

CLIENT SUMMARY AND SUCCESS STORIES

Owner Representation (\$)	
Breakthrough FamilyPlex New, 40,000 SF community center	12,000,000
CCIL Head Quarters New, 120,000 SF, mixed-use, office, residential with 325 beds	30,000,000
600 S. Wabash New, 96,000 SF, mixed use, 169 unit downtown hi-rise	20,000,000
600 S. Wabash Fire Repair Insurance claim fire repairs	3,000,000
MB Financial Bank Turn-key branches and office space	10,000,000
Medical Clinic 5,000 SF gut rehab and addition	3,000,000
Mercy Housing Rehab Redevelopment of a 60 unit SRO and retail; 30,000 SF	10,000,000 (in planning)
Multifamily Rehab/Conversion 12 unit condo conversion	3,000,000
Land Development, Jackson, WY 200 acres TOD and affordable housing	80,000,000 (on hold)
Chicago Math & Science Academy 56,000 SF gut rehab Charter School	15,000,000
Daystar School 51,000 SF gut rehab Private School	11,000,000
John Paul II Newman Center New 7 story, 400 bed dorm	45,000,000 (in planning)
Land Development, Chicago Mixed Use planning of a 230 acre site	100,000,000 (in planning)
Downtown Hotel/Mixed-Use Proposed 42 story, 405 guest rooms, 390 parking spaces and retail	130,000,000 (in planning)
TOTAL	472,000,000

Brokerage / Advisory / Consulting	
Wabash Ave Retail. Retail disposition.	
Institute for Woman Today. Advisory services.	
The Community Builders. Advisory services.	
Suburban Secretary of State Facility. Disposition.	
City of Chicago Consulting Multiple Selection Committees including the O'Hare Modernization Program, the \$15 billion airport expansion and Block 37 a 2.8 acre downtown parcel	

Tenant Representation (sq. ft.)	
Private College Chicago HQ Search	80,000
MB Financial Bank Rosemont HQ (prior to CRC), multiple branches City and Suburbs	200,000
Chicago Math & Science Academy Purchase of an existing building	56,000
Daystar School Purchase of an existing building	51,000
Mary Cook Associates Interior design firm HQ, Chicago	13,000
RMMS LLP Law firm expansions I and II	13,000
Mercy Housing Lakefront Not-for-profit downtown HQ	11,000
Built Form Architects Chicago HQ	6,000
Chicago Asset Management Finance firm downtown Chicago HQ	8,000
The Woman's Practice Medical office River North, Chicago	7,000
HERO Fitness Fitness center Lincoln Park, Chicago	6,000
Wight & Company Downtown Chicago Office (voted one of Chicago's coolest offices)	5,000
Integrated Bank Technology Suburban HQ	6,000
Investment Firm Downtown Chicago HQ	5,000
Affiliated Network Services Insurance firm Chicago HQ	4,000
Daccord Group Consulting firm Chicago HQ	4,000
HACIA Headquarters Hispanic Industry Association HQ	4,000
America Metals Trading Brazilian firm's Chicago HQ	3,000
Engineering Firm Downtown Chicago HQ	20,000
Chicago Park District Chicago HQ (prior to CRC)	115,000
Perkins & Will Architecture firm HQ (prior to CRC)	50,000
TOTAL	667,000

CHICAGO CHRISTIAN INDUSTRIAL LEAGUE RELOCATION**Chicago Realty Role:**

Owner Representation

Client/Owner:

Chicago Christian Industrial League (CCIL), a Not-For-Profit

Type:

Mixed Use – Office Headquarters, Commercial Kitchen, Training and Classroom and Residential/Dormitory

Stats:120,000 GSF, 4 story
60,000 SF Office/Admin
60,000 SF Residential
325 Beds in 116 Units
\$30 million**Team:**Krueck & Sexton;
Turner Construction
Company**Unique Aspects:**

- Hazardous/Special Waste Removal
- TIF/Empowerment Zone Funding

Start/Completion:

March '05/August '07

Project Description

The Chicago Christian Industrial League is a not-for-profit that provides transitional housing and job training for homeless men and families so they can return to the workforce and lead independent lives.



