

ILLINOIS TOLLWAY OASES

290_{SF} - 4,200_{SF} RETAIL & RESTAURANT LEASING OPPORTUNITIES

3 Drive-Thru Locations • 4 Existing Restaurant Spaces



QUICK/CASUAL CHICKEN

Belvidere (existing restaurant with
1,500 _{SF}), DeKalb and Lincoln



SALAD/ HEALTHY FOODS

All Oases Locations



QUICK/CASUAL MEXICAN

DeKalb and Lincoln



SERVICE & MERCHANDISE RETAILERS

All Oases Locations



ICE CREAM/ FROZEN YOGURT

500 _{SF} existing ice cream kiosks at
DeKalb, Lincoln and O'Hare



GREEK FOOD

DeKalb, Lincoln, Hinsdale and
O'Hare (existing restaurant spaces
1,415_{SF} at Hinsdale and 1,280_{SF} at O'Hare)



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BUSINESS, RETAIL KIOSK & RESTAURANT LEASING OPPORTUNITIES

290_{SF} - 4,200_{SF}

Three Drive-Thru Locations

The seven Tollway Oases located along the Illinois Tollway system offer commuters and travelers a variety of convenient food options and a wide range of services. Each of these easily accessible rest stops provides on-off ramps directly to the Illinois Tollway, spacious food courts, ample seating featuring panoramic windows, clean restrooms, free Wi-Fi, outdoor picnic tables, a child-friendly environment, fenced areas for pets and auto and truck fueling stations. The Illinois Tollway Oases serve more than 10 million people annually and have a total of 99,000 SF of retail space.

JOIN EXISTING OASES RETAILERS



Kevin Stanley 312.456.7104 kstanley@usequities.com
Yolanda Valle 312.456.7107 yvalle@usequities.com

U. S. Equities Asset Management, LLC

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1. Belvidere Oasis	✓	✓		✓		✓	✓	✓	✓	✓	✓			✓
2. DeKalb Oasis		✓		✓			✓	✓	✓	✓	✓			✓
3. Hinsdale Oasis	✓	✓			✓		✓	✓	✓	✓	✓			✓
4. Lake Forest Oasis	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓			✓
5. Lincoln Oasis	✓	✓					✓	✓	✓	✓	✓			✓
6. O'Hare Oasis	✓	✓					✓	✓	✓	✓	✓			✓

