

US CORRUGATED
1469 294th Road
Seward, Seward County, Nebraska 51501
CBRE File No. 09-178MN-0039D



Self Contained Appraisal Report

Prepared for:

Robert Novak
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February 16, 2009

Robert Novak
Executive Director
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300 Madison Avenue, 8th Floor
New York, NY 10017

RE: Appraisal of US Corrugated
1469 294th Road
Seward, Seward County, Nebraska
CBRE File No 09-178MN-0039D

Dear Mr. Novak:

At your request and authorization, CB Richard Ellis (CBRE) has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Self Contained Appraisal Report.

The subject is a 86,800-square-foot, industrial facility located at 1469 294th Road in Seward. It was built in 2000 and is situated on an 18.450-acre site. Currently the facility is 100.0% occupied by US Corrugated and is considered to be in average condition. The subject is more fully described within the enclosed report.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	February 16, 2009	\$1,850,000
Compiled by CBRE			

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

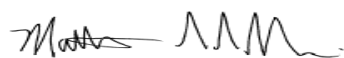
The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI Regulations.

CIBC, its employees, agents, successors and assigns may rely upon this report in evaluating a request for an extension of credit to be secured by the property (the "Mortgage Loan"). This report may also be used and relied upon by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan (or any portion thereof), any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan (or any portion thereof), any rating agency actually or prospectively rating any such securities, any indenture trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, private placement memorandum, registration statement or prospectus and CBRE agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction involving the Mortgage Loan (or any portion thereof) and/or such securities. This report has no other purpose and should not be relied upon by any other person or entity.

CBRE hereby expressly granted to Client the right to copy this report and distribute it to other parties in the transaction for which this report has been prepared, including employees of Client, other lenders in the transaction, and the borrower, if any. It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



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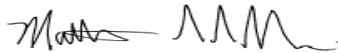
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CERTIFICATION OF THE APPRAISAL

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal, as well as the requirements of the State of Nebraska.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Michael J. Moynagh, MAI has completed the continuing education program of the Appraisal Institute.
11. Matthew J. Saskowski has and Michael J. Moynagh, MAI has not made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the persons signing this report.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE. Although employees of other CBRE divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy are maintained at all times with regard to this assignment without conflict of interest.



Matthew J. Saskowski
General Certified Real Property Appraiser



Michael J. Moynagh, MAI
General Certified Real Property Appraiser

SUBJECT PHOTOGRAPHS



AERIAL VIEW



TYPICAL VIEW OF THE SUBJECT



TYPICAL VIEW OF THE SUBJECT



VIEW OF THE OFFICE EXTERIOR



VIEW OF THE OFFICE



VIEW OF TYPICAL WAREHOUSE SPACE INTERIOR



VIEW OF TYPICAL WAREHOUSE SPACE INTERIOR



VIEW OF 294TH STREET LOOKING NORTH



VIEW OF 294TH STREET LOOKING SOUTH

SUMMARY OF SALIENT FACTS

Property Name	US Corrugated		
Location	1469 294th Road, Seward, Seward, Nebraska 51501		
Assessor's Parcel Number	800213084		
Highest and Best Use			
As Vacant	Industrial		
As Improved	Industrial		
Property Rights Appraised	Leased Fee Interest		
Land Area	18.45 AC		803,682 SF
Improvements			
Property Type	Industrial	(Manufacturing)	
Number of Buildings	1		
Number of Stories	1		
Gross Building Area	86,800 SF		
Clear Height	28 Ft.		
Percent Office	1.7%		
Year Built	2000		
Condition	Average		
Major Tenants			
US Corrugated	86,800 SF		
Estimated Exposure Time	12 Months		
Financial Indicators			
Current Occupancy	100.0%		
Stabilized Occupancy	100.0%		
Overall Capitalization Rate	8.75%		
Pro Forma Operating Data	Total	Per SF	
Effective Gross Income	\$1 61,674	\$1.86	
Operating Expenses	\$0	\$0.00	
Expense Ratio	0.00%		
Net Operating Income	\$1 61,674	\$1.86	
VALUATION	Total	Per SF	
Sales Comparison Approach	\$2,000,000	\$23.04	
Income Capitalization Approach	\$1,850,000	\$21.31	
Insurable Value	\$3,220,000	\$37.10	

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Leased Fee Interest	February 16, 2009	\$1,850,000

Compiled by CBRE

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

None noted.

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INTRODUCTION

PROPERTY IDENTIFICATION

The subject is a 86,800-square-foot, industrial facility located at 1469 294th Road in Seward. It was built in 2000 and is situated on an 18.450-acre site. Currently the facility is 100.0% occupied by US Corrugated and is considered to be in average condition.

OWNERSHIP AND PROPERTY HISTORY

Title to the property is currently vested in the name of DLL Seward LLC. We believe property was purchased in February of 2007; however, no sale price was recorded in public records. This was part of a sale leaseback transaction that included a total of 8 other US Corrugated locations. There have been no transfers of the property within the past three years.

PREMISE OF THE APPRAISAL/RELEVANT DATES

The following table illustrates the various dates associated with the valuation of the subject and the valuation premise(s):

PREMISE OF THE APPRAISAL/RELEVANT DATES	
Date of Report:	February 16, 2009
Date of Inspection:	January 30, 2009
Date of Value	
As Is:	February 16, 2009
Compiled by CBRE	

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property. The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;

4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

TERMS AND DEFINITIONS

The Glossary of Terms in the addenda provides definitions for additional terms that are, and may be used in this appraisal.

INTENDED USE AND USER OF REPORT

This appraisal is to be used by the client for financing purposes.

PROPERTY RIGHTS APPRAISED

The interest appraised represents the leased fee interest on the date of value.

SCOPE OF WORK

The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied, all based upon the following problem-identifying factors stated elsewhere in this report:

- Client
- Intended use
- Intended user
- Type of opinion
- Effective date of opinion
- Relevant characteristics about the subject
- Assignment conditions

This appraisal of the subject has been presented in the form of a Summary Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the USPAP. That is, this report incorporates a summary of all information significant to the solution of the appraisal problem. It also includes summary descriptions of the subject and the market for the subject type

Extent to Which the Property is Identified

CBRE collected the relevant information about the subject from the owner (or representatives), public records and through an inspection of the subject. The property was legally identified through its postal address and assessor's records.

¹ Office of Comptroller of the Currency (OCC), 12 CFR Part 34, Subpart C – Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 4th ed. (Chicago: Appraisal Institute, 2002), 177-178. This is also compatible with the RTC, FDIC, FRS and NCUA definitions of market value as well as the example referenced in the *Uniform Standards of Professional Appraisal Practice (USPAP)*.

Extent to Which the Property is Inspected

CBRE inspected both the interior and exterior of the subject, as well as its surrounding environs on the effective date of appraisal.

Type and Extent of the Data Researched

CBRE reviewed the micro and macro market environments with respect to physical and economic factors relevant to the valuation process. This process included interviews with regional and local market participants, available published data, and other various resources. CBRE also conducted regional and local research with respect to applicable tax data, zoning requirements, flood zone status, demographics, income and expense data, and comparable listing, sale and rental information.

Type and Extent of Analysis Applied

CBRE analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. Approaches to value used include the sales comparison approach and income capitalization approach. The cost approach is not applicable in the estimation of market value due to the amount of accrued depreciation. A potential purchaser of the property would not rely upon the cost approach as a valid indicator of value. The steps required to complete each approach are discussed in the methodology section. CBRE then correlated and reconciled the results into a reasonable and defensible value conclusion, as defined herein. A reasonable exposure time and marketing time associated with the value estimate presented has also been concluded.

SPECIAL APPRAISAL INSTRUCTIONS

There have been no special appraisal instructions for this assignment.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have analyzed the following:

- exposure periods for comparable sales used in this appraisal;
- marketing time information from the CBRE *National Investor Survey*; and

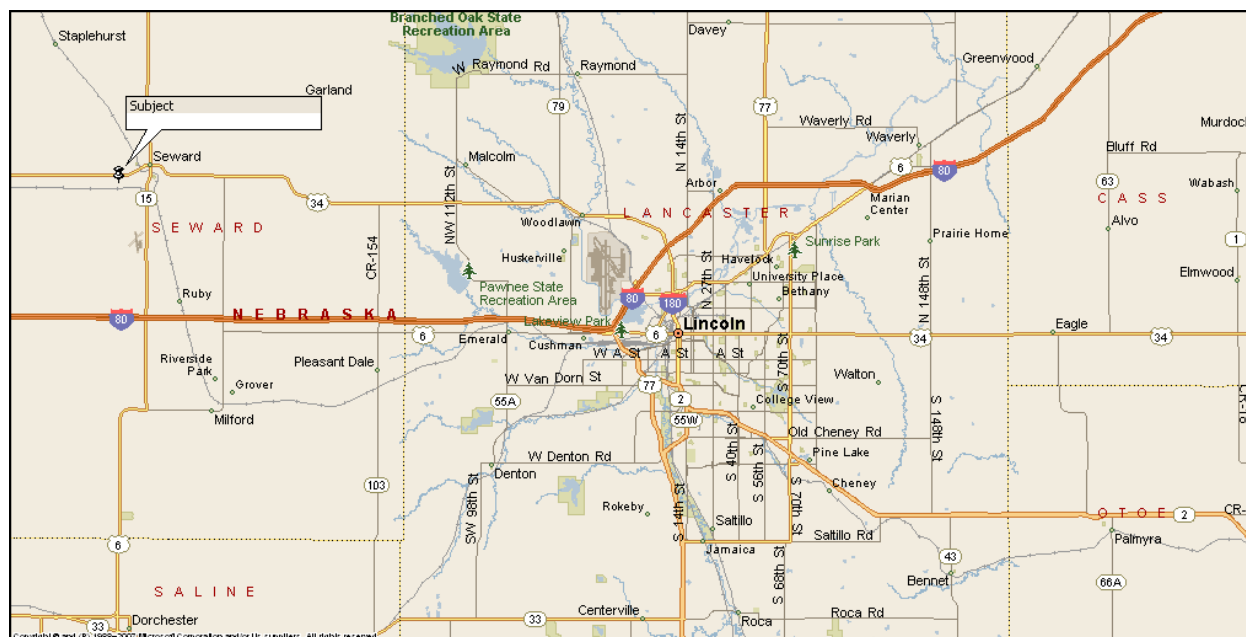
- the opinions of market participants.

The following table presents the information derived from these sources.

EXPOSURE TIME INFORMATION			
Investment Type	Exposure Time (Months)		
	Range		Average
Comparable Sales Data	3.0	- 12.0	6.0
CBRE Warehouse/ Distribution			
Class A	1.0	- 12.0	7.2
Class B	6.0	- 12.0	8.1
Class C	6.0	- 12.0	10.0
Korpacz Warehouse			
National Data	1.0	- 12.0	6.3
Local Market Professionals	3.0	- 12.0	6.0
CBRE Estimate	12 Months		
Source: CBRE National Investor Survey & Korpacz Real Estate Investor Survey			

We have concluded an exposure/marketing time of 12 months or less would be considered reasonable for the subject. This exposure/marketing time reflects current economic conditions, current real estate investment market conditions, the terms and availability of financing for real estate acquisitions, and property and market-specific factors. It assumes that the subject is (or has been) actively and professionally marketed. The marketing/exposure time would apply to all valuation premises included in this report.

AREA ANALYSIS



Moody's Economy.com provides the following Lincoln metro area economic summary as of October 2008. The full Moody's Economy.com report is presented in the Addenda.

LINCOLN ECONOMIC ANALYSIS												
Indicators	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Gross Metro Product, C\$B	10.1	10.2	10.5	10.6	10.6	11.0	11.3	11.5	11.7	12.1	12.4	12.8
% Change	1.0	1.0	3.1	0.8	-0.2	4.3	1.9	1.8	2.0	3.2	3.1	2.9
Total Employment ('000)	166.9	166.1	165.5	166.7	169.1	171.8	173.7	175.4	175.7	179.0	183.6	188.1
% Change	1.8	-0.4	-0.4	0.7	1.5	1.6	1.1	1.0	0.2	1.9	2.6	2.5
Unemployment Rate	2.7	3.2	3.7	3.5	3.6	2.8	2.8	3.1	3.8	3.7	3.1	2.9
Personal Income Growth	2.2	3.9	4.1	4.0	3.3	4.5	6.0	2.0	1.2	4.6	5.0	5.1
Population ('000)	271.1	274.8	278.9	281.5	285.2	288.5	292.2	296.2	298.1	299.6	301.2	304.6
Single-Family Permits	1,461	1,616	2,100	2,083	1,545	1,198	1,065	821	984	1,294	1,661	1,671
Multifamily Permits	333	384	401	623	235	226	284	187	97	51	23	24
Existing Home Price (\$Ths)	117.4	122.1	130.2	134.0	136.9	137.4	137.3	132.7	126.2	126.4	130.1	134.5
Mortgage Originations (\$Mil)	1,768	2,221	3,349	1,783	1,686	1,444	1,407	945	810	796	857	918
Net Migration ('000)	1.3	1.9	2.1	0.4	1.4	1.0	1.1	1.6	-0.5	-1.0	-0.8	0.9
Personal Bankruptcies	1,051	1,124	1,308	1,354	1,885	713	898	1,314	1,541	2,198	2,283	2,056

Source: Moody's Economy.com

RECENT PERFORMANCE

Lincoln is at risk of falling into recession. Employment stagnation for much of the year and falling industrial production are weighing on Lincoln's near-term growth. Transportation and education/healthcare have been the bright spots this year. Financial activities have suffered from recent financial market turmoil, but not to the extent as elsewhere. Manufacturing has been choppy, adding jobs in recent months after remaining little changed for much of the year, as metro area

output growth has held up well. Lincoln's structurally low unemployment rate has risen 50 basis points from its most recent low at the end of 2007.

SLIPPING

The Lincoln housing market downturn will be worse than the state's, but not as deep as the nation's. Because house prices in Lincoln rose strongly compared with the state—but much less than nationally—declines will be larger in Lincoln than elsewhere in Nebraska. The fall, however, will be only one-third of that seen nationally. Single-family housing permits have been contracting over the past two years, but the number of applications has stabilized. Slower residential construction will help to better align supply and demand and accelerate the housing market's recovery. Two additional factors preventing a deeper contraction are low mortgage delinquency rates and high affordability. Mortgage delinquency rates, both by number and dollar volume, are slightly lower than the state average, and approximately half of the national average, thanks in part to a low exposure to subprime mortgages. Relatively strong credit conditions place Lincoln at less risk of rising foreclosures. Lincoln has a lower concentration in construction, making it less susceptible to homebuilding job losses and aiding in its recovery from a weakened housing market.

SLIDING

Financial activities employment nationwide will suffer in the coming months and Lincoln will be no exception. Although neighboring Omaha is the larger financial center in Nebraska, Lincoln, too, has a larger than average share of finance employees. The financial sector will shed jobs into mid-2009 as it adjusts to the broader slowdown. However, Lincoln's recovery will be more rapid and robust than either Omaha or the nation. This longer-term expansion will be aided by a favorable cost of doing business, particularly lower office rents. Firms also will be attracted to Lincoln's high level of educational attainment.

STABILIZING

Government employment growth has been uneven this year in Lincoln, but will improve in the near future. As the state capital, Lincoln is greatly affected by state budget concerns. Nebraska, which has higher than average concentrations of mining and agriculture, will likely enjoy a budget surplus this year, while many states will suffer shortfalls. The state government upturn will help propel Lincoln through its near-term weakness. Although government employment is forecast to remain little changed in the near term, the recent strength of natural resources—and thus Nebraska—lends upside risk to the forecast.

CONCLUSION

Lincoln will take a stutter step into early 2009 as employment contracts mildly. Although most industries' growth will be slow as a consequence of the national downturn, only a few areas will

experience outright declines. The jobless rate will rise through late 2009, but, like its recent increase, the change will be small compared with the jump at the national level. Lincoln's shallow contraction will be followed shortly by a recovery, similar to the state and preceding the nation. Over the long term, the metro area will outperform both the state and nation. Education/healthcare and the public sector will remain the dominant forces in Lincoln's economy and will drive its growth. Lincoln will be one of the best performing metro areas over the forecast horizon.

[illegible]

The subject is located in the city of Seward. The city of Seward is situated in Seward County, about 5 miles north of interstate 80.

BOUNDARIES

LAND USE

Land uses within the neighborhood near the subject consist of agricultural, residential and industrial uses. The largest segment of the single-family residential development within a one mile radius of the subject may be described as tract homes in the \$100,000-\$150,000 price range. According to information obtained from Claritas, the largest segment of the homes built within a three-mile radius of the subject was constructed in 1939 or earlier. The average home value within a three-mile radius is about \$103,000.

ACCESS

Highway 34 provides primary access to the subject neighborhood. Highway 34 (Main Street) provides east-west access to the neighborhood and is the main east-west street of Seward. Highway 34 extends east across the state of Nebraska to the Iowa-Nebraska state line, and east to Grand Island. Highway 15 provides north-south access to the neighborhood and is the main north-south street in Seward. Highway 15 has an interchange with Interstate 80, 5 miles south of Seward.

GROWTH

The last industrial building to be built in Seward was the subject property. The last major retail development was Wal-Mart in 2003.

DEMOGRAPHICS

Selected neighborhood demographics in a one-, three-, and five-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
1469 294Th Road Seward, Nebraska	Radius 1.0 Mile	Radius 3.0 Mile	Radius 5.0 Mile
Population			
2013 Population	14	372	7,374
2008 Population	14	389	7,452
2000 Population	14	416	7,607
1990 Population	14	409	6,921
Annual Growth 2008 - 2013	0.00%	-0.89%	-0.21%
Annual Growth 2000 - 2008	0.00%	-0.84%	-0.26%
Annual Growth 1990 - 2000	0.00%	0.17%	0.95%
Households			
2013 Households	4	138	2,672
2008 Households	4	143	2,701
2000 Households	4	150	2,748
1990 Households	4	144	2,462
Annual Growth 2008 - 2013	0.00%	-0.71%	-0.22%
Annual Growth 2000 - 2008	0.00%	-0.60%	-0.22%
Annual Growth 1990 - 2000	0.00%	0.41%	1.11%
Income			
2008 Median HH Inc	\$51,029	\$50,028	\$52,290
2008 Estimated Average Household Income	\$55,851	\$56,786	\$61,569
2008 Estimated Per Capita Income	\$22,723	\$23,533	\$23,011
Age 25+ College Graduates - 2000	1	53	1,210
Age 25+ Percent College Graduates - 2008	10.0%	20.5%	27.5%
Source: CBRE			

CONCLUSION

As shown above, the neighborhood is not densely populated. Population and households within the subject neighborhood has shown general stability since 1990. Generally, the neighborhood is expected to maintain the current conditions of stability in the foreseeable future.