CCIL's new facility includes housing, social services, physical and mental health care, day care, adult education, vocational training, food service, a 140-seat cafeteria and their administrative headquarters.

It is located on a 3.6 acre, former brown field site on Roosevelt Road between Fairfield and California Avenues in Chicago.

Chicago Realty provided comprehensive owner representation services including coordinating City of Chicago and financing sources requirements, construction, budget and schedule management, draw coordination and processing and project close-out.



600 SOUTH WABASH SRO**Chicago Realty Role:**

Owner Representation

Client/Owner:

600 S Wabash LLP, a Not-For-Profit

Type:

Mixed Use – Retail and Residential (SRO)

Stats:

96,000 GSF
 14,000 SF Retail
 82,000 SF Residential
 169 SRO Units
 8 stories
 \$20 million

Team:

Krueck & Sexton;
 Duffy Construction

Unique Aspects:

- TIF and other Public/Private Funding
- Insurance company emergency repairs after devastating fire ('07)

Start/Completion:

March '04/August '05
 Project II – October '07

Project Description

This not-for-profit owner provides SRO (single room occupancy) units and supportive services for residents. Typical residents are formally homeless men returning to the workforce and leading independent lives.

These modern units are approximately 250 square feet each with kitchenettes and bathrooms in every unit. Amenities include a roof top garden and common recreation rooms on every floor.



Chicago Realty provided comprehensive owner representation services including coordinating City of Chicago requirements, construction, budget and schedule management, draw coordination and processing and project close-out.

Project II. Chicago Realty also led the team to rebuild the facility after it was forced to close for 6 months shortly after opening due to a **devastating fire** in the building next door.

“It seemed as though we would never make it, so I want to thank David Ariola of CRC, our Owner Representative for all his assistance in getting us on track...”

- Judy McIntyre – Executive Director to Board Members

MB FINANCIAL BANK**Chicago Realty Role:**

Owner Representation;
 Tenant Representation;
 Brokerage; Advisory

Client/Owner:

MB Financial Bank

Type:

Branch Bank Program and
 Office Headquarters

Stats:

10 Projects typically in
 pipeline including:

- In-line Branches
- Stand alone Branches
- Office Headquarters build out
- Over \$25M Annual Budget

Team:

- Multiple architects including Wight; Cordogan; Hezner; VOA; and VRA.
- Multiple contractors including Pepper and Randolph.

Start/Completion:

March '06/Current

Project Description

MB Financial Bank is one of the largest independent banks in the Chicago area focused on serving middle-market businesses.



Chicago Realty assists MB with

all of their real estate needs by providing comprehensive Owner Representation services for the branch development program and expanding office space; and complete Brokerage services including finding new sites, negotiating leases, purchasing and selling existing properties, etc.

**Unique Aspects**

Multiple City and suburban projects from site selection, transaction negotiation, entitlements, design, construction and commissioning.

Completed/Current Projects

- Branches in Oak Park, Glenview, Lombard, and N. Riverside;
- 26,000 SF HQ office space expansion;
- Several brokerage transactions in the City and Suburbs;
- Identification, feasibility analysis and concept development for redevelopment of underutilized bank owned parcels.



BREAKTHROUGH URBAN MINISTRIES FAMILYPLEX

Chicago Realty Role:
Owner Representation

Client/Owner:
Breakthrough Urban Ministries, a not-for-profit

Type:
Mixed-use community center, daycare, medical clinic, fitness center

- Stats:**
- LEED certified, geothermal
 - 45,000 SF
 - \$12M Budget
 - Fundraising and public/private financing

- Team:**
- Built Form Architects

Start/Completion:
August '09/Pre-development

Project Description

Breakthrough Urban Ministries provides neighborhood-based holistic services that empower individuals, families and urban communities to overcome poverty, addiction and isolation. They are a mission based, not-for-profit serving the needs of the East Garfield Park community. They currently operate two facilities.



Chicago Realty is managing the development of their proposed FamilyPlex Center. The complex, LEED

certified, mixed-use center will consist of daycare facilities, a community center, a health clinic and a fitness center.

