



COMMERCIAL AVAILABILITY LISTING

Last updated: February 2, 2012

<p>CORAL SQUARE • 2439 2nd Street, Coralville, Iowa <i>Retail center on U.S. Highway 6 in Coralville, blocks from Coral Ridge Mall.</i></p>											
<p><u>Jim Tansey, CCIM</u> m) 563.349.3030 w) 563.355.4000 jtansey@ruhlcommercial.com</p>	<p><u>David Gellerman</u> m) 563.505.6254 w) 563.355.4000 dgellerman@ruhlcommercial.com</p>										
<p><u>2439 2nd Street, Suite #4, Coralville, IA 52241</u> Retail space; approx. 1,179 sq ft (23' x 50'). AVAILABLE IMMEDIATELY.</p>		<table> <tr> <td><i>Base Rent</i></td> <td>@ \$16.00 /sqft</td> <td>= \$1,572.00 /month</td> </tr> <tr> <td><i>2012 Est. NNN</i></td> <td>@ \$10.85 /sqft</td> <td>= \$1,065.81 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$26.85 /sqft</td> <td>= \$2,637.81 /month</td> </tr> </table>	<i>Base Rent</i>	@ \$16.00 /sqft	= \$1,572.00 /month	<i>2012 Est. NNN</i>	@ \$10.85 /sqft	= \$1,065.81 /month	TOTAL RENT	@ \$26.85 /sqft	= \$2,637.81 /month
<i>Base Rent</i>	@ \$16.00 /sqft	= \$1,572.00 /month									
<i>2012 Est. NNN</i>	@ \$10.85 /sqft	= \$1,065.81 /month									
TOTAL RENT	@ \$26.85 /sqft	= \$2,637.81 /month									

<p>CORAL WEST • 2419–2423 2nd Street, Coralville, Iowa <i>Retail center on U.S. Highway 6 in Coralville, blocks from Coral Ridge Mall.</i></p>											
<p><u>Jim Tansey, CCIM</u> m) 563.349.3030 w) 563.355.4000 jtansey@ruhlcommercial.com</p>	<p><u>David Gellerman</u> m) 563.505.6254 w) 563.355.4000 dgellerman@ruhlcommercial.com</p>										
<p><u>2423 2nd Street, Unit #C, Coralville, IA 52241</u> Warehouse/Shop space; approx. 2,100 total sq ft: 1,800 sq ft warehouse with 300 sq ft office. AVAILABLE IMMEDIATELY.</p>		<table> <tr> <td><i>Base Rent</i></td> <td>@ \$ 4.00 /sqft</td> <td>= \$ 700.00 /month</td> </tr> <tr> <td><i>2012 Est. NNN</i></td> <td>@ \$ 4.20 /sqft</td> <td>= \$ 735.33 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$ 8.20 /sqft</td> <td>= \$1,435.33 /month</td> </tr> </table>	<i>Base Rent</i>	@ \$ 4.00 /sqft	= \$ 700.00 /month	<i>2012 Est. NNN</i>	@ \$ 4.20 /sqft	= \$ 735.33 /month	TOTAL RENT	@ \$ 8.20 /sqft	= \$1,435.33 /month
<i>Base Rent</i>	@ \$ 4.00 /sqft	= \$ 700.00 /month									
<i>2012 Est. NNN</i>	@ \$ 4.20 /sqft	= \$ 735.33 /month									
TOTAL RENT	@ \$ 8.20 /sqft	= \$1,435.33 /month									
<p><u>2419 2nd Street, Unit #G, Coralville, IA 52241</u> Retail space w/ direct US Highway 6 visibility; approx. 2,000 total sq ft: 1,000 sq ft open retail floor, 1,000 sq ft garage bay. AVAILABLE IMMEDIATELY.</p>		<table> <tr> <td><i>Base Rent</i></td> <td>@ \$ 8.00 /sqft</td> <td>= \$1,333.33 /month</td> </tr> <tr> <td><i>2012 Est. NNN</i></td> <td>@ \$ 4.20 /sqft</td> <td>= \$ 700.31 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$12.20 /sqft</td> <td>= \$2,033.64 /month</td> </tr> </table>	<i>Base Rent</i>	@ \$ 8.00 /sqft	= \$1,333.33 /month	<i>2012 Est. NNN</i>	@ \$ 4.20 /sqft	= \$ 700.31 /month	TOTAL RENT	@ \$12.20 /sqft	= \$2,033.64 /month
<i>Base Rent</i>	@ \$ 8.00 /sqft	= \$1,333.33 /month									
<i>2012 Est. NNN</i>	@ \$ 4.20 /sqft	= \$ 700.31 /month									
TOTAL RENT	@ \$12.20 /sqft	= \$2,033.64 /month									


COMMERCIAL AVAILABILITY LISTING

Last updated: February 2, 2012


EXECUTIVE PLAZA • 4540-4550 N. Brady Street, Davenport, Iowa
 Professional office building located on heavily trafficked North Brady Street, not far from North Park Mall.