MARKET ANALYSIS

The market analysis forms a basis for assessing market area boundaries, supply and demand factors, and indications of financial feasibility. No formal market studies with regard to industrial uses exist for the Seward area, to our knowledge. Primary data sources utilized for this analysis includes Fast Report, the appraisers interviews and observations of the area.

DEMOGRAPHIC INFORMATION-EMPLOYMENT

An employment breakdown typically indicates the working class characteristics for a given market area. The specific employment population within the indicated radii of the subject is as follows:

EMPLOYMENT BY INDUSTRY			
Occupation	Radius 1.0 Mile	Radius 3.0 Mile	Radius 5.0 Mile
Agr/Frst/Fish/Hunt/Mine	16.67%	7.87%	3.85%
Construction	16.67%	7.41%	4.36%
Total Manufacturing	16.67%	13.89%	11.78%
Wholesale Trade	0.00%	4.17%	3.09%
Retail Trade	16.67%	12.50%	9.88%
Transport/Warehse/Utils	0.00%	6.48%	5.37%
Information	0.00%	0.93%	1.90%
Fin/Insur/RE/Rent/Lse	0.00%	3.70%	4.89%
Prof/Sci/Tech/Admin	0.00%	6.02%	4.86%
Mgmt of Companies	0.00%	0.00%	0.00%
Admin/Spprt/Waste Mgmt	0.00%	1.39%	2.15%
Educational Svcs	16.67%	10.19%	19.50%
Health Care/Soc Asst	16.67%	9.26%	10.16%
Entertainment & Rec Services	0.00%	0.93%	0.84%
Accommdtn/Food Svcs	0.00%	5.09%	6.36%
Oth Svcs, Not Pub Admin	0.00%	6.48%	5.88%
Public Administration	0.00%	3.70%	5.14%

Source: CBRE

The previous table illustrates the employment character of the market, with the majority of the population holding manufacturing related jobs.

Investment Trends

The following paragraphs and tables are taken directly from the fourth quarter 2008 Korpacz on the national warehouse market.

Table 25 NATIONAL WAREHOUSE MARKET Fourth Quarter 2008			
	CURRENT QUARTER	LAST QUARTER	YEAR AGO
DISCOUNT RATE (IRR)^a			
Range	6.00% – 11.00%	5.50% – 10.50%	5.50% – 11.50%
Average	8.19%	7.77%	7.87%
Change (Basis Points)		+ 42	+ 32
OVERALL CAP RATE (OAR)^a			
Range	5.00% – 9.00%	5.00% – 8.50%	5.00% – 8.00%
Average	6.73%	6.63%	6.48%
Change (Basis Points)		+ 10	+ 25
RESIDUAL CAP RATE			
Range	5.50% – 9.50%	5.50% – 8.50%	6.00% – 10.00%
Average	7.26%	7.16%	7.27%
Change (Basis Points)		+ 10	- 1
MARKET RENT CHANGE RATE^a			
Range	(4.00%) – 5.00%	(0.30%) – 10.00%	0.00% – 10.00%
Average	2.07%	2.86%	3.23%
Change (Basis Points)		- 79	- 116
EXPENSE CHANGE RATE^a			
Range	2.00% – 3.50%	2.00% – 3.50%	2.00% – 3.50%
Average	2.98%	3.00%	3.00%
Change (Basis Points)		- 2	- 2
AVERAGE MARKETING TIME^a			
Range	1.00 – 12.00	1.00 – 12.00	1.00 – 12.00
Average	6.30	5.75	5.84
Change (%)		+ 9.57	+ 7.88
a. Rate on unleveraged, all-cash transactions b. Initial rate of change c. In months			

The national warehouse market continues to see supply pull ahead of demand as the U.S. economy contracts, requiring fewer goods to be manufactured, shipped, and stored. "Tenant demand has noticeably declined at all of our properties," shares a participant, who adds that ours of properties continue to occur but with much less enthusiasm on the part of prospective tenants. With fewer tenants leasing space, the vacancy rate for the U.S. industrial market grew to 8.5% in the third quarter of 2008 – its highest level in more than three years, according to Grubb & Ellis.

The fundamentals in the national industrial market are even bleaker based on statistics from Jones Lang LaSalle (JLL), which reported an overall vacancy rate of 9.1% for the first half of 2008. For the second half of 2008, JLL expects this figure to rise to between 10.0% and 12.0% due to the negative impact of the weakening U.S. economy. When looking at the vacancy rate for distribution facilities only, JLL reported a rate of 13.1% at midyear 2008, growing to between 14.0% and 16.0% in 2009.

While most of the country's largest warehouse ports, such as Los Angeles, Dallas, and Chicago, will likely weather the downturn better than smaller, inland hubs, they will not sidestep the problems altogether. "Even strong markets are seeing occupancy slip," comments a participant. In fact, CB Richard Ellis reported that several top-ten markets (based on market size) reported quarterly increases

in availability in the third quarter of 2008, including Atlanta, Detroit, San Francisco, Chicago, Northern/ Central New Jersey, and Dallas. On the other hand, both Houston and Los Angeles were the only top-ten industrial markets that reported declines in availability during that time period.

Table NWH-1 OVERALL CAP RATE TRENDS National Warehouse Market		
Quarter	Average	Change (Basis Points)
4Q08	6.73%	+ 10
3Q08	6.63%	+ 7
2Q08	6.56%	+ 9
1Q08	6.47%	- 1
4Q07	6.48%	- 5
3Q07	6.53%	- 5
2Q07	6.58%	- 20
1Q07	6.78%	- 4
4Q06	6.82%	- 21
3Q06	7.03%	- 1
2Q06	7.04%	- 22
1Q06	7.26%	- 3
4Q05	7.29%	- 83
4Q04	8.12%	—

Source: Karpacz Real Estate Investor Survey®

As market conditions in the national warehouse market present more challenges to landlords and investors, overall cap rates (OARs) continue to trend upward. Over the past three quarters, the average OAR increased 26 basis points for this market (see Table NWH-1). Over the next six months, participants forecast OARs to rise as much as 100 basis points in this market. The average expected increase is about 48 basis points.

SUBJECT TRENDS AND PROJECTIONS

Occupancy

Occupancy rate is the relationship between the actual income received from a property and the income that would be received if the entire space were occupied. Consequently, the occupancy rate is a product of both (1) the relationship between the amount of occupied space in a building or market (physical) and (2) the relationship between the contract rent for the occupied building or market space and the total rent estimated for all space in the building or market (economic).

Subject's Historical Trends

Prior to 2007, the subject has been 100% owner occupied since it was constructed in 2000.

Tenant Analysis

The subject property is leased to US Corrugated Acquisitions, Inc., a subsidiary of US Corrugated Inc. ("USCI" or "the Company"), and is representative of a purchase of the Longview Fibre Company operating assets. US Corrugated Acquisitions, Inc. is the sole tenant at the subject property.

USCI is a vertically integrated producer of high-quality, low-cost recycled linerboard, corrugating medium, corrugated sheets, boxes and point-of-sale displays. The Company primarily serves the southeastern United States packaging market, operating a containerboard mill in Cowpens, South Carolina. The Cowpens facility is the central operation of USCI's system, and the primary supplier of linerboard and medium to its sheet feeders in Atlanta, Georgia, Greensboro, North Carolina and Dallas, Texas. The sheet feeders, in turn, supply local sheet plant customers in the southeast United States, including Eagle Container in Atlanta, Georgia, and its point-of-sale displays business, U.S. Display Group, in Tullahoma, Tennessee.

Corrugated, Inc. is the leading independent corrugated packaging producer in the United States today. The company operates 20 full service manufacturing facilities in 14 states, including its state of the art recycled containerboard mill in Cowpens, South Carolina.

CONCLUSION

We believe the subject is reasonably well located for an industrial project. The site is conveniently located near major roadways. The surrounding industrial developments are experiencing average levels of demand. Based upon our analysis, the subject property should continue to enjoy average market acceptance.

AERIAL PHOTO



SITE ANALYSIS

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY		
Physical Description		
Gross Site Area	18.45 Acres	803,682 Sq. Ft.
Net Site Area	18.45 Acres	803,682 Sq. Ft.
Primary Road Frontage	294th Street	
Excess Land Area	None	
Surplus Land Area	None	
Zoning District	I-1, Limited Industrial District	
Flood Map Panel No. & Date	3104740004B	1-Sep-90
Flood Zone	X	
Source: Various sources compiled by CBRE		

LOCATION

The subject is located on the west side of 294th Street, south of its intersection with Highway 34. The street address is 1469 294th Road.

ASSESSOR'S PARCEL NUMBER

The Seward County Tax Assessor's parcel number is 800213084.

LAND AREA

The land area size was obtained via the Seward County Tax Assessor's Office. The site is considered adequate in terms of size and utility. There is no unusable, excess or surplus land area.

SHAPE AND FRONTAGE

The site is irregular and has adequate frontage along a secondary road within the neighborhood.

INGRESS/EGRESS

Ingress and egress is available to the site via a one curb cut on the west side of 294th Street.

Two Hundred and Ninety Fourth Street, at the subject, is a minor north/south street that is improved with one lane of traffic in each direction. Street improvements include concrete paving and street lighting.

Please refer to the prior site/plat exhibit for the layout of the streets that provide access to the subject.

TOPOGRAPHY AND DRAINAGE

The site is generally level and at street grade. The topography of the site is not seen as an impediment to the development of the property. During our inspection of the site, we observed no drainage problems and assume that none exist.

SOILS

A soil analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soil report, it is a specific assumption that the site has adequate soils to support the highest and best use.

EASEMENTS AND ENCROACHMENTS

A title policy for the property has not been provided for the preparation of this appraisal. Based on our visual inspection and review of the site plan, the property does not appear to be adversely affected by any easements or encroachments. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

ACCESS AGREEMENTS

There are no known access agreements that may affect the subject's marketability.

COVENANTS, CONDITIONS AND RESTRICTIONS

There are no known covenants, conditions and restrictions impacting the site that are considered to affect the marketability or highest and best use, other than zoning restrictions.

UTILITIES AND SERVICES

The site is within the jurisdiction of Seward and is provided all municipal services, including police, fire and refuse garbage collection. All utilities are available to the site in adequate quality and quantity to service the highest and best use as if vacant and as improved.

FLOOD ZONE

According to flood hazard maps published by the Federal Emergency Management Agency (FEMA), the site is within Zone X, as indicated on the indicated Community Map Panel No.3104740004B.

FEMA Zone X: Areas determined to be outside the 500-year flood plain.

ENVIRONMENTAL ISSUES

CBRE has not observed, yet is not qualified to detect, the existence of potentially hazardous material or underground storage tanks that may be present on or near the site. The existence of hazardous materials or underground storage tanks may have an affect on the value of the property. For this appraisal, CBRE has specifically assumed that any hazardous materials and/or underground storage tanks that may be present on or near the property do not affect the property.

ADJACENT PROPERTIES

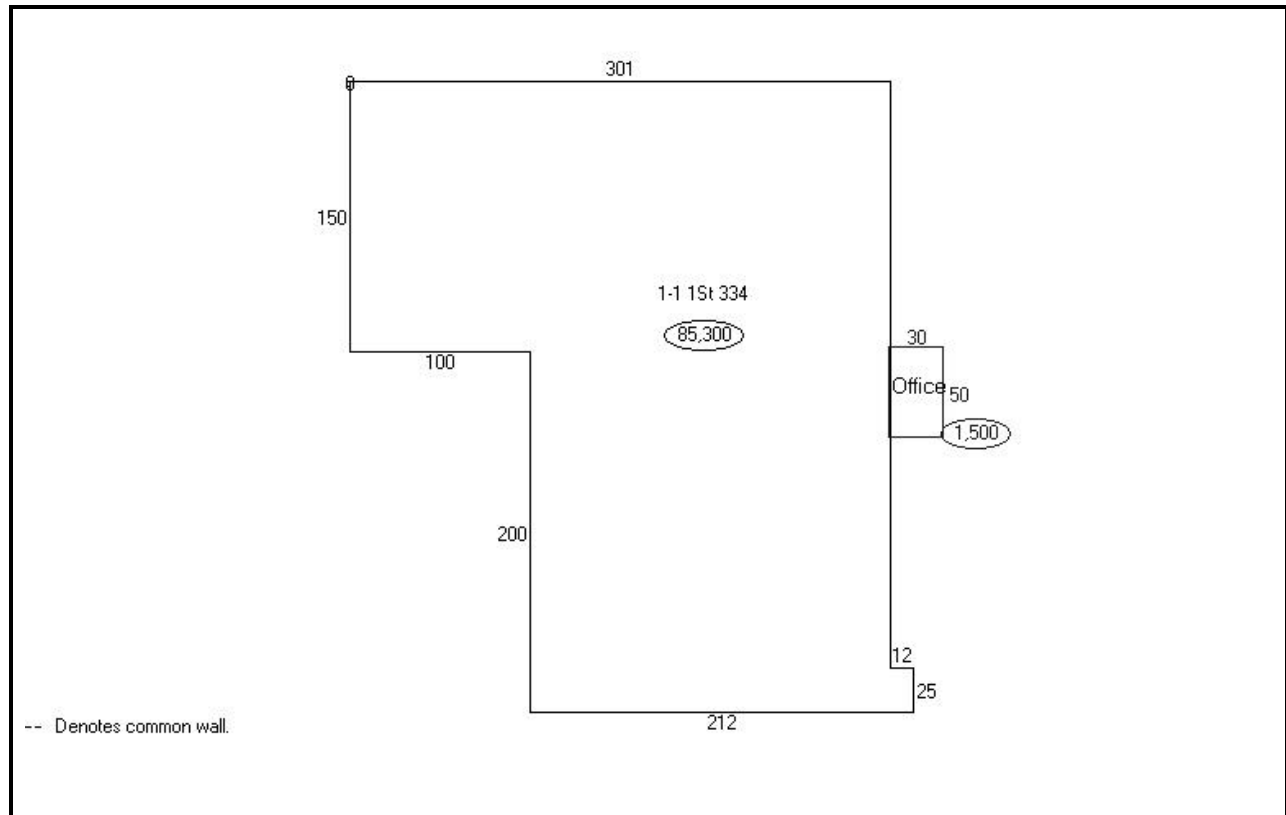
The adjacent land uses are as follows:

<i>North:</i>	Agricultural
<i>South:</i>	Agricultural
<i>East:</i>	Agricultural
<i>West:</i>	Agricultural

CONCLUSION

The site an average location and afforded visibility from roadway frontage. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors, which are considered to prevent the site from development to its highest and best use, as if vacant, or adverse to the existing use of the site.

IMPROVEMENTS LAYOUT



IMPROVEMENTS ANALYSIS

The following chart depicts a summary of the improvements.

IMPROVEMENTS SUMMARY		
Property Type	Industrial	(Manufacturing)
Number of Buildings	1	
Number of Stories	1	
Gross Building Area	86,800 SF	
Area Breakdown by Market Rent Categories		
Manufacturing	86,800 SF	
Office Area	1,500 SF	(1.7% of Total)
Warehouse Area	85,300 SF	(98.3% of Total)
Major Tenants		
US Corrugated	86,800 SF	
Clear Height	28 Ft.	
Loading Area		
Grade Level Overhead Doors	1	
Dock High Overhead Doors	6	
Site Coverage	10.8%	
Land-to-Building Ratio	9.26 : 1	
Source: Various sources compiled by CBRE		

Building plans and specifications were not provided for the preparation of this appraisal. The following is a description of the subject improvements and basic construction features derived from CBRE's inspection.

YEAR BUILT

The improvements were constructed in 2000.

CONSTRUCTION COMPONENTS

Office Area

The construction components and interior finish of the office space is summarized as follows:

Foundation:	The foundation consists of a continuous, un-reinforced monolithic concrete slab.
Exterior Walls:	The exterior wall structure is an aluminum and store-front glass system. Office entrances and windows will be thermal pane glass set in anodized aluminum frames.
Floor Coverings:	Office and common area floor coverings consist of commercial grade short loop carpeting and vinyl tile over concrete.
Interior Walls:	The interior walls consist of a metal framework with textured and painted sheetrock wall coverings.

Ceilings:	The ceiling is comprised of a suspended grid of acoustical tile.
Lighting:	Office area lighting is provided by suspended fluorescent four-tube fixtures.
HVAC:	The office areas have roof-mounted condenser/compressor units with forced air furnaces located within the office interior. The HVAC systems are assumed to be in good operating condition and adequate for the respective square footage of each individual office space.
Electrical:	The electrical system is assumed to be in good working order and adequate for typical office use.
Fire Protection:	The improvements are fire sprinklered with a wet system. It is assumed the improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.
Condition Summary:	The interior areas are typical building standard office finish, and are commensurate with competitors in the area. The occupied space is in average condition.

Warehouse/Manufacturing/Distribution Area

The construction components and interior finish of the warehouse/manufacturing/distribution space is summarized as follows:

Foundation:	The foundation consists of a continuous slab reinforced with steel rebar. The slab is situated on a series of reinforced concrete footings.
Exterior Walls:	The exterior wall structure consists of metal panels.
Roof Cover:	The building has a metal standing seam roof.
Floor Coverings:	The floor areas exhibit a sealed smooth concrete finish.
Lighting:	Lighting within the warehouse area is supplied by ceiling mounted high intensity industrial grade fixtures.
HVAC:	Suspended gas fired units heat the warehouse area. A/C is not provided to any of the warehouse area.
Clear Height:	The clear height is estimated to be 28 feet.
Loading:	The warehouse has 7 loading entrances of various heights,

including 1 drive in door and 6 loading docks that are dock high.

Fire Protection: The building is fire sprinklered.

Condition Summary: The interior areas are typical building-standard finish and are commensurate with competitors in the area. The warehouse space is in average condition.

SITE COVERAGE

The property's land-to-building/coverage ratio of appears commensurate with other facilities in the neighborhood.

LANDSCAPING

Landscaping is considered to be in average condition and well maintained.

QUALITY AND STRUCTURAL CONDITION

The overall quality of the facility is considered average for the neighborhood and age. CBRE did not observe any evidence of structural fatigue and the improvements appear structurally sound for occupancy. However, CBRE is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

FUNCTIONAL UTILITY

The overall layout of the property is considered functional in utility and provides adequate accessibility for manufacturing, distribution and warehousing.

