

May/2008

Available Properties Listing – Please contact us at AvailableProperties@capitalcrossing.com with questions or comments about our portfolio of available properties

State	City	Property Address	Property Type	Units/SF/Acres/ Beds/Rooms	Capital Crossing Contact Info	Brokerage Firm Contact Info	Sale or Lease	Description
AL	Adamsville	511 Veterans Parkway	Leasehold/Retail	45,000/SF	Ken Nolan 617/880-1207	Dave Allen GMAC 205/824-9490	Sale or lease	Former Winn-Dixie store. Freestanding, subject to existing long term ground lease with fixed escalations.
CT	Manchester	191 Spencer Street	Extended-stay Hotel	104-suites	Mark Chapman 617/880-1157	Joe McCann Optimum Hotel Brokerage 215/372-7711	Sale	A 104-suite extended-stay hotel branded as a Clarion Suites Hotel. Built in 1991. Manchester located just east of Hartford, CT.
FL	Oviedo	3053 Aloma Ave.	Retail	51,000/SF	Michael Wallace 617/880-1006	David Williamson TALCOR 850/224-2500	Sale/Lease	Freestanding Former Winn-Dixie store near Orlando, FL
FL	Anna Maria	523 Villa Rosa	Luxury home	4,140/SF	Ken Nolan 617/880-1207	Laurie DellaTorre 941/751-0582	Sale	Partially completed luxury single-family home with water views.
FL	Miami	20898 San Simeon Way	Land	180+/- acres	Michael Wallace 617/880-1006	NA	Sale or JV	Potential residential development opportunity on former golf course.
FL	Palm Harbor	1428-1440 US Alt. 19	Office	3,784/SF	Ken Nolan 617/880-1207	Mark Ganier RE/Max Realtec Group 727/789-5555	Sale	Single-story medical office building. One of three buildings included in a medical office condo complex. An attractive building completed in 2006.
GA	Valdosta	7008 Bellville Rd & I-75	Motel/Land	60-rooms on 6 acres (+/-)	Michael Wallace 617/880-1006	David Williamson TALCOR 850/224-2500	Sale	Vacant motel on 6 acres of land at the first Georgia exit north of Florida off of I-75.
IL	Orland Park	15341 S. 70 th Court	Industrial warehouse	10,000/SF on 0.6 acres.	Robert Litter 617/880-1167	Ruben Vallejo RE/MAX Team 2000 708/364-5500	Sale	Rear loading, min. 18' clear with five drive-in doors. Approx 3.7ksf of mezz space not included in SF. Built 1990. Great user building.
IL	Springfield	400 Chatham Road	Office	10,000/SF	Robert Litter 617/880-1167	Michelle Higginbotham Coldwell Banker 217/726-3197	Sale/lease	Single-story office bldg. Partially leased.

All information furnished is from sources deemed reliable. No representative or warranty is made as to the accuracy thereof and it is submitted subjects to error, omissions, change of price, prior sale or lease, or withdrawal without notice, and any negligence on the part of the writer. Any comments or statements made herein do not necessarily reflect those of Capital Crossing, its subsidiaries and affiliates or the Brokerage Firm.

May/2008

Available Properties Listing – Please contact us at AvailableProperties@capitalcrossing.com with questions or comments about our portfolio of available properties

