EXHIBIT 2.j.i

Mill Race Inn Reconstruction Analysis
09/13/22

BOX 1 - CONSTRUCTION

Est. Cost PSF		$ 952.95
Building size		1,215
Construction Cost per Study		1,157,836
Add: Tenant Improvements	$60 psf	72,900
Professional fees		54,633
Demo & Hazard Material Removal		87,150
Site Improvement Costs		87,000
City Permit Fees		67,653
NICOR		5,200
Builders Risk insurance	2.0%	30,647
Construction contingency	5.0%	57,870
Projected Construction Cost		1,563,019
Loan Fees	2.0%	4,000
Lease Fees	estimated	11,400
Interest	16 months	8,700
Taxes, etc.		10,000
Subtotal		1,597,119
Developer Fee	10.0%	159,700
Land for parking & drive access		500,000
Estimated Total Cost		2,256,819

BOX 2 - OPERATIONS

$ 20.00		Rent Per Square Foot
1,215		Building Size
$ 24,300		Annual Rent
8,092	$6.66	CAM/Ins. (1)
8,019	$6.60	RE Tax (1)
40,411		
4,041	10.0%	Vacancy
36,370		
8,092	$6.66	CAM/Ins
8,019	$6.60	RE Tax
20,259		NOI

BOX 3 - POSSIBLE LOAN

20,259		NOI
7.5%		Cap Rate (subject to revision)
270,119		Estimated Value
75.0%		LTV
203,000	LTV LOAN	Estimated Loan (rounded)
6.50%		Interest Rate
25		Amortization Term
16,448		Annual Payment
2,256,819		Estimated Total Cost
75.0%		LTC
1,692,615	LTC LOAN	Estimated Loan (rounded)
6.50%		Interest Rate
25		Amortization Term
137,144		Annual Payment
20,259		NOI
1.25		DSCR
16,207		Annual Payment
6.50%		Rate
25		Amortization Term
200,000	DSCR LOAN	Estimated Loan (rounded)
200,000	Lowest of LTV, LTC and DSCR	
16,207	Corresponding Annual Debt Service	

BOX 4 - REQUIRED EQUITY

Estimated Total Cost		2,256,819
Estimated Contribution from City		
Estimated Loan		200,000
Equity Needed		2,056,819

BOX 5 - RETURN ON INVESTMENT

NOI		20,259
Annual Debt Service		16,207
Net Cash Flow After Debt Service		4,052
Equity Investment		2,056,819
Return on Investment		0.20%
Acceptable ROI	???	18.00%

BOX 6 - OTHER COSTS

Professional Fees	
Historic Architectural	33,290
Legal	21,343
line 10	54,633
Demoliiton & Hazardous Material Removal	
Demolition	62,500
Asbestos Abatement	18,250
Tree Removal	6,400
line 11	87,150
Site Improvements	
Sanitary Sewer	20,000
Water Service	17,000
Asphalt Parking	25,000
Sidewalk & Curb	10,000
Landscaping	15,000
line 12	87,000

City Permit Fees	
Electrical Connection	5,000
Sanitary Sewer Extension	468
Waterworks Extension	468
Sewer Treatment	3,206
Water Supply Treatment	2,991
Furnish Water Meter	500
Water Meter Inspection	100
Waterworks Connection	710
Sanitary Connection	710
Site Plan Review	500
Subdivision	500
Stormwater Review	2,500
Commercial Bldg. Permit	15,000
Fire Department	30,000
Plumbing Fee	5,000
line 13	67,653

Updated By 10/6/2022

Mill Race Inn Reconstruction Analysis
09/13/22

BOX 1 - CONSTRUCTION

6	Est. Cost PSF		$ 952.95
7	Building size		1,215
8	Construction Cost per Study		1,157,836
9	Add: Tenant improvements	$60 psf	72,900
10	Professional fees		54,633
11	Demo & Hazard Material Removal		87,150
12	Site Improvement Costs		87,000
13	City Permit Fees		67,653
14	NICOR		5,200
15	Builders Risk insurance	2.0%	30,647
16	Construction contingency	5.0%	57,870
17	Projected Construction Cost		1,563,019
18	Loan Fees	2.0%	4,000
19	Lease Fees	estimated	11,400
20	Interest	16 months	8,700
21	Taxes, etc.		10,000
22	Subtotal		1,597,119
23	Developer Fee	10.0%	159,700
24	Land for parking & drive access		500,000
25	Estimated Total Cost		2,256,819

