

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (“Agreement”) is entered into as of this ____ day of October, 2017, by and among CINEMA DEVELOPMENT, LLC, an Illinois Limited Liability Company, THE OAKS ON HOVEY, L.L.C., an Illinois Limited Liability Company, G BLOCK APARTMENTS, LLC, an Illinois Limited Liability Company, BEAUFORT PARTNERS, LLC, an Illinois Limited Liability Company, and WINGS APARTMENTS, LLC, an Illinois Limited Liability Company (collectively, the “TAXPAYERS”), PHOENIX LIMITED PARTNERSHIP, UNIVERSITY ROW LIMITED PARTNERSHIP, WILLOW ORCHARD, LLC, UNIVERSITY CENTER LIMITED PARTNERSHIP, WILLOW PROPERTY, MIDDLE ILLINOIS LAND VENTURE, LLC, FIRST SITE, LTD., ILLINOIS CONSTRUCTION, L.L.C., CINEMA DEVELOPMENT, LLC, REDSTONE PROPERTIES, LLC, UNIVERSITY COMMONS LIMITED PARTNERSHIP and UNIVERSITY COURT LIMITED PARTNERSHIP (collectively, the “OTHER TAXPAYERS”), and TOWN OF NORMAL, ILLINOIS, a Municipal Corporation, HEARTLAND COMMUNITY COLLEGE DISTRICT 540, McLean County, Illinois (“HCC”), COMMUNITY UNIT SCHOOL DISTRICT NO. 5, MCLEAN AND WOODFORD COUNTIES, ILLINOIS (“UNIT 5”), BLOOMINGTON NORMAL WATER RECLAMATION DISTRICT, a Municipal Corporation located in McLean County, Illinois, BLOOMINGTON NORMAL AIRPORT AUTHORITY, a Municipal Corporation located in McLean County, Illinois, NORMAL TOWNSHIP ROAD DISTRICT, McLean County, Illinois, NORMAL TOWNSHIP, a Municipal Corporation located in McLean County, Illinois, NORMAL PUBLIC LIBRARY, McLean County, Illinois, McLEAN COUNTY, a Municipal Corporation located in McLean County, Illinois (collectively, “TAXING BODIES”). The TAXPAYERS, OTHER TAXPAYERS, and TAXING BODIES may be collectively referred to as the “Parties”.

RECITALS

WHEREAS, the TAXPAYERS are the owners of certain parcels of land located in Normal, McLean County, Illinois, that are described by their respective parcel identification numbers in Exhibit A, which is attached hereto and made a part hereof by reference (hereinafter, collectively referred to as “PARCELS”); and

WHEREAS, the TAXPAYERS filed Non-Farm Real Estate Assessment Complaints with the Board of Review of McLean County, Illinois for property tax years 2015, 2016 and 2017; and

WHEREAS, the TAXING BODIES received notice of the Non-Farm Real Estate Assessment Complaints for 2015, 2016, and 2017; and

WHEREAS, UNIT 5 and HCC (“INTERVENING TAXING BODIES”) intervened at the McLean County Board of Review (“BOR”) level in the 2015, 2016 and 2017 Non-Farm Real Estate Assessment Complaints; and

WHEREAS, the decisions of the BOR for each of the 2015 and 2016 Non-Farm Real Estate Assessment Complaints were appealed to the Illinois Property Tax Appeal Board (“PTAB”), one (1) of which has been resolved; and

WHEREAS, separate appraisals of each PARCEL were obtained by UNIT 5 and each owner TAXPAYER, respectively; and

WHEREAS, the TAXPAYERS desire to reach a settlement agreement for property tax years 2015, 2016, 2017, 2018, 2019, 2020, 2021 and 2022 (generally, known as the “Settlement Term”); provided, with respect to 603 S. Main, the use of Settlement Term shall only denote tax years 2016, 2017, 2018, 2019, 2020, 2021 and 2022; and

WHEREAS, as a part of that settlement agreement, and in further consideration thereof, the OTHER TAXPAYERS, owners of certain other parcels located in Normal, McLean County, Illinois, and similarly utilized as student apartments, will be subject to increased equalized assessment values (“EAV”) for the life of this Agreement. These additional properties are described by their respective parcel identification numbers in Exhibit B, which is attached hereto and made a part hereof by reference (hereinafter, collectively referred to as “ADDITIONAL PARCELS”); and

