Two Development Sites
Totaling 3.26 Acres
Chicago, Illinois

Transit-Oriented Development Opportunity on Chicago’s North Side

Sealed-Bid Offering

- Adjacent to Loyola University’s 50-acre campus, CTA Red Line Station and Lake Michigan
- Two development sites available for lease: 78,000 SF and 65,000 SF
- Part of Loyola Station, a $400 million, mixed-use development in Chicago’s Rogers Park neighborhood
- Ideal for residential or mixed-use development
- Convenient to Lake Shore Drive and 7 miles to downtown Chicago
- Growing market population of more than 15,000 students
- Adjacent to the CTA’s third busiest elevated train line, averaging approximately 130,000 riders per month

Deadline: April 27, 2007

Offering Package

The Investment Offering is available online to qualified bidders. To receive the Investment Offering, please visit www.newcastlelimited.com. The Investment Offering includes detailed property information, terms and conditions of the Offering and instructions on how to submit an offer. All information contained in this brochure is subject to the Investment Offering.
Master-Planned Community

Loyola Station is a $400 million, 5.4-acre planned mixed-use redevelopment on university-owned land. The result of a community-led planning effort, the project enjoys broad-based support and will benefit from a growing student population. Phase I of the planned 400,000 square-foot mixed-use development is currently underway and scheduled for completion in 2008. Loyola Station Phase II consists of two development sites totaling 3.26 acres. Both sites offer an excellent redevelopment opportunity in a highly visible location near Lake Michigan, the Loyola CTA station and the university campus.

The Investment Offering includes detailed property information and instructions on how to submit an offer. The deadline for all offers is April 27, 2007.

Overview

| Surrounding Uses | Loyola University's Lake Shore Campus  
| Lake Michigan |
| Highway Access: | Lake Shore Drive – 1 mile |
| Public Transportation: | CTA Red Line  
| 1.5 million riders annually |
| Average Daily Traffic: | Devon Avenue: 40,800 cars  
| Broadway Avenue: 27,400 cars  
| Sheridan Road: 42,500 cars |

1-Mile Radius Demographic Profile (2006 estimates)

| Population | 71,000 |
| Housing Units | 34,000 |
| Total HH Expenditures | $1.2 billion |
### 1. 6568 - 6586 North Sheridan Road & 1217 - 1253 West Albion Avenue

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>77,567 SF</th>
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| Frontage:  | 152 feet on North Sheridan Road  
517 feet on West Albion Avenue |
| Existing Improvements: | 3, 2-story mixed-use buildings  
Surface parking lot |
| Zoning: | B3-5 Business (Lakefront Protection Overlay)  
RT-4 Residential  
C1-3 Commercial |
| Description: | High-visibility location is ideal for the development of multi-family residential and retail. |

### 2. 1225 West Loyola Avenue & 1200 - 1218 West Arthur Avenue

<table>
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<tr>
<th>Site Area:</th>
<th>64,529 SF</th>
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<tbody>
<tr>
<td>Frontage:</td>
<td>560 feet on West Loyola Avenue</td>
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| Existing Improvements: | 4-story, 48-unit apartment building  
5-story, residence hall (accommodates 176 students)  
4-story, 48-unit apartment building  
Vacant land |
| Zoning: | B1-3 Business  
PD-34 |
| Description: | Ideal location for multi-family residential. |
Prime Mixed-Use Location

Loyola Station is a transportation and university-oriented development project in Chicago’s Rogers Park neighborhood. The 5.4-acre, mixed-use project will be developed on Loyola University-owned land. For Loyola Station Phase II, two development sites totaling 3.26 acres are being offered for lease on the west side of Sheridan Road, adjacent to the Chicago Transit Authority rail station. Both sites are excellent opportunities in a highly-visible location.

To receive the Investment Offering, please visit www.newcastlelimited.com

Sealed-Bid Deadline: April 27, 2007