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1. Belvidere Oasis

I-90 (Jane Addams Memorial Tollway),
just east of Rockford

2. DeKalb Oasis

I-88 (Ronald Reagan Memorial Tollway)
near DeKalb, Illinois

3. Hinsdale Oasis

I-294 (Tri-State Tollway) near Hinsdale

4. Lake Forest Oasis

I-94 (Tri-State Tollway) near Lake Forest

5. Lincoln Oasis

I-80/294 (Tri-State Tollway) near
South Holland

6. O'Hare Oasis

I-294 (Tri-State Tollway) near
Schiller Park

ILLINOIS TOLLWAY OASES

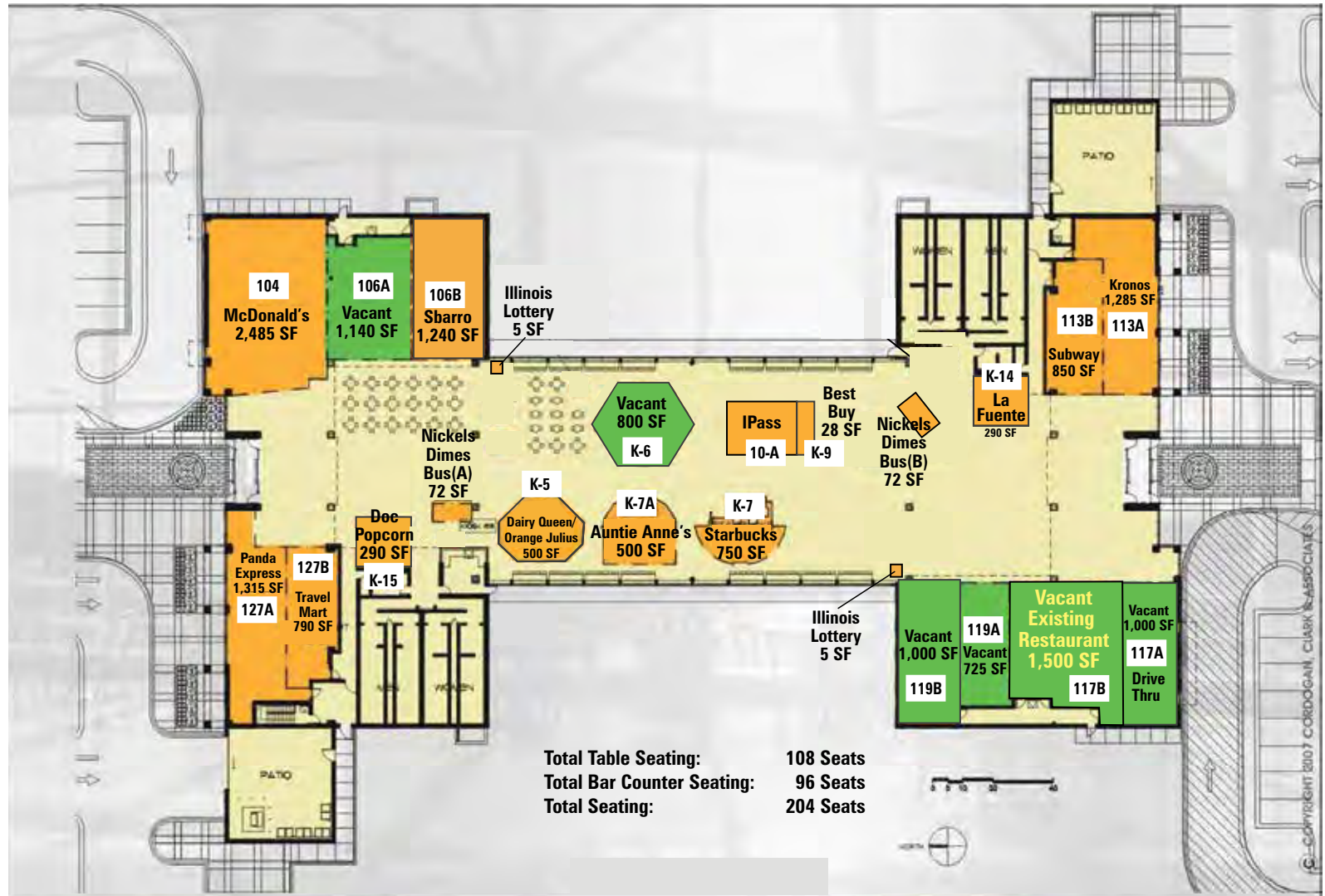
290_{SF} - 4,200_{SF} RETAIL & RESTAURANT LEASING OPPORTUNITIES

3 Drive-Thru Locations • 4 Existing Restaurant Spaces



Belvidere Oasis
I-90 (Jane Addams Memorial Tollway), just east of Rockford

Available Leased



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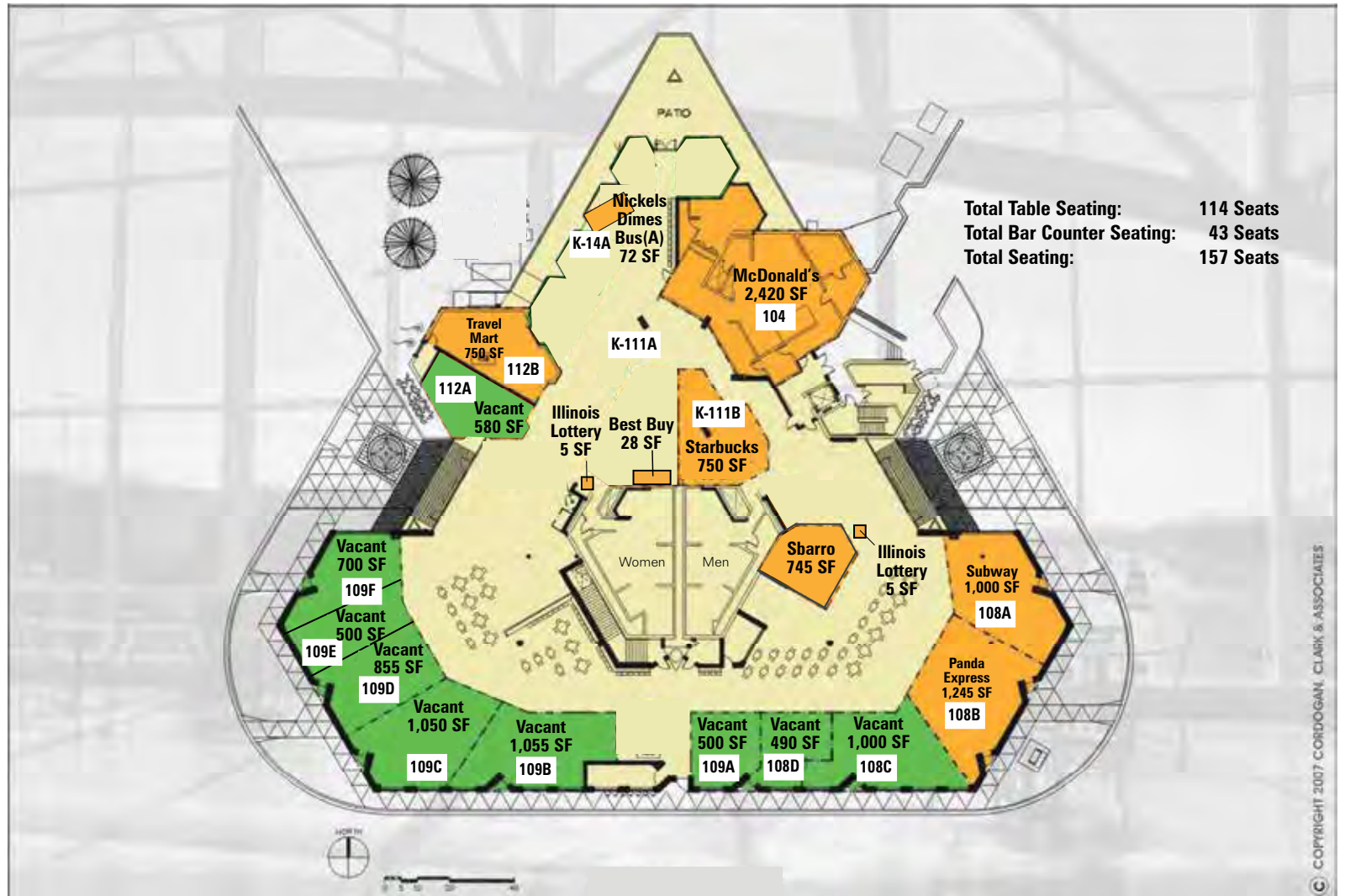
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DeKalb Oasis

I-88 (Ronald Reagan Memorial Tollway) near DeKalb, Illinois

Available Leased



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Hinsdale Oasis

I-294 (Tri-State Tollway) near
Hinsdale

Available Leased



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Yolanda Valle 312.456.7107 yvalle@usequities.com

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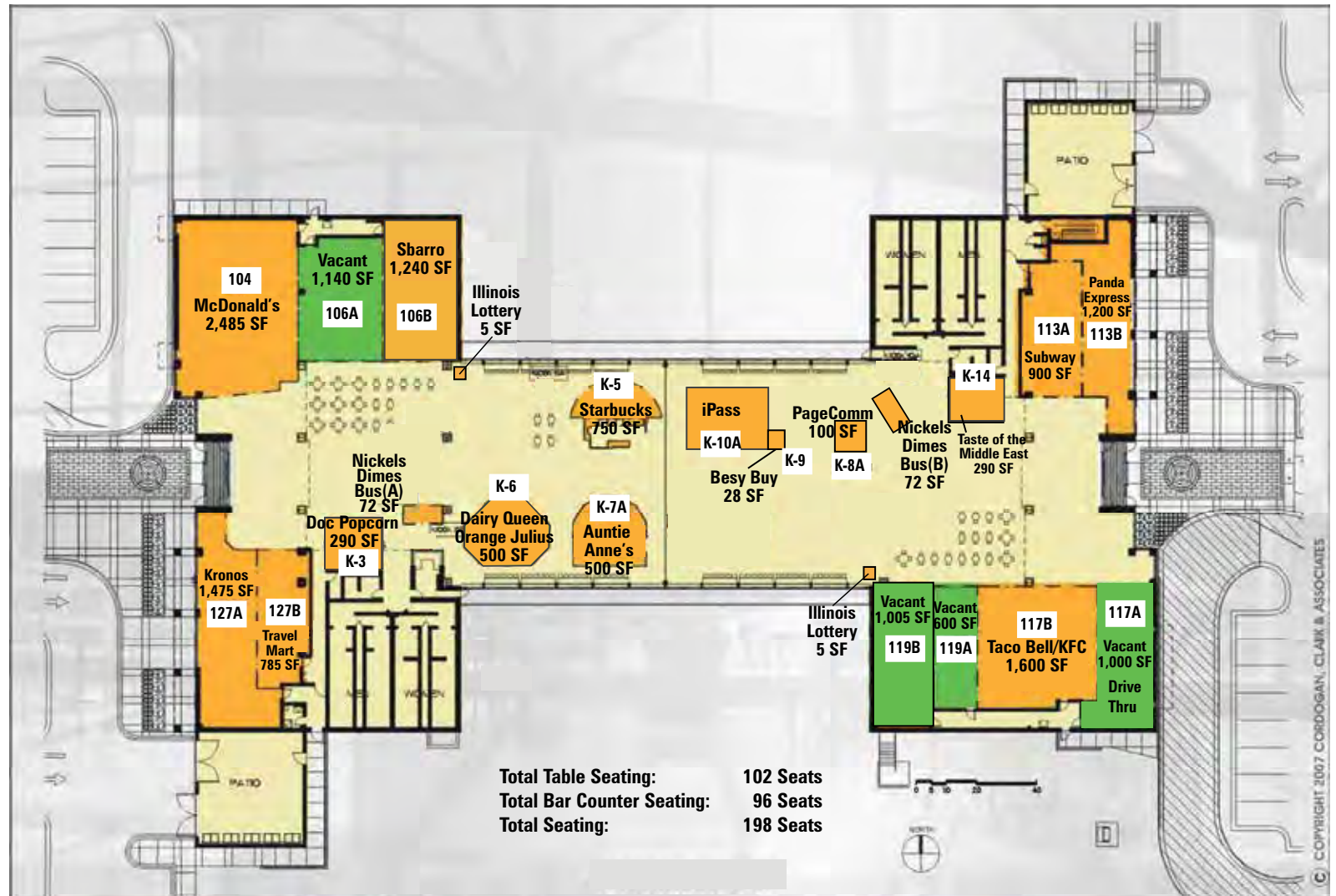
3 Drive-Thru Locations • 4 Existing Restaurant Spaces



Lake Forest Oasis

I-94 (Tri-State Tollway) near
Lake Forest

Available Leased



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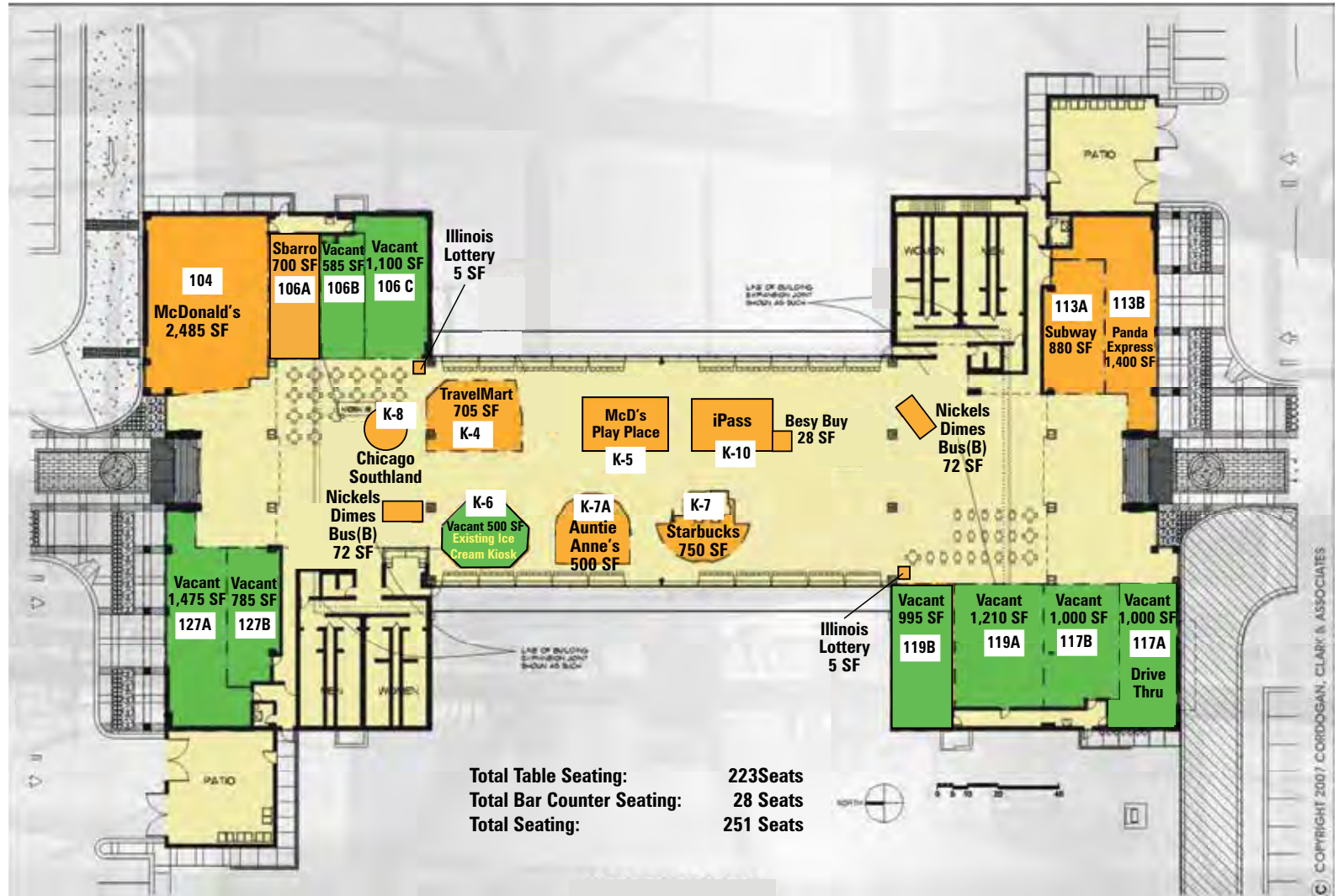
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**Chicago Southland
Lincoln Oasis**
I-80/294 (Tri-State Tollway)
near South Holland