WHEREAS, the OTHER TAXPAYERS accept increased EAV on the ADDITIONAL PARCELS as a way of securing certainty and maintaining an effective market share; and

WHEREAS, INTERVENING TAXING BODIES believe it is in their respective best interests to avoid protracted litigation over the EAV of the PARCELS and to avoid the costs associated with such litigation and to provide more certainty related to the EAV of the PARCELS for the Settlement Term, and ADDITIONAL PARCELS for property tax years 2017, 2018, 2019, 2020, 2021 and 2022 (the “Additional Parcels Settlement Term”); and

WHEREAS, the TAXING BODIES believe it is in the best interests of the public to enter into a settlement agreement with TAXPAYERS with respect to the PARCELS for the Settlement Term, and ADDITIONAL PARCELS for the Additional Parcels Settlement Term; and

WHEREAS, the Parties hereto desire to settle any and all disputes related to the EAV of the PARCELS for the Settlement Term.

NOW, THEREFORE, for and in consideration of the recitals set forth above, and for such other and further consideration, the receipt and sufficiency of which is hereby acknowledged, IT IS HEREBY AGREED AS FOLLOWS:

1) EAV for PARCELS. The Parties agree that during the Settlement Term the EAV for each PARCEL shall be as set forth opposite the PARCEL in Exhibit A, inclusive of the application of any annual equalization multiplier; provided, in the event the application of the annual equalization multiplier results in an increase or decrease of the EAV of any PARCEL, then the difference in the taxes owed as a result of application of the multiplier shall be abated by the TAXING BODIES to the TAXPAYERS, or paid by the TAXPAYERS to the TAXING BODIES, as applicable, by November 15th of the year the taxes are due.

The Parties acknowledge the EAVs set forth in Exhibit A represent compromised amounts for the purposes of settlement and that the EAVs based on UNIT 5’s or the TAXPAYERS’ respective appraisals were more or less than the compromised amounts. The Parties further

acknowledge that the compromised EAVs set forth in Exhibit A are contingent upon the EAVs listed in Exhibit B for the ADDITIONAL PARCELS and should the Parties agreement with respect to the EAVs in Exhibit B be found to be invalid or void by a court of competent jurisdiction, then the OTHER TAXPAYERS shall remit to the TAXING BODIES the difference in taxes owed based upon the EAVs of the ADDITIONAL PARCELS determined by the BOR and the agreed EAVs set opposite the ADDITIONAL PARCELS in Exhibit B so as to satisfy the terms of this Agreement.

The Parties acknowledge that the EAV for each PARCEL, as reflected on Exhibit A, may result in additional real estate taxes owed in 2015 and a reduction in real estate taxes for 2016. The McLean County Treasurer (“Treasurer”) shall recalculate the real estate tax dollars owed for 2015 and 2016 with respect to each PARCEL, and the TAXPAYERS and/or TAXING BODIES shall remit the appropriate sums to the Treasurer as a result of said recalculation. Further, the Treasurer shall remit the appropriate increase or decrease to the TAXPAYER or TAXING BODIES, respectively.

2) EAV for ADDITIONAL PARCELS. The Parties agree the EAV for each ADDITIONAL PARCEL shall increase by a rate of twenty percent (20%) over the 2015 EAV, as calculated and set forth opposite each ADDITIONAL PARCEL on Exhibit B, inclusive of the application of any annual equalization multiplier, commencing with the 2017 property tax year and continuing during the Additional Parcels Settlement Term; provided, all increases in EAV shall be applied to the Non-Farm Buildings, not the underlying land; provided further, in the event application of the annual equalization multiplier results in an increase or decrease of the EAV of any ADDITIONAL PARCEL, then the difference in the taxes owed as a result of application of the multiplier shall be abated by the TAXING BODIES to the OTHER TAXPAYERS, or paid by the OTHER TAXPAYERS to the TAXING BODIES, as applicable, by November 15th of the year the taxes are due. The Parties acknowledge the EAVs for the ADDITIONAL PARCELS set forth in Exhibit B are further consideration for the compromised EAVs of the PARCELS set forth in Exhibit A.

3) Application of Tax Rate to Agreed EAV. The Parties acknowledge that this Agreement only establishes the EAVs of the PARCELS and ADDITIONAL PARCELS for the respective property tax years provided herein and does not constitute an agreement on the actual taxes owed in each year. The determination of taxes owed during the Settlement Term and Additional Parcels Settlement Term, respectively, shall be made by multiplying the then existing tax rate by the agreed EAV, as reflected opposite each PARCEL on Exhibit A and each ADDITIONAL PARCEL on Exhibit B.