BOX 2 - OPERATIONS

6	$ 20.00		Rent Per Square Foot
7	1,215		Building Size
8	$ 24,300		Annual Rent
9	8,092	$6.66	CAM/Ins. (1)
10	8,019	$6.60	RE Tax (1)
11	40,411		
12	4,041	10.0%	Vacancy
13	36,370		
14	8,092	$6.66	CAM/Ins
15	8,019	$6.60	RE Tax
16	20,259		NOI

BOX 3 - POSSIBLE LOAN

20,259		NOI
7.5%		Cap Rate (subject to revision)
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200,000	Lowest of LTV, LTC and DSCR	
16,207	Corresponding Annual Debt Service	

BOX 4 - REQUIRED EQUITY

Estimated Total Cost		2,256,819
Estimated Contribution from City		
Estimated Loan		200,000
Equity Needed		2,056,819

BOX 5 - RETURN ON INVESTMENT

NOI		20,259
Annual Debt Service		16,207
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Updated By 10/6/2022

Mill Race Inn Reconstruction Analysis
09/13/22

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BOX 4 - REQUIRED EQUITY

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Estimated Contribution from City		
Estimated Loan		200,000
Equity Needed		2,056,819

BOX 5 - RETURN ON INVESTMENT

NOI		20,259
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09/13/22

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BOX 4 - REQUIRED EQUITY

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Fire Department	30,000
Plumbing Fee	5,000
line 13	67,653

Updated By 10/6/2022

EXHIBIT 2.j.ii page 1 OF 4

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-353-002**

1st 2021

DUPLICATE

GIANNINI ELIS W
125 E STATE ST
GENEVA IL 60134

1ST INSTALLMENT 2021	7,549.17
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$7,549.17
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/01/22	Paid on 06/01/2022 $0.00

Remove stub and remit with payment

120235300210000000000601222

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-353-002**

2nd 2021

DUPLICATE

GIANNINI ELIS W
125 E STATE ST
GENEVA IL 60134

2ND INSTALLMENT 2021	7,549.17
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$7,549.17
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/01/22	Paid on 09/01/2022 $0.00

Remove stub and remit with payment

120235300220000000000901229

Site Address 12 East St. Street

Rate 2020	Tax 2020	Taxing District		Rate 2021	Tax 2021
0.289732	$436.14	KANE COUNTY		0.282169	$424.78
0.072066	$108.48	KANE COUNTY	PENSION	0.069992	$105.36
0.147616	$222.20	KANE FOREST PRESERVE		0.143392	$215.86
0.000128	$0.20	KANE FOREST PRESERVE	PENSION	0.000124	$0.18
0.049010	$73.78	GENEVA TOWNSHIP		0.049000	$73.76
0.024330	$36.62	GENEVA TWP ROAD DIST		0.024320	$36.61
0.317363	$477.73	GENEVA CITY		0.260676	$392.41
0.214175	$322.40	GENEVA CITY	PENSION	0.248647	$374.29
5.830456	$8,776.82	GENEVA SCH DIST 304		5.780922	$8,702.26
0.187306	$281.96	GENEVA SCH DIST 304	PENSION	0.195481	$294.27
0.428645	$645.26	WAUBONSEE COLLEGE 516		0.470985	$708.99
0.449188	$676.18	GENEVA PARK DISTRICT		0.444004	$663.28
0.029632	$44.61	GENEVA PARK DISTRICT	PENSION	0.032379	$48.74
0.403975	$608.12	GENEVA LIBRARY		0.418592	$630.26
0.029628	$44.60	GENEVA LIBRARY	PENSION	0.012388	$18.64
0.413710	$622.77	GENEVA SSA 1		0.411907	$620.06
0.000000	$1,359.40	GENEVA TIF 3		0.000000	$1,782.58
8.896944	$14,937.26	TOTAL		8.845678	$15,098.34

Lot SF 16247 — VALUE $31.52 / SF

Bldg SF 5300 — $96.62 / SF

Parcel Number
12-02-353-002

Late Payment Schedule

	1st	2nd
Jun 2 Thru Jul 1		
Jul 2 Thru Aug 1		
Aug 2 Thru Sep 1		
Sep 2 Thru Oct 1		
Oct 2 Thru Oct 28		

Payment on or after Oct 2, 2022: Please see instructions on reverse side for LATE PAYMENTS.