State	City	Property Address	Property Type	Units/SF/Acres/ Beds/Rooms	Capital Crossing Contact Info	Brokerage Firm Contact Info	Sale or Lease	Description
IL	Springfield	975 S. Durkin Drive	Office	11,392/SF	Robert Litter 617/880-1167	Jim Kuhar Aspen Realty 217/698-9956	Sale/lease	Single story office building. Partially occupied.
IL	Jacksonville	300 E. State Street	Mixed Use	25,765/SF	Robert Litter 617/880-1167	Jim Kuhar Aspen Realty 217/698-9956	Sale/lease	Asset includes three bldgs – office, restaurant and multi-family bldgs
IL	Springfield	1819 Stevenson Drive	Office	12,657/SF	Robert Litter 617/880-1167	Jonas Petty JH Petty Real Estate 217/753-4320	Sale/lease	Single story office building – fully leased.
IN	Fort Wayne	9071 Stellhorn Crossing Parkway	Multi-tenant Office	7,571/SF	Mark Chapman 617/880-1125	Autumn Bok BND Commercial 260/469-7112	Sale or Lease	Newer single story office building in the Stellhorn Crossing Office Park. Partially occupied – 34%.
IN	Indianapolis	3550 Lafayette	Land	2.68 acres	Robert Litter 617/880-1167	Keith Turnbull Turn-Key Realty 317/884-0800	Sale	Former daycare facility. Zoned C-1. Located 4-miles north of downtown Indianapolis.
IN	Terre Haute	5261 N. 13 th Street	Restaurant/tavern	6,058 SF on 1.03 acres	Mark Chapman 617/880-1125	Michael Ofsansky Michael Ofsansky Realtors 812/234-0984	Sale	Located approximately 5-miles north of downtown Terre Haute. Former restaurant, tavern & banquet facility.
IN	Shelbyville	315 2 nd Street	Multi-family	68,000/SF (+/-) and 49-units	Ken Nolan 617/880-1207	TBD	Sale	Former school building converted into rental apartments
MI	Belding	Homestead Drive	Residential Subdivision	35-acres	Robert Litter 617/880-1167	Spencer Geisen Greenridge Realty 616/225-2855	Sale	Planned subdivision containing 54 duplex and triplex units plus 15-acres of residential zoned land. Infrastructure complete
MI	Eaton Rapids	2487 S. Michigan Rd	Office	+/- 8,500/SF office on 14.45-acres	Mark Chapman 617/880-1125	Valerie Stewart NAI Mid-Michigan Vlahakis 517/487-9222	Sale or Lease	Located just south of Lansing, MI. Built in 1987, partially leased. Multi-tenant.

All information furnished is from sources deemed reliable. No representative or warranty is made as to the accuracy thereof and it is submitted subjects to error, omissions, change of price, prior sale or lease, or withdrawal without notice, and any negligence on the part of the writer. Any comments or statements made herein do not necessarily reflect those of Capital Crossing, its subsidiaries and affiliates or the Brokerage Firm.

May/2008

Available Properties Listing – Please contact us at AvailableProperties@capitalcrossing.com with questions or comments about our portfolio of available properties

State	City	Property Address	Property Type	Units/SF/Acres/ Beds/Rooms	Capital Crossing Contact Info	Brokerage Firm Contact Info	Sale or Lease	Description
MI	Lansing	428 – 618 S. Creyts	Office Park	53,500/SF	Mark Chapman 617/880-1125	Eric Rosenkrans CB Richard Ellis Martin 517/351-2200	Sale or Lease	Office Park West - 9 single-story office buildings built between 1990 & 2000. Situated on 8.02-acres.Multi-tenant.
MI	Sterling Heights	129-164 Burlington Rd.	Condos	29 partially completed condominium units	Alexandros Evriviades 617/880-1272	Rob Hibbert Friedman Realty 248/848-4133	Sale	29 partially completed condos which are part of the Stratford Village condominium project. Two models both containing 2bd/2ba flats with garage, ranging from 1,315/SF to 1,525/SF of living space.
MI	Walled Lake	2050 Decker Road	Residential/condos	7-Units	Ken Nolan 617/880-1207	Rob Hibbert Friedman Realty 248/848-4133	Sale	Partially completed residential condominium project located on a lake.
MI	Taylor	Goddard & Telegraph Rd	Residential/condos	8 partially completed units and 21-acres of land	Robert Litter 617/880-1167	TBD	Sale	Improvements consist of 2 buildings containing 4-units each and land.
MI	Traverse City	1765 Park Drive	Office/Industrial Bldgs	2,016/SF Office Bldg 2,300/SF Industrial Bldg	Robert Litter 617/880-1167	William Stireman Coldwell Banker - Schmidt 231/929-4427	Sale	Buildings vacant and situated on 0.85 acres.
MI	Ypsilanti	Ellsworth & I-94	Land	65.15-acres	Robert Litter 617/880-1167	Rob Hibbert Friedman Realty 248/848-4133	Sale	Currently zoned residential/multifamily (54-acres) and for hotel (11-acres). Potential for rezoning to retail. Good frontage on I-94.
MO	Hazelwood	7029 & 7043 Howdershell Rd.	Mixed use	41ksf industrial bldg + 3.88 acres land	Robert Litter 617/880-1167	Floyd Sweeney NAI Desco Commercial 314/994-4445	Sale	Vacant industrial building and single family home
NM	Clovis	2700 E. Mabry	Motel	120-rooms	Mark Chapman 617/880-1125	TBD	Sale	Operating motel - Former Holiday Inn.