ADA COMPLIANCE

All common areas of the property appear to have handicap accessibility. The client/reader's attention is directed to the specific limiting conditions regarding ADA compliance.

ENVIRONMENTAL ISSUES

CBRE has not observed and is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may affect the value of the property. For the purpose of this assignment, we have specifically assumed that any hazardous materials that would cause a loss in value do not affect the subject.

DEFERRED MAINTENANCE

Our inspection of the property indicated no items of deferred maintenance.

ECONOMIC AGE AND LIFE

CBRE's estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

ECONOMIC AGE AND LIFE	
Actual Age	9 Years
Effective Age	5 Years
MVS Expected Life	40 Years
Remaining Economic Life	35 Years
Accrued Physical Incurable Depreciation	12.5%
Compiled by CBRE	

The overall life expectancy is based upon our on-site observations and a comparative analysis of typical life expectancies reported for buildings of similar construction as published by Marshall and Swift, LLC, in the Marshall Valuation Service cost guide. While CBRE did not observe anything to suggest a different economic life, a capital improvement program could extend the life expectancy.

CONCLUSION

The improvements are considered to be in average overall condition and are considered to be typical for the age and location in regard to improvement design and layout, as well as interior and exterior amenities. Overall, there are no known factors that could be considered to adversely impact the marketability of the improvements.

ZONING

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	I-1, Limited Industrial District
Legally Conforming	Yes
Intent	The I-1 district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
Zoning Change	Not likely
Source: Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

The improvements represent a legally conforming use. If additional information is required, please contact the local planning and zoning office.

TAX AND ASSESSMENT DATA

The following summarizes the subject's, assessed value, and taxes, and does not include any furniture, fixtures and equipment.

AD VALOREM TAX INFORMATION			
Assessor's Market Value	2007	2008	Pro Forma
800213084	\$3,069,198	\$3,069,198	
Subtotal	\$3,069,198	\$3,069,198	\$3,069,198
Assessed Value @	100%	100%	100%
	\$3,069,198	\$3,069,198	\$3,069,198
General Tax Rate (per \$100 A.V.)	1.669550	1.664713	1.664713
Total Taxes	\$51,242	\$51,093	\$51,093
Source: Assessor's Office			

The local Assessor's methodology for valuation is market value. In Nebraska, property taxes are paid in two annual installments, with the first half delinquent April 1, and the second half delinquent August 1. Taxes are paid in arrears, so 2009 taxes payable are based on 2008 assessments. When projecting taxes, it must be understood that levy rates typically increase from year to year, but have decreased from time to time as well. We will assume the existing levy rate is appropriate for our analysis.

For purposes of this analysis we are assuming any outstanding property tax liability is paid. No deduction for outstanding property tax delinquency has been made. CB Richard Ellis, Inc. assumes that all taxes are current.

HIGHEST AND BEST USE

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legal permissibility;
- physical possibility;
- financial feasibility; and
- maximum profitability.

Highest and best use analysis involves assessing the subject both as if vacant and as improved.

AS VACANT

Legal Permissibility

The legally permissible uses were discussed in the Site Analysis and Zoning Sections.

Physical Possibility

The subject is adequately served by utilities, has an adequate shape and size, sufficient access, etc., to be a separately developable site. The subject site would reasonably accept a site layout for any of the legally probable uses. There are no known physical reasons why the subject site would not support any legally probable development. The existence of the present development on the site provides additional evidence for the physical possibility of development.

Financial Feasibility

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. As discussed in the market analysis of this report, the subject industrial market is generally stabilized. Development of new industrial properties has not occurred in the past few years. Further, within the subject market, there are no proposed or under construction industrial projects in the competitive market. These factors indicate that it would not be financially feasible to complete a new industrial project.

Maximum Profitability

The final test of highest and best use of the site as though vacant is that the use be maximally productive, yielding the highest return to the land. In the case of the subject as if vacant, the analysis has indicated that a new industrial project would be most appropriate.

CONCLUSION: HIGHEST AND BEST USE AS VACANT

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant, would

be the development of an industrial property. Our analysis of the subject and its respective market characteristics indicate the most likely buyer, as if vacant, would be an investor (land speculation) or a developer.

Based on the foregoing analysis, the highest and best use of the site, as vacant, would be to hold for future industrial development when economic conditions improve.

AS IMPROVED

Legal Permissibility

As discussed, the subject site's zoning and legal restrictions permit a variety of land uses. The site has been improved with an industrial development that is a legal, conforming use.

Physical Possibility

The physical characteristics of the subject improvements were discussed in detail in the improvements analysis. Both the layout and positioning of the improvements are considered functional for industrial use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for industrial users would be the most functional use.

Financial Feasibility

The financial feasibility of an industrial property is based on the amount of rent which can be generated, less operating expenses required to generate that income; if a residual amount existing, then the land is being put to a productive use. As will be indicated in the income capitalization approach, the subject is producing a positive net cash flow and continued utilization of the improvements for industrial purposes is considered financially feasible.

Maximum Profitability

The maximally profitable use of the subject as improved should conform to neighborhood trends and be consistent with existing land uses. Although several uses may generate sufficient revenue to satisfy the required rate of return on investment and provide a return on the land, the single use that produces the highest price or value is typically the highest and best use. As shown in the applicable valuation sections, buildings that are similar to the subject have been acquired or continue to be used by industrial owners/tenants. None of the comparable buildings have been acquired for conversion to an alternative use. These comparables would indicate that the maximally productive use of the property is consistent with the existing use as an industrial property.

CONCLUSION: HIGHEST AND BEST USE AS IMPROVED

Based on the foregoing, the highest and best use of the property, as improved, is consistent with the existing use, as an industrial development.

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based upon the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

INCOME CAPITALIZATION APPROACH

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

METHODOLOGY APPLICABLE TO THE SUBJECT

In valuing the subject, only the sales comparison and income capitalization approaches are applicable and have been used. The cost approach is not applicable in the estimation of market value due to the amount of accrued depreciation. A potential purchaser of the property would not rely upon the cost approach as a valid indicator of value.

INSURABLE VALUE

As part of the client's requested scope of work, an estimate of insurable value is provided herein. CBRE has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for insurable value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The insurable value estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service handbook, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an insurable value. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE regarding the accuracy of this estimate and it is strongly recommend that other sources be utilized to develop any estimate of insurable value.

INSURABLE VALUE CONCLUSION			
Building Type:	Industrial	Height per Story:	28'
Effective Age:	5 YRS	Number of Buildings:	1
Quality/Condition:	Average	Gross Building Area:	86,800 SF
Exterior Wall:	Metal Panel		
Number of Stories:	1		
<hr/>			
MVS Sec/Page/Class			14/14/S
Building Component			Light
Component Sq. Ft.			Manufacturing
Base Square Foot Cost			86,800 SF
			\$34.69
Square Foot Refinements			
Heating and Cooling			\$1.00
Sprinklers			\$1.00
Subtotal			<u>\$36.69</u>
Height and Size Refinements			
Number of Stories Multiplier			1.00
Height per Story Multiplier			1.33
Floor Area Multiplier			0.89
Subtotal			<u>\$43.43</u>
Cost Multipliers			
Current Cost Multiplier			1.01
Local Multiplier			0.94
Final Square Foot Cost			<u>\$41.23</u>
Base Component Cost			\$3,578,972
<hr/>			
Base Building Cost	(via Marshall Valuation Service cost data)		\$3,578,972
Insurable Value Exclusions	10.0% of Total Building Cost		<u>(\$357,897)</u>
Insurable Value Indication			\$3,221,075
Rounded			\$3,220,000
Value Per SF			\$37.10
<hr/>			
Compiled by CBRE			

SALES COMPARISON APPROACH

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE INDUSTRIAL SALES													
No.	Name	Transaction Type	Year Date	Year Built	GBA (SF)	Percent Office	Percent Air Cond.	Clear Height	Land to Bldg. Ratio	Actual Sale Price	Adjusted Sale Price ¹	Price Per SF ¹	NOI Per SF OAR
1	TPI Composites, Newton, IA	Sale	Nov-08	2008	316,810	3.0%	3.0%	32 FT	4.61 : 1	\$14,350,000	\$14,350,000	\$45.30	100% \$4.01 8.84%
2	Uni-Select, Mason City, IA	Sale	Mar-07	1996	154,400	3.0%	3.0%	22Ft	5.63 : 1	\$4,973,455	\$4,973,455	\$32.21	100% \$2.91 9.04%
3	Procter & Gamble Distribution Center, West Branch, IA	Sale	Dec-07	2007	514,957	1.0%	1.0%	32 FT	3.25 : 1	\$21,365,000	\$20,675,000	\$40.15	100% \$3.00 7.46%
4	American Identity, Orange City, IA	Sale	Jan-07	1968	487,121	30.0%	80.0%	9.5' - 25.5'	1.79 : 1	\$12,200,000	\$12,200,000	\$25.05	100% \$2.26 9.02%
5	Pro Mach Manufacturing, Alexandria, MN	Sale	Feb-08	1988	172,000	14.0%	100.0%	18-22	4.31 : 1	\$7,200,000	\$7,200,000	\$41.86	100% \$3.62 8.64%
6	Ball Plastic Container Corp., Ames, IA	Sale	Apr-05	1999	576,876	0.0%	0.0%	35	1.79 : 1	\$25,650,000	\$25,650,000	\$44.46	100% \$3.24 7.28%
Subj.	US Corrugated, Pro Seward, Nebraska Forma	---	---	2000	86,800	1.7%	1.7%	28 Ft.	9.26 : 1	---	---	---	100% \$1.86 ---
¹ Transaction amount adjusted for cash equivalency and/or deferred maintenance (where applicable)													
Compiled by CBRE													

The sales utilized represent the best data available for comparison with the subject property. They were selected from our research of comparable improved sales in the Midwest. These sales were chosen based upon their similar use, physical characteristics and income-generating potential.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

This comparable is a 316,810 square foot, build-to-suit, industrial building located in the greater Des Moines market of Newton, Iowa. The property was built and developed by Opus Northwest, L.L.C. and was completed in August 2008. TPI Composites is a manufacturer of blades used in the area of wind power generation, and leases 100% of the property on an absolute net lease through August 2018, with 1.5% annual rent increases. The property includes 112' x 25' bay spacing, 3% office finish, 32' clear height, sealed 6" concrete floor, and fully air conditioned warehouse. The projected net operating income is \$1,269,000 and results in an 8.84% capitalization rate.

Improved Sale Two

This comparable is located at 2400 19th Street SW in Mason City, Iowa. The building was constructed in 1996, contains gross building area of 154,400 square feet and is situated on a 19.95-acre site. The facility features a 22-foot clear ceiling height, 3% finished office space, tilt up concrete walls and 15 loading entrances. The building is leased to Uni-Select on an initial 12-year term with 4, 5-year options to renew on absolute net lease terms. The base lease rate has annual 2% increases. This tenant is not credit rated by Standard and Poor's. According to Cerro Gordo County records, the purchase price for the subject property is \$4,973,455 or \$32.21 per square foot, indicating a 9.04% capitalization rate on first years income.

Improved Sale Three

This comparable is located at 101 Council Street in West Branch, Iowa. The building was constructed in 2007 and is situated on a 38.45-acre site. The facility features a 32-foot clear ceiling height, 1% finished office space, and 52 loading entrances. The building is leased to Procter & Gamble Hair Care LLC. on an initial 10-year term starting in June of 2007 on NNN lease terms. Current annual rent is \$1,543,263 or \$3.00 per square foot. The subject lease has a \$0.24 increase in rent in year 6. The subject property is under contract and will be purchased for \$21,365,000 or \$41.49 per square foot. However, according to the purchase agreement the buyer will be credited at closing for \$690,000 for the buyer's closing costs, lending costs and commission expenses. This makes the net purchase price \$20,675,000 or \$40.15 per square foot. Based on the in-place income at the time of sale, an overall capitalization rate of 7.46% is indicated.

Improved Sale Four

This comparable property is located immediately east of the Orange City, Iowa municipal airport in the southern portion of Orange City, Iowa. The property is approximately 42 miles northeast of Sioux City. At the time of sale the property was improved with a 487,121 square foot tilt up masonry and steel manufacturing and distribution facility for American Identity, a promotional items manufacturer

with 10 plants nationally. The building improvements were originally constructed in 1968 with a number of additions, the latest of which was completed in 1990. The current tenant, American Identity recently signed a 20 year lease at a base rate of \$2.26 per square foot on an absolute net basis with 2.5% annual rent escalations. The face capitalization rate is 9.024%. Overall, the building improvements were considered to be in average condition.

Improved Sale Five

This sale represents a sale-leaseback of an outstate Minnesota manufacturing building. The property is 172,000 square feet with an approximate 14% office finish. Clear height ranges from 18-22 feet and the property was built from 1988 through 2007. Lease commenced in fall of 2007 at \$4.19 per square foot net with 2.5% annual increases over a 15 year term. Capitalization rate of 8.46% (10.0% capitalization rate off face income) is derived using the contract rental rate, a 10% vacancy deduction, and a \$0.15 per square foot replacement reserve deduction. Property was purchased by Stag Capital, an investor often purchasing more high-risk (risk reflected in capitalization rate) properties in smaller communities.

Improved Sale Six

This is a 576,876 square foot warehouse/distribution facility located at the NEC of E. Lincoln Way and Bell Avenue in Ames, Iowa. The property has I-35 frontage and visibility but there is no interchange at E. Lincoln Way. It is situated on 23.76 acres, was built in 1999-2002, offers a 33' clear height, no significant office finish, 21 truck docks and is considered to be in good condition. At the time of sale, the building was 100% leased to and occupied by Ball Plastic Container Corporation (BB+/Positive). The lease originated in February 2003 for 15 years, with a base rent of \$3.24 PSF. The lease is structured on an absolute net basis to the owner. Rent escalations occur 2/08 (\$3.56 PSF) and 2/13 (\$3.92 PSF). The property sold for \$25,650,000 or \$44.46 PSF. Given the absolute net nature of the lease, the rental income and net income are the same. The indicated capitalization rate is 7.28%.

ADJUSTMENTS

Property Rights

Real estate carries with it a bundle of property rights that can be transferred in whole or in part. Examples of some of the most common property rights are the fee simple estate, leased fee estate, leasehold estate, and partial interests. The fee simple estate is the most all-encompassing property right, and includes all rights to use the property subject to government intervention. The leased fee estate is characterized by property that is encumbered by one or more leases. The leasehold estate is the lessee's right to use a property on which there is a lease. Partial interests result when property rights are divided among two or more parties, and may involve controlling or non-controlling

interests. Selling prices may be affected by the specific property rights included in the transfer. Thus, any differences in property rights among the comparable sales must be identified, and may require adjustment to account for differences in property rights compared with the property rights appraised for the subject.

All of the sales were the sale of the leased fee estate and no adjustments were made.

Financing Terms

This adjustment is for favorable financing. It is also referred to as the cash equivalency adjustment. No adjustments for financing terms were necessary.

Conditions of Sale

This adjustment is for motivations behind a sale. Examples include related-party transactions and forced sales. Each comparable was an arms-length transaction and no adjustments were made.

Market Conditions

This adjustment is frequently referred to as the “time adjustment” and reflects changes in market conditions (appreciation or depreciation) between the date of the sale and the effective date of the appraisal. We have adjusted the 2005 sale upward for positive market conditions. Because of changing market conditions, both positive and negative, we have not adjusted the remaining sales that occurred in 2007 and 2008.

Location

This adjustment considers current neighborhood land use and potential patterns of change. It also recognizes compatibility of land use and absence of and protection from adverse influences. Other important location attributes include accessibility, transportation patterns, existence of neighborhood support facilities, zoning and utilities.

Sales 3 and 6 have a superior location in or near larger communities and have been adjusted downward. No other adjustments have been made for location.

Size

This adjustment is based on economies of scale, as size increases, sales price per square foot decreases. Sales 1, 3, 4 and 6 are larger than the subject and have been adjusted upward for size. The remaining sales have a similar size as the subject and have not been adjusted.

Age/Condition

This adjustment is for differences in effective physical age. The subject was built in 2000. Sales 1 and 3 are newer than the subject and have been adjusted downward for age and condition. Sale 4 is older than the subject and has been adjusted upward. Sales 2, 5 and 6 have a similar age as the subject and have not been adjusted.

Quality

This adjustment is for differences in construction materials and workmanship. All of the sales are considered to have a similar quality and no adjustments were made for quality.

Percentage Office

This adjustment is for differences in the percentage of finished space. Sale 4 has a greater percentage of office and has been adjusted downward. The remaining sales have a similar percentage of office and have not been adjusted.