Mail To:
GIANNINI ELIS W
125 E STATE ST
GENEVA IL 60134

Property Location
12 EAST STATE ST
GENEVA IL 60134

Township	Tax Code	Acres
GE	GE906	

Tax Rate	Sold at Tax Sale	Forfeited Tax
8.845678		

First Installment Tax	Second Installment Tax
7,549.17	7,549.17
Adjustment	Adjustment
Penalty	Penalty
Other Fees	Other Fees
Paid on 06/01/2022	Paid on 09/01/2022

TIF BASE	150,534.00
FAIR CASH VALUE	512,109.00
LAND VALUE	50,054.00
+ BUILDING VALUE	120,632.00
- HOME IMPROVEMENT - VET	0.00
= ASSESSED VALUE	170,686.00
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	170,686.00
- HOMESTEAD EXEMPTION	0.00
- SENIOR EXEMPTION	0.00
- OTHER EXEMPTIONS	0.00
+ FARM LAND	0.00
+ FARM BUILDING	0.00
= NET TAXABLE VAL	170,686.00
x TAX RATE	8.845678
= CURRENT TAX	$15,098.34
+ NON AD VALOREM TAX	$0.00
+ BACK TAX / FORF AMOUNT	$0.00
- ENTERPRISE ZONE	$0.00
= TOTAL TAX DUE	**$15,098.34**

EXHIBIT 2.j.ii page 2 OF 4

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-354-006**

1st 2021

"DUPLICATE"

TOBINA INC
PAUL C EGELAND
350 S JACKSON ST APT 421
DENVER CO 80209-3360

1ST INSTALLMENT 2021	4,308.44
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$4,308.44
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/01/22	Paid on 05/17/2022 $0.00

Remove stub and remit with payment

120235400610000000000601226

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-354-006**

2nd 2021

"DUPLICATE"

TOBINA INC
PAUL C EGELAND
350 S JACKSON ST APT 421
DENVER CO 80209-3360

2ND INSTALLMENT 2021	4,308.44
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$4,308.44
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/01/22	Paid on 05/17/2022 $0.00

Remove stub and remit with payment

120235400620000000000901223

Site Address 22 Crissey Ave

Rate 2020	Tax 2020	Taxing District		Rate 2021	Tax 2021
0.289732	$291.52	KANE COUNTY		0.282169	$283.90
0.072068	$72.50	KANE COUNTY	PENSION	0.069992	$70.42
0.147616	$148.53	KANE FOREST PRESERVE		0.143392	$144.28
0.000128	$0.12	KANE FOREST PRESERVE	PENSION	0.000124	$0.12
0.049010	$49.31	GENEVA TOWNSHIP		0.049000	$49.30
0.024330	$24.48	GENEVA TWP ROAD DIST		0.024320	$24.47
0.317363	$319.29	GENEVA CITY		0.260676	$262.27
0.214175	$215.49	GENEVA CITY	PENSION	0.248647	$250.18
5.830456	$5,866.14	GENEVA SCH DIST 304		5.780923	$5,816.42
0.187300	$188.44	GENEVA SCH DIST 304	PENSION	0.195481	$196.68
0.428645	$431.27	WAUBONSEE COLLEGE 516		0.470986	$473.88
0.449188	$451.94	GENEVA PARK DISTRICT		0.444604	$447.34
0.029632	$29.81	GENEVA PARK DISTRICT	PENSION	0.032379	$32.57
0.403975	$406.45	GENEVA LIBRARY		0.418692	$421.27
0.029629	$29.81	GENEVA LIBRARY	PENSION	0.012388	$12.46
0.000000	$0.00	GENEVA TIF 3		0.000000	$131.32
8.473234	$8,525.10	TOTAL		8.433771	$8,616.88

Value

Lot sf 6600 $46.44 /sf

Bldg sf 2435 $125.89 /sf

Parcel Number
12-02-354-006

Late Payment Schedule

	1st	2nd
Jun 2 Thru Jul 1		
Jul 2 Thru Aug 1		
Aug 2 Thru Sep 1		
Sep 2 Thru Oct 1		
Oct 2 Thru Oct 29		

Payment on or after Oct 2, 2022: Please see instructions on reverse side for LATE PAYMENTS

