

**“Sovereign funds show
reignited interest in shopping
for U.S. property”**

*Headline: CoStar Advisor
Story by Randyl Drummer, May 20, 2010*

Center Park
A SCOGGINS DEVELOPMENT

**Vision
Commitment
Opportunity**



Welcome to Kokomo’s premier commercial park

Located on the city’s thriving southside, and with direct access from U.S. 31, Center Park is an ideal location for business owners who seek visibility, community, and most importantly - a solid investment opportunity. Approximately 48 acres, all with commercial (C2) zoning, have been made ready for immediate site improvements.

Strategic Location

The development offers high visibility from U.S. 31 and exposure to the estimated 40,000 commuters per day which use the highway. In today’s business environment, having the ability to service new markets is key. The city of Kokomo enjoys an advantageous location in Indiana. Center Park can help connect growing businesses to multiple markets including the thriving communities of Westfield, Carmel, and Indianapolis.

Investment Opportunity

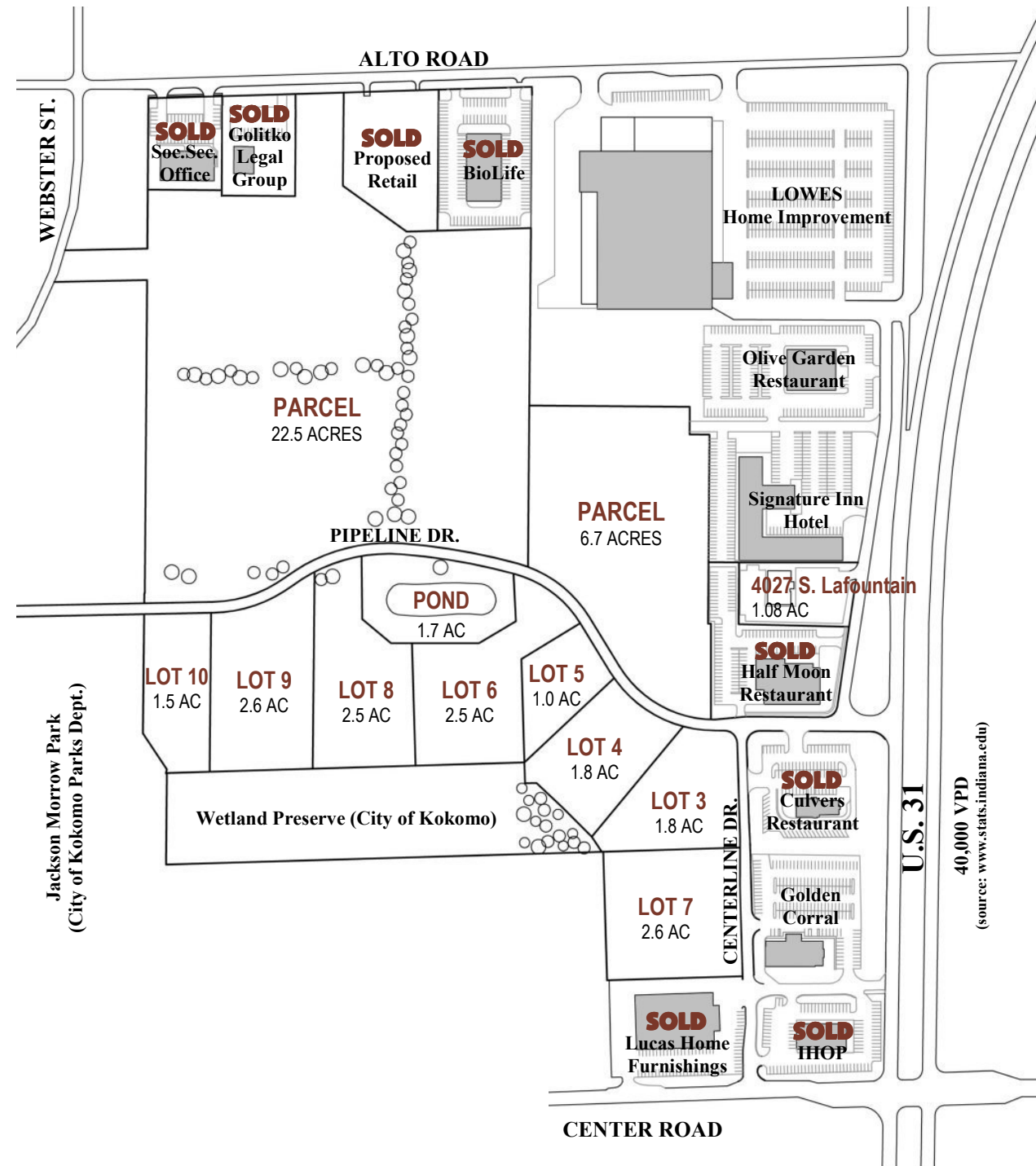
June Scoggins has made the decision to phase-out her 40-years in the real estate business so that she may pursue other opportunities in the community she loves, and to simply enjoy her role as the family matriarch.

