



Let's Get Started

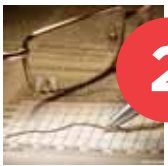


We are in the market. We are interested in development opportunities and would seriously consider purchasing any real estate in the major St. Louis metropolitan area. A signed Confidentiality Agreement and the checklist of information below is require before proceeding:



Building Income Information

- Rental Income
- Tenant Information—commencement through expiration
- Comparative rental information by square feet occupied



Building Expenses Information

- Yearly expenses in total and by square feet gross area
- Which expenses are paid by tenants
- Tax review—real estate tax, utility tax and other tax & levies



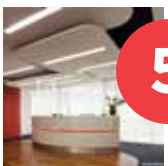
Occupier Information

- Do any of the tenants have lease cancellation clauses?
- Are any of the leases guaranteed by individuals or parent companies?
- Which tenants have renewals? Details in rental and terms?
- Which tenants have expansion or contraction rights?



Building Information—Physical

- Survey, easements, utility reserves, encumbrances to title?
- Floor Plans/As Builts/Documents of current conditions
- Roofing/HVAC/Electrical



Asset Management

- Who oversees property?
- Rent collection/billing/financial statements

If you have an opportunity you would like us to consider, please contact us.



Tom Stern
Chairman & CEO



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President

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