4) Prohibition on Seeking Reduction in EAV. No TAXPAYER or OTHER TAXPAYER shall seek to reduce the EAV for any PARCEL during the Settlement Term, or ADDITIONAL PARCEL during the Additional Parcels Settlement Term, so long as the EAV for the PARCEL or ADDITIONAL PARCEL remains the same as the EAV set forth opposite the PARCEL on Exhibit A, and ADDITIONAL PARCEL on Exhibit B.

5) Prohibition on Seeking Increase in EAV. The TAXING BODIES shall not seek to increase the EAV for any PARCEL during the Settlement Term, or ADDITIONAL PARCEL during the Additional Parcels Settlement Term, so long as the EAV for the PARCEL or

ADDITIONAL PARCEL remains the same as the EAV set forth opposite the PARCEL on Exhibit A, or ADDITIONAL PARCEL on Exhibit B.

6) Stipulated Complaint, Appeal, or Intervention to Maintain EAV.

A. Decrease in EAV. In the event the EAV of any PARCEL or ADDITIONAL PARCEL shall be decreased below the EAV set forth opposite the PARCEL on Exhibit A, or ADDITIONAL PARCEL on Exhibit B, the TAXPAYER or OTHER TAXPAYER that owns the PARCEL or ADDITIONAL PARCEL shall file a Non-Farm Property Assessment Complaint (“Complaint”) with the BOR, and shall stipulate to the agreed EAV set forth opposite each such PARCEL or ADDITIONAL PARCEL as provided on Exhibit A or Exhibit B, respectively. Further, should the BOR make a final determination, which decreases the EAV from the EAV set forth opposite the PARCEL or ADDITIONAL PARCEL on Exhibit A or Exhibit B, the TAXING BODIES may, but are not obligated to, file an appeal with PTAB, and the TAXPAYER or OTHER TAXPAYER that owns the PARCEL or ADDITIONAL PARCEL, shall stipulate to the agreed EAV set forth opposite each such PARCEL or ADDITIONAL PARCEL as provided on Exhibit A or Exhibit B, respectively. To the extent PTAB upholds a decrease in the EAV during any one or more tax years covered by this Agreement, then the difference in the taxes owed as a result of said decrease shall be paid to the TAXING BODIES by the TAXPAYER or OTHER TAXPAYER so as to satisfy the terms of this Agreement; provided, in the event the TAXING BODIES fail to exercise their appeal rights, the TAXPAYER or OTHER TAXPAYER shall be released from the terms of this Agreement as to the PARCEL and/or ADDITIONAL PARCEL receiving the decreased assessment for that property tax year.

B. Increase in EAV. Except as otherwise provided for herein, in the event the EAV of any PARCEL or ADDITIONAL PARCEL shall be increased beyond the EAV set forth opposite the PARCEL or ADDITIONAL PARCEL on Exhibit A or Exhibit B, any impacted TAXPAYER and/or OTHER TAXPAYER shall be entitled to file a Complaint, and the TAXING BODIES shall stipulate to the EAV for each such PARCEL or ADDITIONAL PARCEL as provided on Exhibits A and B, respectively. In the event the BOR shall adopt the recommendation of the Normal Township Assessor, which results in an increase in the EAV of any PARCEL or ADDITIONAL PARCEL beyond the EAV set forth opposite the PARCEL or ADDITIONAL PARCEL on Exhibit A or Exhibit B, the TAXPAYER and/or OTHER TAXPAYER may, at its discretion, appeal the determination of the BOR; provided, in the event the TAXPAYER or ADDITIONAL TAXPAYER fails to exercise its appeal rights to PTAB, the TAXING BODIES shall be released from the terms of this Agreement as to the PARCEL and/or ADDITIONAL PARCEL receiving the increased assessment for that property tax year. However, to the extent TAXPAYER or OTHER TAXPAYER exercise their right to appeal an increased assessment to PTAB, and PTAB upholds an increase in the EAV during any one or more of the tax years covered by this Agreement, then the difference in the taxes owed as a result of said increase shall be abated by the TAXING BODIES to the TAXPAYER or OTHER TAXPAYER so as to satisfy the terms of this Agreement. The foregoing notwithstanding, in no event shall any TAXPAYER or ADDITIONAL TAXPAYER be obligated to prosecute further appeals through a court of competent jurisdiction.