It is June’s decision to retire from real estate developing that presents a real and viable opportunity for other investors. We need only to make contact with the right people and structure a deal that they can be justifiably excited about.

Today Center Park offers 48 acres of commercial land ready for sale and immediate site improvements. An analysis of the current real estate market; consideration of Kokomo’s short and long term potential; and a recent appraisal of the development indicates that Center Park continues to maintain a strong value with high potential. Because retirement is now June’s primary objective, Center Park (all 48 acres) is being offered for a sale price of \$1,900,000. We are highly motivated to sell and we are confident that we can structure a deal that should offer an investor a very reasonable opportunity for a **significant return on the investment**. Please contact our brokers, Bob Lindgren and Mike Kensill with Lee & Associates, for more information.

Regards,

Todd R. Scoggins, Trustee



Site Plan & Available Lots

48 acres of prime commercial property is available for sale or land-lease. Roads and infrastructure are in place. Lots are ready for immediate site improvements.

Lots & Stats

Properties Available for Sale/Lease

- Lot 3 - 1.9 Ac
- Lot 4 - 1.8 Ac
- Lot 5 - 1.1 Ac
- Lot 6 - 2.5 Ac
- Lot 7 - 2.6 Ac
- Lot 8 - 2.5 Ac
- Lot 9 - 2.6 Ac
- Lot 10 - 1.5 Ac
- 4027 S. Lafountain - 1.08 Ac
- Parcel - 6.7 Acres
- Parcel - 22.5 Acres
- Pond - 1.7 Ac

Existing Businesses in the Area (1/4 mile):

- Lucas Home Furnishings
- Culvers Restaurant
- Half Moon Restaurant
- Cracker Barrel
- Texas Roadhouse
- Applebee's
- Pizza Hut
- Grindstone Charley's
- Golden Corral
- Richard's Restaurant
- Lowe's
- IHOP
- Kokomo Sports Center
- Marsh
- Dollar General
- Holiday Inn Express
- Days Inn & Suites
- Courtyard Marriott
- Super 8 Motel
- Best Western Inn
- BioLife
- MedOne
- Social Security Administration
- Harley Davidson

Meet some of the businesses in the area.



Half Moon Restaurant & Brewery
Casual family dining with locally brewed beers.



Lucas Home Furnishings
High quality furniture for the entire home.



New in 2010
GOLITKO LEGAL GROUP
A new professional office with an exciting contemporary design.



Social Security Administration
A new branch providing services to local residents.



IHOP
A family restaurant renowned for its breakfast menu.



Culver's Restaurant
A nationally recognized franchise with great food.

Covenants

Assurance that your investment will be protected by a comprehensive plan.

Owners Association

Our vision for the development incorporates pre-eminent businesses such as notable retail, restaurants, hospitality, and professional and/or medical offices. An association of property owners is in place and supports the maintenance of common areas, covenant enforcement, and future amenities. Covenants and architectural controls are in effect for all properties within the development. Business owners can have confidence that their investment will be supported by a commitment to a high quality, cohesive community.

COVENANTS AND OWNERS ASSOCIATION

All lots are subject to the terms and conditions of the covenants, architectural controls, and an owners association. This insures that all property owners will be valued stakeholders and shall have a voice and an opportunity to affect the growth and development of their business community. Below is a summary of the Covenants.

