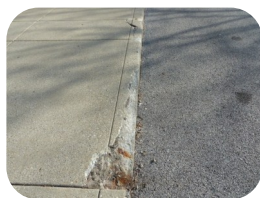


E D G E M A R K
ASSET MANAGEMENT LLC

FREE RETAIL PROPERTY INSPECTION/ANALYSIS REPORT

Let us give you our opinion on the condition and value of your retail property.



- Property Inspection will include a brief one on one meeting with ownership and a member of Edgemark Asset Management's Team.
- This will be followed by a site visit to your asset by one of our highly skilled property managers to assess the physical conditions of the exterior grounds, common areas and exterior building.
- Property Inspection will be followed up with the a color photo inspection report prepared for ownership outlining potential liabilities, property deficiencies, necessary repairs, neglected maintenance issues and necessary capital improvements.
- A brief follow up meeting with ownership will be held to discuss the Inspection Report and list of recommendations to be implemented.

OPTIONAL ANALYSIS SERVICES OFFERED FREE OF CHARGE

Tenant Lease Evaluation Upon review of a current Rent Roll and visit to your property and the surrounding retail market, one of experienced leasing brokers will evaluate the quality of your existing tenant base and analyze your existing rental rates against those of the surrounding market.

Property Valuation Based on a rent roll provided by ownership a member of our Investment Team will provide a valuation of your asset based on an income approach and current market conditions.

Call Now For A FREE Property Inspection

Edgemark Asset Management LLC

Richard M. Robey

Senior VP Property Management

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P (630) 472-1010

Visit us on the web:

www.edgemarkllc.com



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