Income Characteristics

Income producing properties are primarily purchased on their income producing capability. This adjustment compares the net operating income of the comparables with the subject property. All of the Sales have a superior net operating income and have been adjusted downward.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

INDUSTRIAL SALES ADJUSTMENT GRID							Subj. Pro Forma
Comparable Number	1	2	3	4	5	6	
Transaction Type	Sale	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Nov-08	Mar-07	Dec-07	Jan-07	Feb-08	Apr-05	---
Year Built	2008	1996	2007	1968	1988	1999	2000
GBA (SF)	316,810	154,400	514,957	487,121	172,000	576,876	86,800
Percent Office	3.0%	3.0%	1.0%	30.0%	14.0%	0.0%	1.7%
Clear Height	32 FT	22Ft	32 FT	9.5' - 25.5'	18-22	35	28 Ft.
Land to Bldg. Ratio	4.61 : 1	5.63 : 1	3.25 : 1	1.79 : 1	4.31 : 1	1.79 : 1	9.26 : 1
Actual Sale Price	\$14,350,000	\$4,973,455	\$21,365,000	\$12,200,000	\$7,200,000	\$25,650,000	---
Adjusted Sale Price ¹	\$14,350,000	\$4,973,455	\$20,675,000	\$12,200,000	\$7,200,000	\$25,650,000	---
Price Per SF ¹	\$45.30	\$32.21	\$40.15	\$25.05	\$41.86	\$44.46	---
Occupancy	100%	100%	100%	100%	100%	100%	100%
NOI Per SF	\$4.01	\$2.91	\$3.00	\$2.26	\$3.62	\$3.24	\$1.86
OAR	8.84%	9.04%	7.46%	9.02%	8.64%	7.28%	---
Adj. Price Per SF	\$45.30	\$32.21	\$40.15	\$25.05	\$41.86	\$44.46	
Property Rights Conveyed	0%	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	0%	
Market Conditions (Time)	0%	0%	0%	0%	0%	5%	
Subtotal - Price Per SF	\$45.30	\$32.21	\$40.15	\$25.05	\$41.86	\$46.68	
Location	0%	0%	-15%	0%	0%	-15%	
Size	5%	0%	10%	10%	0%	10%	
Age/Condition	-5%	0%	-5%	10%	0%	0%	
Quality of Construction	0%	0%	0%	0%	0%	0%	
% Office Finish	0%	0%	0%	-5%	0%	0%	
Income Characteristics	-51%	-34%	-36%	-17%	-46%	-40%	
Total Other Adjustments	-51%	-34%	-46%	-2%	-46%	-45%	
Indicated Value Per SF	\$22.20	\$21.26	\$21.68	\$24.55	\$22.60	\$25.68	

¹ Transaction amount adjusted for cash equivalency and/or deferred maintenance (where applicable)

Compiled by CBRE

SALE PRICE PER SQUARE FOOT CONCLUSION

Prior to adjustments, the sales ranged from \$25.05 per square foot to \$45.30 per square foot, with an average of \$38.17 per square foot. After adjustments the comparables indicate a market value for the from \$21.26 per square foot to \$25.68 per square foot, with an average of \$22.99 per square foot. We will give consideration to all of the comparables and reconcile in the middle of the range. The following table presents the valuation conclusion:

SALES COMPARISON APPROACH

GBA (SF)	X	Value Per SF	=	Value
86,800	X	\$23.00	=	\$1,996,400

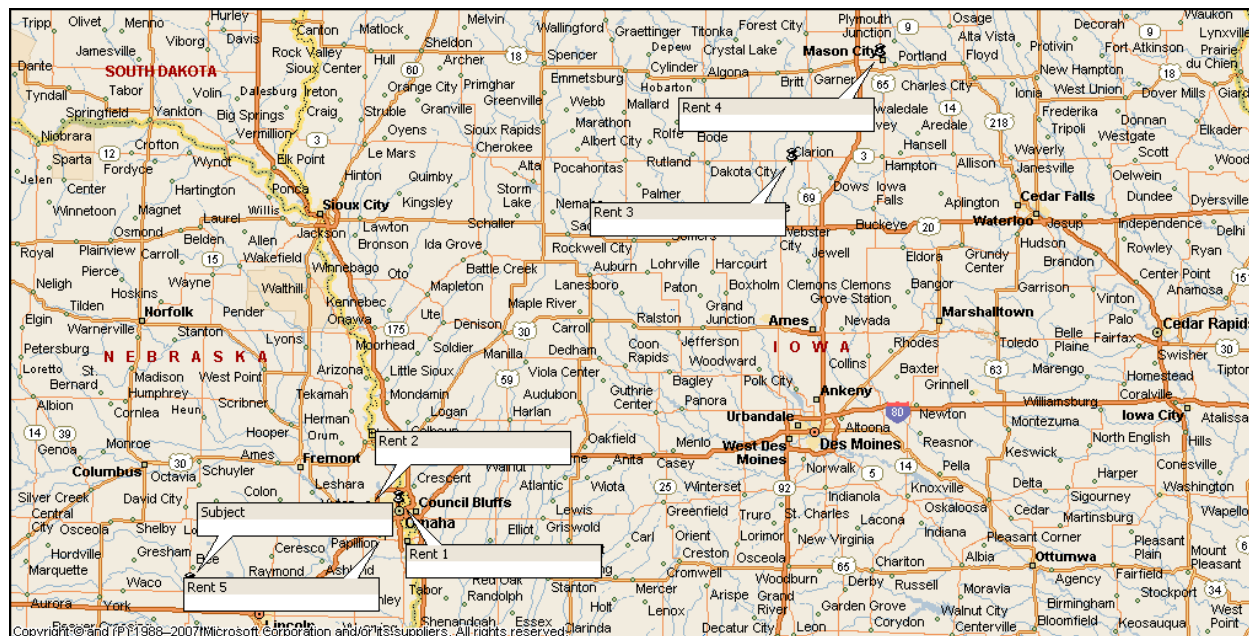
VALUE CONCLUSION

Indicated Stabilized Value	\$1,996,400
Deferred Maintenance	\$0
Lease-Up Discount	\$0
Value Indication	\$1,996,400
Rounded	\$2,000,000
Value Per SF	\$23.04

Compiled by CBRE

INCOME CAPITALIZATION APPROACH

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE INDUSTRIAL RENTALS

Comp. No.	Property Name	Location	Year Built	Occ.	GBA (SF)	Percent Office	Percent Air Cond.	Clear Height	Quoted Rental Rate	Expense Basis
1	Kraft Industrial	10015 South 136th Street, Omaha, NE	2006	100%	75,000	7.0%	7.0%	32'	\$4.53 PSF	NNN
2	Netshops, Inc.	13900 Chalco Valley Parkway, Omaha, NE	1990	100%	142,471	17.0%	17.0%	25 Ft.	\$3.05 PSF	NNN
3	EDS	300 10th Street NW, Clarion, IA	1997	100%	126,900	0.0%	0.0%	32 Ft.	\$3.39 PSF	Absolute Net
4	Uni-Select	2400 19th Street SW, Mason City, IA	1996	100%	154,400	3.0%	3.0%	22 Ft.	\$2.91 PSF	Absolute Net
5	Schering Plough	10488 South 136th Street, Omaha, NE	2006	100%	163,120	12.0%	100.0%	28 Ft.	\$4.35 PSF	NNN
Subj. Pro Forma	US Corrugated	1469 294th Road, Seward, Nebraska	2000	100%	86,800	1.7%	1.7%	28 Ft.	---	---

Compiled by CBRE

The rentals utilized represent the best data available for comparison with the subject property. They were selected from our research of comparable rentals within Nebraska and Iowa. These comparables were chosen based upon their similar use, physical characteristics and income-generating potential.

Rent Comparable One

This is the proposed industrial warehouse facility owned by Becknell Development. The property will be leased and 100% occupied by Kraft Foods. The warehouse is being built with the potential to include freezer area of approximately 15,805 square feet (expandable to 21,705 square feet) and a 2,013 square foot Refrigerated dock. The lease term is 10 years, on a triple net basis, with escalations annually after year according to CPI. There are three 5-year options to renew.

Rent Comparable Two

This property is located in the Chalco Valley Business Park just off Interstate 80 near 144th and Chandler Street in southwest Omaha, Nebraska. This comparable represents a new lease to Netshops, Inc. who will occupy the entire building consisting of 142,471 square feet. The rental rate is \$3.05 per square foot on a triple-net lease structure and the lease term is for 5 years with 2 months free rent.

Rent Comparable Three

This comparable is located at 300 10th Street NW in Clarion, Iowa. The building was constructed in 1997, contains gross building area of 126,900 square feet and is situated on an 8.68-acre site. The facility features a 32-foot clear ceiling height, 0% finished office space and 13 loading entrances. The building is leased to EDS on an initial 12-year term with 2, 5-year options to renew on absolute net lease terms. There is approximately 3.5 years remaining on the initial term. The base lease rate has annual 3% bumps. The current Standard & Poor's credit rating for Electronic Data Systems Corporation is BBB- with a negative rating outlook.

Rent Comparable Four

This comparable is located at 2400 19th Street SW in Mason City, Iowa. The building was constructed in 1996, contains gross building area of 154,400 square feet and is situated on a 19.95-acre site. The facility features a 22-foot clear ceiling height, 3% finished office space, tilt up concrete walls and 15 loading entrances. The building is leased to Uni-Select on an initial 12-year term with 4, 5-year options to renew on absolute net lease terms. The base lease rate has annual 2% increases. This tenant is not credit rated by Standard and Poor's.

Rent Comparable Five

This comparable is a 163,120-square-foot, industrial facility located in the Hilltop Industrial Park at 10488 South 136th Street in Omaha. It was built in 2006 and is situated on a 6.976-acre site. Currently, the facility is 100.0% occupied by Schering Plough Animal Health Corporation, a unit of the parent company Schering Plough. Schering Plough is a public company rated A- credit by

Standard & Poors and trades on the NYSE under the symbol SGP. The base rental rate is \$3.75 plus \$0.60 in amortized TI for a total of \$4.35 per square foot to the owner on a triple-net basis.

ANALYSIS

The rents indicate a tight range from \$2.69 per square foot to \$4.53 per square foot. Rents 1 and 5 are built to suit properties in Omaha and would be adjusted downward for location and age. The remaining comparables are similar in size, age and location, and provide good comparable data. All of the comparables, except Comparable 2 and 5, have some type of periodic rent escalation. The subjects contract rent is below the range indicated by comparable rents. Based on the foregoing analysis and discussion we believe the subject's contract rent is below market rent.

SUBJECT RENTAL INFORMATION

The following table depicts the subject's lease.

LEASE ABSTRACT - US CORRUGATED		
Lessor		DLL-Seward LLC
Lessee		USC Acquisition Corp
Building Size (SF)		86,800
Lease Commence Date		April 1, 2007
Expiration Date (Base Lease)		April 1, 2027
Lease Term (Base Lease)		240 Months
Remaining Lease Term (Base Lease)		218 Months
No. & Term of Options		Two, 5-Year Terms
Contract Rental Rate	\$/SF/Yr.	Total \$/Yr.
Base Lease Term	\$1.86	\$161,674
Lessor Expenses		None
Lessee Expenses		All - Absolute Net
Escalations		2% Annually Starting in Year 5
Source: Lease		

MARKET RENT CONCLUSIONS

Based on the foregoing analysis and discussion, the following depicts the market rent conclusions for the subject:

MARKET RENT CONCLUSIONS	
Category	Manufacturing
GBA (SF)	86,800
Market Rent (\$/SF/Yr.)	\$3.50
Concessions	None
Reimbursements	NNN
Annual Escalation	None
Average Lease Term	10 Years
Compiled by CBRE	

POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, potential rental income is estimated based forward looking market rental rates over the next twelve months. This method of calculating rental income is most prevalent in the local market and is consistent with the method used to derive overall capitalization rates from the comparable sales data.

VACANCY

The stabilized vacancy estimate accounts for the anticipated down time between leases in the event of non-renewal. However, the subject is encumbered with long-term leases. Therefore, the typical vacancy and collection loss does not apply in this analysis. Any perceived vacancy or tenant credit risk is accounted for in the selection of the overall capitalization rate.

VACANCY	
Year	% PGI
Current	0%
CBRE Estimate	0%
Compiled by CBRE	

The zero percent vacancy is supported by investors in the market.

OPERATING EXPENSE ANALYSIS

As mentioned previously, the subject's lease is based on an absolute net structure whereby the tenant is responsible for all expenses, including structural repairs.

Consistent with the normal market practice for similar net leased investments, we have made no deductions to account for operating expenses, management fees, or reserves for replacements. While it is possible that the owner could have some expenses over the normal holding period, such are not generally accounted for in the valuation of net leased investments. This methodology is consistent with the method used to extract capitalization rates from the comparable sales.

Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (effective gross income). While a landlord may incur these fees and while this item is not recovered under terms of the lease, in the current market, buyers do not make a deduction for this item in analyzing similar net leased investments. Therefore, management fees have not been included in our analysis.

Reserves for Replacement

The market lease terms, based on discussions with knowledgeable market participants, reserves are not typically incorporated into an analysis where the lease is absolute net. Therefore, no provision for reserves for replacement has been reflected in the pro forma analysis.

OPERATING EXPENSE CONCLUSION

The subject's expense is detailed as follows:

OPERATING EXPENSES		
Year	Total	\$/SF
CBRE Estimate	\$0	\$0.00
Compiled by CBRE		

NET OPERATING INCOME CONCLUSION

The subject's net operating income is detailed as follows:

NET OPERATING INCOME		
Year	Total	\$/SF
CBRE Estimate	\$161,674	\$1.86
Compiled by CBRE		

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate for direct capitalization.

Comparable Sales

The OARs confirmed for the comparable sales analyzed in the Sales Comparison Approach are as follows:

COMPARABLE CAPITALIZATION RATES		
Sale	Sale Date	OAR
1	Nov-08	8.84%
2	Mar-07	9.04%
3	Dec-07	7.46%
4	Jan-07	9.02%
5	Feb-08	8.64%
6	Apr-05	7.28%
Indicated OAR:		7.28% to 9.04%
Compiled by: CBRE		

The capitalization rates indicated by the comparable sales ranged from 7.28% to 9.04%. Sale 6 is the oldest sale and because of changing market conditions, has the least relevance for capitalization rate comparison. Sales 1 and 4 are the newest sales transactions. Therefore, this data is most reflective of current market trends, interest rates and buyer's expectations and motivation in the market. Sale 3 has a superior credit tenant and would need an upward adjustment to the capitalization rate.

The above capitalization rate for Sale 5 is derived using the contract rental rate, a 10% vacancy deduction, and a \$0.15 per square foot replacement reserve deduction. This comparable indicates a 10.00% OAR by capitalization of income, similar to the rest of the comparables.

Published Investor Surveys

The results of the most recent National Investor Survey, published by CBRE, are summarized in the following chart.

OVERALL CAPITALIZATION RATES		
Investment Type	OAR Range	Average
<i>CBRE Warehouse/Distribution</i>		
Class A	5.00% - 7.50%	6.18%
Class B	6.00% - 8.00%	7.20%
Class C	8.00% - 10.00%	8.79%
<i>Korpacz Warehouse</i>		
National Data	5.00% - 9.00%	6.73%
Indicated OAR:		8.00% to 10.00%
Source: CBRE National Investor Survey & Korpacz Real Estate Investor Survey		

The subject would be considered a class C manufacturing facility. Because of the subject's age, size and location in a lower tier market, an OAR in the upper portion of the range indicated in the preceding table is considered appropriate.

The fourth quarter 2008 Korpacz report on the national warehouse market indicated over the past three quarters, the average OAR increased 26 basis points for this market. Over the next six months, participants forecast OARs to rise as much as 100 basis points in this market. The average expected increase is about 48 basis points.

Market Participants

The results of recent interviews with knowledgeable real estate professionals are summarized in the following table.

OVERALL CAPITALIZATION RATES - INDUSTRIAL			
Respondent	Company	OAR	Date of Survey
Broker	Marcus & Millichap	8.50% to 9.50%	Feb-09
Indicated OAR:			8.50% to 9.50%
Compiled by: CBRE			

This broker specializes in investment properties. He thought that capitalization rates had risen 75 to 100 basis points over the past 18 months and that the above range of capitalization rates is appropriate for the subject.

Band of Investment

The band of the investment technique has been utilized as a crosscheck to the foregoing techniques. The analysis is shown in the following table.

BAND OF INVESTMENT				
Mortgage Interest Rate	6.70%			
Mortgage Term (Amortization Period)	15 Years			
Mortgage Ratio (Loan-to-Value)	80%			
Mortgage Constant	0.10586			
Equity Dividend Rate (EDR)	5%			
Mortgage Requirement	80%	x	0.10586	= 0.08469
Equity Requirement	20%	x	0.05000	= 0.01000
	100%			0.09469
Indicated OAR:				9.50%
Compiled by: CBRE				

Capitalization Rate Conclusion

The following chart summarizes the OAR conclusions.

OVERALL CAPITALIZATION RATE - CONCLUSION	
Source	Indicated OAR
Comparable Sales	7.28% to 9.04%
National Investor Survey	8.00% to 10.00%
Market Participants	8.50% to 9.50%
Band of Investment	9.50%
CBRE Estimate	8.75%
Compiled by: CBRE	

In concluding an overall capitalization rate for the subject, primary reliance has been placed upon the data obtained from the comparable sales and interviews of market participants. This data tends to provide the most accurate depiction of both buyer's and seller's expectations within the market. Further secondary support for our conclusion is noted via the CBRE National Investor Survey, Korpacz Survey and the band of investment methodology.

Direct Capitalization Summary

A summary of the direct capitalization at stabilized occupancy is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY

Income	\$/SF/Yr	Total
Potential Rental Income	\$1.86	\$161,674
Net Rental Income	\$1.86	\$161,674
Effective Gross Income	\$1.86	\$161,674
Expenses		
Operating Expenses	\$0.00	\$0
Operating Expense Ratio		0.00%
Net Operating Income	\$1.86	\$161,674
OAR		/ 8.75%
Indicated Stabilized Value		\$1,847,703
Rounded		\$1,850,000
Deferred Maintenance		-
Lease-Up Discount		-
Value Indication		\$1,847,703
Rounded		\$1,850,000
Value Per SF		\$21.31
Matrix Analysis	Cap Rate	Value
	8.50%	\$1,902,000
	8.75%	\$1,847,700
	9.00%	\$1,796,400

Compiled by CBRE

RECONCILIATION OF VALUE

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Sales Comparison Approach	\$2,000,000
Income Capitalization Approach	\$1,850,000
Reconciled Value	\$1,850,000
Compiled by CBRE	

The cost approach typically gives a reliable value indication when there is evidence for the replacement cost estimate and when there is minimal depreciation contributing to a loss in value, which must be estimated. In the case of the subject, there is a credit lease in place on a long-term basis. The cost approach is more appropriate for a fee simple valuation. Therefore, this approach has not been performed.

In the sales comparison approach, the subject property is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and will given secondary consideration in the final value reconciliation.

The income capitalization approach is applicable to the subject property since it is an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is considered reasonable and will be given most consideration in the final value reconciliation.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	February 16, 2009	\$1,850,000
Compiled by CBRE			

ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE is not aware of any title defects nor has it been advised of any unless such is specifically noted in the report. CBRE, however, has not examined title and makes no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a qualified title company that issues or insures title to real property.
2. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. CBRE professionals are not engineers and are not competent to judge matters of an engineering nature. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of CBRE by ownership or management; CBRE inspected less than 100% of the entire interior and exterior portions of the improvements; and CBRE was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, CBRE reserves the right to amend the appraisal conclusions reported herein.
3. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. CBRE has no knowledge of the existence of such materials on or in the property. CBRE, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

We have inspected, as thoroughly as possible by observation, the land; however, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.

4. All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to CBRE. This report may be subject to amendment upon re-inspection of the subject subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions and projected levels of operation.
5. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the appraisal report, CBRE has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact on the conclusions reported. Thus, CBRE reserves the right to amend conclusions reported if made aware of any such error. Accordingly, the client-addressee should carefully review

all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify CBRE of any questions or errors.

6. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal. However, CBRE will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
7. CBRE assumes no private deed restrictions, limiting the use of the subject in any way.
8. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposit or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
9. CBRE is not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
10. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.
11. Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. CBRE does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of CBRE
12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of CBRE to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
13. Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
14. This study may not be duplicated in whole or in part without the specific written consent of CBRE nor may this report or copies hereof be transmitted to third parties without said consent, which consent CBRE reserves the right to deny. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of CBRE which consent CBRE reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. CBRE shall have no accountability or responsibility to any such third party.
15. Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.
16. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.

17. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.
18. No opinion is intended to be expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis has been made known to CBRE unless otherwise stated within the body of this report. If the Consultant has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
19. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor CBRE assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
20. CBRE assumes that the subject analyzed herein will be under prudent and competent management and ownership; neither inefficient or super-efficient.
21. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
22. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist.
23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, CBRE has not made a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since CBRE has no specific information relating to this issue, nor is CBRE qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject.
24. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client proximately result in damage to Appraiser. The Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover from the other reasonable attorney fees and costs.
25. The report is for the sole use of the client; however, client may provide only complete, final copies of the appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Appraiser is not required to explain or testify as to appraisal results other than to respond to the client for routine and customary questions. Please note that our consent to allow an appraisal report prepared by CBRE or portions of such report, to become part of or be referenced in any public offering, the granting of such consent will be at our sole discretion and, if given, will be on condition that we will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to us, by a party satisfactory to us. We do consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.
26. As part of the client's requested scope of work, an estimate of insurable value is provided herein. CBRE has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as the Marshal Valuation Service handbook. The methodology employed is a derivation of the cost

approach which is primarily used as an academic exercise to help support the market value estimate and therefore is not reliable for Insurable Value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

This analysis should not be relied upon to determine proper insurance coverage which can only be properly estimated by consultants considered experts in cost estimation and insurance underwriting. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE regarding the accuracy of this estimate and it is strongly recommend that other sources be utilized to develop any estimate of insurable value.

ADDENDA

ADDENDUM A
GLOSSARY OF TERMS

assessed value Assessed value applies in ad valorem taxation and refers to the value of a property according to the tax rolls. Assessed value may not conform to market value, but it is usually calculated in relation to a market value base.[†]

cash equivalency The procedure in which the sale prices of comparable properties sold with atypical financing are adjusted to reflect typical market terms.

contract rent The actual rental income specified in a lease.[‡]

effective rent The rental rate net of financial concessions such as periods of no rent during the lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis.[‡]

excess land In regard to an improved site, the land not needed to serve or support the existing improvement. In regard to a vacant site or a site considered as though vacant, the land not needed to accommodate the site's primary highest and best use. Such land may be separated from the larger site and have its own highest and best use, or it may allow for future expansion of the existing or anticipated improvement. See also surplus land.[‡]

extraordinary assumption An assumption directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. See also hypothetical condition.[‡]

fee simple estate Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[‡]

floor area ratio (FAR) The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area; also called *building-to-land ratio*.[‡]

full service lease A lease in which rent covers all operating expenses. Typically, full service leases are combined with an *expense stop*, the expense level covered by the contract lease payment. Increases in expenses above the expense stop level are passed

through to the tenant and are known as *expense pass-throughs*.

going concern value Going concern value is the value of a proven property operation. It includes the incremental value associated with the business concern, which is distinct from the value of the real estate only. Going concern value includes an intangible enhancement of the value of an operating business enterprise which is produced by the assemblage of the land, building, labor, equipment, and marketing operation. This process creates an economically viable business that is expected to continue. Going concern value refers to the total value of a property, including both real property and intangible personal property attributed to the business value.[†]

gross building area (GBA) The total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. Gross building area for office buildings is computed by measuring to the outside finished surface of permanent outer building walls without any deductions. All enclosed floors of the building including basements, mechanical equipment floors, penthouses, and the like are included in the measurement. Parking spaces and parking garages are excluded.[‡]

hypothetical condition That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. See also extraordinary assumption.[‡]

insurable value Insurable Value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is that portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This value is often controlled by state law and varies from state to state.[†]

investment value Investment value is the value of an investment to a particular investor based on his or her investment requirements. In contrast to market value, investment value is value to an individual, not value in the marketplace. Investment value reflects the subjective relationship between a particular investor and a given investment. When measured in dollars, investment value is the price an investor would pay for an investment in light of its perceived capacity to satisfy his or her desires, needs, or investment goals. To estimate investment value, specific investment criteria must be known. Criteria to evaluate a real estate

investment are not necessarily set down by the individual investor; they may be established by an expert on real estate and its value, that is, an appraiser.[†]

leased fee

See leased fee estate

leased fee estate An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.[‡]

leasehold

See leasehold estate

leasehold estate The interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions.[‡]

liquidation value The most probable price which a specified interest in real property is likely to bring under all of the following conditions: 1) Consummation of a sale will occur within a severely limited future marketing period specified by the client; 2) Actual market conditions are those currently obtaining for the property interest appraised; 3) The buyer is acting prudently and knowledgeably; 4) The seller is under extreme compulsion to sell; 5) The buyer is typically motivated; 6) The buyer is acting in what he or she considers his or her best interests; 7) A limited marketing effort and time will be allowed for the completion of a sale; 8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[‡]

market rent The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the specified lease agreement including term, rental adjustment and revaluation, permitted uses, use restrictions, and expense obligations.[‡]

market value Market value is one of the central concepts of the appraisal practice. Market value is differentiated from other types of value in that it is created by the collective patterns of the market. Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale

as of a specified date and the passing of title from seller to buyer under conditions whereby: 1) A reasonable time is allowed for exposure in the open market; 2) Both parties are well informed or well advised, and acting in what they consider their own best interests; 3) Buyer and seller are typically motivated; 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[§]

marketing period The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.[‡]

net lease Lease in which all or some of the operating expenses are paid directly by the tenant. The landlord never takes possession of the expense payment. In a *Triple Net Lease* all operating expenses are the responsibility of the tenant, including property taxes, insurance, interior maintenance, and other miscellaneous expenses. However, management fees and exterior maintenance are often the responsibility of the lessor in a triple net lease. A *modified net lease* is one in which some expenses are paid separately by the tenant and some are included in the rent.

net rentable area (NRA) 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.*

occupancy rate The relationship or ratio between the income received from the rented units in a property and the income that would be received if all the units were occupied.[‡]

prospective value opinion A forecast of the value expected at a specified future date. A prospective value opinion is most frequently sought in connection with real estate projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy at the time the appraisal report is written.[‡]

reasonable exposure time The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion

based upon an analysis of past events assuming a competitive and open market. ^{††}

rent

See

full service lease

net lease

market rent

contract, coupon, face, or nominal rent

effective rent

shell rent The typical rent paid for retail, office, or industrial tenant space based on minimal “shell” interior finishes (called plain vanilla finish in some areas). Usually the landlord delivers the main building shell space or some minimum level of interior build-out, and the tenant completes the interior finish, which can include wall, ceiling, and floor finishes; mechanical systems, interior electric, and plumbing. Typically these are long-term leases with tenants paying all or most property expenses. [‡]

surplus land Land not necessary to support the highest and best use of the existing improvement but, because of physical limitations, building placement, or neighborhood norms, cannot be sold off separately. Such land may or may not contribute positively to value and may or may not accommodate future expansion of

an existing or anticipated improvement. See also excess land. [‡]

usable area 1) The area actually used by individual tenants. 2) The Usable Area of an office building is computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable areas, and to the inside finished surface of the dominant portion of the permanent outer building walls. Excludes areas such as mechanical rooms, janitorial room, restrooms, lobby, and any major vertical penetrations of a multi-tenant floor. ^{*}

use value Use value is a concept based on the productivity of an economic good. Use value is the value a specific property has for a specific use. Use value focuses on the value the real estate contributes to the enterprise of which it is a part, without regard to the property’s highest and best use or the monetary amount that might be realized upon its sale. [†]

value indication An opinion of value derived through application of the appraisal process. [‡]

[†] *The Appraisal of Real Estate*, Twelfth Edition, Appraisal Institute, 2001.

[‡] *The Dictionary of Real Estate Appraisal*, Fourth Edition, Appraisal Institute, 2002.

[§] Office of Comptroller of the Currency (OCC), 12 CFR Part 34, Subpart C – Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 4th ed. (Chicago: Appraisal Institute, 2002), 177-178. This is also compatible with the RTC, FDIC, FRS and NCUA definitions of market value as well as the example referenced in the *Uniform Standards of Professional Appraisal Practice (USPAP)*.

^{*} 2000 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 2000)

^{††} *Statement on Appraisal Standard No. 6*, Appraisal Standards Board of The Appraisal Foundation, September 16, 1993, revised June 15, 2004.

ADDENDUM B
SEWARD COMMUNITY PROFILE

Seward, Nebraska

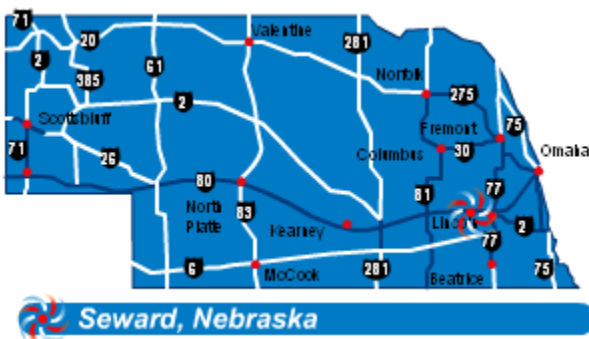
Date generated: 4/27/2009

Navigation: [Location](#) | [Population](#) | [Labor](#) | [Transportation](#) | [Utilities](#) | [Tax](#)
[Structure](#) | [Municipal Services](#) | [Education](#) | [Recreation](#) |
[Housing](#) | [Health Facilities](#) | [Commercial Services](#) | [Local](#)
[Manufacturing](#) | [Largest Employers](#) | [Community Notes](#) | [Local](#)
[Contacts](#) |

Seward, the county seat of Seward County, is located in southeastern Nebraska. Seward is served by U.S. Highway 34 and Nebraska Highway 15. Interstate 80 is five miles south of Seward. Seward is 30 miles west of Lincoln and 77 miles southwest of Omaha.

Omaha.....	76
Lincoln.....	28
Chicago.....	541
Dallas.....	626
Denver.....	476
Los Angeles.....	1,488
New York.....	1,314
Kansas City.....	220

Distance in highway miles



General:

	Last Census 2000	Latest Year 2007/2008	% Change
Seward (2007)	6,319	6,727	6.5%
Seward County (2008)	16,496	16,758	1.6%
Labor Market Population ¹	336,192	362,939	8.0%

1) Labor market population is the county population plus the contiguous county population.

County Age Distribution (2007) :

	Age: 0-17	18-24	25-44	45-64	65+	85+	Total	% Split
Male.....	1,844	1,587	1,820	2,096	1,105	159	8,452	51.1 %
Female.....	1,744	1,170	1,713	2,097	1,378	290	8,102	48.9 %
Total:	3,588	2,757	3,533	4,193	2,483	449		

Source: U.S. Census Bureau, Population Division, County Population Estimates by Selected Age and Gender. Released August, 2008.
State Data. U.S. Census Bureau, 2005 American Community Survey

LABOR

	State (2007)	County (2007)	Area Labor Force (2007) ¹
Labor Force.....	984,294	9,388	206,373
Unemployment.....	30,003	255	5,822
Unemployment as % of Labor Force.....	3.0%	2.7%	2.8%
Total Employment.....	954,291	9,133	200,554

Wages: Sample of hourly wage rates in manufacturing occupations (production and/or clerical).

Job Title	10th Percentile	Median	90th Percentile
Assemblers/Fabricators exc. Mach./Electr./Prec.	\$8.43	\$12.49	\$19.70
Data Entry Keyers	\$8.21	\$10.74	\$12.94
Laborers, Helpers & Material Movers, Hand	\$6.97	\$9.80	\$15.07
Lathe Tool Setters	\$12.49	\$16.29	\$23.21
Machinists	\$13.02	\$17.84	\$22.94
Secretaries, exc. Legal & Medical	\$10.08	\$13.48	\$18.24
Welders & Cutters	\$10.17	\$16.87	\$19.79
Welding Machine Operators	\$11.26	\$14.46	\$18.81

Percent of Manufacturing Labor Force Unionized 1%

Number of Work Stoppages in Past 5 Years 0

A well-educated labor force provides significant benefits to Nebraska employers. Nebraska workers are among the most productive, are readily trainable, and are known for their strong work orientation and technical proficiency. Nebraska has lower than average unemployment, worker's compensation insurance, and wage rates. The labor climate is enhanced by favorable management/labor relations and right-to-work provision in the Nebraska Constitution. Nebraska's positive labor climate and low turnover rates contribute to unemployment insurance costs which are among the nation's lowest.

^ TRANSPORTATION

Motor Carrier:

	Federal	State	County
Number of INTERSTATE Highways Serving City.....	80		
Number of Limited Access, Four-Lane Highways.....			
Number of Improved Two-Lane Highways.....	34	15	
	Hwy. Name		Miles
Miles to nearest Interstate highway.....	Interstate 80		5
Miles to nearest four-lane highway.....			

Motor Freight Carriers:

There are more than 8,000 licensed motor freight carriers with global connections in Nebraska. These carriers can serve businesses throughout the United States, Canada, and Mexico.

Transit Time for Carload or Truckload Lots to:

Destination	Days by Railroad	Days by Motor Freight
Chicago.....	1-3 days	1-2 days
Dallas.....	3-4 days	2-3 days
Denver.....	1-3 days	1-2 days
Kansas City.....	1-3 days	1-2 days
Los Angeles.....	4-7 days	2-3 days
Minneapolis.....	1-3 days	1-2 days
New York.....	4-7 days	3-5 days
St. Louis.....	1-3 days	2-3 days



Nebraska provides extensive highway and rail corridors to both coasts, plus access to the Gulf of Mexico from ports on the Missouri River. Many Midwestern cities are within 24 hours shipping time and no major city is more than four days by truck, or five days by rail. Nebraska manufacturers ship everything from auto parts to electronics throughout the world.

Air:

Distance to nearest public airport..... 1 minute(s)

Elevation..... 1,506 feet

Length of longest runway..... 4,200 feet

Runway lighted..... Yes

Private aircraft storage available..... Yes

Private aircraft maintenance available..... Yes

Distance to nearest commercial air transportation..... 25 minute(s)

Distance to nearest international airport:

Name of Airport	Miles to Airport from Community
Omaha Eppley International	80
Kansas City International	203
Denver International	469

Scheduled air service is available at the Lincoln Airport, 25 miles (25 minutes) east of Seward. The airport is utilized by both commercial and private aircraft and provides passenger, air express, and air freight services. There are 22 flights a day with non-stop service to four cities and connecting service worldwide. Lincoln provides daily direct flights to Chicago, Minneapolis, Detroit, and Denver. Rental cars and taxi service are available. Eppley Airfield is approximately 85 miles east of Seward and is a regional airport serving the metro Omaha area and Nebraska's surrounding states. Eppley Airfield does have daily direct flights to Denver, Chicago, Dallas, and Atlanta. The airfield has 16 jet carriers, two turbo prop carriers, and approximately 8 cargo carriers. There are 87 daily departures to 19 non-stop destinations including both coasts.

Barge:

The Missouri river, on Nebraska's eastern border, provides a water link to the gulf of Mexico and the Atlantic Ocean, via the Great lakes and St. Lawrence Seaway. The U.S. Army Corps of Engineers maintains a 9-foot deep, 300-foot wide channel for 735 navigable miles from Sioux City to the mouth of the Missouri River near St. Louis. The river is navigable approximately eight months of the year. It is free flowing with no locks or dams.

Rail:

Community Served by Railroad..... Yes

Two major railroads serve Nebraska-Union Pacific and BNSF Railway Company. Thirteen freight railroads operate more than 3,600 miles of track throughout the state. No major city in the United States is more than five days by rail from Nebraska. Amtrak provides passenger service in Nebraska with stops in five communities.

^ UTILITIES

Electricity:

State Electric Power Deregulated..... No

Electric System Operator: [City of Seward](#)

phone - (402) 643-2928

website - www.cityofsewardne.com

Wholesale Supplier: [Nebraska Public Power District](#)

phone - Econ Dev: 800-282-6773 or 24-Hours: 877-275-6773

website - www.nppd.com

email - econdev@nppd.com

comments -

Nebraska Public Power District (NPPD), the state's largest electric utility, has a diverse mix of generation, including nuclear, coal, hydro, gas and oil, and wind. NPPD delivers power to approximately 1 million Nebraskans and has ample capacity to meet the needs of new loads. Nebraska's electric costs are among the lowest in the nation. NPPD's professional Economic Development Team is available to assist with expansion and retention of existing business and new business locations. Contact the Economic Development Team by emailing econdev@nppd.com or by calling (800) 282-6773. Further information can be found online @ sites.nppd.com. Utility information can be found @ www.nppd.com.