- Provide for the establishment of an Owners Association with a structure for rules, elections, a board of directors, meetings, the establishment of budgets, assessments, the collection of dues, voting rights and privileges for all members.
- Maintenance of drainage and utility easements.
- Local zoning ordinances will be enforced.
- Architectural harmony within the development.
- Approved builders only with control over construction practices.
- Provide for the establishment of easements to accommodate decorative structures or landscaped areas to enhance the development.
- Provide for the maintenance of all common areas, pond, landscape, and gateway signage.
- Control of individual lot signage and site lighting within the development.
- Developer certifies that the property is well drained.
- All utilities shall be underground.
- Individual properties within the development must be maintained.
- No outside storage or dumping allowed on lots within the development.
- No offensive trade or business shall be allowed.

C-2 ZONING

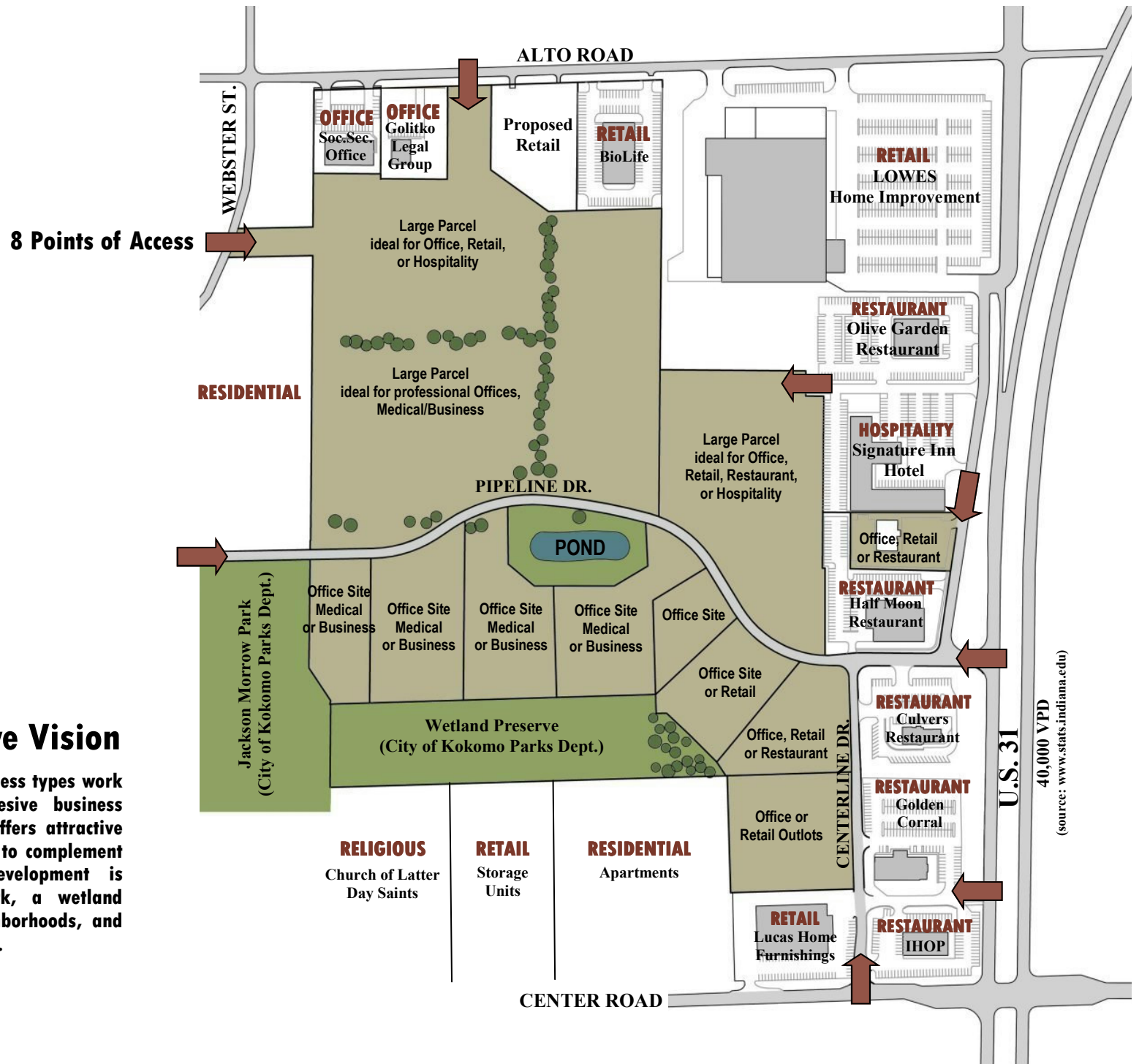
GATEWAY SIGNAGE

OWNERS ASSOCIATION

U.S. 31 ACCESS

A Comprehensive Vision

Existing and proposed business types work together to create a cohesive business community. Center Park offers attractive settings, with scenic views, to complement the businesses. The development is adjacent to a public park, a wetland preserve, established neighborhoods, and thriving commercial districts.



