ADDENDA

PHOTOGRAPHS OF SUBJECT PROPERTY

NORTHERN BUILDING ELEVATION AND PARKING LOT

WESTERN BUILDING ELEVATION AND PARKING LOT

SOUTHERN BUILDING ELEVATION

LOADING AREA

EASTERN BUILDING ELEVATION

CHECKOUT LANES

COOLERS AND MEAT MARKET

TYPICAL SHELVING UNITS

BUTCHER WORK AREA

TYPICAL COOLER FINISH

DRIVE-IN DOOR – LOADING AREA

MEZZANINE AREA A

VANDALISM IN THE ELECTRIC ROOM

MEZZANINE AREA B - HALLWAY

MEZZANINE AREA B - TYPICAL OFFICE FINISH

VIEW SOUTH IN 4TH STREET - SUBJECT AT RIGHT

VIEW NORTH IN 5TH STREET FROM WALNUT STREET

VIEW SOUTH IN 5TH STREET - SUBJECT AT LEFT

2010 Retail MarketPlace Profile

Prepared by Michael MaRous

Maywood
Maywood village, IL (1747774)
Geography: Place

Summary Demographics	
2010 Population	24,967
2010 Households	7,331
2010 Median Disposable Income	$45,039
2010 Per Capita Income	$15,886

Industry Summary	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	$175,336,926	$112,548,262	$62,788,664	21.8	121
Total Retail Trade (NAICS 44-45)	$143,834,181	$92,859,124	$50,975,057	28.5	79
Total Food & Drink (NAICS 722)	$26,502,745	$29,659,128	$-3,156,383	-5.7	42

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	$39,696,978	$9,110,332	$30,586,646	63.1	7
Automobile Dealers (NAICS 4411)	$29,528,310	$2,300,353	$27,227,957	85.5	4
Other Motor Vehicle Dealers (NAICS 4412)	$1,996,857	$0	$1,996,857	100.0	0
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	$2,171,811	$809,979	$1,361,832	45.7	3
Furniture & Home Furnishings Stores (NAICS 442)	$4,541,704	$878,049	$3,663,655	67.6	3
Furniture Stores (NAICS 4421)	$2,890,068	$344,129	$2,545,939	78.7	1
Home Furnishings Stores (NAICS 4422)	$1,651,636	$533,920	$1,117,716	51.1	2
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	$4,259,815	$2,093,206	$2,166,609	34.1	7
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	$5,157,785	$1,325,727	$3,832,058	59.1	3
Building Material and Supplies Dealers (NAICS 4441)	$4,867,239	$1,325,727	$3,541,512	57.2	3
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	$290,546	$0	$290,546	100.0	0
Food & Beverage Stores (NAICS 445)	$31,529,135	$5,438,876	$26,090,259	70.6	12
Grocery Stores (NAICS 4451)	$28,682,430	$4,642,008	$24,040,422	72.1	7
Specialty Food Stores (NAICS 4452)	$1,118,142	$636,089	$482,053	27.5	4
Beer, Wine, and Liquor Stores (NAICS 4453)	$1,728,563	$160,779	$1,567,784	83.0	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	$5,968,882	$4,821,981	$1,146,901	10.6	7
Gasoline Stations (NAICS 447/4471)	$23,712,545	$43,875,798	$-20,163,253	-29.8	13
Clothing and Clothing Accessories Stores (NAICS 448)	$7,608,682	$1,420,166	$6,188,516	68.5	8
Clothing Stores (NAICS 4481)	$5,905,865	$548,260	$5,357,605	83.0	4
Shoe Stores (NAICS 4482)	$883,499	$477,248	$406,251	29.9	3
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	$819,318	$394,658	$424,660	35.0	1
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	$1,833,764	$1,253,723	$580,041	18.8	6
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	$1,054,788	$121,870	$932,918	79.3	2
Book, Periodical, and Music Stores (NAICS 4512)	$778,976	$1,131,853	$-352,877	-18.5	4