Mail To
TOBINA INC
PAUL C EGELAND
350 S JACKSON ST APT 421
DENVER CO 80209-3360

Property Location
22 CRISSEY AVE
GENEVA IL 60134

Township	Tax Code	Acres
GE	GE906	

Tax Rate	Sold at Tax Sale	Forfeited Tax
8.433771		

First Installment Tax	Second Installment Tax
4,308.44	4,308.44
Adjustment	Adjustment
Penalty	Penalty
Other Fees	Other Fees
Paid on 05/17/2022	Paid on 05/17/2022

TIF BASE	100,614.00
FAIR CASH VALUE	306,544.00
LAND VALUE	10,491.00
+ BUILDING VALUE	91,680.00
- HOME IMPROVEMENT - VET	0.00
= ASSESSED VALUE	102,171.00
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	102,171.00
- HOMESTEAD EXEMPTION	0.00
- SENIOR EXEMPTION	0.00
- OTHER EXEMPTIONS	0.00
+ FARM LAND	0.00
+ FARM BUILDING	0.00
= NET TAXABLE VAL	102,171.00
x TAX RATE	8.433771
= CURRENT TAX	$8,616.88
+ NON AD VALOREM TAX	$0.00
+ BACK TAX / FORF AMOUNT	$0.00
- ENTERPRISE ZONE	$0.00
= **TOTAL TAX DUE**	**$8,616.88**

EXHIBIT 2.j.ii page 3 of 4

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-305-009**

1st 2021

****DUPLICATE****

DORN, ELIZABETH & JAMES DCLRN OF TRUSTS
JAMES T & ELIZABETH M DORN, TRUSTEES
6N835 HASTINGS DR
SAINT CHARLES IL 60175-8442

1ST INSTALLMENT 2021	9,728.97
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$9,728.97
INSTALLMENT BALANCE DUE / DUE ON OR BEFORE 06/01/22	Paid on 06/01/2022 $0.00

Remove stub and remit with payment

12023050091000000000000601224

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-305-009**

2nd 2021

****DUPLICATE****

DORN, ELIZABETH & JAMES DCLRN OF TRUSTS
JAMES T & ELIZABETH M DORN, TRUSTEES
6N835 HASTINGS DR
SAINT CHARLES IL 60175-8442

2ND INSTALLMENT 2021	9,728.97
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$9,728.97
INSTALLMENT BALANCE DUE / DUE ON OR BEFORE 09/01/22	Paid on 08/22/2022 $0.00

Remove stub and remit with payment

12023050092000000000000901221

Site Address 35 N. Bennett St.

Rate 2020	Tax 2020	Taxing District		Rate 2021	Tax 2021
0.289732	$551.63	KANE COUNTY		0.282169	$537.26
0.072066	$137.21	KANE COUNTY	PENSION	0.069992	$133.27
0.147616	$281.06	KANE FOREST PRESERVE		0.143390	$273.01
0.000128	$0.24	KANE FOREST PRESERVE	PENSION	0.000124	$0.24
0.049010	$93.31	GENEVA TOWNSHIP		0.049000	$93.29
0.024330	$46.32	GENEVA TWP ROAD DIST		0.024320	$46.30
0.317353	$604.25	GENEVA CITY		0.260876	$496.32
0.214175	$407.78	GENEVA CITY	PENSION	0.248647	$473.42
5.830456	$11,101.01	GENEVA SCH DIST 304		5.780822	$11,006.69
0.187300	$356.62	GENEVA SCH DIST 304	PENSION	0.195481	$372.20
0.428645	$816.13	WAUBONSEE COLLEGE 516		0.470985	$896.74
0.449169	$855.24	GENEVA PARK DISTRICT		0.444604	$846.51
0.029632	$56.42	GENEVA PARK DISTRICT	PENSION	0.032379	$61.65
0.403975	$769.16	GENEVA LIBRARY		0.418692	$797.18
0.029629	$56.41	GENEVA LIBRARY	PENSION	0.012388	$23.58
0.413710	$787.69	GENEVA SSA 1		0.411907	$784.29
0.000000	$2,329.90	GENEVA TIF 3		0.000000	$2,616.02
8.886944	$19,250.36	TOTAL		8.845678	$19,457.94

		Value
Lot sf	18930	$34.86 / sf
Bldg sf	5000	$132.00 / sf

Parcel Number
12-02-305-009

Late Payment Schedule

	1st	2nd
Jun 2 Thru Jul 1		
Jul 2 Thru Aug 1		
Aug 2 Thru Sep 1		
Sep 2 Thru Oct 1		
Oct 2 Thru Oct 29		