Available Leased



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O'Hare Oasis

I-294 (Tri-State Tollway)
near Schiller Park

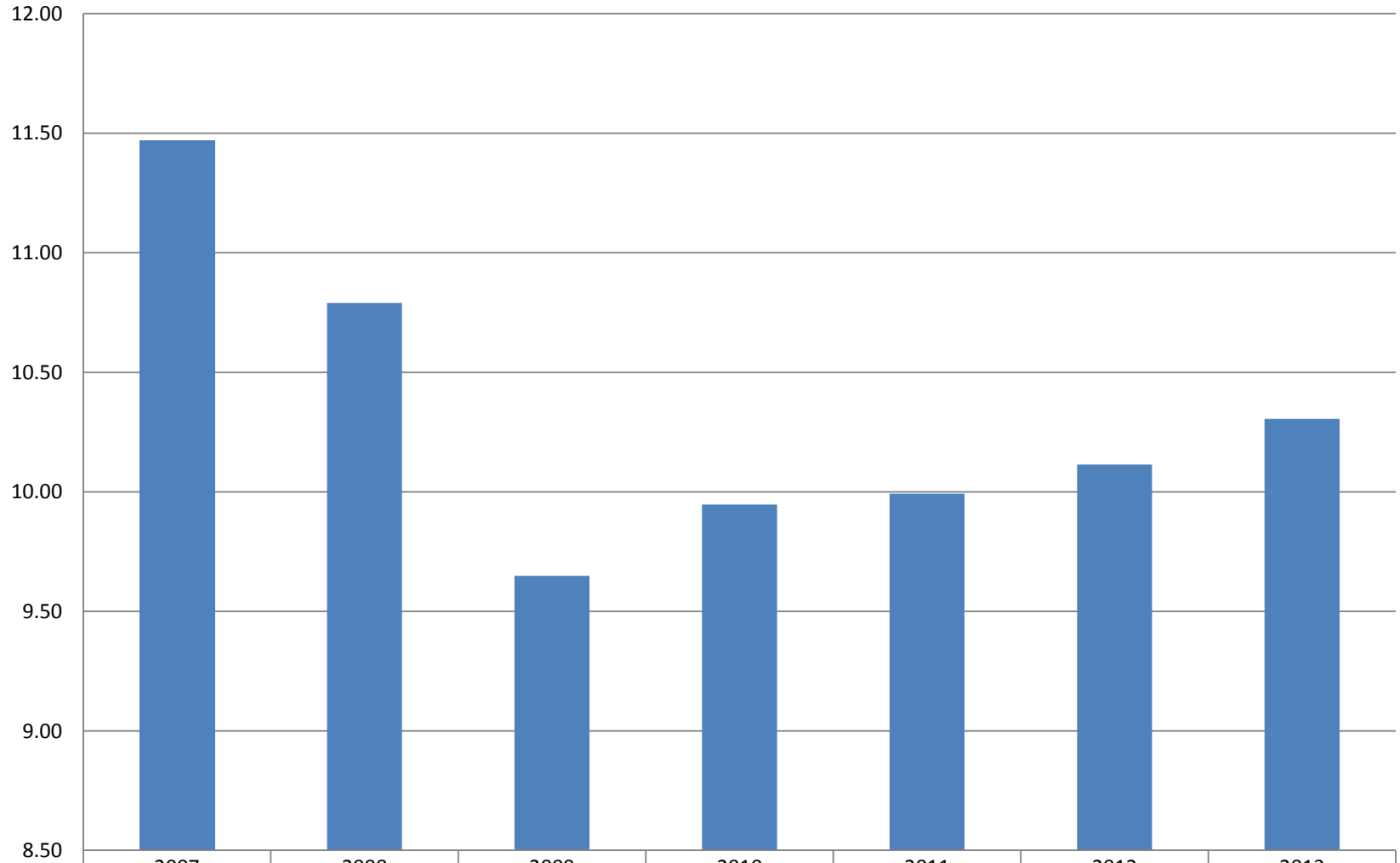
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ILLINOIS TOLLWAY OASES ANNUAL TOTALS (millions)



