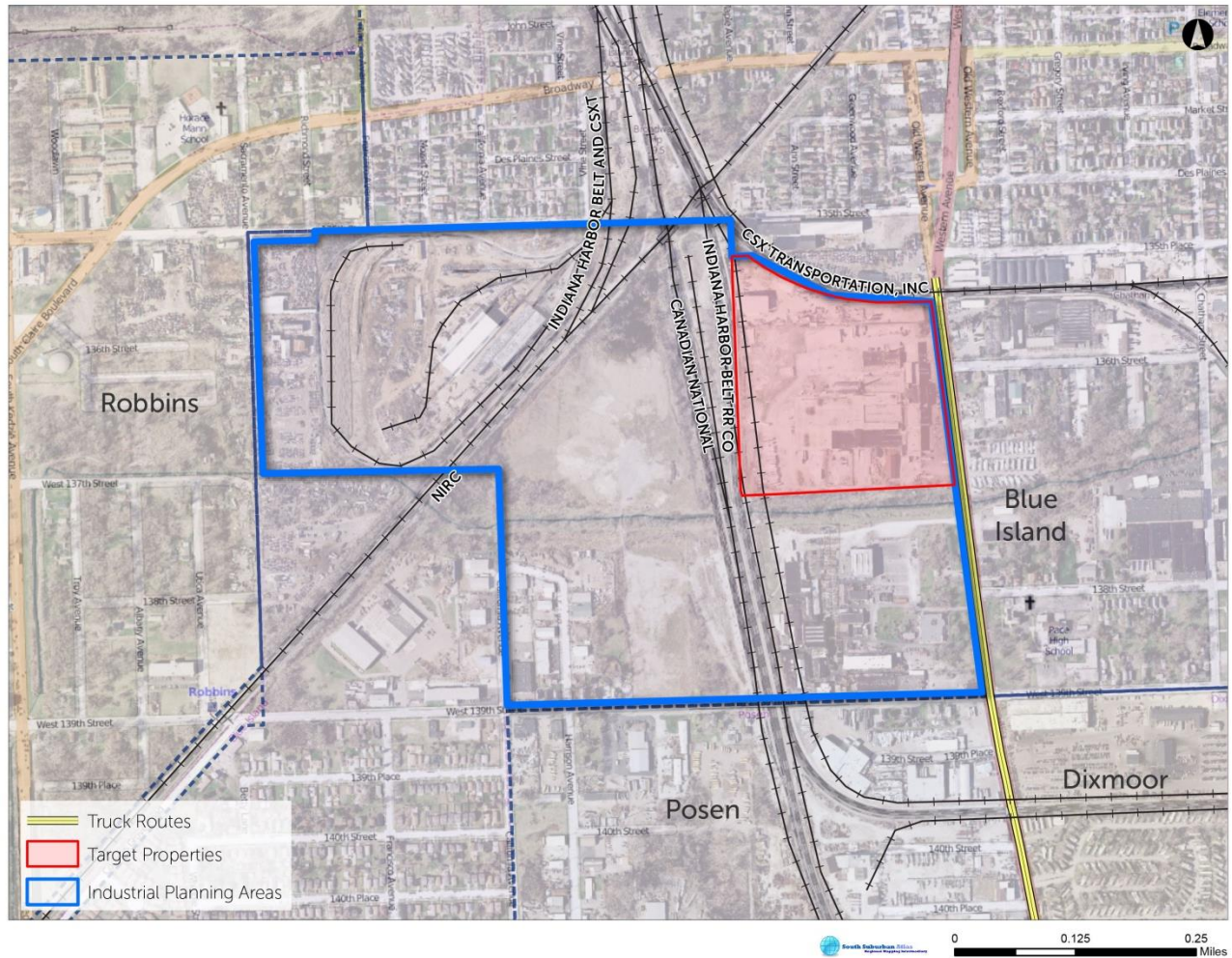
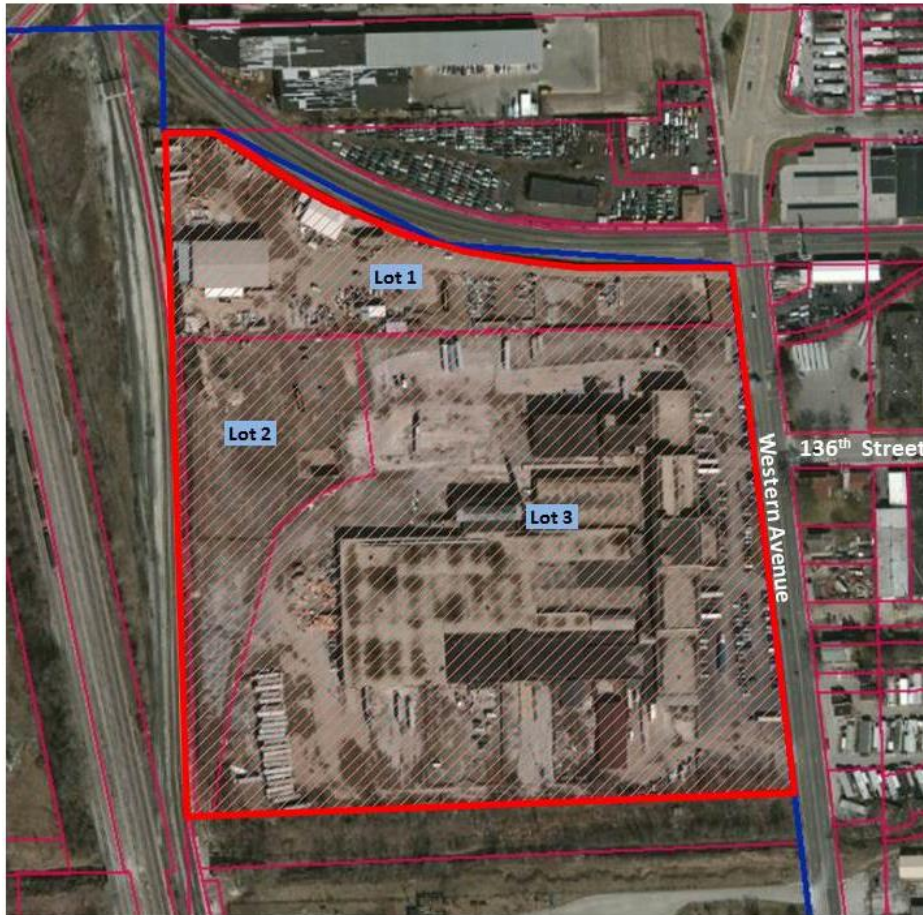


