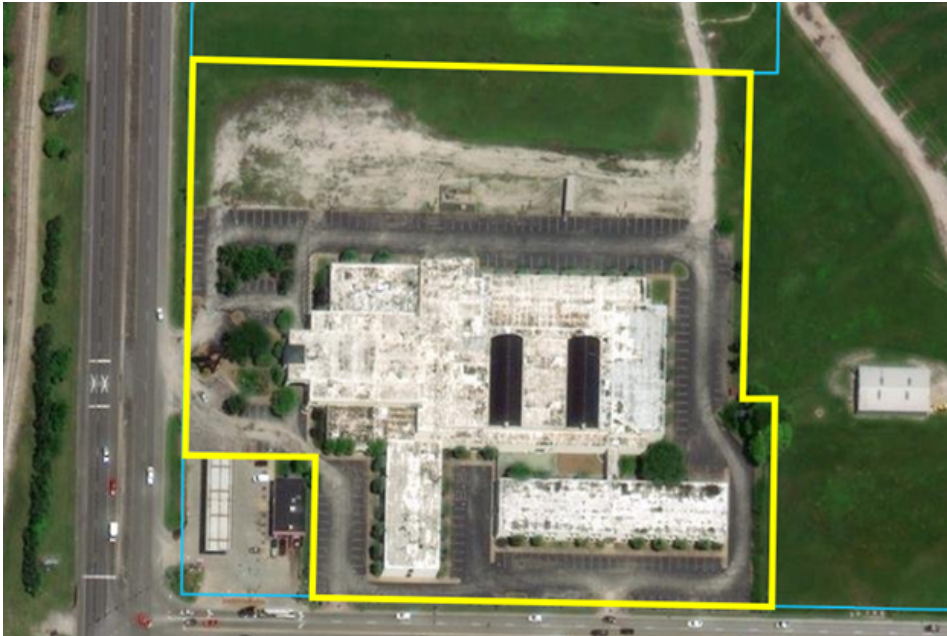




OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	158,390 SF
LOT SIZE:	8.5 Acres
YEAR BUILT:	1973
ZONING:	M-2
MARKET:	Evansville Henderson IN/KY
SUBMARKET:	Evansville North