C. Implementing Agreement of the Parties; 2017 EAV of ADDITIONAL PARCELS. With respect to the 2017 property tax year, the Parties have requested that the BOR increase the EAV of each ADDITIONAL PARCEL, as set forth on Exhibit B. In the event that the BOR fails to increase the EAV of any ADDITIONAL PARCEL for 2017, the agreement of the Parties shall still remain intact and the OTHER TAXPAYERS shall remit to the TAXING BODIES the difference in taxes owed based upon the EAVs determined by the BOR and the agreed EAVs set opposite each ADDITIONAL PARCEL in Exhibit B.

7) Conditions Precedent to Re-Evaluating EAV. Notwithstanding the foregoing, a PARCEL or ADDITIONAL PARCEL shall be subject to re-evaluation upon the occurrence of one of the following, during the Settlement Term or Additional Parcels Settlement Term, respectively:

A. In the event that TAXPAYER and/or OTHER TAXPAYER constructs improvements that increase the rentable square footage of the improvements of a PARCEL or ADDITIONAL PARCEL, by more than 15%;

B. In the event that the rentable square footage of any PARCEL or ADDITIONAL PARCEL decreases by more than 15%, regardless of the cause;

C. A reduction or increase in the enrollment of Illinois State University, Illinois Wesleyan University, or Heartland Community College, of 1,100 or more students at that University or College, as determined in the Fall of each year. For the purposes hereof, the Parties agree as follows: the 2016-2017 enrollment at Illinois State University was 21,039; the 2016-2017 enrollment at Illinois Wesleyan University was 1771; and the 2016-2017 enrollment of Heartland Community College was 5,282; provided further, that the Parties acknowledge the primary market for the PARCELS and ADDITIONAL PARCELS is college students.

D. A reduction in the McLean County, Illinois, State Farm Mutual Automobile Insurance workforce below 14,000.

In the event that any one or more of the foregoing events occur, the Parties shall evaluate the impact of the event and attempt to renegotiate the EAV as to the impacted PARCEL or ADDITIONAL PARCEL; provided, in the event no agreement can be reached, the impacted PARCEL or ADDITIONAL PARCEL, shall no longer be subject to this Agreement. In no event shall the exclusion of any one or more PARCEL or ADDITIONAL PARCEL impact the agreement of the Parties as to the balance of the PARCELS and ADDITIONAL PARCELS subject to this Agreement.

8) Authority to Enter into Agreement.

A. TAXPAYERS and OTHER TAXPAYERS hereby represent and warrant that each of them have authority to enter into this Agreement, and bind the TAXPAYER or OTHER TAXPAYER to the terms hereof.

B. Each of the TAXING BODIES hereby represent and warrant that each of

them has sufficient authority to enter into this Agreement, and bind each TAXING BODY to the terms hereof.

9) Miscellaneous.

A. Entire Agreement. This Agreement, including all exhibits attached hereto and documents to be delivered pursuant hereto, shall constitute the entire agreement and understanding of the parties, and there are no other prior or contemporaneous written or oral agreements, undertakings, promises, warranties, or covenants not contained herein.

B. Waivers. No waiver of any condition or provision of this Agreement by any party shall be valid unless in writing signed by such party. No such waiver shall be deemed or construed as a waiver of any other or similar provision or of any future event, act, or default.

C. Severability. If any provision of this Agreement is deemed unenforceable in whole or part, such provision shall be limited to the extent necessary to render the same valid or shall be excised from this Agreement, as circumstances require, and this Agreement shall be construed as if said provision had been incorporated herein as so limited or as if such provision had not been included herein, as the case may be. Notwithstanding the severability of the unenforceable provision, should paragraph 2 of this Agreement regarding a 20% increase in the EAV for each ADDITIONAL PARCEL be held unenforceable, then the OTHER TAXPAYER shall pay the difference in the taxes owed as a result of the decrease in the EAV for the ADDITIONAL PARCEL due to the unenforceability of the provision to the TAXING BODIES so as to satisfy the terms of this Agreement.

D. Assignment. This Agreement may not be assigned by any of the Parties hereto without the express written consent of all the Parties hereto, which consent shall not be unreasonably withheld or conditioned. A TAXPAYER or OTHER TAXPAYER shall be required to obligate any assignee to its obligations under this Agreement. Further, the TAXING BODIES shall not be obligated to consent to an assignment until the assignee has assumed the TAXPAYER'S or OTHER TAXPAYER'S obligations under this Agreement.

