

HUTKIN DEVELOPMENT COMPANY

User/Partner Investment Opportunity

Investment Summary

User has the unique opportunity to purchase into the ownership of the property as a member of the existing Limited Liability Corporation. With no upfront obligation or investment required, user will acquire a share (in correlation with their leased space) of permanent ownership, and begin receiving dividend payments immediately. Ownership will loan the upfront equity required until such time the user determines they would like to become a permanent owner, at which point they would then be required to come up with a predetermined, agreed upon, amount reimbursing the owners for their loan. Alternatively, user may choose to forgo or opt out of their equity partnership with **NO** penalty or refund of dividends to ownership.

Property Highlights

Address	2222 Schuetz Road, Maryland Heights, MO
Property Type	2-Story Office, Multi-Tenant
Square Footage (Rentable)	24,800
Parking	6.25:1000
Visibility	Corner of Page and Schuetz
Signage	On Building and monument
Property Value	\$1,656,000

Advantages to User/Partner

- Non-recourse financing already in place
- No personal liability beyond equity
- No other opportunities of this caliber existing in the marketplace
- Investment includes reserves set aside for capital improvements
- Great location and investment for future redevelopment
- Strong property management and leasing team in place
- Multi-tenant property allows for flexibility in leasing opportunities
- Property encompasses high maintenance standards
- Earn dividends on cash flowing investment
- Receive ownership tax benefits

There are a number of different variations to this opportunity that will be considered to best suit the user/investor's need. If interested, please contact Steve Hutkin, Ryan Carlie or Brad Eisel at (314)872-9140 to discuss in further detail.

10829 Olive Boulevard, Suite 200, St. Louis, MO 63141
(314) 872 9140 **Facsimile (314) 872-9001**