■ Annual Totals

2007

2008

2009

2010

2011

2012

2013

11.47

10.79

9.65

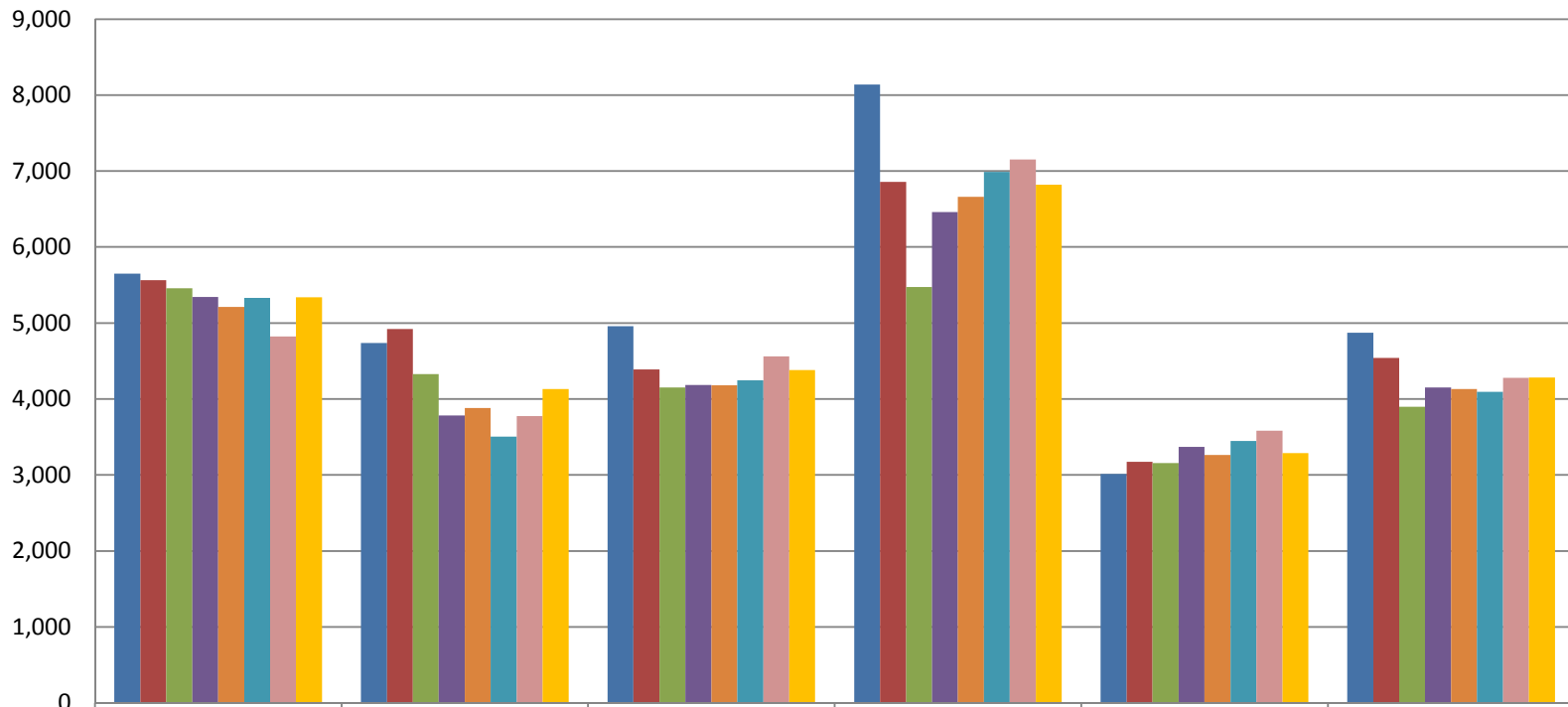
9.95

9.99

10.11

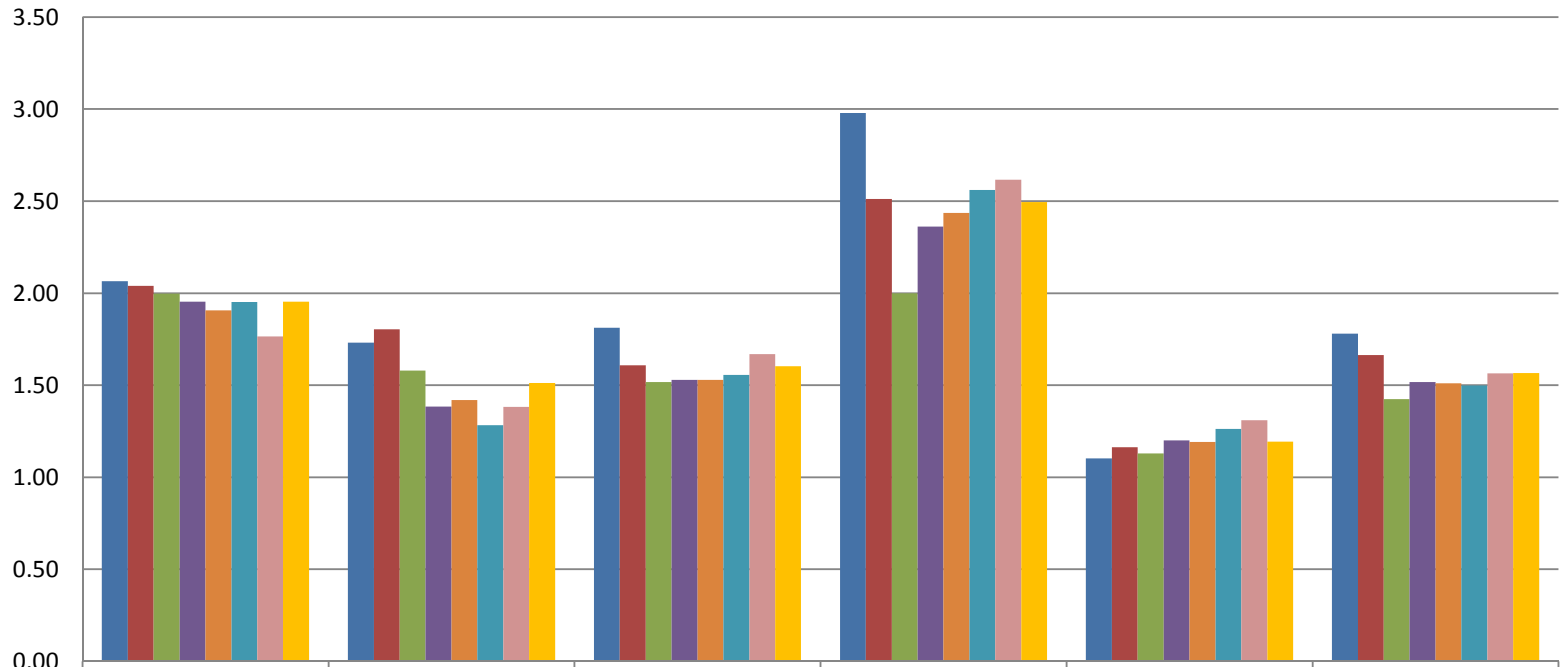
10.31

**ILLINOIS TOLLWAY OASES
AVERAGE DAILY PEOPLE COUNTS**



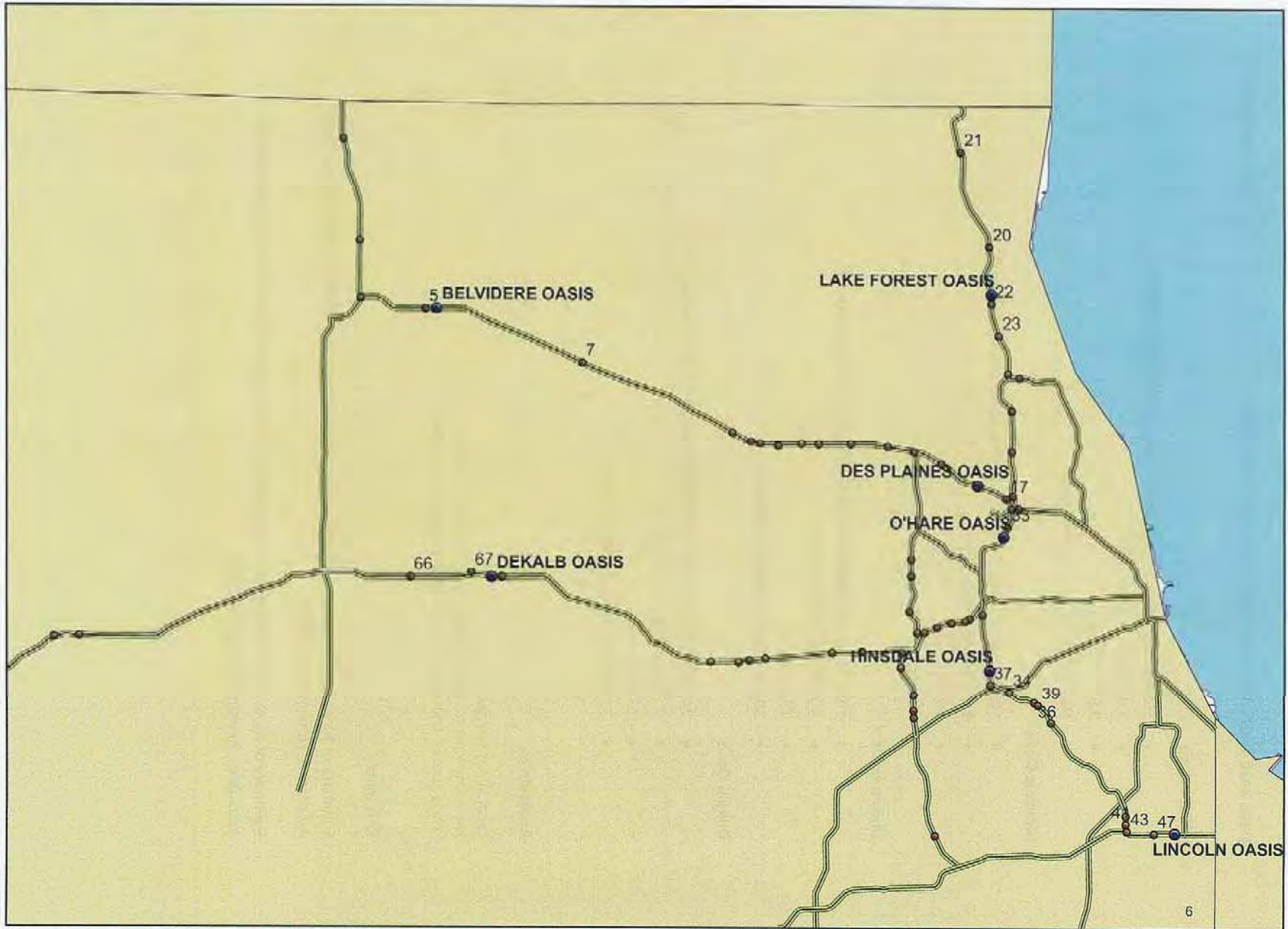
	Belvidere	DeKalb	Hinsdale	Lake Forest	Lincoln	O'Hare
■ 2007	5,649	4,736	4,956	8,140	3,014	4,871
■ 2008	5,565	4,923	4,391	6,857	3,171	4,541
■ 2009	5,459	4,326	4,153	5,472	3,158	3,899
■ 2010	5,343	3,784	4,185	6,460	3,368	4,152
■ 2011	5,213	3,882	4,181	6,660	3,261	4,131
■ 2012	5,329	3,503	4,247	6,990	3,447	4,093
■ 2013	4,824	3,776	4,562	7,154	3,583	4,280
■ 7-Year Average	5,340	4,133	4,382	6,819	3,286	4,281