Blue Island South Industrial Area



Distance to nearest Expressway	I-57: 1.4 miles
	I-294 : 3.2 miles
	I-94: 5.9 miles
Distance to nearest Truck Route	Western Avenue, Class II truck route runs along the site
Intermodal Terminal gate	IAIS Blue Island Yard: 1.3 miles
	UP Dolton Yard: 4.4 miles
	CN Gateway Harvey: 4.5 miles
TIF District	City of Blue Island - TIF District 2
Enterprise Zone	Cal-Sag Enterprise Zone



Site Description	
Parcels	Lot 1: PIN - 28012010350000 Lot 2: PIN - 28012010470000 Lot 3: PIN - 28012010460000
Acreage	Lot 1: 5.1 Lot 2: 3.9 Lot 3: 19.0
Ownership	Lot 1: Bluebird Land Holdings LLC Lot 2: 136TH Building LLC Lot 3: Bluebird Land Holdings LLC
Jurisdictions	Blue Island
Current Use	Vacant / Industrial
Zoning	General Industrial
Land Use	Urban Mix With Dedicated Parking / Single-Family Residential / Industrial / Vacant
For more information on each site, visit http://www.cookcountypropertyinfo.com/Pages/PIN-Search.aspx and search by entering the PIN	



Tax Rate & Incentives	
Assessed Land/ Property Value	Lot 1: \$ 118,054 Lot 2: \$ 47,722 Lot 3: \$ 601,249
Tax Rate (2012)	12.223
Incentives	
TIF	City of Blue Island - TIF District 2
Enterprise Zone	Cal-Sag Enterprise Zone
HUB Zone	No
New Market Tax Credit	Yes Tract -- 17031824300 Median Family Income -- \$30,852
Other/Possible Incentives	

Class 6B	<p>Properties receiving Class 6b will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.</p> <p>Real estate is eligible for Class 6b status under the following conditions:</p> <ol style="list-style-type: none"> 1. The real estate is used primarily for "industrial purposes" 2. There is either (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property. 3. An Eligibility Application and supporting documents have been timely filed with the Office of the Assessor http://www.cookcountyassessor.com/forms/cls6bb.pdf 4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b (Source: Class 6B Eligibility Bulletin)
BUILT in Cook Loan Fund	<p>This fund allows the County to borrow money from private investors at reduced interest rates to promote economic development, stimulate job growth and improve public facilities. BUILT in Cook has some important guidelines, including:</p> <ul style="list-style-type: none"> • Development and/or business growth loans must benefit low- and moderate-income residents by making at least 51 percent of jobs created with BUILT in Cook financing available to low- and moderate-income workers; • Maximum loan amount is \$5 million dollars or \$35,000 per job created, whichever is less; • Potential borrowers include: developers, businesses and/or individuals; • Project underwriting will be done in collaboration with private lenders. (Source: Cook County Economic Development Website)