Natural Gas:

Natural Gas Service Available..... Yes
 Supplier in Community..... Black Hills Energy

Water:

Provider..... city
 Major Source..... 9
 If Wells, Average Depth..... 130 feet
 Rated Capacity..... 600.000 mgd
 Average Capacity..... 573.000 mgd
 Peak Demand..... 2.000 mgd
 Storage Capacity..... 950,000 gallons
 Hardness..... 230 ppm
 Treated..... No
 Temperature Range..... 520 (degrees Fahrenheit)

Three Well Fields

Sanitation/Waste Water:

Name of Provider..... city
 Type of Service..... sanitary sewer
 Rated Capacity..... 1.010 (mgd)
 Average Daily Demand..... 0.760 (mgd)
 Peak Demand..... 0.800 (mgd)
 Sewer Connection Fee..... Yes

Telecommunications:

Name of Local Service Provider..... Alltel Communications
 Number of Long Distance Service Providers..... 1

TAX STRUCTURE

Actual Valuation of City: \$264,982,311 (year 2004)

Real Property Tax Rates (\$ per \$100 of actual value):
 For Year: 2004

City.....	\$0.3399220
County.....	\$0.3102750
School.....	\$1.2180270

Total Real Property..... \$1.8682240

Bond Indebtedness:

For Year: 2004

General Obligation..... \$8,280,000.00

Revenue..... \$6,590,000.00

School..... \$6,180,000.00

^ MUNICIPAL SERVICES

Type of Government..... mayor/council

Comprehensive City Plan..... Yes, 2001 (year)

City Manager..... Yes

City Engineer..... No

City Zoning Ordinance in Effect..... Yes

County Zoning Ordinance in Effect..... Yes

Garbage Service Provider..... Private

Public Library in City..... Yes

Percent of Streets Paved..... 94 %

Number Volunteer Fire Department Personnel..... 48

Number Full-Time Police Officers..... 10

	Inside City	Outside City
Fire Insurance Class.....	4	8

^ EDUCATIONAL FACILITIES

Public Schools	# of Schools	Enrollment	Teacher/Student Ratio
Elementary	1	389	1:15
Middle / Jr. High	1	351	1:13
Senior High	1	531	1:13
Trade & Tech Schools	1	9,672	

Private Schools	# of Schools	Enrollment	Teacher/Student Ratio
Elementary	2	344	
Colleges	1	1,317	

^ RECREATIONAL FACILITIES

Type of facilities in city or within 30 minutes:

Private Golf Course(s).....	1
Public Tennis Court(s).....	8
Public Swimming Pool(s).....	1
Public Park(s).....	14
Public Camp Ground(s).....	2
Nearest Public Access to Lake or River.....	20 mile(s)
Camping.....	Yes
Swimming.....	Yes
Fishing.....	Yes
Motorized Boats.....	Yes
Water Skiing/Tubing.....	Yes

^ HOUSING

Number of Single Units Built in Last 2 Years.....	116
Number of Multiple Units Built in Last 2 Years.....	10
Average Cost Per Square Foot of Single Units Built in Last 2 Years.....	\$110
Average Monthly Rental - 3 Bedroom House.....	\$650
Average Monthly Rental - 2 Bedroom Apartment.....	\$425
Average Cost of Houses Sold (last 2 years).....	\$95,000

^ HEALTH FACILITIES

Number of Hospitals in Community.....	1
Number of Outpatient Clinics.....	1

Medical Personnel in or Serving Community:

Dentist(s) / Orthodontist(s).....	5
Veterinarian(s).....	2

^ COMMERCIAL SERVICES

Machine Shops in City.....	3
Tool & Die Services in City.....	1
Electric Motor Repair Services in City.....	1
Type of Newspaper in City.....	weekly
Local Radio Station(s).....	0

Number of TV Channels Received without Cable..... 7
Cable Antenna Television Serves City..... Yes
Maximum Number of Cable Channels Received..... 200

Number of Protestant Churches..... 15
Number of Catholic Churches..... 1

Number of Motels & Hotels in Community..... 3
Total Number of Rooms Available..... 68

Number of Banks in City..... 3 Assets: \$280,609,493

Chamber of Commerce..... Yes
Chamber Executive is Full-Time..... Yes

^ LOCAL MANUFACTURING CHARACTERISTICS

Number of Manufacturing Plants in Community..... 11
Number of Manufacturing Plants with Unions..... 1
Number of Manufacturing Employees..... 713

^ LARGEST EMPLOYERS

Leading Employers in Community:

^ INDUSTRIAL BUILDINGS

Suggested links for further information on available **buildings**:

[12,000 square feet](#)
[161,842 square foot building](#)
[43,113 square foot building](#)

^ INDUSTRIAL SITES

Suggested links for further information on available **sites**:

[150 Acre Site](#)
[17.9 Acre Site](#)

[23 acre site \(#1\)](#)

[30 Acre Site](#)

[5 Acre Site](#)

[55 Acre Site](#)

[60 Acre Site](#)

^ COMMUNITY NOTES

Our Community: Seward is a thriving community where your business will grow. Seward County employers cite the Midwest work ethic and access to a population of almost a half million as strengths of their location. With only a 20 minute drive to downtown Lincoln, population 240,000, Seward County provides a metropolitan feel with cost of living and quality of life advantages. Your business will grow in Seward County, but so can leadership skills, cultural experience, spiritual identity and historic knowledge. Seward County residence provides a plethora of opportunities for varied interests. Seward County's diverse cultural and entertainment amenities are a result of influence from and access to nearby Lincoln and Omaha, Nebraska. The youthful presence found in Seward, as in most college towns, is in part due to Concordia University and Southeast Community College. In downtown Seward, dining and retail surround the Courthouse Square. The beautiful, historic courthouse remains Seward County government's home. Seward hosts a July 4th celebration that attracts over 30,000 visitors each summer. Farmer's Market vendors sell fresh produce twice a week during the summer months on the downtown Square. An outdoor concert arena, two art galleries, sporting events and activities hosted by multiple civic organizations are available throughout the year. Nearby towns host annual events such as a community melodrama and ethnic food festivals. For more information on benefits of a Seward County location for your business, please contact Seward County Economic Development. We look forward to providing data and assistance.

Suggested Sites: Seward County Economic Development @ www.SewardCountyED.com
Seward Area Development Corp site @ www.sewardne.com

Local Development Contact: Lana Zumbrunn
Seward County Economic Development
PO Box 205
104 South 5th Street, Suite 204
Seward, NE 68434
Phone: (402) 525-4891
Email: lzumbrunn@sewardcountyed.com
Website: www.SewardCountyED.com

State Contacts: Richard Baier, Director
Neb. Dept. of Economic Development
PO Box 94666
301 Centennial Mall South
Lincoln, NE 68509
Phone: (402) 471-3111 or (800) 426-6505
Fax: (402) 471-3778
Email: richard.baier@nebraska.gov
Website: www.NebraskaAdvantage.org

Economic Development Team
Nebraska Public Power District
PO Box 499
1414 15th Street
Columbus, NE 68601
Phone: (402) 563-5534 or (800) 282-6773, ext. 5534
Fax: (402) 563-5090
Email: econdev@nppd.com
Website: sites.nppd.com



Fast Facts Community Profiles sponsored by the **Nebraska Department of Economic Development** and **Nebraska Public Power District**.



Nebraska Public Power District

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ADDENDUM C
IMPROVED SALE DATA SHEETS

TPI Composites**Location Data**

Location: **3352 East 28th Street North
Newton, IA 50208**

County: **Jasper**

Assessor's Parcel No: **823226002**

Atlas Ref: **N/A**

Physical Data

Type: **Manufacturing**

Land Area: **33.520 Acres**

Gross Building Area: **316,810 SF**

Number of Buildings: **1**

% Office Area: **3%**

% Air Conditioned: **3%**

Clear Ceiling Height: **32 FT**

Year Built: **2008**

Land/Building Ratio: **4.61:1**

Sprinklered: **Yes**

Rail Access: **No**

Condition: **Good**

Exterior Walls: **Tilt Up Concrete**

Column Spacing: **112' x 25'**

Loading: **5 Grade, 7 Dock high**

Parking: **500 Surface**

**Financial Data**

Source: **Appraiser**

Occupancy at Sale: **100%**

Existing or ProForma Inc: **Existing**

	Total	Per SF
Potential Gross Income:	\$1,269,000	\$4.01
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	\$1,269,000	\$4.01
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$1,269,000	\$4.01

Sale Data

Transaction Type: **Sale**

Date: **11/2008**

Marketing Time: **6 months**

Grantor: **Opus Northwest LLC**

Grantee: **HRPT Properties Trust (Blue Dog)**

Document No.: **08-05649**

Sale Price: **\$14,350,000**

Financing: **Not Available**

Cash Eq.Price: **\$14,350,000**

Req.Capital Cost: **\$0**

Adj. Sale Price: **\$14,350,000**

Verification: **Broker/Appraisal**

Analysis

Buyers Underwriting Criteria.: **Direct Cap**

Overall Cap. Rate (OAR): **8.84 %**

Projected IRR: **N/A %**

Eff. Gross Multiplier (EGIM): **11.31**

Oper. Expense Ratio (OER): **N/A %**

Price Per Square Foot: **\$45.30**

Comments

This comparable is a 316,810 square foot, build-to-suit, industrial building located in the greater Des Moines market of Newton, Iowa. The property was built and developed by Opus Northwest, L.L.C. and was completed in August 2008. TPI Composites is a manufacturer of blades used in the area of wind power generation, and leases 100% of the property on a absolute net lease through August 2018, with 1.5% annual rent increases. The property includes 112' x 25' bay spacing, 3% office finish, 32' clear height, sealed 6" concrete floor, and fully air conditioned warehouse. The projected net operating income is \$1,269,000 and results in an 8.84% capitalization rate.

Uni-Select**Location Data**

Location: **2400 19th Street SW
Mason City, IA 50401**

County: **Cerro Gordo**

Assessor's Parcel No: **6323369001**

Atlas Ref: **N/A**

Physical Data

Type: **WH/Distribution**

Land Area: **19.950 Acres**

Gross Building Area: **154,400 SF**

Number of Buildings: **1**

% Office Area: **3%**

% Air Conditioned: **3%**

Clear Ceiling Height: **22Ft**

Year Built: **1996**

Land/Building Ratio: **5.63:1**

Sprinklered: **Yes**

Rail Access: **No**

Condition: **Average**

Exterior Walls: **Tilt up Concrete**

Column Spacing: **N/A**

Loading: **15 OHDs**

Parking: **Adequate**

**Financial Data**

Source: **Appraiser**

Occupancy at Sale: **100%**

Existing or ProForma Inc: **Existing**

	Total	Per SF
Potential Gross Income:	\$449,637	\$2.91
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	\$449,637	\$2.91
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$449,637	\$2.91

Sale Data

Transaction Type: **Sale**

Date: **3/2007**

Marketing Time: **N/A**

Grantor: **Automotive Northern Warehouse**

Grantee: **UTF LLC**

Document No.: **N/A**

Sale Price: **\$4,973,455**

Financing: **Market Terms**

Cash Eq.Price: **\$4,973,455**

Req.Capital Cost: **\$0**

Adj. Sale Price: **\$4,973,455**

Verification: **Appraisal**

Analysis

Buyers Underwriting Criteria.: **Direct Cap**

Overall Cap. Rate (OAR): **9.04 %**

Projected IRR: **N/A %**

Eff. Gross Multiplier (EGIM): **11.06**

Oper. Expense Ratio (OER): **N/A %**

Price Per Square Foot: **\$32.21**

Comments

This comparable is located at 2400 19th Street SW in Mason City, Iowa. The building was constructed in 1996, contains gross building area of 154,400 square feet and is situated on a 19.95-acre site. The facility features a 22-foot clear ceiling height, 3% finished office space, tilt up concrete walls and 15 loading entrances. The building is leased to Uni-Select on an initial 12-year term with 4, 5-year options to renew on absolute net lease terms. The base lease rate has annual 2% increases. This tenant is not credit rated by Standard and Poor's. According to Cerro Gordo County records, the purchase price for the subject property is \$4,973,455 or \$32.21 per square foot, indicating a 9.04% capitalization rate on first years income.

Procter & Gamble Distribution Center**Location Data**

Location: **101 Council Street
West Branch, IA 52358**

County: **Cedar**

Assessor's Parcel No: **0500-13-17-100-003-0**

Atlas Ref: **N/A**

Physical Data

Type: **WH/Distribution**

Land Area: **38.450 Acres**

Gross Building Area: **514,957 SF**

Number of Buildings: **1**

% Office Area: **1%**

% Air Conditioned: **1%**

Clear Ceiling Height: **32 FT**

Year Built: **2007**

Land/Building Ratio: **3.25:1**

Sprinklered: **Wet**

Rail Access: **No**

Condition: **Good**

Exterior Walls: **Tilt-up Concrete**

Column Spacing: **N/A**

Loading: **50 Dock High, 2 Drive In**

Parking: **50 Automobile and 150 Trailer**

**Financial Data**

Source: **Appraiser**

Occupancy at Sale: **100%**

Existing or ProForma Inc: **Existing**

	Total	Per SF
Potential Gross Income:	N/A	N/A
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	N/A	N/A
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$1,543,263	\$3.00

Sale Data

Transaction Type: **Sale**

Date: **12/2007**

Marketing Time: **N/A**

Grantor: **Duke Construction Limited**

Grantee: **PG West LLC**

Document No.: **877/83**

Sale Price: **\$21,365,000**

Financing: **Cash to Seller**

Cash Eq.Price: **\$21,365,000**

Req.Capital Cost: **\$-690,000**

Adj. Sale Price: **\$20,675,000**

Verification: **Purchase Agreement/Appaisal**

Analysis

Buyers Underwriting Criteria.: **Direct Cap**

Overall Cap. Rate (OAR): **7.46 %**

Projected IRR: **N/A %**

Eff. Gross Multiplier (EGIM): **N/A**

Oper. Expense Ratio (OER): **N/A %**

Price Per Square Foot: **\$40.15**

Comments

This comparable is located at 101 Council Street in West Branch, Iowa. The building was constructed in 2007 and is situated on a 38.45-acre site. The facility features a 32-foot clear ceiling height, 1% finished office space, and 52 loading entrances. The building is leased to Procter & Gamble Hair Care LLC. on an initial 10-year term starting in June of 2007 on NNN lease terms. Current annual rent is \$1,543,263 or \$3.00 per square foot. The subject lease has a \$0.24 increase in rent in year 6. The subject property is under contract and will be purchased for \$21,365,000 or \$41.49 per square foot. However, according to the purchase agreement the buyer will be credited at closing for \$690,000 for the buyer's closing costs, lending costs and commission expenses. This makes the net purchase price \$20,675,000 or \$40.15 per square foot. Based on the in-place income at the time of sale, an overall capitalization rate of 7.46% is indicated.

American Identity**Location Data**

Location: **1520 Albany Place SE
Orange City, IA 51041**

County: **Sioux**

Assessor's Parcel No: **23-05-426-002-0**

Atlas Ref: **N/A**

Physical Data

Type: **Manufacturing**

Land Area: **20.000 Acres**

Gross Building Area: **487,121 SF**

Number of Buildings: **1**

% Office Area: **30%**

% Air Conditioned: **80%**

Clear Ceiling Height: **9.5' - 25.5'**

Year Built: **1968 1968, 1990**

Land/Building Ratio: **1.79:1**

Sprinklered: **Yes**

Rail Access: **NA**

Condition: **Average**

Exterior Walls: **Masonry/Steel**

Column Spacing: **N/A**

Loading: **20 Docks, 9 Drive in doors**

Parking: **500 surface stalls**

**Financial Data**

Source: **Appraiser**

Occupancy at Sale: **100%**

Existing or ProForma Inc: **Existing**

	Total	Per SF
Potential Gross Income:	\$1,100,893	\$2.26
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	\$1,100,893	\$2.26
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$1,100,893	\$2.26

Sale Data

Transaction Type: **Sale**

Date: **1/2007**

Marketing Time: **N/A**

Grantor: **American Identity, LLC**

Grantee: **Welshinvest Acquisitions**

Document No.: **2007-293**

Sale Price: **\$12,200,000**

Financing: **Market Terms**

Cash Eq.Price: **\$12,200,000**

Req.Capital Cost: **\$0**

Adj. Sale Price: **\$12,200,000**

Verification: **Buyer.**

Analysis

Buyers Underwriting Criteria.: **Other**

Overall Cap. Rate (OAR): **9.02 %**

Projected IRR: **N/A %**

Eff. Gross Multiplier (EGIM): **11.08**

Oper. Expense Ratio (OER): **N/A %**

Price Per Square Foot: **\$25.05**

Comments

This comparable property is located immediately east of the Orange City, Iowa municipal airport in the southern portion of Orange City, Iowa. The property is approximately 42 miles northeast of Sioux City.

At the time of sale the property was improved with a 487,121 square foot tilt up masonry and steel manufacturing and distribution facility for American Identity, a promotional items manufacturer with 10 plants nationally. The building improvements were originally constructed in 1968 with a number of additions, the latest of which was completed in 1990.

The current tenant, American Identity recently signed a 20 year lease at a base rate of \$2.26 per square foot on an absolute net basis with 2.5% annual rent escalations. The face capitalization rate is 9.024%.

Overall, the building improvements were considered to be in average condition.

Pro Mach Manufacturing**Location Data**

Location: **4750 County Road 13 NE
Alexandria, MN**

County: **Douglas**

Assessor's Parcel No: **N/A**

Atlas Ref: **N/A**

Physical Data

Type: **Manufacturing**

Land Area: **17.030 Acres**

Gross Building Area: **172,000 SF**

Number of Buildings: **2**

% Office Area: **14%**

% Air Conditioned: **100%**

Clear Ceiling Height: **18-22**

Year Built: **1988 -2007**

Land/Building Ratio: **4.31:1**

Sprinklered: **Yes**

Rail Access: **None**

Condition: **Average to Good**

Exterior Walls:

Column Spacing: **N/A**

Loading: **N/A**

Parking: **Adequate Surface**

**Financial Data**

Source: **Buyer**

Occupancy at Sale: **100%**

Existing or ProForma Inc: **Existing**

	Total	Per SF
Potential Gross Income:	\$720,000	\$4.19
Vacancy and Credit Loss:	\$72,000	\$0.42
Effective Gross Income:	\$648,000	\$3.77
Expenses and Reserves:	\$25,800	\$0.15
Net Operating Income:	\$622,200	\$3.62

Sale Data

Transaction Type: **Sale**

Date: **2/2008**

Marketing Time: **N/A**

Grantor: **Brenton Engineering**

Grantee: **Stag IV Alexandria, LLC**

Document No.: **N/A**

Sale Price: **\$7,200,000**

Financing: **Not Available**

Cash Eq.Price: **\$7,200,000**

Req.Capital Cost: **\$0**

Adj. Sale Price: **\$7,200,000**

Verification: **Buyer, Appraiser**

Analysis

Buyers Underwriting Criteria.: **Other**

Overall Cap. Rate (OAR): **8.64 %**

Projected IRR: **N/A %**

Eff. Gross Multiplier (EGIM): **11.11**

Oper. Expense Ratio (OER): **3.98 %**

Price Per Square Foot: **\$41.86**

Comments

This sale represents a sale-leaseback of an outstate Minnesota manufacturing building. The property is 172,000 square feet with an approximate 14% office finish. Clear height ranges from 18-22 feet and the property was built from 1988 through 2007. Lease commenced in fall of 2007 at \$4.19 per square foot net with 2.5% annual increases over a 15 year term. Capitalization rate of 8.46% (10.0% capitalization rate off face income) is derived using the contract rental rate, a 10% vacancy deduction, and a \$0.15 per square foot replacement reserve deduction. Property was purchased by Stag Capital, an investor often purchasing more high-risk (risk reflected in capitalization rate) properties in smaller communities.