**TOLLWAY OASES
ANNUAL PEOPLE COUNTS
(millions)**

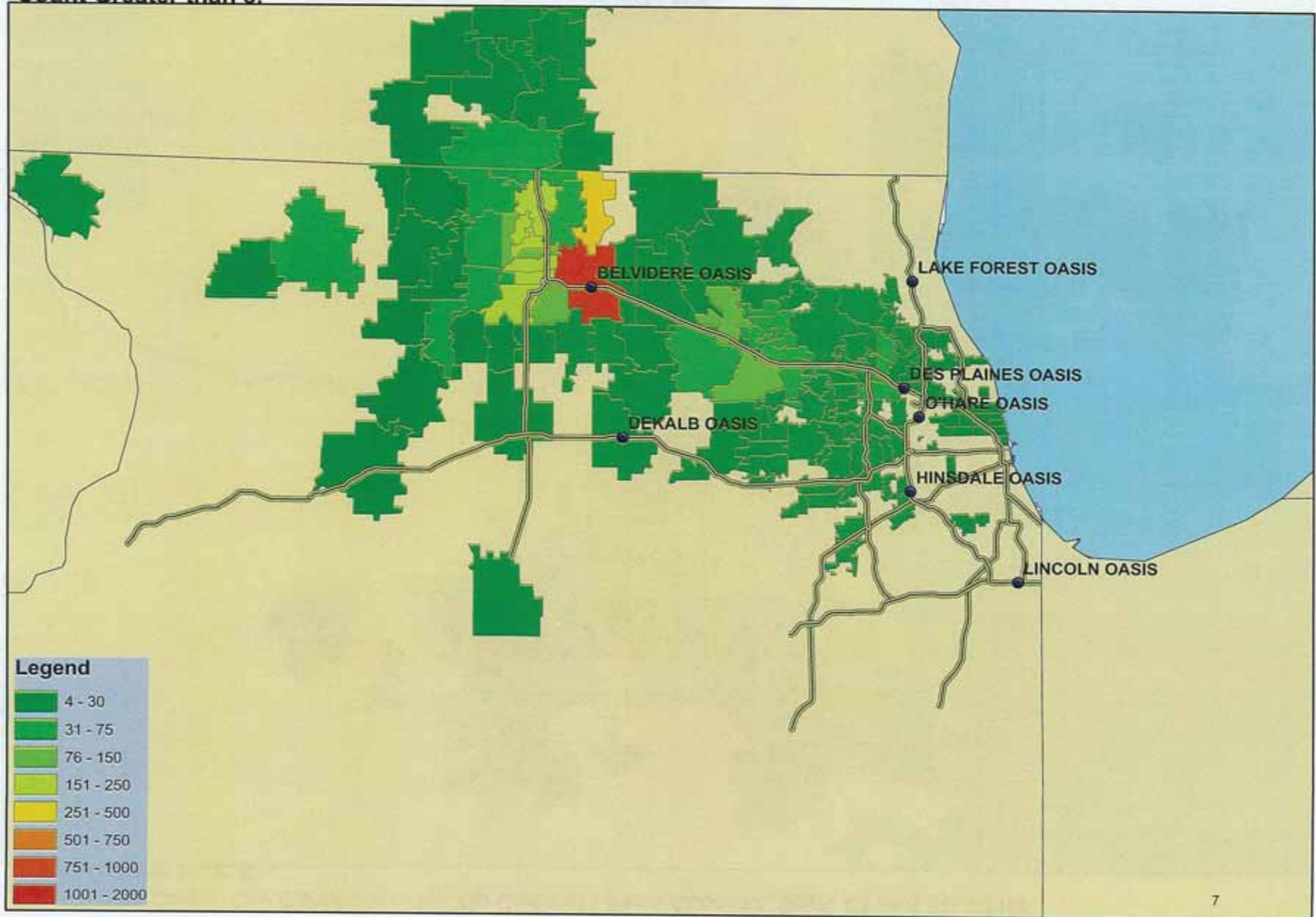


	Belvidere	DeKalb	Hinsdale	Lake Forest	Lincoln	O'Hare
■ 2007	2.07	1.73	1.81	2.98	1.10	1.78
■ 2008	2.04	1.80	1.61	2.51	1.16	1.66
■ 2009	2.00	1.58	1.52	2.00	1.13	1.42
■ 2010	1.95	1.38	1.53	2.36	1.20	1.52
■ 2011	1.91	1.42	1.53	2.44	1.19	1.51
■ 2012	1.95	1.28	1.56	2.56	1.26	1.50
■ 2013	1.76	1.38	1.67	2.62	1.31	1.56
■ 7-Year Average	1.95	1.51	1.60	2.49	1.19	1.57

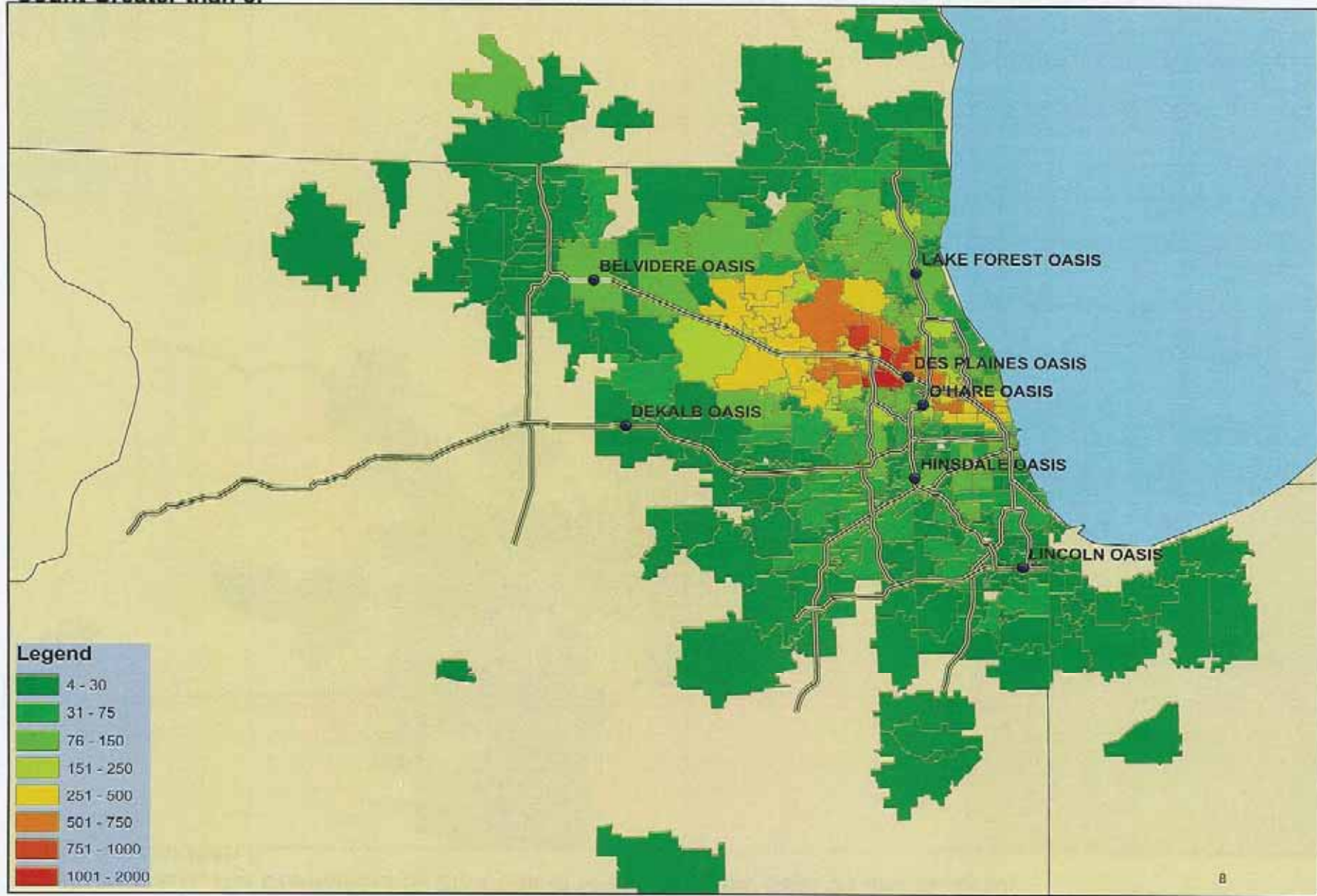
Tollway System Map; Oases Locations and Proxy Toll Plazas



