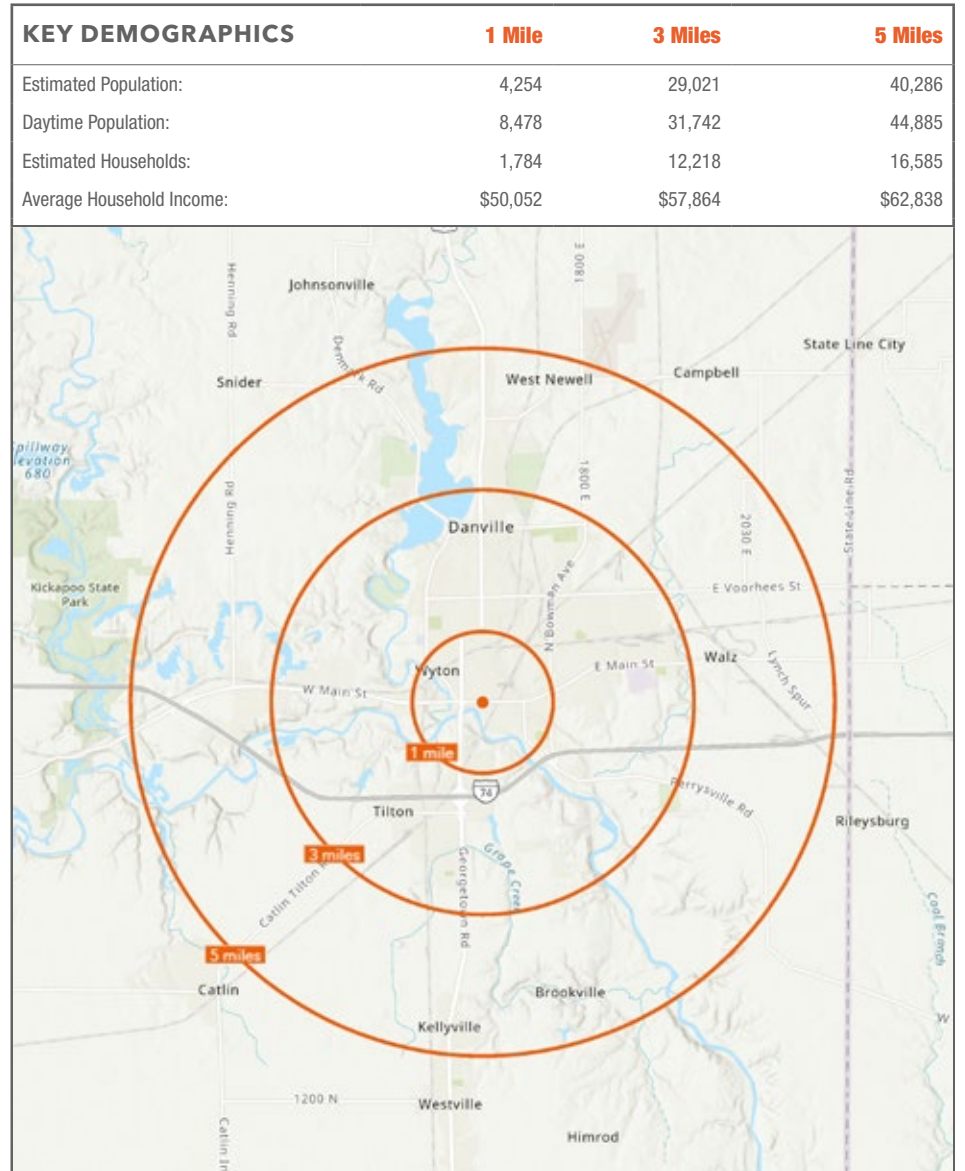
Dense Suburban

Sources: Danville & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

DEMOGRAPHIC SUMMARY

	1mile	3 miles	5 miles	
Population	2022 Estimated Population	4,254	29,021	40,286
	2027 Projected Population	4,126	28,112	39,038
	2020 Total Population (U.S. Census)	4,405	29,814	41,241
	2010 Population (U.S. Census)	5,295	33,820	46,179
	2022 Median Age	37.6	38.3	40.2
Households	2022 Estimated Households	1,784	12,218	16,585
	2027 Projected Households	1,735	11,921	16,164
	2020 Total Households (U.S. Census)	1,826	12,469	16,940
	2010 Total Households (U.S. Census)	2,123	13,684	18,383
Income	2022 Average Household Income	\$50,052	\$57,864	\$62,838
	2022 Median Household Income	\$30,009	\$38,772	\$41,636
	2022 Per Capita Income	\$21,213	\$24,034	\$25,821
Business	2022 Total Businesses	539	1,175	1,645
	2022 Total Employees	5,919	14,499	22,722
	2022 Estimated Daytime Population	8,478	31,742	44,885
Education (Age 25+)	2022 Adult Population (Ages 25+)	2,888	19,460	28,084
	2022 Elementary (Level 0 to 8)	3.7%	3.0%	3.0%
	2022 Some High School (Level 9 to 11)	11.5%	8.9%	8.5%
	2022 High School Diploma	35.3%	32.6%	31.5%
	2022 Some College/No Degree	21.9%	19.7%	20.0%
	2022 Associate Degree	8.5%	11.0%	11.6%
	2022 Bachelor Degree	4.6%	9.2%	10.3%
	2022 Graduate Degree	3.4%	5.3%	5.5%
	% Any College	38.4%	45.3%	47.4%
Race & Ethnicity	2022 White Population	54.4%	60.2%	64.7%
	2022 Black/African American Population	34.3%	28.6%	24.5%
	2022 Asian Population	0.5%	0.9%	1.1%
	2022 American Indian/Alaska Native Population	0.5%	0.4%	0.4%
	2022 Pacific Islander Population	0.1%	0.0%	0.0%
	2022 Other Race	3.6%	3.1%	3.2%
	2022 Population of Two or More Races	6.8%	6.8%	6.1%
	2022 Hispanic Population	26.5%	25.3%	23.1%

Source: Esri, Esri and Infogroup, U.S. Census



Confidentiality Disclosure

Baum Realty Group, LLC ("Baum Realty") has been retained as the exclusive broker by the Owner of Record ("the Owner") of 2 E. Main Street in Danville, IL in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Baum Realty for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire. Further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by Baum Realty and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum Realty and therefore are subject to variation. Each of Baum Realty and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Baum Realty and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with Baum Realty and Owner.

OFFERING MEMORANDUM

Danville Towne Centre · Grocery Anchored Shopping Center & Office Complex

2 E. Main Street // Danville, IL 61832



EXCLUSIVELY OFFERED BY:

ARI TOPPER, CFA
Managing Director / Broker
312.275.3113
ari@baumrealty.com

TYLER DECHTER
Senior Associate / Broker
312.275.3132
tyler@baumrealty.com

OWEN WIESNER
Associate / Broker
312.275.3119
owen@baumrealty.com

BAUM REALTY GROUP, LLC
1030 W. Chicago Avenue, Suite 200
Chicago, IL 60642
www.baumrealty.com