

Recap of Buyer Appreciation Event March 6, 2007

Koenig & Strey – Mike Sato, Norge Clemente, Amy Kisielica

- ❖ Welcomed guests and thanked them for attending
- ❖ Discussed sales at Marquee
- ❖ Over 82% sold
- ❖ Prime units still available
 - 1 bds from \$249,900
 - 2 bedrooms/1 bathrooms from \$279,900
 - 2 bedrooms/2 bathrooms from \$309,900
 - 3 bedrooms from \$434,900
- ❖ \$1,000/\$1,000 buyer referral program – call sales team for more details.
- ❖ Sales Center temporarily moved to 1934 N. Clark

United Home Loans – Meg Pound

- ❖ Top 5 Reasons to use UHL

5. United Home Loans is a licensed mortgage banker. We control the entire loan process from application to processing to underwriting, closing and funding ---all within our office. It is our money closing the loan so you won't have to wait on a wire to fund your loan. As one of top lenders for new construction condominium lending in Chicago, we provide in house condo approvals and our appraisers are very familiar with the Marquee.

4. As a correspondent lender that sells loans to Chase, Countrywide, ABN Amro, GMAC, 5/3, BOA and many more, we compare rates from several of the nation's largest lending institutions. We act as your advocate to ensure that you get the most competitive rates and terms available. We shop for the lowest rates, so you don't have to.

3. Sedgwick is offering a \$2500 developer credit toward upgrades for all of their buyers who use UHL to fund their purchase at the Marquee. In addition, at the time of upgrades selections, UHL approved buyers are only required to put down a deposit of 10% on their upgrades selections, as opposed to 50% if you are using a non-preferred lender.

2. UHL offers some of the best long term rate locks in the mortgage industry. As you may know, current rates are the lowest they have been in over 1 year and less than 1% higher than the historic lows set in June of 2003. Now is a great time to lock your interest rate. Our long term rate lock allows you to lock your rate for up

to 12 months while giving you the option to lock into to lower rates 30 days prior to your closing if rates drop. We combine the best of both worlds – rate protection with a free float down.

1. As the preferred lender for all of Sedgwick Properties developments, United Home Loans has a vested interest in keeping Sedgwick and all of their buyers happy. So everyone benefits. The builder—the buyers—the lender. The builder gets the maximum number of buyers approved and closed with limited stress and additional paperwork -- the buyers get competitive rates, low closing costs and smooth, simple and convenient closings, and the lender – UHL gets a large number of borrowers at one time. If we do not deliver great service, competitive rates, lowest closing costs along with smooth closings, we won't be working with Sedgwick on their next project.

We are currently working with a majority of the buyers at the Marquee. Please feel free to call me with questions or if you would like additional information.

Selection Updates – Bonnie O'Meara

- ❖ Outdoor Lighting will now be available for balconies
- ❖ Storage now available for purchase

Phenomenal Fitness – Sean

- ❖ Introduced himself and his personal training business (which is located next door to the Marquee)
- ❖ Offered to waive the annual fee
- ❖ Offered 20% discounts off of training packages

Construction Update – Marty Paris

- ❖ Marty Paris, Sedgwick Properties President, explained the critical path of building the Marquee
 - First pouring all the concrete floors and reaching the top of the building (if schedule is maintained, they are anticipating one floor per week and are currently on the 8th floor). Plumbers and electricians are working on each floor as the concrete is poured,
 - The exterior concrete cladding is beginning on the lower floors.
 - Then getting the elevators installed (the elevator contractor requires 11 weeks to complete this and cannot begin until there is a roof on the building),
 - Unit interior finishes are progressing through this process.
 - Then once the elevator is working, the hoist can come down (the hoist is the red enclosure that runs up and down the building prior to the permanent elevators, through what are called the "Hoist Bay" unit tiers.),

- Once the elevators are running and the hoist comes done, the lobby floor can be poured, then each hoist bay floor can receive concrete.
- Once concrete is poured in the hoist bay tiers, those units have interior finishes installed,
- Floors 3-16 will be finished at the same time and turnover is anticipated for late 2007 – early 2008.
- The remaining floors will be turned over to buyers at the rate of approx 1 floor per week, finishing in approx March/April of 2008.
- Check the website www.marqueechicago.com for bi-monthly construction updates.
- All dates are estimates, and could be affected by weather, labor, materials, etc., but this is the best estimate they have at this time.