All information furnished is from sources deemed reliable. No representative or warranty is made as to the accuracy thereof and it is submitted subjects to error, omissions, change of price, prior sale or lease, or withdrawal without notice, and any negligence on the part of the writer. Any comments or statements made herein do not necessarily reflect those of Capital Crossing, its subsidiaries and affiliates or the Brokerage Firm.

May/2008

Available Properties Listing – Please contact us at AvailableProperties@capitalcrossing.com with questions or comments about our portfolio of available properties

State	City	Property Address	Property Type	Units/SF/Acres/ Beds/Rooms	Capital Crossing Contact Info	Brokerage Firm Contact Info	Sale or Lease	Description
NY	Cortland	156-170 Clinton Hwy	Retail	185,859/SF +/- retail center	Michael Wallace 617/880-1006	TBD	Sale	Located south of Syracuse. Situated adjacent to I-81 interchange. One anchor space (51ksf+) available.
NY	Fulton	77 SR 48	Mobile Home Park	104 pad sites and 1 SFR	Michael Wallace 617/880-1006	TBD	Sale	Operating mobile home park
PA	Erie	2560 West 12 th Street (Route 5)	Medical Office	19,916/SF	Mark Chapman 617/880-1125	William Bucceri & Joseph Herbert Coldwell Banker Commercial 814/833-3331	Sale	Single-story medical office building, built in phases on major thoroughfare. Partially occupied and situated on approximately 1.96 acres. Ample surface parking.
OH	Amherst	180 Millstone Lane	Retail	7,584/SF	Ken Nolan 617/880-1207	George Pofok Cresco Realty 216/525-1469	Sale	Former auto repair shop on 1.02 +/- acres. Built in 2002.
OH	West Chester	Hamilton Mason Rd	Residential lots	7-lots	Robert Litter 617/880-1167	Larry Thinnis Coldwell Banker – West Shell 513/720-9900	Sale	6 finished lots in the Treillage Subdivision. Uniquely designed to attract custom builders of high end homes. Finished homes priced from \$500k to over \$1 million.
OH	West Chester	Hamilton Mason Rd	Residential Land	25 finished lots plus 27 add'l acres	Robert Litter 617/880-1167	NA	Sale or JV	Partially completed high-end residential subdivision
OH	Springdale	1325 Kemper Rd.	Office Park	86,000/SF	Michael Wallace 617/880-1006	Andy Kahn NAI Bergman 513/322-6310	Sale or lease	Three office buildings located on 6.6 acres
TX	Lewisville	699 Lady of the Lake Blvd.	Leasehold/Golf Course	18-holes, club house and golf academy	Robert Litter 617/880-1167	Jeff Woolson CBRE 760/438-8530	Sale	Castle Hills Golf Course - Leasehold of an 18-hole golf course, clubhouse & golf academy. No excess land
TX	New Braunfels	1440 N. Walnut Ave	Retail/Restaurant	5,000/SF restaurant and 2,286 SF banquet facility	Ken Nolan 617/880-1207	Brian Harris NAI REOC 210/524-1314	Sale	UNDER CONTRACT - Vacant restaurant. Great location

All information furnished is from sources deemed reliable. No representative or warranty is made as to the accuracy thereof and it is submitted subjects to error, omissions, change of price, prior sale or lease, or withdrawal without notice, and any negligence on the part of the writer. Any comments or statements made herein do not necessarily reflect those of Capital Crossing, its subsidiaries and affiliates or the Brokerage Firm.

May/2008

Available Properties Listing – Please contact us at AvailableProperties@capitalcrossing.com with questions or comments about our portfolio of available properties

State	City	Property Address	Property Type	Units/SF/Acres/ Beds/Rooms	Capital Crossing Contact Info	Brokerage Firm Contact Info	Sale or Lease	Description
WA	Spokane	110 W. Price Ave.	Athletic Club	33,946/SF	Robert Litter 617/880-1167	TBD	Sale	Club features include indoor pool, running track, racket ball courts, locker rooms, full-size gym.
WA	Vancouver	Corporate Woods 4821 NE 110 th Ave.	Multi-family	47-units including 2 studio, 16 1bd/1ba & 29 2bd/2ba units	Mark Chapman 617/880-1125	-	Sale	UNDER CONTRACT - Market rate multi-family property located north of Portland, OR. Built in 2001

All information furnished is from sources deemed reliable. No representative or warranty is made as to the accuracy thereof and it is submitted subjects to error, omissions, change of price, prior sale or lease, or withdrawal without notice, and any negligence on the part of the writer. Any comments or statements made herein do not necessarily reflect those of Capital Crossing, its subsidiaries and affiliates or the Brokerage Firm.