



INVESTMENT PROPERTIES GROUP

CHICAGO OFFICE

Capabilities Overview



CBRE

SIGNIFICANT ASSIGNMENTS

730 NORTH FRANKLIN STREET
CHICAGO, ILLINOIS



7-story and lower level,
92,201-square foot loft office
building.

322 SOUTH GREEN STREET
833 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS



1 and part 5-story, 90,481-square
foot loft office building and
8-story, 62,084-square foot loft
office building.

2036 SOUTH MICHIGAN AVENUE
CHICAGO, ILLINOIS



Part 2 and part 7-story,
146,088-square foot loft office
building and a 14,984-square
foot parcel of land used as a
parking lot.

32 WEST RANDOLPH STREET
CHICAGO, ILLINOIS



22-story, 226,666-square foot
office building.

540 NORTH LASALLE STREET
CHICAGO, ILLINOIS



7-story, 65,140-square foot
office building.

619 SOUTH LASALLE STREET
CHICAGO, ILLINOIS



7-story, 97,654-square foot
vintage, commercial loft
building.

811 WEST EVERGREEN AVENUE
CHICAGO, ILLINOIS



4-story, 45,448-square foot loft
office building.

218 SOUTH WABASH
CHICAGO, ILLINOIS



9-story plus penthouse and
lower level, 112,156-square
foot office building.

175 NORTH FRANKLIN
CHICAGO, ILLINOIS



4-story plus lower level,
42,552-square foot classic loft
office building.

180 WEST WASHINGTON STREET
CHICAGO, ILLINOIS



13-story, 39,761-square foot
vintage office building.

371 WEST ONTARIO STREET
CHICAGO, ILLINOIS



5-story, 33,000-square foot
renovated loft office building.

357-63 WEST ERIE STREET
CHICAGO, ILLINOIS



Part 6 and part 7-story,
115,000-square foot loft office
building.

1230 WEST WASHINGTON
CHICAGO, ILLINOIS



Part 3 and part 4-story,
66,023-square foot loft office
building.

203 NORTH WABASH AVENUE
CHICAGO, ILLINOIS



27-story, 140,677-square foot
vintage office building.

123 WEST MADISON STREET
CHICAGO, ILLINOIS



22-story, 79,039-square foot
vintage office building.

601 SOUTH LASALLE STREET
CHICAGO, ILLINOIS



7-story, 73,499-square foot
classic Chicago timber loft office
building.

- 1 A proprietary investor/broker database created by Investment Properties brokers nationwide which maximizes exposure and delivers the highest pricing from qualified buyers.
- 2 Whether a periodic investor, local operator, developer or major player, you benefit from CBRE's best of class service and unrivaled attention to detail.
- 3 The best professionals, focused solely on investment properties in each market nationwide with deep local market knowledge and real-time access to the most active capital.
- 4 CBRE size and scope provides even the smaller owner with best of class Financial Analysts, Graphic Artists, Legal Consultants, Marketing Specialists, and Market Researchers.
- 5 Professional presentation of compelling property offering materials, clearly positioning the property in it's best light and leading to a successful campaign and sale process.



CBRE'S WINNING STRATEGY

FASTER TO MARKET

- Asset to market in less than one week
- E-mail broadcast to local and out-of-state buyers; supplemented with flyers and postcards
- Customized website and domain name
- Expeditious production of innovative marketing materials

FURTHER TO INVESTORS & BROKERS

- Over 120,000 investors and 35,000 agents in the shared national database
- 1031 Exchange Buyer Network
- International Investor Database
- Local, Regional, and National Advertising
- CBRE Network of Services

HIGHER VALUE & PRICING

- Extensive exposure creates maximum activity and results in the optimum value to the Seller
- Unequaled access to "top tier" buyers

WHO WE ARE

As part of the CBRE Investment Properties Group, we pride ourselves on providing thorough, accurate analysis which results in top of market pricing. The Downtown Chicago Office Investment Properties Group is exclusively disciplined in the sale of office properties to middle and private client investors. Our knowledge of market conditions and current investors minimizes cycle time and reduces the likelihood of re-trading or failed transactions. Our attention to detail and commitment to serving our owners and the investors interested in their properties have earned a reputation in Chicago that is unmatched.

INVESTMENT PROPERTIES GROUP CHICAGO OFFICE

321 N. Clark Street, Suite 3400 :: Chicago, IL

TESTIMONIAL

"Working with John on the sale of our property was a sincere pleasure. He was a consummate professional before, during and after the whole transaction. His passion for getting to know the property and all the aspects related to it showed his dedication to his clients. I would highly recommend working with John as he goes above and beyond what should be expected. I greatly look forward to the next project with John as I know what a great job he will do."

Duke Miglin, Miglin Properties, LLC

"Over the years, we have sold many properties throughout the United States. In our transaction with John, I can truly say he was one of the most responsive and detail oriented brokers we have worked with. We were very pleased with the marketing process as well as the results with John."

John Maute, Situs

"The magical combination of hard working and the ultimate professional. I have been a broker for 37 years and own an active real-estate company and the Elston property was the first time I gave another broker a listing on a property I own and you did a better job than I could have done on that property and proved my instinct, that it was better to use a professional who specializes in a particular property or area. I couldn't have been more pleased."

Jerry J. Jaeger, Jaeger Equities, LTD.

"John did a great job selling our vintage office building. He took time to understand and analyze the status of our deal to properly market our building. He also prepared comprehensive marketing material and sent it to our target purchasing market. We had great success with John, and we I hope to complete other sales and acquisitions with him!"

Howard J. Powers II, Weitzman Realty Associates, LLC

"Not only was John's team effective in exposing our property to the market, but diligent and creative in tending to the details that were crucial to the successful completion of our transaction. We would highly recommend John to other firms considering the disposition of commercial real estate."

Robert Gillespie, Heartland Ventures

"John's service to his clients continues after the closing - he always makes himself available for comments or advice. He is a broker with the highest level of commitment and personal integrity".

Konstantin Kostov, Dream City LLC

"John has great attention to detail and is very thorough in his analysis of a property. He achieved a fantastic result on behalf of my firm on a recent sale of a commercial building, and we look forward to working with him again".

Bob Kuker, Managing Partner, UrbanStreet Properties, LLC

PAST CLIENTS

- » American Asset Management Services Corp
- » Archdiocese of Chicago
- » Bank of America
- » Cagan Management Group Inc.
- » CIBC
- » Healthcare Development Partners
- » Jaeger Equities, LTD
- » John Hancock Life Insurance
- » Marc Realty
- » McCaffery Interests
- » Miglin Properties
- » Prudential Life Insurance
- » R2 Companies
- » SITUS
- » Structured Development
- » Urban Innovations
- » Urban Street Group

EXECUTIVE ADVISOR



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As an "urban property specialist" focusing on the Downtown office market John Slivka assists investors with the disposition and acquisition of investment properties in the City of Chicago. John is a member of the CBRE Investment Properties Group, a nationwide affiliation of CBRE professionals who concentrate on servicing middle and private client investors. Mr. Slivka has provided brokerage services, valuations, financial analyses, and other real estate consulting services for various types of investment grade commercial properties located across the United States. John has completed projects on behalf of institutional investors and lenders, commercial banks, law firms, individual investors, multi-national corporations, and various other clients. In June 2000, Mr. Slivka received the MAI designation from the Appraisal Institute.