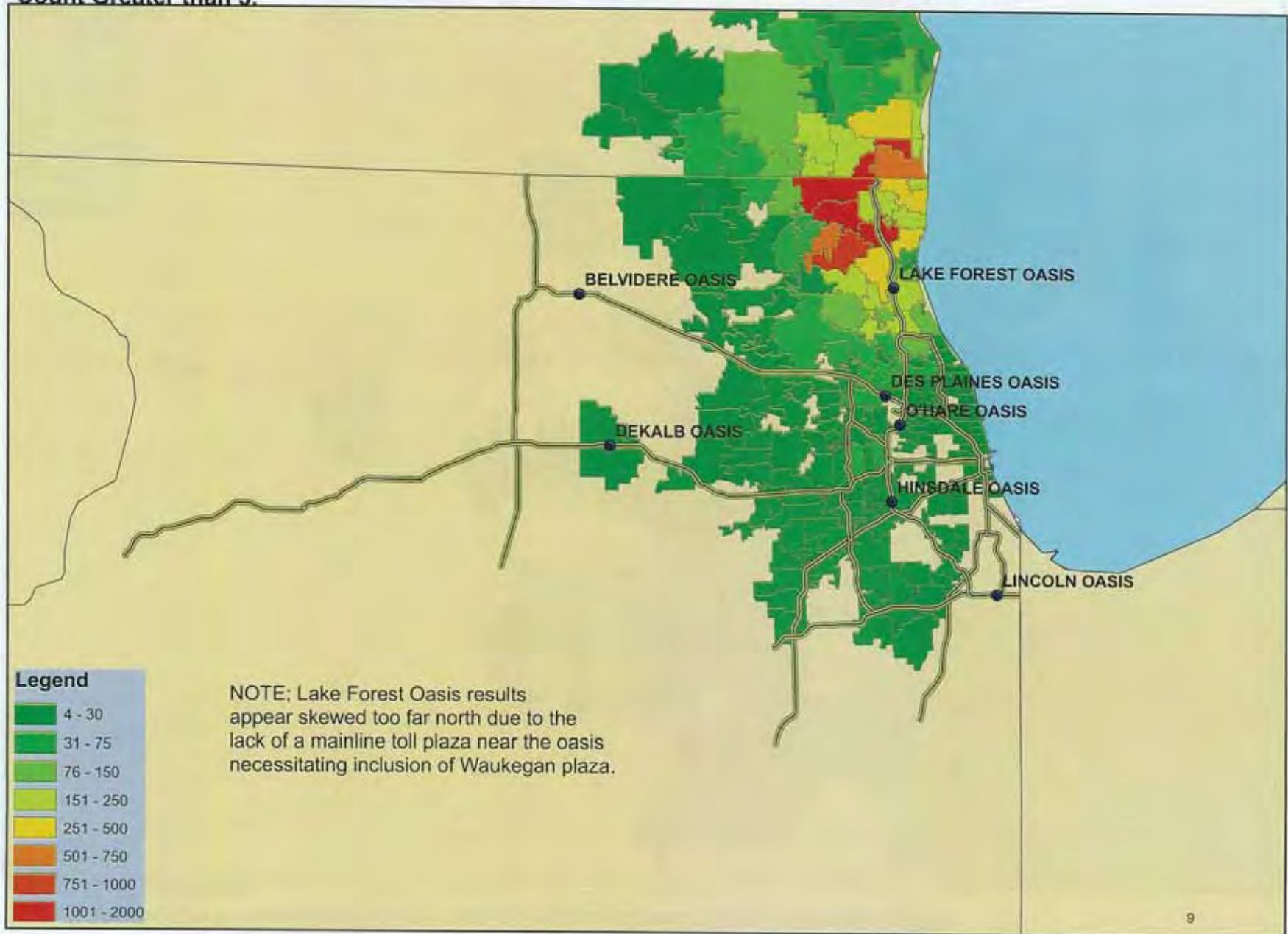
**Belvidere Oasis, Car Commuters by Zip Code of I-Pass Account, Sept. 21 and 22, 2010;
Count Greater than 3.**



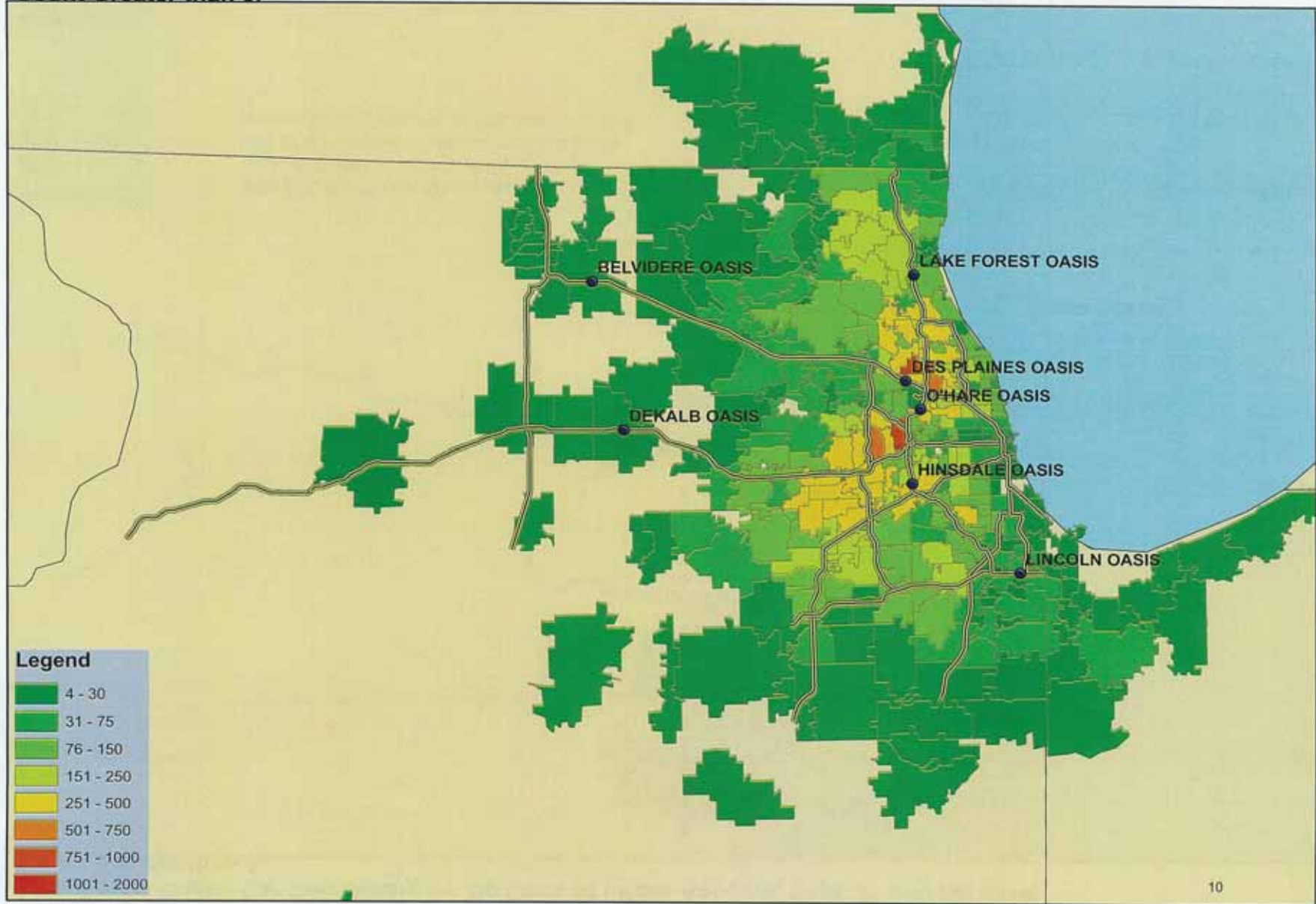
Des Plaines Oasis, Car Commuters by Zip Code of I-Pass Account, Sept. 21 and 22, 2010;
Count Greater than 3.