Payment on or after Oct 2, 2022: Please see Instructions on reverse side for LATE PAYMENTS

Mail To:
DORN, ELIZABETH & JAMES DCLRN OF TRUSTS
JAMES T & ELIZABETH M DORN, TRUSTEES
6N835 HASTINGS DR
SAINT CHARLES IL 60175-8442

Property Location
34 N BENNETT ST
GENEVA IL 60134

Township	Tax Code	Acres
GE	GE908	

Tax Rate	Sold at Tax Sale	Forfeited Tax
8.845678		

First Installment Tax	Second Installment Tax
9,728.97	9,728.97
Adjustment	Adjustment
Penalty	Penalty
Other Fees	Other Fees
Paid on 06/01/2022	Paid on 08/22/2022

TIF BASE	190,397.00
FAIR CASH VALUE	659,979.00
LAND VALUE	58,320.00
+ BUILDING VALUE	161,651.00
- HOME IMPROVEMENT / VET	0.00
= ASSESSED VALUE	219,971.00
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	219,971.00
- HOMESTEAD EXEMPTION	0.00
- SENIOR EXEMPTION	0.00
- OTHER EXEMPTIONS	0.00
+ FARM LAND	0.00
+ FARM BUILDING	0.00
= NET TAXABLE VAL	219,971.00
x TAX RATE	8.845678
= CURRENT TAX	$19,457.94
+ NON AD VALOREM TAX	$0.00
+ BACK TAX / FORF AMOUNT	$0.00
- ENTERPRISE ZONE	$0.00
= TOTAL TAX DUE	$19,457.94

Exhibit e.j.ii page 4 of 4

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-354-001**

1st 2021

"DUPLICATE"

FITZPATRICK PROPERTIES LLC
PO BOX 358
SUGAR GROVE IL 60554-0358

1ST INSTALLMENT 2021	4,849.04
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$4,849.04
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/01/22	Paid on 06/01/2022 $0.00

Remove stub and remit with payment

1202354001100000000000601224

Michael J. Kilbourne, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number **12-02-354-001**

2nd 2021

"DUPLICATE"

FITZPATRICK PROPERTIES LLC
PO BOX 358
SUGAR GROVE IL 60554-0358

2ND INSTALLMENT 2021	4,849.04
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	$4,849.04
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/01/22	Paid on 08/12/2022 $0.00

Remove stub and remit with payment

1202354001200000000000901221

Site Address 102 E. State

Rate 2020	Tax 2020	Taxing District		Rate 2021	Tax 2021
0.289732	$282.20	KANE COUNTY		0.282169	$275.81
0.072066	$70.44	KANE COUNTY	PENSION	0.069952	$68.41
0.147616	$144.29	KANE FOREST PRESERVE		0.143392	$140.16
0.000128	$0.12	KANE FOREST PRESERVE	PENSION	0.000124	$0.12
0.049010	$47.90	GENEVA TOWNSHIP		0.049000	$47.89
0.024330	$73.78	GENEVA TWP ROAD DIST		0.024320	$23.77
0.317353	$310.19	GENEVA CITY		0.260676	$254.80
0.214175	$209.36	GENEVA CITY	PENSION	0.248647	$243.03
5.830456	$5,698.92	GENEVA SCH DIST 304		5.780922	$5,650.51
0.187300	$183.08	GENEVA SCH DIST 304	PENSION	0.195481	$191.07
0.428646	$418.97	WAUBONSEE COLLEGE 516		0.470985	$460.36
0.449188	$439.06	GENEVA PARK DISTRICT		0.444604	$434.57
0.029632	$28.96	GENEVA PARK DISTRICT	PENSION	0.032379	$31.65
0.403975	$394.86	GENEVA LIBRARY		0.418692	$409.25
0.029628	$28.96	GENEVA LIBRARY	PENSION	0.012388	$12.10
0.000000	$1,312.68	GENEVA TIF 3		0.000000	$1,454.52
8.473234	$9,594.78	TOTAL		8.433771	$9,696.08

Value

Lot square feet 3780 $91.27/sf

Bldg square feet 3190 $108/sf

Parcel Number

12-02-354-001

Late Payment Schedule

	1st	2nd
Jun 2 Thru Jul 1		
Jul 2 Thru Aug 1		
Aug 2 Thru Sep 1		
Sep 2 Thru Oct 1		
Oct 2 Thru Oct 29		

Payment on or after Oct 2, 2022: Please see Instructions on reverse side for LATE PAYMENTS