<p>Jim Tansey, CCIM m) 563.349.3030 w) 563.355.4000 jtansey@ruhlcommercial.com</p>	<p>David Gellerman m) 563.505.6254 w) 563.355.4000 dgellerman@ruhlcommercial.com</p>									
<p>4550 N. Brady Street, Davenport, IA 52806</p> <p>Move-in ready professional office space; Approx. 1,327 sqft; already built out; NNN expenses include janitorial, utilities, HVAC maintenance AVAILABLE IMMEDIATELY.</p> <table border="0"> <tr> <td>Base Rent</td> <td>@ \$ 10.00 /sqft</td> <td>= \$1,105.83 /month</td> </tr> <tr> <td>2012 Est. NNN</td> <td>@ \$ 10.26 /sqft</td> <td>= \$1,136.45 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$ 20.18 /sqft</td> <td>= \$2,242.28 /month</td> </tr> </table>			Base Rent	@ \$ 10.00 /sqft	= \$1,105.83 /month	2012 Est. NNN	@ \$ 10.26 /sqft	= \$1,136.45 /month	TOTAL RENT	@ \$ 20.18 /sqft
Base Rent	@ \$ 10.00 /sqft	= \$1,105.83 /month								
2012 Est. NNN	@ \$ 10.26 /sqft	= \$1,136.45 /month								
TOTAL RENT	@ \$ 20.18 /sqft	= \$2,242.28 /month								

LANTERN PARK PLAZA • 2008–2058 8th Street, Coralville, Iowa
 Retail center on U.S. Highway 6 in Coralville, with Hobby Lobby as the Anchor Store, and directly adjacent to Hy-Vee, blocks from Coral Ridge Mall.

<p>Jim Tansey, CCIM m) 563.349.3030 w) 563.355.4000 jtansey@ruhlcommercial.com</p>	<p>David Gellerman m) 563.505.6254 w) 563.355.4000 dgellerman@ruhlcommercial.com</p>									
<p>2052 8th Street, Coralville, IA 52241</p> <p>Retail space; approx. 1,400 sq ft (20' x 70'). AVAILABLE IMMEDIATELY.</p> <table border="0"> <tr> <td>Base Rent</td> <td>@ \$14.00 /sqft</td> <td>= \$1,633.33 /month</td> </tr> <tr> <td>2012 Est. NNN</td> <td>@ \$ 2.97 /sqft</td> <td>= \$ 346.66 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$16.97 /sqft</td> <td>= \$1,979.99 /month</td> </tr> </table>			Base Rent	@ \$14.00 /sqft	= \$1,633.33 /month	2012 Est. NNN	@ \$ 2.97 /sqft	= \$ 346.66 /month	TOTAL RENT	@ \$16.97 /sqft
Base Rent	@ \$14.00 /sqft	= \$1,633.33 /month								
2012 Est. NNN	@ \$ 2.97 /sqft	= \$ 346.66 /month								
TOTAL RENT	@ \$16.97 /sqft	= \$1,979.99 /month								

OAKDALE PLAZA • 2401 Coral Court, Coralville, Iowa
 Retail/Office center in Coralville, less than a mile north of Coral Ridge Mall, near intersection of Coral Ridge Avenue / Highway 965, and Oakdale Boulevard.

<p>Jim Tansey, CCIM m) 563.349.3030 w) 563.355.4000 jtansey@ruhlcommercial.com</p>	<p>David Gellerman m) 563.505.6254 w) 563.355.4000 dgellerman@ruhlcommercial.com</p>									
<p>2401 Coral Court, Suite #3, Coralville, IA 52241</p> <p>Move-in ready professional office space; Approx. 1,500 sq ft AVAILABLE IMMEDIATELY.</p> <table border="0"> <tr> <td>Base Rent</td> <td>@ \$10.00 /sqft</td> <td>= \$1,250.00 /month</td> </tr> <tr> <td>2012 Est. NNN</td> <td>@ \$ 6.00 /sqft</td> <td>= \$ 750.00 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$16.00 /sqft</td> <td>= \$2,000.00 /month</td> </tr> </table>			Base Rent	@ \$10.00 /sqft	= \$1,250.00 /month	2012 Est. NNN	@ \$ 6.00 /sqft	= \$ 750.00 /month	TOTAL RENT	@ \$16.00 /sqft
Base Rent	@ \$10.00 /sqft	= \$1,250.00 /month								
2012 Est. NNN	@ \$ 6.00 /sqft	= \$ 750.00 /month								
TOTAL RENT	@ \$16.00 /sqft	= \$2,000.00 /month								



HAWKEYE REAL ESTATE INVESTMENT CO.