PROPERTY OVERVIEW



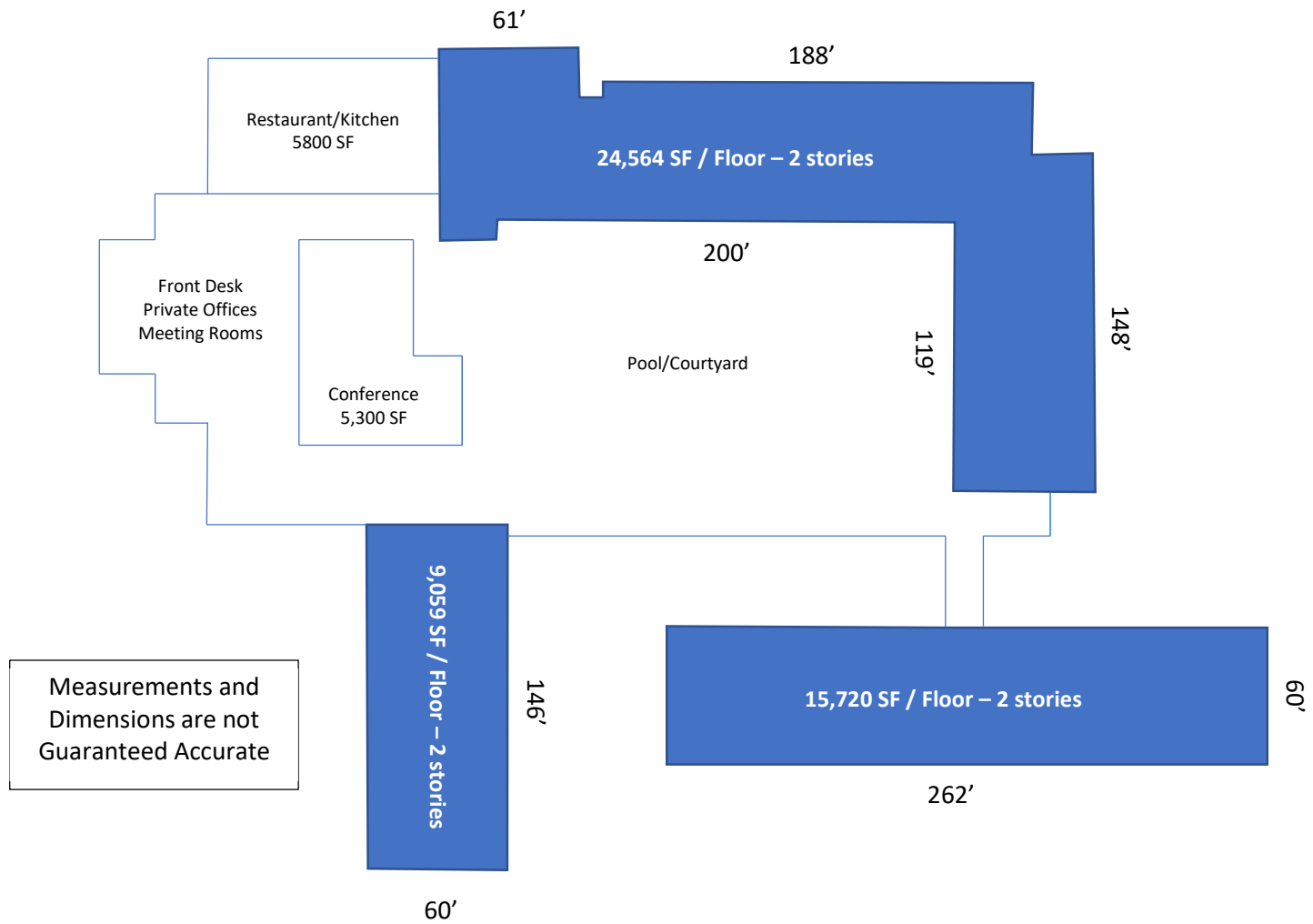
LOCATION INFORMATION

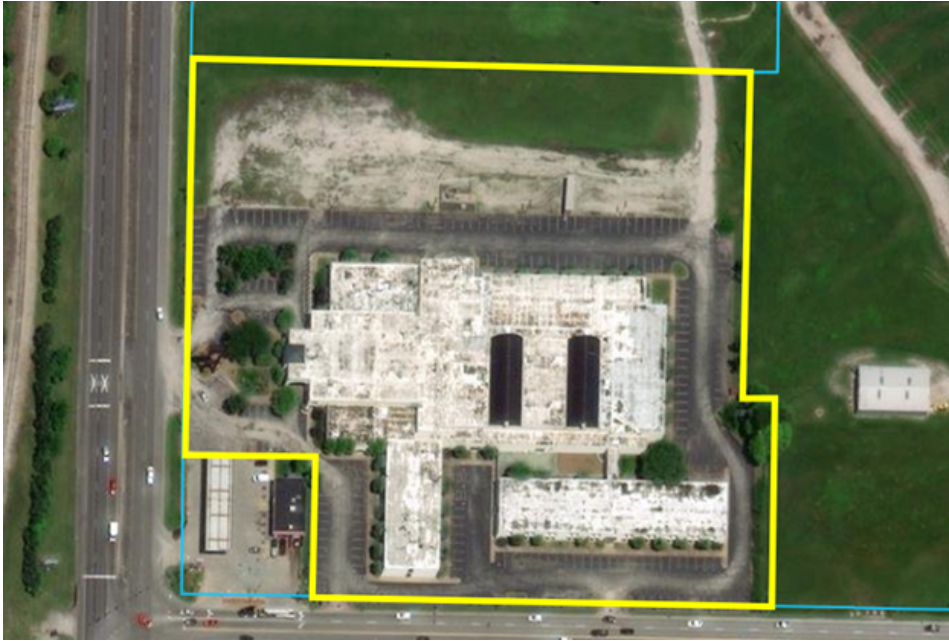
BUILDING NAME	Former Clarion
STREET ADDRESS	4101 N Hwy 41
CITY, STATE, ZIP	Evansville, IN 47711
COUNTY	Vanderburgh
MARKET	Evansville Henderson IN/KY
SUB-MARKET	Evansville North
CROSS-STREETS	US41 and Lynch Rd