Mail To: 40278
FITZPATRICK PROPERTIES LLC
PO BOX 358
SUGAR GROVE IL 60554-0358

Property Location
102 E STATE ST
GENEVA IL 60134

Township	Tax Code	Acres
GE	GE905	

Tax Rate	Sold at Tax Sale	Forfeited Tax
8.433771		

First Installment Tax	Second Installment Tax
4,849.04	4,849.04
Adjustment	Adjustment
Penalty	Penalty
Other Fees	Other Fees
Paid on 06/01/2022	Paid on 08/12/2022

TIF BASE	97,744.00
FAIR CASH VALUE	345,008.00
LAND VALUE	11,646.00
+ BUILDING VALUE	103,345.00
- HOME IMPROVEMENT / VET	0.00
= ASSESSED VALUE	114,991.00
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	114,991.00
- HOMESTEAD EXEMPTION	0.00
- SENIOR EXEMPTION	0.00
- OTHER EXEMPTIONS	0.00
+ FARM LAND	0.00
+ FARM BUILDING	0.00
= NET TAXABLE VAL	114,991.00
x TAX RATE	8.433771
= CURRENT TAX	$9,698.08
+ NON AD VALOREM TAX	$0.00
+ BACK TAX / FORF AMOUNT	$0.00
ENTERPRISE ZONE	$0.00
= TOTAL TAX DUE	$9,698.08

Exhibit 2.j.iii page 1 of 7

Lease Comps Details

Lease Comps Report

102 E State
Geneva, IL 60134 - Western East/West Corr Submarket

★ ★

LEASE

SF Leased	625 SF
Sign Date	Jul 2021
Space Use	Office
Lease Type	Direct
Floor	1st Floor

RENTS

Asking Rent	$30.72/MG	Gross Rent
	÷ 3190	

PROPERTY EXPENSES

Taxes	$38.09/SF (2020)

LEASE TERM

Start Date	Aug 2021

TIME ON MARKET

Date On Market	Oct 2020
Date Off Market	Jul 2021
Months on Market	9 Months

TIME VACANT

Date Vacated	Oct 2020
Date Occupied	Aug 2021
Months Vacant	9 Months

LEASING REP

BEI Commercial Real Estate
[illegible]

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	0.0%
Submarket 1-3 Star	10.7%	0.0%
Market Overall	14.8%	

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	$23.38	
Submarket 1-3 Star	$20.16	
Market Overall	$29.36	

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	1,002,080	
Months On Market	15.8	-0.2

PROPERTY

Property Type	Office	Rentable Area	3,190 SF
Status	Built 1920	Stories	2
Tenancy	Multi	Floor Size	1,595 SF
Class	C	Vacancy at Lease	0.0%
Parking	Ratio of 2.18/1,000 SF	Land Acres	0.10

Lease Comps Details

Lease Comps Report

23-29 N Water St
Geneva, IL 60134 - Western East/West Corr Submarket

★★

LEASE

SF Leased	1,800 SF
Sign Date	Oct 2005
Space Use	Office/Retail
Lease Type	Direct
Floor	1st Floor

LEASE TERM

Start Date	Nov 2005

TIME ON MARKET

Date On Market	Sep 2002
Date Off Market	Oct 2005
Months on Market	37 Months

LEASING REP

SVN/Landmark
25 N 3rd St, Suite 200
Geneva, IL 60134-2228
Neil Johnson (630) 938-4950 X1

RENTS

Asking Rent	$13.00/MG

CONCESSIONS AND BUILDOUT

Buildout Status	Partial Build-Out

PROPERTY EXPENSES

Taxes	$2.77/SF (2020)

TIME VACANT

Date Vacated	Sep 2002
Date Occupied	Nov 2005
Months Vacant	38 Months

MARKET AT LEASE

Vacancy Rates	2005 Q4	YOY
Current Building		
Submarket 1-3 Star	-	-
Market Overall	-	

Same Store Asking Rent/SF	2005 Q4	YOY
Current Building	$17.08	
Submarket 1-3 Star	-	-
Market Overall		

Submarket Leasing Activity	2005 Q4	YOY
12 Mo. Leased SF		
Months On Market		

PROPERTY

Property Type	Office	Rentable Area	5,000 SF
Status	-	Stories	2
Tenancy	Multi	Floor Size	2,500 SF
Class	C	Land Acres	0.24
Construction	Masonry		