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Sources: Esri and Infogroup

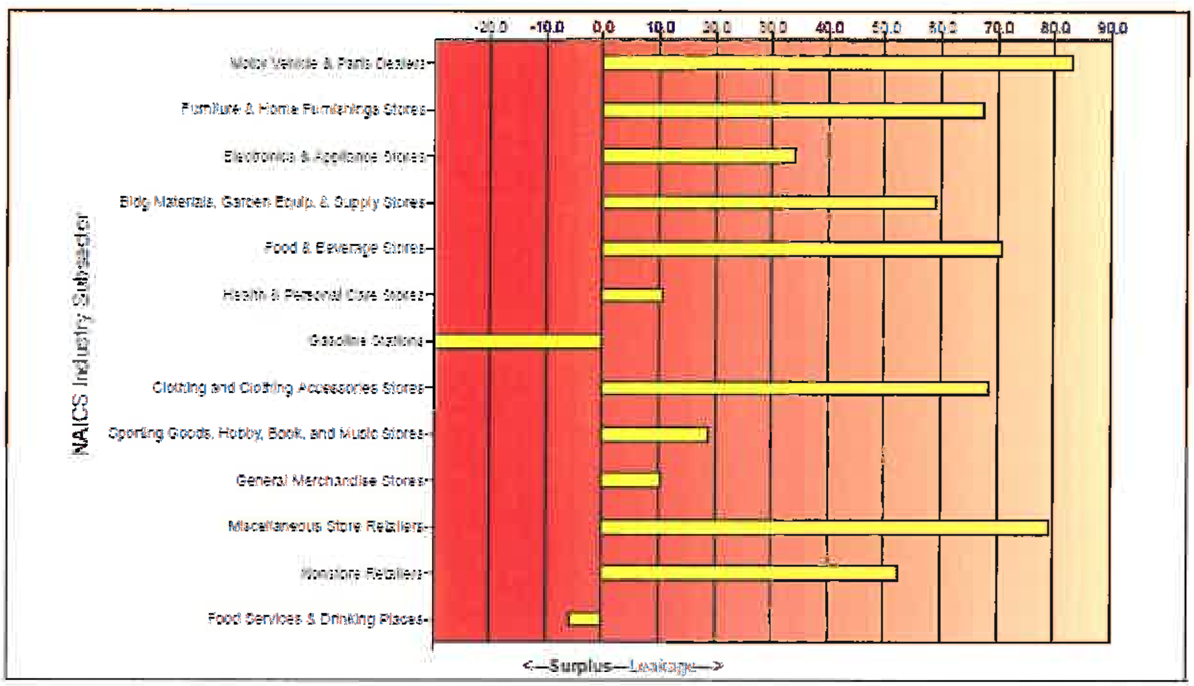
2010 Retail MarketPlace Profile

Prepared by Michael MaRous

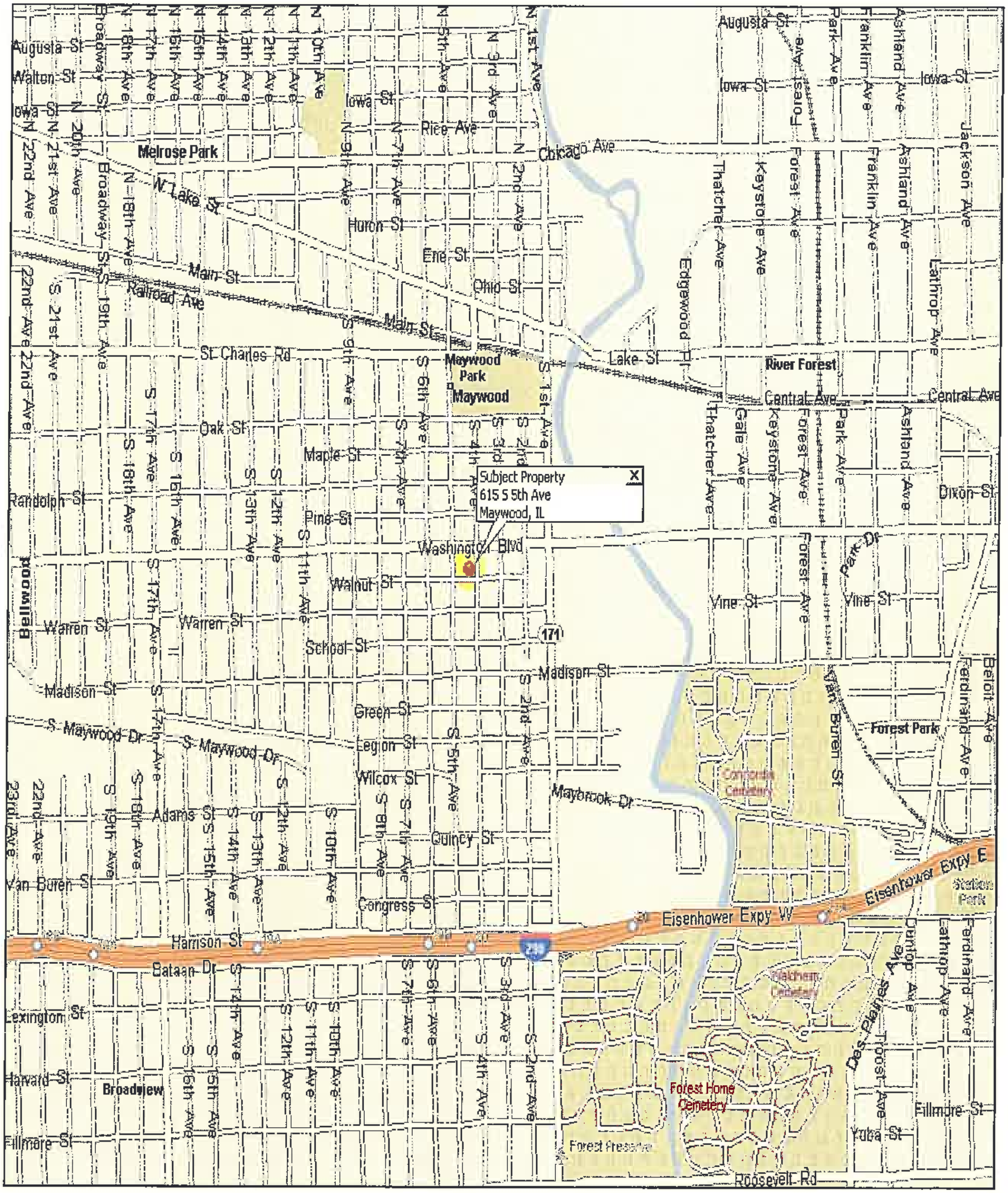
Maywood
Maywood village, IL (1747774)
Geography: Place