Ball Plastic Container Corp.**Location Data**

Location: **500 Bell Avenue
Ames, IA 50010**

County: **Story**

Assessor's Parcel No: **10-06-390-010**

Atlas Ref: **N/A**

Physical Data

Type: **WH/Distribution**

Land Area: **23.760 Acres**

Gross Building Area: **576,876 SF**

Number of Buildings: **1**

% Office Area: **0%**

% Air Conditioned: **0%**

Clear Ceiling Height: **35**

Year Built: **1999 2002**

Land/Building Ratio: **1.79:1**

Sprinklered: **Yes**

Rail Access: **None**

Condition: **Good**

Exterior Walls: **Tilt-up Concrete**

Column Spacing: **N/A**

Loading: **21 DHD's, 5 OHD's**

Parking: **Surface**

**Financial Data**

Source: **Buyer**

Occupancy at Sale: **100%**

Existing or ProForma Inc: **Existing**

	Total	Per SF
Potential Gross Income:	\$1,868,376	\$3.24
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	\$1,868,376	\$3.24
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$1,868,376	\$3.24

Sale Data

Transaction Type: **Sale**

Date: **4/2005**

Marketing Time: **N/A**

Grantor: **Bell Avenue Investors, L.L.C.**

Grantee: **Cyclone Ball, LLC**

Document No.: **03566-69**

Sale Price: **\$25,650,000**

Financing: **Cash to Seller**

Cash Eq.Price: **\$25,650,000**

Req.Capital Cost: **\$0**

Adj. Sale Price: **\$25,650,000**

Verification: **Purchase Agreement**

Analysis

Buyers Underwriting Criteria.: **Direct Cap**

Overall Cap. Rate (OAR): **7.28 %**

Projected IRR: **N/A %**

Eff. Gross Multiplier (EGIM): **13.73**

Oper. Expense Ratio (OER): **N/A %**

Price Per Square Foot: **\$44.46**

Comments

This is a 576,876 SF warehouse/distribution facility located at the NEC of E. Lincoln Way and Bell Avenue in Ames, Iowa. The property has I-35 frontage and visibility but there is no interchange at E. Lincoln Way. It is situated on 23.76 acres, was built in 1999-2002, offers a 33' clear height, no significant office finish, 21 truck docks and is considered to be in good condition. At the time of sale, the building was 100% leased to and occupied by Ball Plastic Container Corporation (BB+/Positive). The lease originated in February 2003 for 15 years, with a base rent of \$3.24 PSF. The lease is structured on an absolute net basis to the owner. Rent escalations occur 2/08 (\$3.56 PSF) and 2/13 (\$3.92 PSF). The property sold for \$25,650,000 or \$44.46 PSF. Given the absolute net nature of the lease, the rental income and net income are the same. The indicated capitalization rate is 7.28%.

ADDENDUM D
RENT COMPARABLE DATA SHEETS

Kraft Industrial**Location Data**

Location: **10015 South 136th Street
Omaha, NE 68138**

County: **Sarpy**

Assessor's Parcel No: **11587237**

Atlas Ref: **N/A**

Physical Data

Type: **WH/Distribution**

Land Area: **5.970 Acres**

Gross Building Area: **75,000 SF**

Number of Bldgs: **1**

Percent Office Area: **7%**

% Air Conditioned: **7%**

Clear Ceiling Height: **32'**

Year Built: **2006 Proposed**

Land/Building Ratio: **3.47**

Sprinklered: **Yes**

Rail Access: **No**

Condition: **Good**

Exterior Walls: **Concrete Tilt-Up**

Column Spacing: **39' x 50'**

Loading: **N/A**

Parking: **64**

**Occupancy / Lease Data**

Occupancy: **100%**

Typical Size: **N/A**

Term: **10 YRS**

Base Rent PSF: **\$4.53**

Rent Escalations: **CPI After 5 YRS**

Basis: **NNN**

Expense Pass-Thru: **N/A**

Free Rent (months): **N/A**

Tenant Improvement: **N/A**

Leasing Agent: **N/A**

Phone No.: **N/A**

Survey Date: **06/2006**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
11/2006	75,000	Kraft Foods	\$4.53			CPI After 5 YRS	10.00

Comments

This is the proposed industrial warehouse facility owned by Becknell Development. The property will be leased and 100% occupied by Kraft Foods. The warehouse is being built with the potential to include freezer area of approximately 15,805 square feet (expandable to 21,705 square feet) and a 2,013 square foot Refrigerated dock. The lease is term is 10 years, on a triple net basis, with escalations annually after year according to CPI. There are three 5-year options to renew.

Netshops, Inc.**Location Data**

Location: **13900 Chalco Valley Parkway
Omaha, NE 68138**

County: **Sarpy**

Assessor's Parcel No: **011211946**

Atlas Ref: **N/A**

**Physical Data**

Type: **WH/Distribution**

Land Area: **6.940 Acres**

Gross Building Area: **142,471 SF**

Number of Bldgs: **1**

Percent Office Area: **17%**

% Air Conditioned: **17%**

Clear Ceiling Height: **25**

Year Built: **1990 thru 1998**

Land/Building Ratio: **2.12**

Sprinklered: **Yes**

Rail Access: **No**

Condition: **Average**

Exterior Walls: **Concrete Tilt-up**

Column Spacing: **N/A**

Loading: **Dock-21**

Parking: **Open-282 stalls**

Occupancy / Lease Data

Occupancy: **100%**

Typical Size: **142,471 SF**

Term: **5 Yrs**

Base Rent PSF: **\$3.05**

Rent Escalations: **N/A**

Basis: **NNN**

Expense Pass-Thru: **N/A**

Free Rent (months): **2 mos.**

Tenant Improvement: **N/A**

Leasing Agent: **N/A**

Phone No.: **N/A**

Survey Date: **2/06**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
1/2006	142,471	Netshops, Inc.	\$3.05		2		5.00

Comments

This property is located in the Chalco Valley Business Park just off Interstate 80 near 144th and Chandler Street in southwest Omaha, Nebraska. This comparable represents a new lease to Netshops, Inc. who will occupy the entire building consisting of 142,471 square feet. The rental rate is \$3.05 per square foot on a triple-net lease structure and the lease term is for 5 years with 2 months free rent.

EDS**Location Data**

Location: **300 10th Street NW
Clarion, IA 50525**

County: **Wright**

Assessor's Parcel No: **476014303050000**

Atlas Ref: **N/A**

Physical Data

Type: **WH/Distribution**

Land Area: **8.680 Acres**

Gross Building Area: **126,900 SF**

Number of Bldgs: **1**

Percent Office Area: **0%**

% Air Conditioned: **0%**

Clear Ceiling Height: **32**

Year Built: **1997**

Land/Building Ratio: **2.98**

Sprinklered: **Yes**

Rail Access: **No**

Condition: **Average**

Exterior Walls: **Metal**

Column Spacing: **N/A**

Loading: **13 OHDs**

Parking: **Adequate**

**Occupancy / Lease Data**

Occupancy: **100%**

Typical Size: **126,900 SF**

Term: **12 Years**

Base Rent PSF: **\$3.39**

Rent Escalations: **3% Annual**

Basis: **Absolute Net**

Expense Pass-Thru: **All**

Free Rent (months): **None**

Tenant Improvement: **N/A**

Leasing Agent: **N/A**

Phone No.: **N/A**

Survey Date: **8/06**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
1-98	126,900	EDS	\$3.39			3% Annual	12.00

Comments

This comparable is located at 300 10th Street NW in Clarion, Iowa. The building was constructed in 1997, contains gross building area of 126,900 square feet and is situated on an 8.68-acre site. The facility features a 32-foot clear ceiling height, 0% finished office space and 13 loading entrances. The building is leased to EDS on an initial 12-year term with 2, 5-year options to renew on absolute net lease terms. There is approximately 3.5 years remaining on the initial term. The base lease rate has annual 3% bumps. The current Standard & Poor's credit rating for Electronic Data Systems Corporation is BBB- with a negative rating outlook.

Uni-Select**Location Data**

Location: **2400 19th Street SW
Mason City, IA 50401**

County: **Cerro Gordo**

Assessor's Parcel No: **6323369001**

Atlas Ref: **N/A**

Physical Data

Type: **WH/Distribution**

Land Area: **19.950 Acres**

Gross Building Area: **154,400 SF**

Number of Bldgs: **1**

Percent Office Area: **3%**

% Air Conditioned: **3%**

Clear Ceiling Height: **22**

Year Built: **1996**

Land/Building Ratio: **5.63**

Sprinklered: **Yes**

Rail Access: **No**

Condition: **Average**

Exterior Walls: **Tilt Up Concrete**

Column Spacing: **N/A**

Loading: **1 Grade, 14 Dock high**

Parking: **Adequate**

**Occupancy / Lease Data**

Occupancy: **100%**

Typical Size: **154,400 SF**

Term: **12 Years**

Base Rent PSF: **\$2.91**

Rent Escalations: **2% After YR 5**

Basis: **Absolute Net**

Expense Pass-Thru: **All**

Free Rent (months): **None**

Tenant Improvement: **None**

Leasing Agent: **N/A**

Phone No.: **N/A**

Survey Date: **4/07**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
4/07	154,400	Uni-Select	\$2.91			2% After YR 5	12.00

Comments

This comparable is located at 2400 19th Street SW in Mason City, Iowa. The building was constructed in 1996, contains gross building area of 154,400 square feet and is situated on a 19.95-acre site. The facility features a 22-foot clear ceiling height, 3% finished office space, tilt up concrete walls and 15 loading entrances. The building is leased to Uni-Select on an initial 12-year term with 4, 5-year options to renew on absolute net lease terms. The base lease rate has annual 2% increases after year 5. This tenant is not credit rated by Standard and Poor's.

Schering Plough**Location Data**

Location: **10488 South 136th Street
Omaha, NE 68138**

County: **Sarpy**

Assessor's Parcel No: **11577404**

Atlas Ref: **N/A**

Physical Data

Type: **WH/Distribution**

Land Area: **6.980 Acres**

Gross Building Area: **163,120 SF**

Number of Bldgs: **1**

Percent Office Area: **12%**

% Air Conditioned: **100%**

Clear Ceiling Height: **28**

Year Built: **2006**

Land/Building Ratio: **1.86**

Sprinklered: **Yes**

Rail Access: **None**

Condition: **Good**

Exterior Walls: **Pre-cast concrete**

Column Spacing: **N/A**

Loading: **Dock/1-drive**

Parking: **Surface**

**Occupancy / Lease Data**

Occupancy: **100%**

Typical Size: **163,120 SF**

Term: **5 years**

Base Rent PSF: **\$4.35**

Rent Escalations: **None**

Basis: **NNN**

Expense Pass-Thru: **NNN**

Free Rent (months): **None**

Tenant Improvement: **B-T-S**

Leasing Agent: **Bruce Meyers**

Phone No.: **402-894-4882**

Survey Date: **5/07**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
2/2007	163,120	Schering Plough	\$4.35		0	None	5.00

Comments

This comparable is a 163,120-square-foot, industrial facility located in the Hilltop Industrial Park at 10488 South 136th Street in Omaha. It was built in 2006 and is situated on a 6.976-acre site. Currently, the facility is 100.0% occupied by Schering Plough Animal Health Corporation, a unit of the parent company Schering Plough. Schering Plough is a public company rated A- credit by Standard & Poors and trades on the NYSE under the symbol SGP. The base rental rate is \$3.75 plus \$0.60 in amortized TI for a total of \$4.35 per square foot to the owner on a triple-net basis. The owner is responsible for roof and structure. Although, this only is a 5 year lease, the tenant is responsible for the \$0.60 per square foot amortized portion of rent over 15 years.

ADDENDUM E
PRÉCIS METRO REPORT - ECONOMY.COM, INC.

LINCOLN

EMPLOYMENT GROWTH RANK

Best=1 Worst=389

2007-09

76
1st quintile

2007-12

61
1st quintile

LIFE CYCLE PHASE

Growth

Best=1 Worst=381

VITALITY

79

2nd quintile

COST OF DOING BUSINESS

U.S.=100%

87%

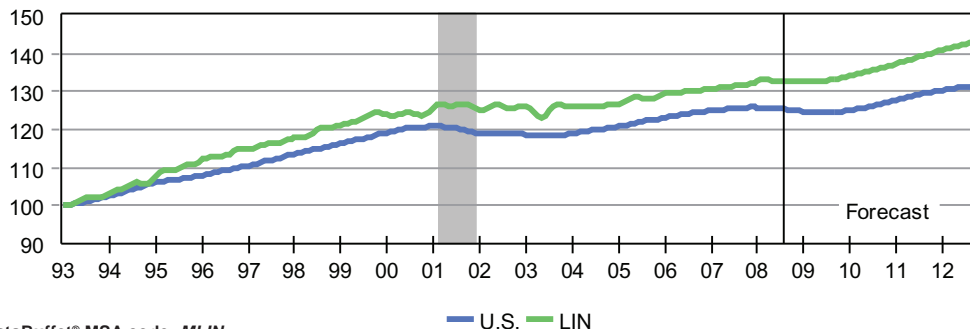
COST OF LIVING

U.S.=100%

85%

DataBuffet® MSA code: MLIN

Relative Employment Performance (1993=100)



2001	2002	2003	2004	2005	2006	2007	Indicators	2008	2009	2010	2011	2012
10.1	10.2	10.5	10.6	10.6	11.0	11.3	Gross Metro Product, C\$B	11.5	11.7	12.1	12.4	12.8
1.0	1.0	3.1	0.8	-0.2	4.3	1.9	% Change	1.8	2.0	3.2	3.1	2.9
166.9	166.1	165.5	166.7	169.1	171.8	173.7	Total Employment (000)	175.4	175.7	179.0	183.6	188.1
1.8	-0.4	-0.4	0.7	1.5	1.6	1.1	% Change	1.0	0.2	1.9	2.6	2.5
2.7	3.2	3.7	3.5	3.6	2.8	2.8	Unemployment Rate	3.1	3.8	3.7	3.1	2.9
2.2	3.9	4.1	4.0	3.3	4.5	6.0	Personal Income Growth	2.0	1.2	4.6	5.0	5.1
271.1	274.8	278.9	281.5	285.2	288.5	292.2	Population (000)	296.2	298.1	299.6	301.2	304.6
1,461	1,616	2,100	2,083	1,545	1,198	1,065	Single-Family Permits	821	984	1,294	1,661	1,671
333	384	401	623	235	226	284	Multifamily Permits	187	97	51	23	24
117.4	122.1	130.2	134.0	136.9	137.4	137.3	Existing Home Price (\$Ths)	132.7	126.2	126.4	130.1	134.5
1,768	2,221	3,349	1,783	1,686	1,444	1,407	Mortgage Originations (\$Mil)	945	810	796	857	918
1.3	1.9	2.1	0.4	1.4	1.0	1.1	Net Migration (000)	1.6	-0.5	-1.0	-0.8	0.9
1,051	1,124	1,308	1,354	1,885	713	898	Personal Bankruptcies	1,314	1,541	2,198	2,283	2,056

STRENGTHS & WEAKNESSES

STRENGTHS

- Workforce is well-educated, highly skilled, and cheap.
- Good transportation infrastructure.
- Improving industrial diversity.

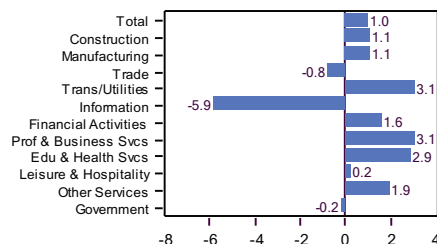
WEAKNESSES

- Outmatched by neighboring Omaha.
- Lack of dominant growth driver.

CURRENT EMPLOYMENT TRENDS

September 2008 Employment Growth

% change year ago, 3 mo. MA



FORECAST RISKS

SHORT TERM ↓ LONG TERM ↑ RISK-ADJUSTED RETURN, '07-12 **0.35%**

UPSIDE

- Improved fiscal policy will generate rebound in public sector.
- Railroad renaissance fuels growth in local economy.
- UNL research buoys long-term growth.

DOWNSIDE

- National recession precipitates mass layoffs.
- Worsened demographic trends stunt growth.

ANALYSIS

Recent Performance. Lincoln is at risk of falling into recession. Employment stagnation for much of the year and falling industrial production are weighing on LIN's near-term growth. Transportation and education/healthcare have been the bright spots this year. Financial activities have suffered from recent financial market turmoil, but not to the extent as elsewhere. Manufacturing has been choppy, adding jobs in recent months after remaining little changed for much of the year, as metro area output growth has held up well. LIN's structurally low unemployment rate has risen 50 basis points from its most recent low at the end of 2007.

Slipping. The LIN housing market downturn will be worse than the state's, but not as deep as the nation's. Because house prices in LIN rose strongly compared with the state—but much less than nationally—declines will be larger in LIN than elsewhere in Nebraska. The fall, however, will be only one-third of that seen nationally. Single-family housing permits have been contracting over the past two years, but the number of applications has stabilized. Slower residential construction will help to better align supply and demand and accelerate the housing market's recovery. Two additional factors preventing a deeper contraction are low mortgage delinquency rates and high affordability. Mortgage delinquency rates, both by number and dollar volume, are slightly lower than the state average, and approximately half of the national average, thanks in part to a low exposure to subprime mortgages. Relatively strong credit conditions place LIN at less risk of rising foreclosures. LIN has a lower concentration in construction, making it less susceptible to homebuilding job losses and aiding in its recovery from a weakened housing market.

Sliding. Financial activities employment nationwide will suffer in the coming months and LIN will be no exception. Although neighboring Omaha is the larger financial center in

Nebraska, LIN, too, has a larger than average share of finance employees. The financial sector will shed jobs into mid-2009 as it adjusts to the broader slowdown. However, LIN's recovery will be more rapid and robust than either Omaha or the nation. This longer-term expansion will be aided by a favorable cost of doing business, particularly lower office rents. Firms also will be attracted to LIN's high level of educational attainment.

Stabilizing. Government employment growth has been uneven this year in LIN, but will improve in the near future. As the state capital, LIN is greatly affected by state budget concerns. Nebraska, which has higher than average concentrations of mining and agriculture, will likely enjoy a budget surplus this year, while many states will suffer shortfalls. The state government upturn will help propel LIN through its near-term weakness. Although government employment is forecast to remain little changed in the near term, the recent strength of natural resources—and thus Nebraska—lends upside risk to the forecast.

Lincoln will take a stutter step into early 2009 as employment contracts mildly. Although most industries' growth will be slow as a consequence of the national downturn, only a few areas will experience outright declines. The jobless rate will rise through late 2009, but, like its recent increase, the change will be small compared with the jump at the national level. LIN's shallow contraction will be followed shortly by a recovery, similar to the state and preceding the nation. Over the long term, the metro area will outperform both the state and nation. Education/healthcare and the public sector will remain the dominant forces in LIN's economy and will drive its growth. LIN will be one of the best performing metro areas over the forecast horizon.