Unique Aspects

A huge fundraising campaign, public funds, LEED and geothermal mechanicals.



CHICAGO MATHEMATICS & SCIENCE ACADEMY**Chicago Realty Role:**

Tenant Representation;
Comprehensive Advisory;
Financing and Owner
Representation

(CRH Advisors project prior to
merger with CRC)

Client/Owner:

Chicago Mathematics &
Science Academy, a Charter
School

Type:

- Adaptive reuse of an
existing retail building into
a school
- Gut rehab and addition

Stats:

- 56,000 sq. ft. gut rehab
- \$15 million budget
- 2 acre complex City site
- 5 month schedule
- 23 classrooms, labs,
kitchen, multipurpose
room, parking

Team:

- Delaware Place Bank
- IFF
- Wight Construction
- Vanco Architectural

Start/Completion:

March '07/September '09

Project Description

Chicago Mathematics & Science Academy, a Chicago **charter school**, had been leasing space for several years and desired to find a permanent home. CRC was engaged to provide **comprehensive services** including: site selection advisory and real estate brokerage; arranging project financing and owner representation services for the development, including entitlements, permitting and construction management.



Challenges. After more than a year of searching the dense north side of Chicago, a suitable site was chosen and an extremely complex purchase contract was negotiated for a 56,000 sq. ft., one-story retail building on a two-acre land parcel.



Finalizing financing plans for the project during the collapse of the capital markets in late 2008/early 2009 resulted in a complex and delayed closing. This delay left only 5 months for completion of design and construction for the start of

the school year in September.

CRC fast tracked the project by obtaining a demolition permit, completing design during demolition, personally working with the Building Department to obtain permits in a record six weeks, and negotiating a design/build contract with the general contractor. The project is currently under construction, on time and on budget.

Unique Aspects

Challenging site selection criteria, financing during collapse of financial markets, five month construction duration, innovative design and construction procurement due to schedule constraints.

DAYSTAR SCHOOL**Chicago Realty Role:**

Tenant Representation;
Comprehensive Advisory;
and Owner Representation

(CRH Advisors project prior to merger with CRC)

Client/Owner:

Daystar School, a private, not-for-profit school

Type:

- Adaptive reuse of an existing building into a school
- Gut rehab

Stats:

- 51,000 sq. ft. gut rehab
- \$11 million budget
- complex inner City site
- 10 classrooms, labs, kitchen, multipurpose room, parking

Team:

- Vanco Architectural
- Vanco Construction

Start/Completion:

March '06/September '07

Project Description

Daystar School, a Chicago based not-for-profit private school, had outgrown its existing facility south of the Loop. Daystar serves grades K-8 with expansion

plans to serve high school students. Daystar wanted to retain its students which mandated finding a new home in the South Loop area of Chicago.

CRC was hired by Daystar to manage the site selection process for their new home and to provide comprehensive owner representation services, including project programming, budgeting / financing, scheduling and construction management.

Challenges. Due to the timeframe of the project, CRC recommended a design/ build approach to expedite delivery for an adaptive reuse of an old printing building. In less than 11 months, a design/build contractor was chosen, plans finalized, building permit issued and construction completed for an on-time September, 2007 opening.

Unique Aspects

Challenging site selection criteria, 11 month project duration, innovative design and construction procurement due to schedule constraints.



JOHN PAUL II NEWMAN CENTER STUDENT HOUSING**Chicago Realty Role:**

Comprehensive Advisory
and Owner Representation

Client/Owner:

John Paul II Newman
Center Foundation, a not-
for-profit

Type:

- New construction Student housing
- LEED Platinum

Stats:

- 175,000 sq. ft., 7 story
- \$45 million budget
- 400 student beds
- 300 seat chapel, dining hall, administrative offices, parking
- Complex land swap transaction

Team:

- Booth Hansen Architects
- Chico & Nunes

Start/Completion:

March '07/Current

Project Description

Located on the University of Illinois at Chicago campus, the John Paul II Newman Center provides catholic social services to it students since the campus was created in the 1960's. Father Pat Marshall, pastor, needed assistance in realizing his dream of providing student housing services to University of Illinois students. Chicago Realty was hired to provide comprehensive Owner representation services including real estate advisory, financial consulting, predevelopment and development services.