West to
FRANKFORT, & LAFAYETTE

Center Park

48 Acres Commercial Land
Available for \$1,900,000

Land + Instant Equity = a Good Deal

Access
(West Entry)

Access

Access

Access

Access

Access
(South Entry)

Gateway Signage

U.S. 31 Access

Gateway Signage

U.S. 31 Access
(Main Entry)

North to
**PERU, SOUTH BEND,
LOGANSPORT, GARY,
& CHICAGO**

U.S. 31

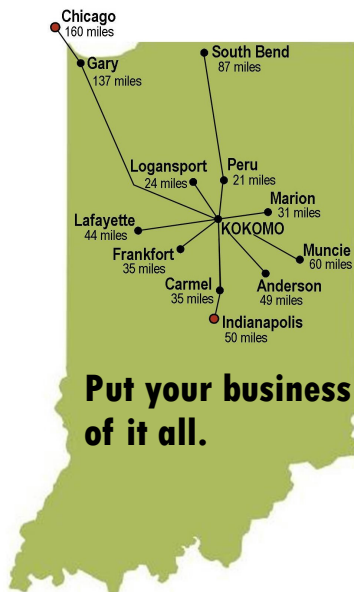
South to
INDIANAPOLIS, WESTFIELD, & CARMEL

East to
MARION, MUNCIE, & ANDERSON

Strategic Location & High Visibility

The city of Kokomo enjoys an advantageous location in the state of Indiana. Center Park offers businesses a critical opportunity to connect with several regional markets at once.

The gateway sign on U.S. 31 (below) can accommodate a total of six signage panels. Businesses in the park can announce their presence to the 40,000 commuters that drive the bypass each day.