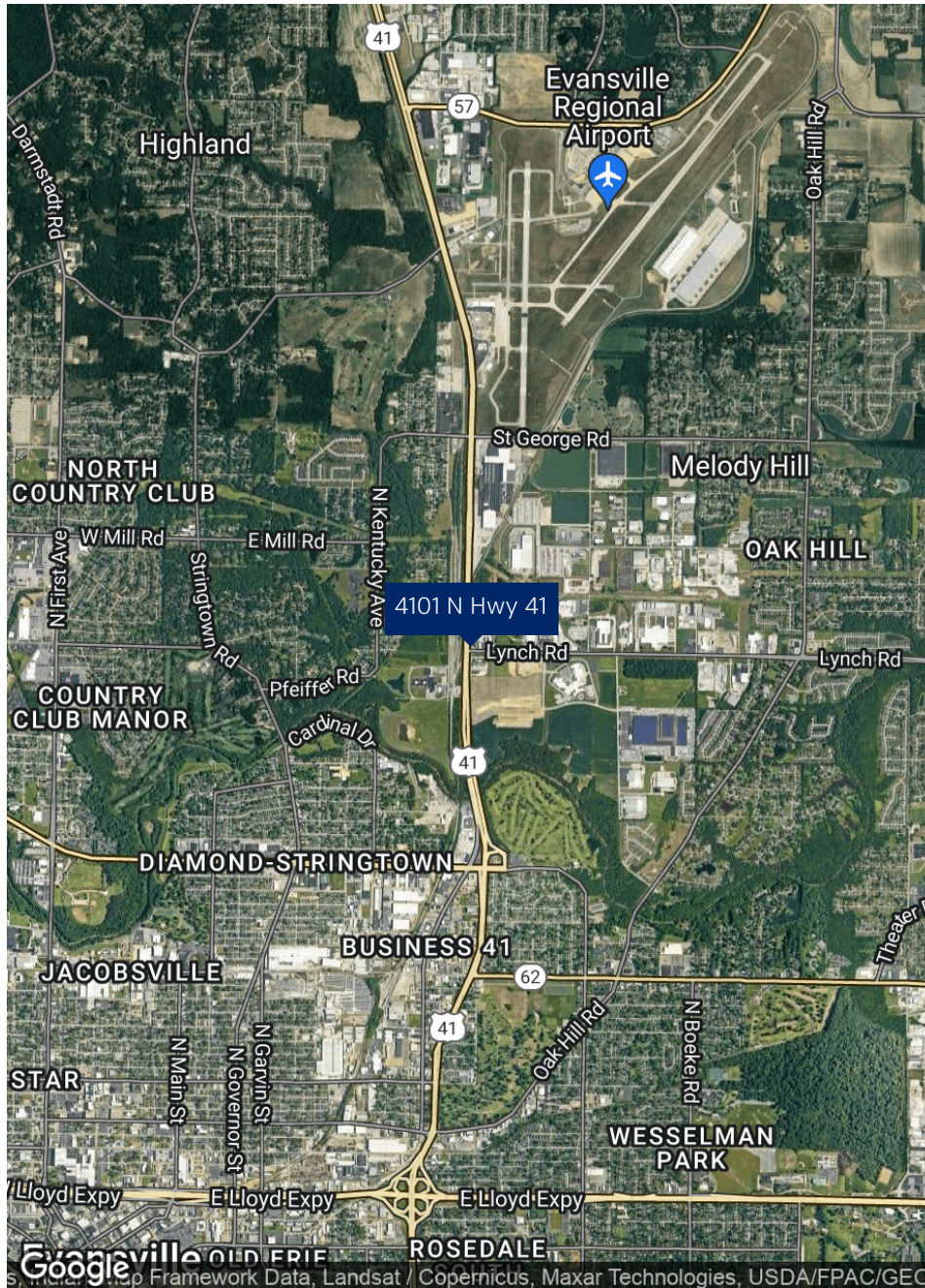
BUILDING INFORMATION

BUILDING SIZE	158,390 SF
NUMBER OF FLOORS	2
YEAR BUILT	1973

PROPERTY HIGHLIGHTS







DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,336	141,115	235,280
MEDIAN AGE	40.9	37.6	37.9
MEDIAN AGE (MALE)	38.0	35.9	36.2
MEDIAN AGE (FEMALE)	42.7	39.3	39.7
TOTAL HOUSEHOLDS	1,438	59,545	98,208
TOTAL PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$55,101	\$51,947	\$57,944
AVERAGE HOUSE VALUE	\$76,885	\$151,342	\$144,259

LOCATION OVERVIEW

Evansville is the county seat of Vanderburgh County, Indiana. As the state's third-largest city and the largest city in Southern Indiana, it is the commercial, medical, and cultural hub of Southwestern Indiana and the Illinois-Indiana-Kentucky tri-state area. Located on a bend of the Ohio River, Evansville's strong rail and highway system, as well as its designation as a US Customs Port of Entry, makes it an ideal location for shipping. The broad economic base of the region has helped to build an economy which is known for its stability, diversity, and vitality.

CITY INFORMATION

CITY:	Evansville
MARKET:	Evansville Henderson IN/KY
SUBMARKET:	Evansville North
CROSS STREETS:	US41 and Lynch Rd

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.