913 22nd AVENUE, CORALVILLE, IOWA 52241 ▪ (319) 354-4488 ▪ www.hreic.com ▪ ESTABLISHED 1962

COMMERCIAL AVAILABILITY LISTING

Last updated: February 2, 2012

<p>PLAZA WEST • 871–899 22nd Avenue, Coralville, Iowa Retail/Office center in Coralville, within sight of U.S. Highway 6, blocks from Coral Ridge Mall, and located adjacent to Hobby Lobby & Hy-Vee.</p>											
<p>Jim Tansey, CCIM m) 563.349.3030 w) 563.355.4000 jtansey@ruhlcommercial.com</p>	<p>David Gellerman m) 563.505.6254 w) 563.355.4000 dgellerman@ruhlcommercial.com</p>										
<p>899 22nd Avenue, Coralville, IA 52241 Office/retail space; approx. 625 sq ft (25' x 25'); Potential for drive-thru window AVAILABLE IMMEDIATELY.</p>		<table> <tr> <td>Base Rent</td> <td>@ \$ 6.00 /sqft</td> <td>= \$ 312.50 /month</td> </tr> <tr> <td>2012 Est. NNN</td> <td>@ \$ 8.08 /sqft</td> <td>= \$ 421.07 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$ 14.08 /sqft</td> <td>= \$ 733.57 /month</td> </tr> </table>	Base Rent	@ \$ 6.00 /sqft	= \$ 312.50 /month	2012 Est. NNN	@ \$ 8.08 /sqft	= \$ 421.07 /month	TOTAL RENT	@ \$ 14.08 /sqft	= \$ 733.57 /month
Base Rent	@ \$ 6.00 /sqft	= \$ 312.50 /month									
2012 Est. NNN	@ \$ 8.08 /sqft	= \$ 421.07 /month									
TOTAL RENT	@ \$ 14.08 /sqft	= \$ 733.57 /month									

<p>WATERFORD CENTER • 1850 E. 53rd Street, Davenport, Iowa Professional office building located on rapidly developing area along East 53rd Street.</p>											
<p>Jim Tansey, CCIM m) 563.349.3030 w) 563.355.4000 jtansey@ruhlcommercial.com</p>	<p>David Gellerman m) 563.505.6254 w) 563.355.4000 dgellerman@ruhlcommercial.com</p>										
<p>1850 E. 53rd Street, Suite #4, Davenport, IA 52807 Move-in ready professional office space; Approx. 1,919 sq ft; already built out. AVAILABLE IMMEDIATELY.</p>		<table> <tr> <td>Base Rent</td> <td>@ \$ 13.00 /sqft</td> <td>= \$2,078.92 /month</td> </tr> <tr> <td>2012 Est. NNN</td> <td>@ \$ 8.04 /sqft</td> <td>= \$1,285.97 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$ 21.04 /sqft</td> <td>= \$3,364.89 /month</td> </tr> </table>	Base Rent	@ \$ 13.00 /sqft	= \$2,078.92 /month	2012 Est. NNN	@ \$ 8.04 /sqft	= \$1,285.97 /month	TOTAL RENT	@ \$ 21.04 /sqft	= \$3,364.89 /month
Base Rent	@ \$ 13.00 /sqft	= \$2,078.92 /month									
2012 Est. NNN	@ \$ 8.04 /sqft	= \$1,285.97 /month									
TOTAL RENT	@ \$ 21.04 /sqft	= \$3,364.89 /month									
<p>1850 E. 53rd Street, Suite #6, Davenport, IA 52807 Move-in ready professional office space; Approx. 2,650 sq ft; already built out. AVAILABLE IMMEDIATELY.</p>		<table> <tr> <td>Base Rent</td> <td>@ \$ 12.50 /sqft</td> <td>= \$2,760.42 /month</td> </tr> <tr> <td>2012 Est. NNN</td> <td>@ \$ 8.59 /sqft</td> <td>= \$1,897.46 /month</td> </tr> <tr> <td>TOTAL RENT</td> <td>@ \$ 21.09 /sqft</td> <td>= \$4,657.88 /month</td> </tr> </table>	Base Rent	@ \$ 12.50 /sqft	= \$2,760.42 /month	2012 Est. NNN	@ \$ 8.59 /sqft	= \$1,897.46 /month	TOTAL RENT	@ \$ 21.09 /sqft	= \$4,657.88 /month
Base Rent	@ \$ 12.50 /sqft	= \$2,760.42 /month									
2012 Est. NNN	@ \$ 8.59 /sqft	= \$1,897.46 /month									
TOTAL RENT	@ \$ 21.09 /sqft	= \$4,657.88 /month									