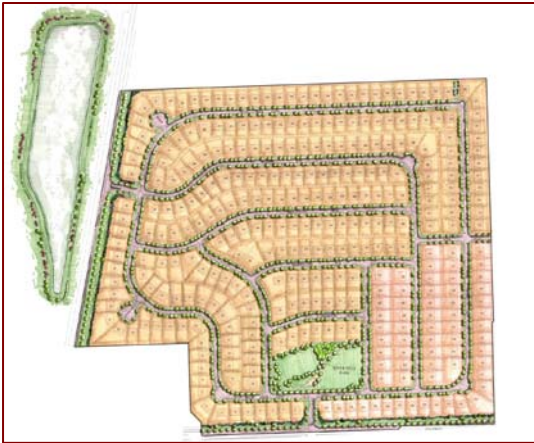




► River Hills / Bolingbrook, Illinois



The Site:

River Hills is located in Bolingbrook in southwest suburban Chicago near the intersection of Naperville/Plainfield Road and 127th Street. The project can access Interstate 55 via the nearby Weber Road interchange. The property is just west of the Bolingbrook Golf Club, and a new high school, middle school and elementary school are within one-half mile to the north. The 115 acre property was originally acquired by Orleans Homebuilders, a publicly-traded homebuilder. Orleans had constructed most of the infrastructure improvements on two of the three development phases. The approved site plan included a total of 322 single family lots. With the slow down

in the residential market, Orleans was interested in selling the property, but wanted to retain the opportunity to continue to sell and build houses.

Value Added:

V3 Realty structured an arrangement by which one of the V3 Landvision funds would acquire the 276 lots on which home construction had not yet commenced. V3 also agreed to complete the on-site infrastructure and off-site improvements and sell the improved lots back to Orleans on a quarterly schedule and at a price that allowed Orleans to compete favorably in the local market. V3 completed due diligence and closed on the property acquisition within 30 days from the date of execution of the contract. This transaction allowed Orleans to generate cash and a significant tax refund, retain effective control of the lots, and reduce outstanding letters of credit. ▲