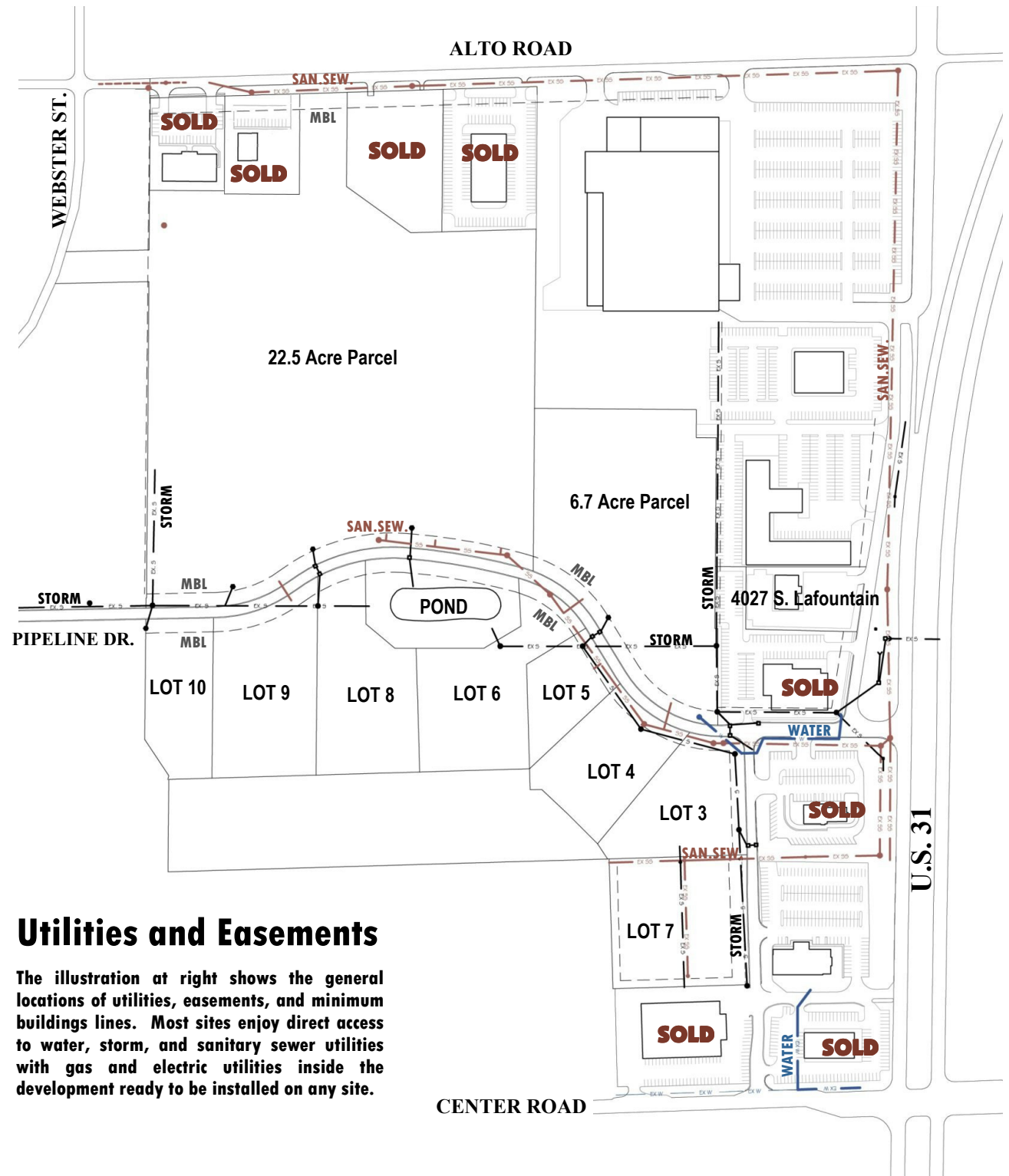


Put your business smack in the middle of it all.



What is Land Banking?

Ask your investment advisor about the value of land banking a portion of your investment portfolio.



Utilities and Easements

The illustration at right shows the general locations of utilities, easements, and minimum buildings lines. Most sites enjoy direct access to water, storm, and sanitary sewer utilities with gas and electric utilities inside the development ready to be installed on any site.

Kokomo - Community Profile

The dependability of Kokomo's workforce is proven in high productivity as evidenced by the Harbour Report. Our workforce is highly trained and is drawn from a six-county balanced mix of job experiences. Many types of laborers are available with the strong work ethic Midwesterners are known for.

When you're searching for a community that can help your business grow, think of Kokomo/Howard County. Our location, transportation options, excellent utilities, growing economy, educational opportunities, state-of-the-art health care and quality of life make us a wise business choice - but our people make us exceptional.

Kokomo's reputation for remaining on the cutting edge of technology in the modern world holds steadfast today with the pioneering of new steel alloys for industrial use, and the design and manufacture of automobile transmissions, injection molding, food processing and much more.

In addition to our role as a leader in the technological field, Kokomo remains in the top ten in housing affordability in the nation. The affordable housing, along with a low-crime rate, make Kokomo and Howard County a very attractive place for business and families to relocate.

(source: Kokomo Howard-County Development Corporation)

About the Developer

Center Park is the product of Kokomo native, realtor, and developer, Richard Scoggins. Born and raised near Highland Park, Richard lived his entire life in Howard County. He and his wife, June, owned and operated Kokomo's leading real estate agency for many years. Their first commercial park (located at the corner of Plate and Hoffer) was twice honored by the City of Kokomo Beautification Award. Scoggins also created the Sugar Mill subdivision - an exclusive residential community in Russiaville featuring some of the most scenic home settings in the county. In the year 2000, Scoggins purchased the 60-acres of undeveloped land now known as Center Park. He obtained permits to relocate a small tract of wetland and created the wetland preserve - which his family donated to the City of Kokomo Parks Department in 2007. Today the Center Park development is thriving with several new local businesses calling the community home. The project continues as the latest chapter in the Scoggins family story of vision and commitment to community, high standards, and attention to the details that are important to any growing business.

Summary

We believe the real estate in Center Park meets, and exceeds, the criteria the savvy investor is looking for in a land-bank investment - or what the broker/developer seeks in a long-term prospect.

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Our Vision & Commitment is Your Opportunity.

Center Park