Sara Kline
October 2008

EMPLOYMENT & INDUSTRY

TOP EMPLOYERS

University of Nebraska, Lincoln	5,000-7,500
BryanLGH Medical Center	2500-4999
Saint Elizabeth Health Systems	2500-4999
BNSF Railway Co.	1,000-2,499
State Farm Insurance Company	1,000-2,499
Duncan Aviation	1,000-2,499
Madonna Rehabilitation Hospital	1,000-2,499
Ameritas Life Insurance	1,000-2,499
B & R Stores	1,000-2,499
Kawasaki Motors Mfg. Corporation	1,000-2,499
Hy-Vee, Inc.	1,000-2,499
Molex, Inc.	1,000-2,499
Allied Group Insurance	1,000-2,499
Goodyear Tire and Rubber Company	500-999
Southeast Community College	500-999
NEBCO	500-999
Landscapes Unlimited Inc.	500-999
MDS Pharma Services	500-999
Union Bank and Trust Company	500-999
Douglas Theatre Company	500-999

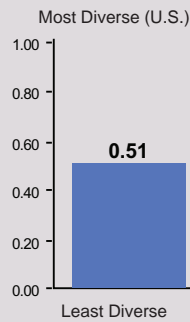
Source: Lincoln Partnership for Economic Development, May 2007

Public

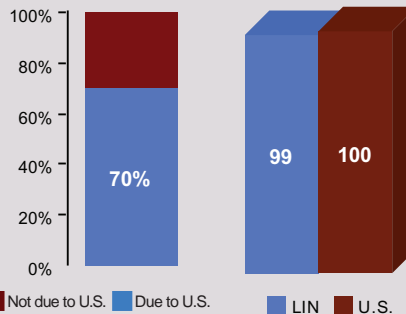
Federal	2,709
State	20,370
Local	14,573

2007

INDUSTRIAL DIVERSITY



EMPLOYMENT VOLATILITY DUE TO U.S. FLUCTUATIONS RELATIVE TO U.S.

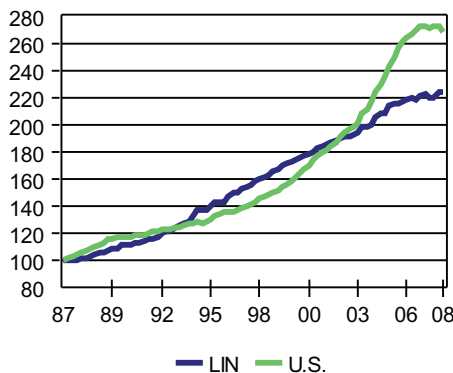


COMPARATIVE EMPLOYMENT AND INCOME

Sector	% of Total Employment			Average Annual Earnings		
	LIN	NE	US	LIN	NE	US
Construction	4.3%	4.3%	5.5%	\$35,871	\$39,130	\$47,439
Manufacturing	8.8%	10.5%	10.1%	\$60,316	\$51,407	\$70,956
Durable	58.8%	49.4%	63.5%	nd	\$51,818	\$71,424
Nondurable	41.2%	50.6%	36.5%	nd	\$51,022	\$70,069
Transportation/Utilities	5.5%	5.8%	3.7%	\$58,876	\$67,691	\$58,157
Wholesale Trade	2.3%	4.2%	4.4%	\$48,162	\$55,871	\$67,687
Retail Trade	10.4%	11.2%	11.3%	\$21,034	\$21,373	\$27,715
Information	1.6%	2.0%	2.2%	\$41,177	\$53,254	\$82,715
Financial Activities	7.3%	7.2%	6.0%	\$35,508	\$38,531	\$53,019
Prof. and Bus. Services	11.0%	10.8%	13.1%	\$35,929	\$42,917	\$54,002
Educ. and Health Services	13.9%	13.8%	13.3%	nd	\$36,356	\$42,114
Leisure and Hosp. Services	9.0%	8.5%	9.8%	\$13,213	\$13,305	\$20,625
Other Services	4.0%	3.6%	4.0%	\$21,738	\$19,177	\$23,807
Government	21.7%	17.0%	16.1%	\$49,867	\$49,015	\$57,889

Sources: Percent of total employment - Moody's Economy.com & BLS, 2007; Average annual earnings - BEA, 2006

HOUSE PRICES



Source: OFHEO, 1987Q1= 100, NSA

CREDIT QUALITY

MOODY'S
RATING

COUNTY **Aa2**

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LEADING INDUSTRIES

NAICS Industry	Employees (000)
GVSL State & Local Government	34.9
6221 General Medical and Surgical Hospitals	6.3
7222 Limited-Service Eating Places	5.4
7221 Full-Service Restaurants	5.2
5241 Insurance Carriers	5.1
2389 Other Specialty Trade Contractors	5.0
4841 General Freight Trucking	4.8
5613 Employment Services	3.6
6211 Offices of Physicians	3.3
4451 Grocery Stores	3.0
5511 Management of Companies and Enterprises	2.9
GVF Federal Government	2.7
FR Farms	2.5
6231 Nursing Care Facilities	2.5
5242 Agencies, Brokerages & Other Insurance Rel.	2.1
High-tech employment	8.6
As % of total employment	4.9

Sources: BLS, Moody's Economy.com, 2007

MIGRATION FLOWS

Into Lincoln, NE

Number
of Migrants

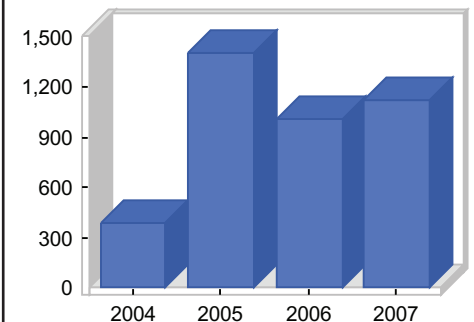
Omaha, NE	1,411
Kansas City, MO	158
Denver, CO	127
Los Angeles, CA	119
Phoenix, AZ	110
Des Moines, IA	89
Sioux City, IA	71
Las Vegas, NV	69
Chicago, IL	66
Colorado Springs, CO	65
Total Immigration	10,641

From Lincoln, NE

Omaha, NE	2,091
Kansas City, MO	332
Denver, CO	227
Phoenix, AZ	197
Chicago, IL	112
Des Moines, IA	108
Minneapolis, MN	104
Las Vegas, NV	95
Sioux Falls, SD	88
Dallas, TX	84
Total Outmigration	10,942

Net Migration -301

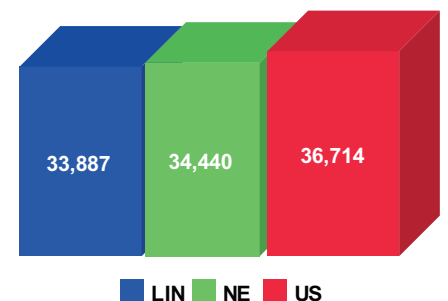
Net Migration, LIN



	2004	2005	2006	2007
Domestic	-509	539	97	236
Foreign	897	868	912	889
Total	388	1,407	1,009	1,125

Sources: IRS (top), 2007; Census Bureau, 2007

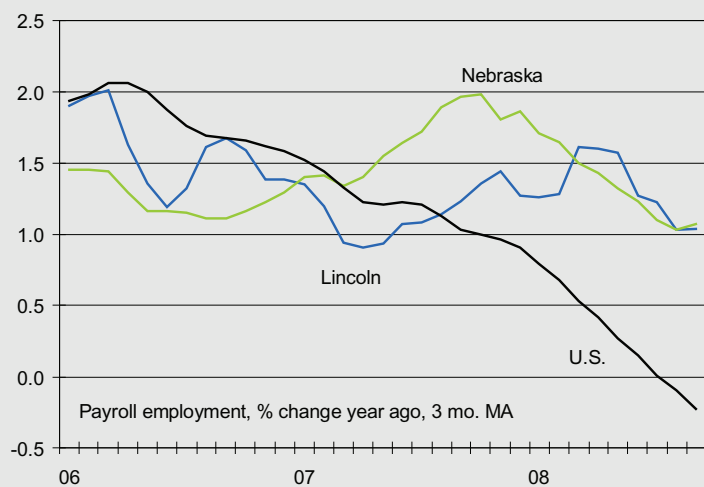
PER CAPITA INCOME



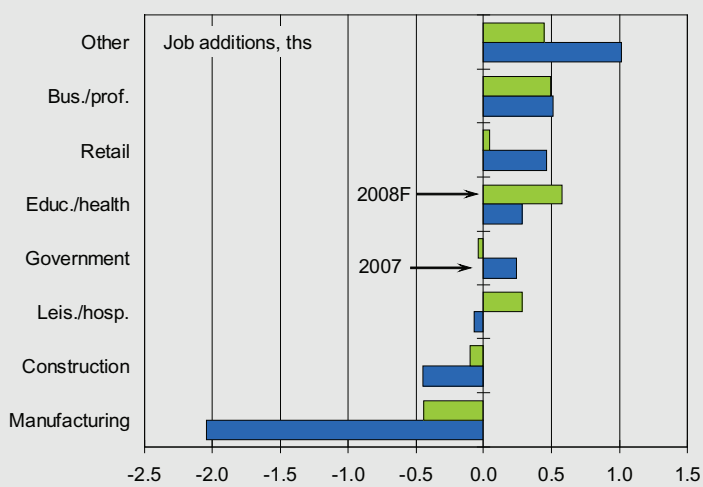
Source: Bureau of Economic Analysis, 2006

Lincoln

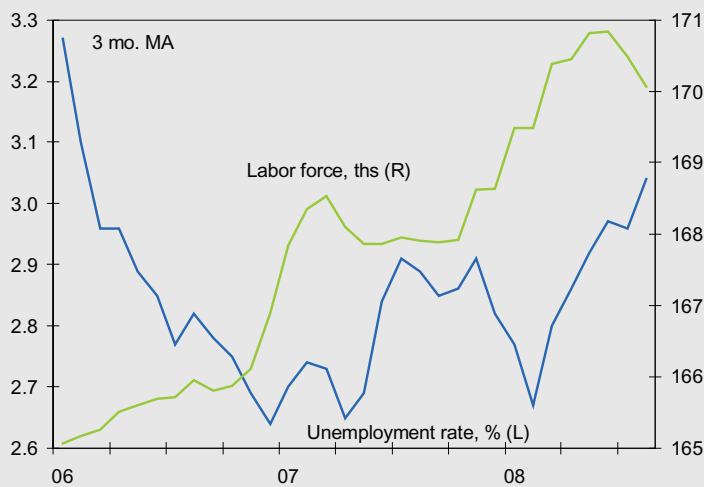
Employment Growth Has Slowed, Not Yet Disappeared



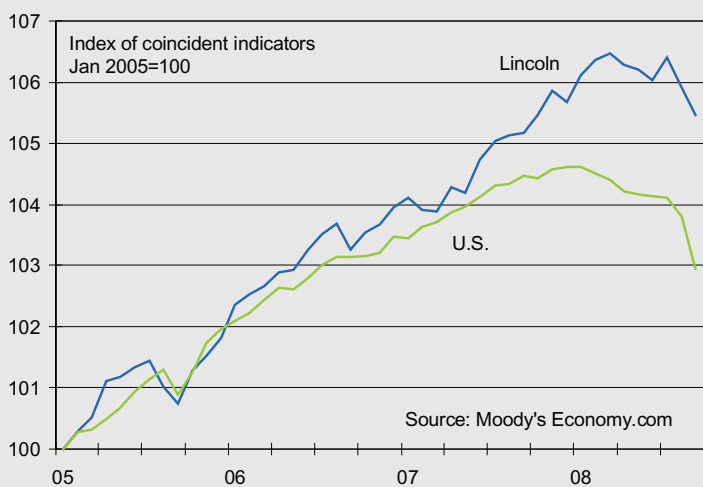
Manufacturing Drag to Ease, Outlook Still Mixed



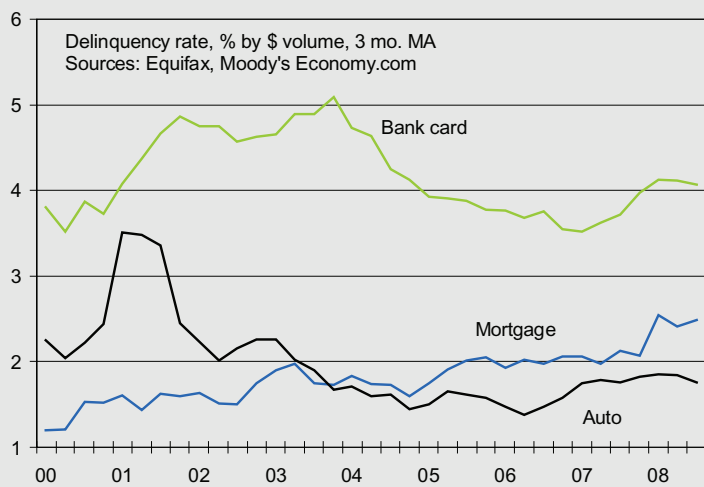
Jobless Rate Jumps as Residents Leave Labor Force



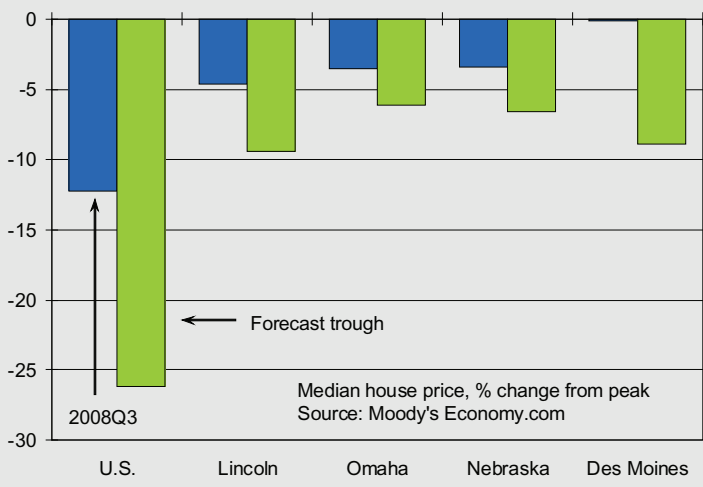
Is Lincoln on the Verge of Recession?



Credit Conditions Not Deteriorating Noticeably...



...But Further House Price Declines in Store



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ADDENDUM F
QUALIFICATIONS

QUALIFICATIONS OF

Matthew J. Saskowski
Senior Appraiser

CB Richard Ellis Inc., Valuation and Advisory Services
1055 Jordan Creek Parkway, Ste. 210
West Des Moines, Iowa 50266
(515) 273-3388

EDUCATIONAL

Bachelor of Arts Degree, University of Northern Iowa, Cedar Falls, Iowa

LICENSE(S)/CERTIFICATION(S)

Certified General Real Property Appraiser: State of Iowa No. CG02274
Certified General Real Estate Appraiser: State of Nebraska No. CG250063R

PROFESSIONAL

Associate Member of the Appraisal Institute

EMPLOYMENT EXPERIENCE

2004-Present	CB Richard Ellis, Inc, Valuation and Advisory Services	West Des Moines, IA
1999-2004	Iowa Appraisal and Research Corporation	Des Moines, IA
1995-1999	Norwest Financial	Des Moines, IA

Appraisal experience has been in the fee preparation of real estate appraisals, rent analyses and market studies of commercial, industrial, multifamily residential and special use properties. Experience encompasses a wide variety of property types including regional shopping malls, retail, industrial, multifamily, hotel/motel, office buildings, and net-leased investments. Special use properties include food processing, cold storage, funeral home, airport parking, airport hangers and daycare.

Assignments completed in Iowa, Nebraska, South Dakota, Minnesota, Michigan and Nevada. Primary geographical experience is in Iowa and Nebraska.

The Intermountain Region of CB Richard Ellis, Inc. Appraisal Services covers the states of Arizona, Colorado, Idaho, Montana, Nebraska, Nevada, New Mexico, North and South Dakota, Utah, Wyoming, Minnesota, and Iowa. The regional office is based in Phoenix, Arizona, with satellite offices in the cities of Minneapolis, Des Moines, Denver, Las Vegas, Salt Lake City, and Tucson.

QUALIFICATIONS

MICHAEL J. MOYNAGH, MAI Director

CB Richard Ellis, Inc.
Valuation and Advisory Services
81 South 9th Street
Minneapolis, Minnesota 55402
(612) 336-4300

EDUCATION

Bachelor of Science Degree, Business, St. John's University, Collegeville, Minnesota

LICENSE(S)/CERTIFICATION(S)

Certified General Real Property Appraiser: State of Minnesota (No. 4000726)
Certified General Real Property Appraiser: State of Iowa (No. CG02485)
Certified General Real Property Appraiser: State of Nebraska (No. CG230099R)
Certified General Real Property Appraiser: State of North Dakota (No. CG-2402)
State Certified General Appraiser: State of South Dakota (No. 895CG-2005R)
Sales License: State of Minnesota (No. RA-20202710)

PROFESSIONAL

Appraisal Institute

Designated Member (MAI), Certificate No. 11916

EXPERIENCE

1987-2001	Vice President, Real Estate Appraiser, GVA Marquette Advisors., Minneapolis, Minnesota
2002-2002	Vice President, Colliers Towle Real Estate, Minneapolis, Minnesota
2002-Present	Director, CB Richard Ellis, Inc., Minneapolis, Minnesota

Appraisal experience has been in the fee preparation of real estate appraisals, feasibility studies, rent analyses and market studies of commercial, industrial, multifamily residential and special use properties. Experience encompasses a wide variety of property types including office, retail, industrial, multifamily, hotel/motel, casinos, resorts, airports, net leased investments, fractional interests, medical office buildings, restaurants, golf courses, and other special purpose properties located both locally and nationally.

Assignments completed in Mexico, Canada, Washington, California, Arizona, Colorado, North Dakota, South Dakota, Nebraska, Kansas, Missouri, Texas, New Mexico, Iowa, Arkansas, Mississippi, Tennessee, Illinois, Wisconsin, Michigan, Indiana, Alabama, Georgia, Florida, South Carolina, North Carolina, Virginia, West Virginia, Kentucky, Pennsylvania, New York, Connecticut, Massachusetts, and Maine. Primary geographical experience is in the Twin Cities metropolitan area of St. Paul and Minneapolis, Minnesota.

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