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	$19,278,978	$15,650,423	$3,628,555	10.4	6
Department Stores Excluding Leased Depts.(NAICS 4521)	$7,480,784	$343,443	$7,137,341	91.2	2
Other General Merchandise Stores (NAICS 4529)	$11,798,194	$15,306,980	$-3,508,786	-12.9	4
Miscellaneous Store Retailers (NAICS 453)	$2,655,435	$308,460	$2,346,975	79.2	5
Florists (NAICS 4531)	$194,318	$78,987	$115,331	42.2	1
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	$555,991	$0	$555,991	100.0	0
Used Merchandise Stores (NAICS 4533)	$150,769	$99,794	$50,975	20.3	2
Other Miscellaneous Store Retailers (NAICS 4539)	$1,754,357	$129,679	$1,624,678	86.2	2
Nonstore Retailers (NAICS 454)	$8,590,478	$2,682,393	$5,908,085	52.4	2
Electronic Shopping and Mail-Order Houses (NAICS 4541)	$6,589,819	$2,258,235	$4,331,584	49.0	1
Vending Machine Operators (NAICS 4542)	$443,268	$0	$443,268	100.0	0
Direct Selling Establishments (NAICS 4543)	$1,557,391	$424,158	$1,133,233	57.2	1
Food Services & Drinking Places (NAICS 722)	$20,502,745	$23,689,128	$-3,186,383	-5.7	42
Full-Service Restaurants (NAICS 7221)	$12,161,726	$9,929,231	$2,232,494	10.1	20
Limited-Service Eating Places (NAICS 7222)	$9,604,702	$11,288,652	$-1,683,950	-8.1	18
Special Food Services (NAICS 7223)	$3,449,125	$8,471,245	$-5,022,120	-42.1	4
Drinking Places - Alcoholic Beverages (NAICS 7224)	$1,287,193	$0	$1,287,193	100.0	0

Leakage/Surplus Factor by Industry Subsector



Sources: Esri and Infogroup



SUBJECT LOCATION MAP

Definitions

Highest and Best Use

Highest and best use is defined as "the reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value."[1]

In arriving at an opinion of highest and best use, the most profitable competitive use for the land or a site as though vacant and as improved is analyzed. The highest and best use of land or a site as though vacant is based on the assumption that a parcel of land is vacant or can be made vacant through demolition of any improvements. The highest and best use of a property as improved involves an analysis of the existing property.

Cost Approach

The cost approach is based upon the principle of substitution, comparing the cost to develop a property with the value of the existing or a similarly developed property. An estimate is made of the current cost to construct a reproduction of the existing structure from which is deducted accrued depreciation. To this is added entrepreneurial profit if appropriate and the estimated value of the underlying land.

Income Capitalization Approach

The income capitalization approach is "a set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value."[2]

Sales Comparison Approach

The sales comparison approach to value is based upon the principle of substitution, that is, when a property is replaceable in the market, its value tends to be no more than the cost of acquiring an equally desirable substitute property, assuming no costly delay in making the substitution.

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1 *The Appraisal of Real Estate*. 13th ed., (Chicago: Appraisal Institute, 2008) 277-278.

2 *The Dictionary of Real Estate Appraisal*. 5th ed., (Chicago: Appraisal Institute, 2010) 99.