E. Headings. Headings of paragraphs are for convenience of reference only and shall not be construed as part of this Agreement.

F. Choice of Law. The validity, interpretation and performance of this Agreement shall be controlled and construed under the laws of the State of Illinois without regard to conflicts of laws principles.

G. Counterparts; Signatures. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute a single instrument. Any signature delivered by a party hereto or to any amendment, waiver, or consent relating hereto by facsimile transmission or by electronic

email in Adobe Portable Document Format (or PDF) shall be deemed to be an original signature hereto.

H. Enforcement. This Agreement is enforceable in any Court of competent jurisdiction, and enforcement may be sought in law or in equity, by suit, action, mandamus or any other proceeding, including specific performance.

H. Attorneys' Fees. In the event that any dispute arises hereunder, the prevailing party shall be entitled to recover from the other party all attorneys' fees, costs and expenses incurred in connection therewith.

I. Further and Additional Actions. The Parties agree to undertake all actions and execute any and all documents reasonably necessary to effectuate the purposes of this Agreement.

J. Construction of Agreement. In no event shall this Agreement be construed more strongly against any one person solely because such person acted as draftsman hereof, it being acknowledged by the Parties hereto that each party has been represented by competent legal counsel, that this Agreement has been subject to substantial negotiation, and that all parties have contributed substantially to the preparation of this Agreement.

K. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

L. Enforceability. Upon executing this Agreement, it shall be binding upon the INTERVENING TAXING BODIES, TAXPAYERS and OTHER TAXPAYERS, notwithstanding the failure of any other Taxing Body to execute the same.

[The Remainder of this Page is Intentionally Blank. Signatures Follow.]

IN WITNESS WHEREOF, the Parties hereby enter into this Settlement Agreement as of the date first written above.

TAXPAYERS:

THE OAKS ON HOVEY, L.L.C., an Illinois Limited Liability Company,

By: First Apartment Management, Inc., Its Manager

By: _____
Jeffrey M. Tinervin, Its President

CINEMA DEVELOPMENT, LLC, an Illinois Limited Liability Company,

By: First Apartment Management, Inc., Its Manager

By: _____
Jeffrey M. Tinervin, Its President

WINGS APARTMENTS, LLC, an Illinois Limited Liability Company,

By: First Apartment Management, Inc., Its Manager

By: _____
Jeffrey M. Tinervin, Its President

G BLOCK APARTMENTS, LLC, an Illinois Limited Liability Company,

By: First Apartment Management, Inc., Its Manager

By: _____
Jeffrey M. Tinervin, Its President

BEAUFORT PARTNERS, LLC, an Illinois Limited Liability Company,

By: First Apartment Management, Inc., Its Manager

By: _____
Jeffrey M. Tinervin, Its President

OTHER TAXPAYERS:

PHOENIX LIMITED PARTNERSHIP

By: _____
Name: _____
Its _____

UNIVERSITY ROW LIMITED PARTNERSHIP

By: _____
Name: _____
Its _____

OTHER TAXPAYERS (Cont'd)

WILLOW ORCHARD, LLC, an Illinois
Limited Liability Company

By: First Apartment Management, Inc.,
Its Manager

By: _____
Jeffrey M. Tinervin
Its President

WILLOW PROPERTY

By: _____
Name: _____
Its _____

FIRST SITE, LTD., an Illinois Corporation

By: _____
Jeffrey M. Tinervin
Its President

ILLINOIS CONSTRUCTION, L.L.C.,
An Illinois Limited Liability Company

By: First Apartment Management, Inc.
Its Manager

By: _____
Jeffrey M. Tinervin
Its President

UNIVERSITY CENTER LIMITED
PARTNERSHIP

By: _____
Name: _____
Its _____

MIDDLE ILLINOIS LAND VENTURE,
LLC, an Illinois Limited Liability Company

By: _____
Name: _____
Its _____

CINEMA DEVELOPMENT, L.L.C.,
An Illinois Limited Liability Company

By: First Apartment Management, Inc.,
Its Manager

By: _____
Jeffrey M. Tinervin
Its President

UNIVERSITY COMMONS LIMITED
PARTNERSHIP,

By: _____
Name: _____
Its _____

OTHER TAXPAYERS (Cont'd)