The 400 bed facility is currently in the predevelopment phase with project programming completed and design work in progress. A schematic site and building plan is underway by Booth/Hansen architects. A partnership agreement with the University of Illinois is currently being negotiated with construction scheduled to commence in 2010. The project budget is approximately \$45 million dollars.

**Unique Aspects**

Challenging land swap agreement and LEED Platinum certification.

MERCY HOUSING LAKEFRONT APARTMENTS

Chicago Realty Role:
Owner Representation
Client/Owner:
Mercy Housing Lakefront
Type: Mixed Use
Stats: 60 unit SRO, retail,
30,000 SF; \$10M
Unique Aspects:
Complete renovation
while occupied
Start/Completion:
In Planning

Project Description: Mercy Lakefront Housing is one of the largest not-for-profit housing providers in the country. **Chicago Realty** is providing comprehensive owner representation services for the redevelopment of this SRO (single room occupancy) including pro-forma analysis, obtaining City and other government funding and grants, selecting and managing the retail broker and managing the design, construction, budget and schedule.



MEDICAL CLINIC

Chicago Realty Role:
Tenant Representation and
Owner Representation

Type: Mixed Use –
Medical and Residential

Stats: 5,000 SF, \$2M
Architect: Bauhs Dring
Seglin Main
Start/Completion:
January ‘05/July ‘06

Project Description: Chicago Realty performed a comprehensive search for this neighborhood medical clinic, evaluated potential sites and negotiated the acquisition. CRC then provided comprehensive Owner Representation services, assembled the team to design, construct and furnish the addition and renovate the existing building. The project was completed on time and under budget.



MULTIFAMILY REHAB/CONDOMINIUM CONVERSION

Chicago Realty Role:
Owner Representation

Type: 12-Unit Condo
Conversion

Stats: 12,000 SF, \$3M

Start/Completion:
May ‘05/May ‘07

Project Description: Chicago Realty managed the entire process including acquiring the site, financing, pro-forma analysis, comprehensive project management services for the renovation and managed all sales and marketing.



The project includes 4 three-bedroom duplexes, 4 one-bedrooms with den and 4 one-bedroom units with high-end finishes.

REGENSTEIN SMALL MAMMAL REPTILE HOUSE

Chicago Realty Role:
Owner Representation
(Christopher Hill, as executive director of the Public Building Commission)
Owner: Lincoln Park Zoo
Type: Zoo Exhibit
Stats: 32,000 SF; \$17M

Project Description: Christopher Hill, as executive director of the Public Building Commission, was responsible for this unique Lincoln Park Zoo project which included bond financing, fundraising, and project delivery for a complex animal habitat building. The result was an award winning home for exotic animals and several endangered species.

***CITY OF CHICAGO PROTOTYPE POLICE STATION***

Chicago Realty Role:
Owner Representation
(Christopher Hill, as executive director of the Public Building Commission)
Owner: City of Chicago
Type: Police Station Prototype
Stats: 44,000 SF, \$20M

Project Description: Christopher Hill, as executive director of the Public Building Commission, managed the creation of the prototype police station from complex architectural and programmatic studies through the finalization of the design concept, construction documents, permitting, bidding and construction of the initial two stations.



Due to the success of this prototype program, more than at least ten new police stations have been built throughout the city to date.

LITTLE VILLAGE ACADEMY SCHOOL

Chicago Realty Role:
Owner Representation
(Christopher Hill, as executive director of the Public Building Commission)
Owner:
Chicago Public Schools
Type: School

Project Description: Christopher Hill, as executive director of the Public Building Commission, managed the land acquisition, programming, design, permitting, bidding and construction of this new school project, part of a \$400 million dollar bond program provided by the Public Building Commission in partnership with Chicago Public Schools.



The schedule of the project from launch point was particularly sensitive due to the political aspects of a community suffering from severe school overcrowding.