Exhibit 2.j.iii page 3 of 7

Lease Comps Details

Lease Comps Report

22 Crissey Ave

Geneva, IL 60134 - Western East/West Corr Submarket

★★

LEASE

SF Leased	**629 SF**
Sign Date	**Dec 2016**
Space Use	**Office**
Lease Type	**Direct**
Floor	**1st Floor**

RENTS

Asking Rent	**$12.50/NNN**

PROPERTY EXPENSES

Taxes	**$3.41/SF (2020)**

LEASE TERM

Start Date	**Jan 2017**

TIME ON MARKET

Date On Market	**Sep 2015**
Date Off Market	**Dec 2016**
Months on Market	**15 Months**

TIME VACANT

Date Occupied	**Jan 2017**

LEASING REP

SVN/Landmark
25 N 3rd St, Suite 200
Geneva, IL 60134-2228
Neil Johnson (630) 938-4950 [illegible]

TENANT REP

SVN/Landmark
25 N 3rd St, Suite 200
Geneva, IL 60134-2228
Neil Johnson (630) 938-4950 [illegible]

MARKET AT LEASE

Vacancy Rates	2016 Q4	YOY
Current Building	0.0%	0.0%
Submarket 1-3 Star	12.6%	-0.3%
Market Overall	12.2%	

Same Store Asking Rent/SF	2016 Q4	YOY
Current Building	$18.41	
Submarket 1-3 Star	$18.70	
Market Overall	$26.45	

Submarket Leasing Activity	2016 Q4	YOY
12 Mo. Leased SF	2,132,624	
Months On Market	21.7	-1.2

PROPERTY

Property Type	**Office**	Rentable Area	**2,500 SF**
Status	**Built 1988**	Stories	**2**
Tenancy	-	Floor Size	**2,562 SF**
Class	**B**	Vacancy at Lease	**0.0%**
		Land Acres	**0.16**

Lease Comps Details

Lease Comps Report

22 Crissey Ave

Geneva, IL 60134 - Western East/West Corr Submarket

★★

LEASE

SF Leased	900 SF
Sign Date	Mar 2009
Space Use	Office
Lease Type	Direct
Floor	1st Floor

RENTS

Asking Rent	$14.00/N

PROPERTY EXPENSES

Taxes	$3.41/SF (2020)

LEASE TERM

Start Date	Mar 2009

TIME ON MARKET

Date On Market	Dec 2008
Date Off Market	Mar 2009
Months on Market	4 Months

TIME VACANT

Date Vacated	Dec 2008
Date Occupied	Mar 2009
Months Vacant	3 Months

LEASING REP

SVN/Landmark

25 N 3rd St, Suite 200

Geneva, IL 60134-2228

Neil Johnson (630) 938-4950 X10

MARKET AT LEASE

Vacancy Rates	2009 Q1	YOY
Current Building	0.0%	-24.0%
Submarket 1-3 Star	14.9%	
Market Overall	-	-

Same Store Asking Rent/SF	2009 Q1	YOY
Current Building	$19.51	
Submarket 1-3 Star	$19.93	
Market Overall	-	-

Submarket Leasing Activity	2009 Q1	YOY
12 Mo. Leased SF	1,590,654	
Months On Market	10.7	

PROPERTY

Property Type	Office	Rentable Area	2,500 SF
Status	Built 1988	Stories	2
Tenancy	-	Floor Size	2,562 SF
Class	B	Vacancy at Lease	0.0%
		Land Acres	0.16

Lease Comps Details

Lease Comps Report

34 N Bennett St
Geneva, IL 60134 - Western East/West Corr Submarket

★★

MARKET AT LEASE

Vacancy Rates	2012 Q1	YOY
Current Building	0.0%	100.0%
Submarket 1-3 Star	14.8%	-1.0%
Market Overall	14.1%	-0.5%

Same Store Asking Rent/SF	2012 Q1	YOY
Current Building	$15.52	-1.1%
Submarket 1-3 Star	$17.55	-2.9%
Market Overall	$22.41	

Submarket Leasing Activity	2012 Q1	YOY
12 Mo. Leased SF	1,771,580	
Months On Market	21.0	

LEASE

SF Leased	5,058 SF
Sign Date	Jan 2012
Space Use	Office
Lease Type	Direct
Floor	1st Floor