REDSTONE PROPERTIES, L.L.C.,
An Illinois Limited Liability Company

By: First Apartment Management, Inc.,
Its Manager

By: _____
Jeffrey M. Tinervin
Its President

UNIVERSITY COURT LIMITED
PARTNERSHIP

By: _____
Name: _____
Its _____

TAXING BODIES

COMMUNITY UNIT SCHOOL DISTRICT NO. 5, MCLEAN AND WOODFORD
COUNTIES, ILLINOIS

By: _____ Attest: _____

HEARTLAND COMMUNITY COLLEGE DISTRICT 540

By: _____ Attest: _____

TOWN OF NORMAL

By: _____ Attest: _____

MCLEAN COUNTY

By: _____ Attest: _____

BLOOMINGTON NORMAL WATER RECLAMATION DISTRICT

By: _____ Attest: _____

BLOOMINGTON NORMAL AIRPORT AUTHORITY

By: _____ Attest: _____

TAXING BODIES (cont'd)

NORMAL TOWNSHIP ROAD DISTRICT

By: _____

NORMAL TOWNSHIP

By: _____

Attest: _____

NORMAL PUBLIC LIBRARY

By: _____

Attest: _____

EXHIBIT A

OWNER	ADDRESS	PIN #	LAND	NON-FARM BUILDINGS	TOTAL EAV
THE OAKS ON HOVEY, L.L.C.	1221 – 1249 W. Hovey Ave	14-32-209-026	183,735	2,366,265	2,550,000
THE OAKS ON HOVEY, L.L.C.	1101 Railroad Ave.	14-32-209-027	64,599	935,401	1,000,000
CINEMA DEVELOPMENT, LLC	1002-1010 S. Main	14-33-130-016	385,585	2,314,415	2,700,000
WINGS APARTMENTS, LLC	603 S. Main	14-28-376-020	74,718	1,008,615	1,083,333
BEAUFORT PARTNERS, LLC	132-136 E. Beaufort	14-28-435-031	38,768	396,832	435,600
G BLOCK APARTMENTS, LLC	102 W. College	14-28-279-021	37,783	912,217	950,000

EXHIBIT B

OWNER	ADDRESS	PIN #	LAND	NON-FARM BUILDINGS	TOTAL EAV
PHOENIX PARTNERSHIP UNIVERSITY ROW	101 W. Phoenix	14-28-434-013	75,302	229,133	304,435
	104-110 W. Cherry	14-28-277-015	156,325	611,902	768,227
WILLOW ORCHARD, LLC	114 W. Willow	14-28-229-020	36,470	101,824	138,294
UNIVERSITY CENTER	116 W. Cherry	14-28-277-023	93,015	295,828	388,843
WILLOW PROPERTY	207 W. Willow	14-28-254-021	53,153	169,045	222,198
MIDDLE ILLINOIS LAND VENTURE, LLC	502 College	14-27-169-005	20,838	127,068	147,906
FIRST SITE, LTD.	606 S. Linden	14-27-355-011	117,073	912,077	1,029,150
ILLINOIS CONSTRUCTION, L.L.C.	703-705 University	14-28-379-012	159,456	413,528	572,984
CINEMA DEVELOPMENT, LLC	1001 University	14-33-130-006	7,777	22,787	30,564
CINEMA DEVELOPMENT, LLC	708 Cullom Street	14-33-130-011	5,895	29,068	34,963
REDSTONE PROPERTIES, LLC	711 Dale	14-28-352-035	8,194	40,270	48,464
REDSTONE PROPERTIES, LLC	707-709 Dale	14-28-352-036	41,693	90,380	132,073
UNIVERSITY COMMONS	501 S. Fell Ave.	14-28-453-008	20,838	84,324	105,162
UNIVERSITY COMMONS	609 Hester Ave.	14-28-452-015	52,102	190,956	243,058
UNIVERSITY COMMONS	605 Hester Ave.	14-28-452-013	52,102	177,973	230,075
UNIVERSITY COMMONS	103 W. Locust	14-28-277-010	31,266	91,177	122,443
UNIVERSITY COMMONS	308 E. Taylor	14-27-307-008	12,505	54,765	67,270
UNIVERSITY COURT	801 Kingsley St.	14-28-356-016	31,266	87,277	118,543
UNIVERSITY COURT	206 W. Locust	14-28-254-022	53,153	192,449	245,602
UNIVERSITY COURT	205 W. Willow	14-28-254-008	31,266	87,277	118,543