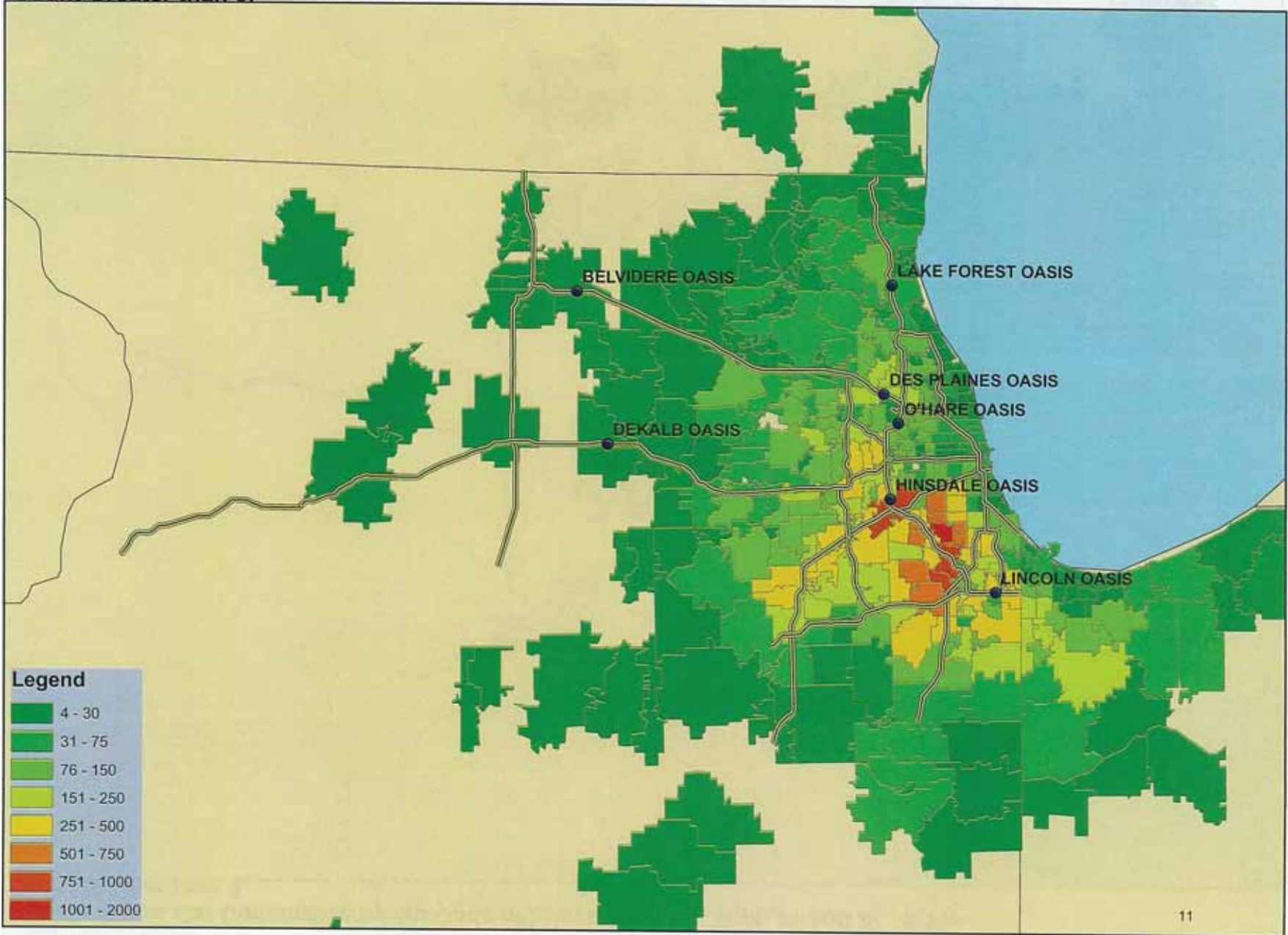
**Lake Forest Oasis, Car Commuters by Zip Code of I-Pass Account, Sept. 21 and 22, 2010;
Count Greater than 3.**



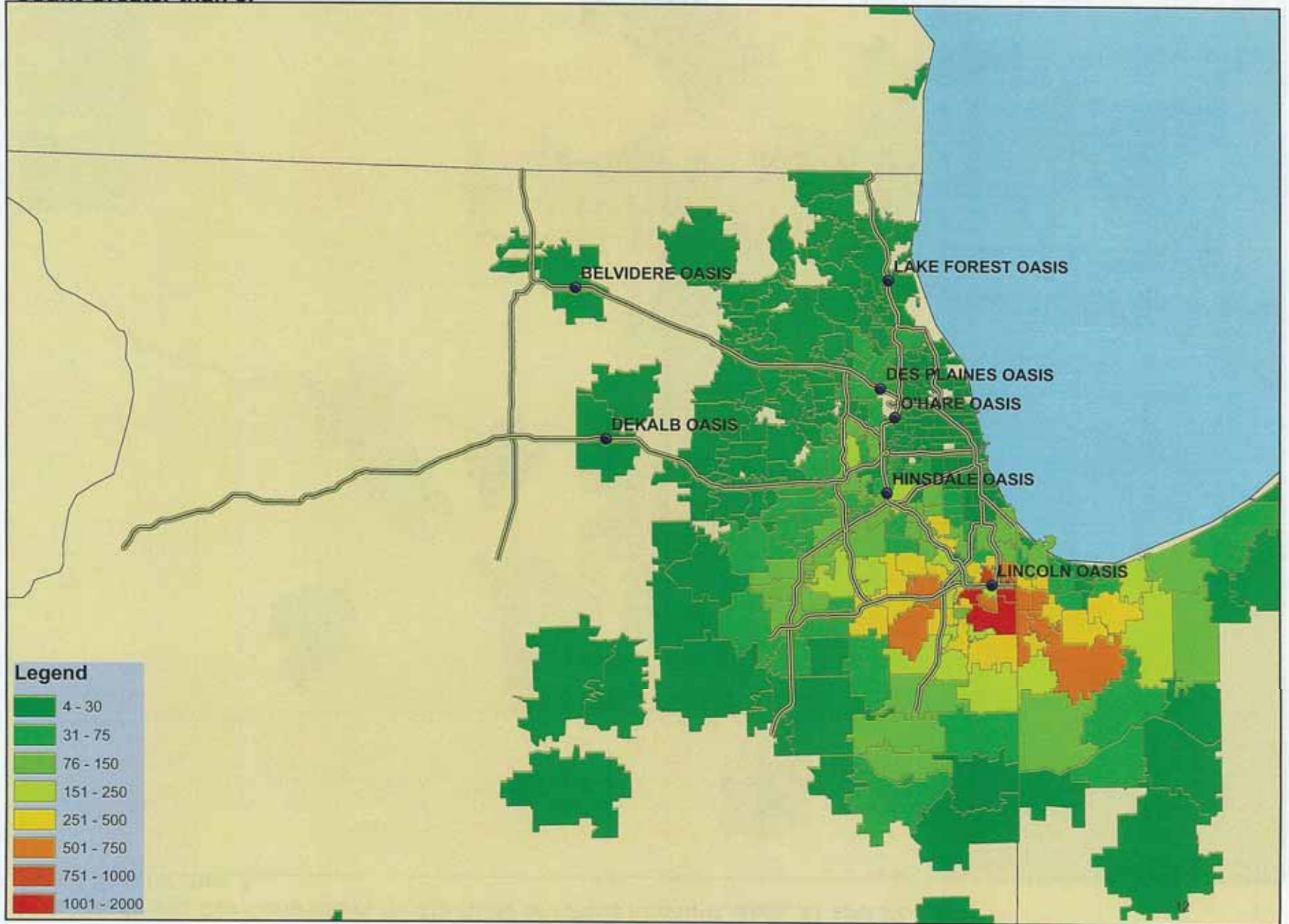
O'Hare Oasis, Car Commuters by Zip Code of I-Pass Account, Sept. 21 and 22, 2010;
Count Greater than 3.



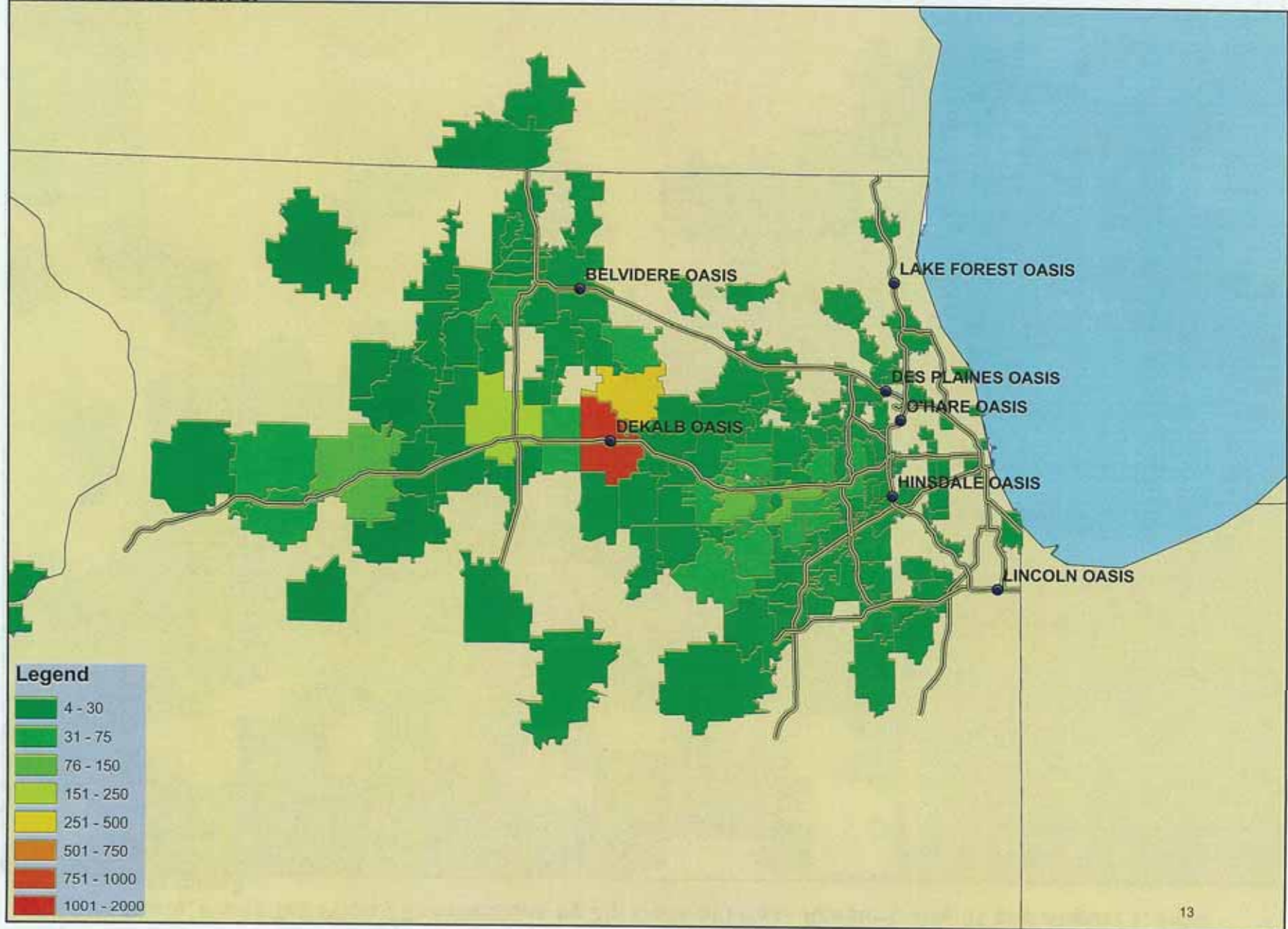
Hinsdale Oasis, Car Commuters by Zip Code of I-Pass Account, Sept. 21 and 22, 2010;
Count Greater than 3.