LEASE TERM

Start Date	Mar 2012
Expiration Date	Feb 2014
Lease Term	2 Years

TIME ON MARKET

Date On Market	Mar 2011
Date Off Market	Feb 2012
Months On Market	11 Months

LEASING REP

RE/MAX

[illegible]
[illegible]
[illegible]
Mary Andreas (630) [illegible]

RENTS

Asking Rent	$9.12/NNN
Starting Rent	$9.12/NNN

CONCESSIONS AND BUILDOUT

Asking Discount	0.00%
Mo. Free Rents	2 Months
Buildout Status	Partial Build-Out

PROPERTY EXPENSES

Taxes	$3.85/SF (2020)

TIME VACANT

Date Vacated	Mar 2011
Date Occupied	Mar 2012
Months Vacant	12 Months

PROPERTY

Property Type	Office	Rentable Area	5,000 SF
Status	Built 1960	Stories	1
Tenancy	Single	Floor Size	5,000 SF
Class	C	Vacancy at Lease	0.0%
Construction	Masonry	Land Acres	0.44
Parking	20 free Surface Spa...		

Lease Comps Details

Lease Comps Report

23-29 N Water St

Geneva, IL 60134 - Western East/West Corr Submarket

★★

LEASE

SF Leased	**1,800 SF**
Sign Date	**Jan 2009**
Space Use	**Retail**
Lease Type	**Direct**
Floor	**1st Floor**

RENTS

Asking Rent	**$12.00/NNN**

PROPERTY EXPENSES

Taxes	**$2.77/SF (2020)**

LEASE TERM

Start Date	**Feb 2009**

TIME ON MARKET

Date On Market	**Dec 2008**
Date Off Market	**Jan 2009**
Months on Market	**2 Months**

TIME VACANT

Date Vacated	**Dec 2008**
Date Occupied	**Feb 2009**
Months Vacant	**2 Months**

LEASING REP

SVN/Landmark

3A N 3rd St, Suite 200

Geneva, IL 60134-2224

Neil Johnson (630) 938-4950 X 101

MARKET AT LEASE

Vacancy Rates	2009 Q1	YOY
Current Building	0.0%	-- 0.0%
Submarket 1-3 Star	14.9%	
Market Overall		

Same Store Asking Rent/SF	2009 Q1	YOY
Current Building	$17.52	
Submarket 1-3 Star	$19.93	
Market Overall		

Submarket Leasing Activity	2009 Q1	YOY
12 Mo. Leased SF	1,550,654	
Months On Market	10.7	

PROPERTY

Property Type	**Office**	Rentable Area	**5,000 SF**
Status	**-**	Stories	**2**
Tenancy	**Multi**	Floor Size	**2,500 SF**
Class	**C**	Vacancy at Lease	**0.0%**
Construction	**Masonry**	Land Acres	**0.24**

Lease Comps Details

Lease Comps Report

102 E State

Geneva, IL 60134 - Western East/West Corr Submarket

★★

LEASE

[illegible]	695 SF
[illegible]	Oct 2008
[illegible]	Office
[illegible]	Direct
[illegible]	1st Floor

LEASE TERM

[illegible]	Oct 2008

TIME ON MARKET

Date On Market	Feb 2008
[illegible]	Oct 2008
[illegible]	8 Months

RENTS

[illegible]	$25.90/NNN

CONCESSIONS AND BUILDOUT

[illegible]	Full Build-Out

PROPERTY EXPENSES

[illegible]	$38.09/SF (2020)

TIME VACANT

[illegible]	Feb 2008
[illegible]	Oct 2008
[illegible]	8 Months

LEASING REP

DOLAN MURPHY TEAM at CATON COM...

[illegible]

MARKET AT LEASE

Vacancy Rates	2008 Q4	YOY
Current Building	0.0%	0.0%
Submarket 1-3 Star	14.2%	0.7%
Market Overall	12.4%	

Same Store Asking Rent/SF	2008 Q4	YOY
Current Building	$23.34	[illegible]
Submarket 1-3 Star	$19.83	[illegible]
Market Overall	$24.61	

Submarket Leasing Activity	2008 Q4	YOY
12 Mo. Leased SF	1,435,191	
Months On Market	10.1	[illegible]

PROPERTY

Property Type	Office	[illegible]	3,190 SF
Status	Built 1920	[illegible]	2
[illegible]	Multi	[illegible]	1,595 SF
[illegible]	C	[illegible]	0.0%
[illegible]	Ratio of 2.18/1,000 SF	[illegible]	0.10