Lincoln Oasis, Car Commuters by Zip Code of I-Pass Account, Sept. 21 and 22, 2010;
Count Greater than 3.



DeKalb Oasis, Car Commuters by Zip Code of I-Pass Account, Sept. 21 and 22, 2010;
Count Greater than 3.



U.S. Equities Realty + Illinois Tollway Oases

driving towards a greener tomorrow

GREEN DRIVING TIPS

FOLLOW THE SPEED LIMIT

Driving 65 mph instead of 75 mph will increase your fuel economy by about 10%, and can reduce tailpipe pollution.

CHECK FUEL ECONOMY

Check your fuel economy every few weeks. If you notice it slipping that could mean you have a problem with your engine or your brakes. Keep track at mymilemarker.com or set your trip odometer to zero when you fill-up, record the number of miles driven when tank empties, and divide by the number of gallons your tank holds.

CHANGE THE OIL

In addition to making your vehicle last longer, replacing the oil and oil filter regularly will also help fuel economy. Ask your service station if they recycle used oil, or if you do it yourself, take it to be recycled. Ask for recycled oil as a replacement.

SMOOTH DRIVING

Avoid "jack rabbit" starts and aggressive driving. Flooring the gas pedal not only wastes gas, it leads to higher pollution rates. One second of high powered driving can produce nearly the same volume of carbon monoxide emissions as 30 minutes of normal driving.

WINDOWS

Try using vents and opening windows to cool off before you turn on the air conditioner. Air conditioning increases fuel consumption.



SMOOTH STOPPING

Try to anticipate stops and let your vehicle coast down when possible. Avoid the increased pollution, wasted gas, and wear on your brakes created by accelerating hard and braking hard.

PARK IN THE SHADE

Park in the shade in the summer to keep your car cool and minimize evaporation of fuel.

EMPTY THE TRUNK

Take a load off. Carrying around extra pounds reduces fuel economy. Take a few moments to unload your cargo area.

FILL UP

Patronize gas stations that have vapor-recovery nozzles (the black accordion-looking plastic devices attached to the nozzle) whenever you can.

CHECK THE TIRE PRESSURE

Keep your tires properly inflated. Tires should be inflated to the pressure recommended for your vehicle. Every 3 pounds below recommended pressure reduces fuel economy 1%. Tires lose about 1 pound of pressure per month, so check tires frequently.

ADDITIONAL TIPS:

- Avoid rush hour. Stop and go driving burns gas and increases emissions of smog forming pollutants.
- Combining several short trips into one can make a big difference, warmed up engines and catalysts generate much less air pollution.
- Use public transportation, walking, or biking when possible. Take advantage of employer "Commuter choice" programs. Ask if your employer is enrolled in a transit benefits program that offers workers tax-free transit use for commuting to work via public transportation.
- Consider joining a car share program, such as I-Go or Zip Car, to share a car near home or work

Source: GreenerCars.org

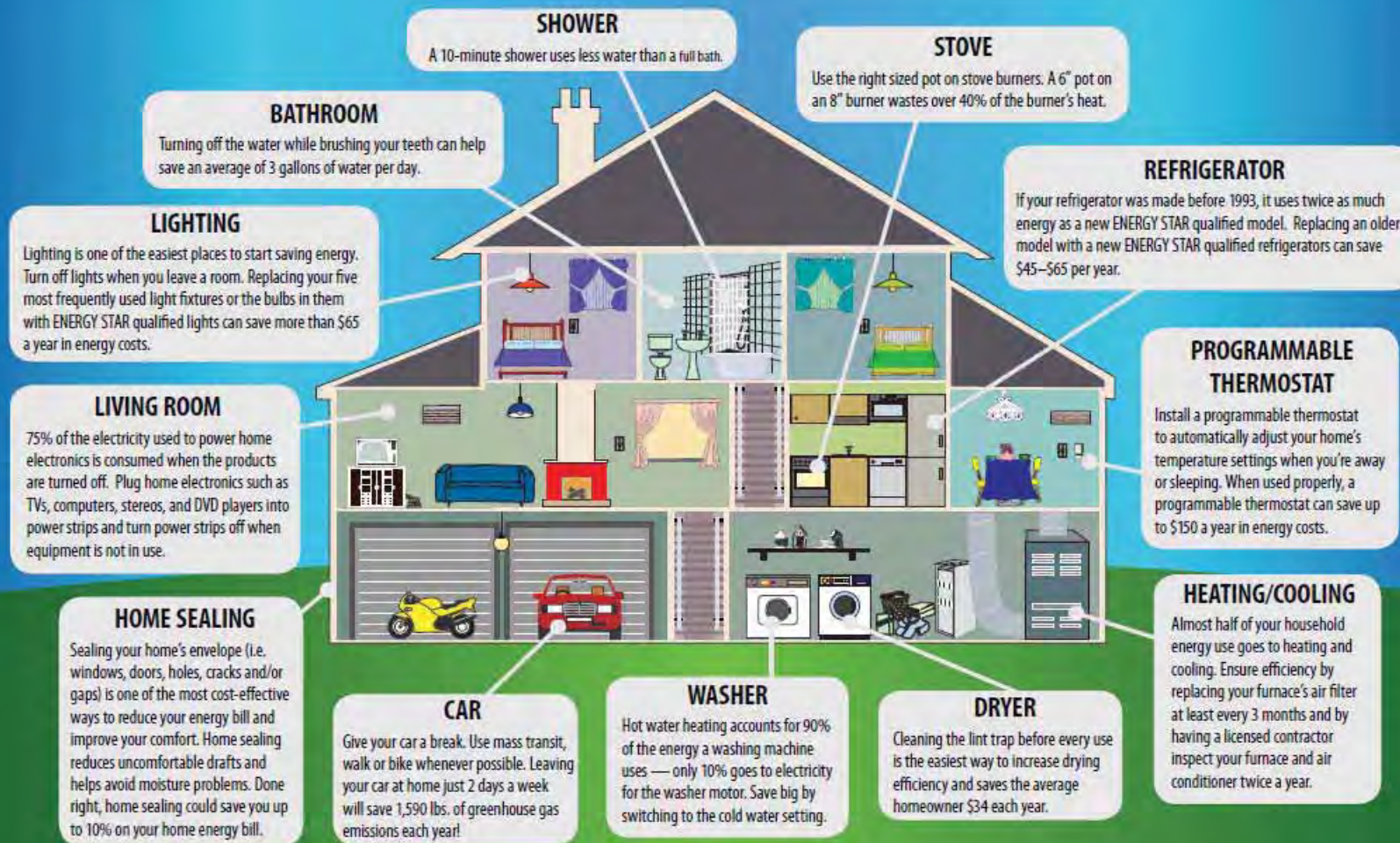
U.S. Equities is dedicated to promoting a sustainable future. Together we can reduce waste, energy and water consumption.

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driving towards a greener tomorrow

GREEN IDEAS FOR THE HOME



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