



~Investment Opportunity~
Wintergreen Office Park
446A Blake Street, New Haven, CT 06515
\$8,500,000 / \$159 PSF



Denenberg Realty Advisors has been exclusively retained by Blake Realty LLC to market for sale, the fee simple interest in this well positioned 53,371 SF-square-foot, three-story, urban office building located at 446A Blake Street in New Haven, CT. Built in 1936 and completely gut renovated in 2007. The property is situated on a 1.88 acre site. Currently, the facility is 92.1% leased to two tenants.

Favorable in place debt will provide an investor with a cash on cash return of 17.25% on actuals. An excellent value-add opportunity exists by leasing the additional 4,223 SF that has not been priced into the NOI bringing the building up to 100% occupancy and increasing the properties overall leveraged return.

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

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Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

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Investment Summary

Property Name:	Wintergreen Office Park	
Location:	446A Blake St New Haven, CT 06515	
Assessors Parcel Map:	Map 372 Block 1159 Lot 00100	
Gross Building Area:	53, 371 SF	
Land Area:	1.88 Acres / 81,892 SF	
Year Built:	Built: 1936 – Renovated: 2007	
Property Type:	Office (Multi Tenant)	
Number of Buildings:	1	
Number of Stories:	3	
Parking Spaces:	107	
Occupancy:	92.1 %	
Assumable Debt:	Yes (see loan abstract)	
Tenants:	Children’s Community Programming of CT (43,612 SF) Echelon Erectors (5,536 SF) Vacant (4,223 SF)	
NOI:	<u>Actual</u> \$813,319	<u>Proforma (100% occupancy)</u> \$880,887 *
CAP Rate:	9.57 %	10.36 %
Cash on Cash:	17.26 %	21.01 %
Price:	\$8,500,000	

* Pro forma based on the 4,223 SF of vacant space being leased @ \$16 PSF / NNN

Lease Abstracts



Tenant: Children's Community Programming of CT, INC.

Area Occupied: 43,612 SF

Lease Commencement: May 12, 2007

Lease Term: 5 yrs

Lease Type: NNN

Options: 2-5 yr with 3% annual increases

Increases: 3% annual increases years 3-5

PSF: \$16.48

Annual Base Rent: \$718,726 (as of January 1, 2009)

Parking Spaces: 89

Tenant Description

The Children's Community Programs of CT, Inc. is a private, non-profit, multi-service agency. They are committed to provide diverse and creative support services to children and families throughout Connecticut to ensure that "Every Child Counts".

www.childrenscommunityprograms.org/index.htm

Tenant:	Echelon Erectors
Area Occupied:	5,536 SF
Lease Commencement:	May 1, 2007
Lease Term:	3 yrs
Lease Type:	NNN
Options:	0
Increases:	3% annually
PSF:	\$18.50
Annual Base Rent:	\$102,416
Parking Spaces:	9

Tenant Description

Echelon Erectors is a New Haven, CT based Construction Company that designs & constructs commercial parking lot structures.

Loan Abstract

Note Holder:	JP Morgan Chase Bank
Original Note:	\$6,700,000 (July 29, 2007)
IR:	6.3955%
Amortization:	30 years
Due Date:	July 2017
Annual Payment:	\$502,669.92
Lock Out Period:	2 years
Assumption Cost:	1%
Prepayment Penalty:	Defeasance

Area Analysis

Location

The City of New Haven is located in New Haven County, Connecticut. New Haven County is situated within south central Connecticut, bordered to the south by Long Island Sound, adjacent to Fairfield County to the west, Middlesex County to the East, and Litchfield and Hartford Counties to the north. This region is primarily a suburban residential area with a solid commercial base and a good industrial sector.

Employment

The following chart depicts employment and labor force estimates within Fairfield County, Connecticut.

EMPLOYMENT NEW HAVEN COUNTY, CT				
Year	Labor Force	% Change	Employment	% Change
Dec-06	441,919	2.2%	423,937	3.0%
Dec-05	432,293	---	412,432	---
2005	434,247	0.6%	411,106	0.5%
2004	431,698	0.0%	408,899	0.6%
2003	431,705	1.3%	406,308	0.1%
2002	425,917	2.0%	405,942	0.7%
2001	417,315	0.8%	403,140	-0.1%
2000	413,770	-1.1%	403,592	-0.7%
1999	418,293	-0.4%	406,399	0.3%
1998	419,939	-0.6%	405,276	1.2%
1997	422,431	0.4%	400,413	1.0%
1996	420,596	---	396,539	---

As illustrated above, New Haven County has experienced positive growth in regards to employment since 2001, despite the fact that the labor force had experienced no growth in 2004. New Haven County's employment has grown by 3.55% since year-end 2004 and by 3.0% from December 2005. Overall, employment in New Haven County has grown an average of 0.7% annually since 1996, despite negative growth in 2000 and 2001.

Major Employers

The largest employers in the region include Yale University, Sikorsky Aircraft and Yale-New Haven Hospital. The following chart summarizes the major employers within New Haven County.

MAJOR EMPLOYERS		
Rank	Company	# of Employees
1	Yale University	10,529
2	Sikorsky Aircraft	7,000
3	Yale New Haven Hospital	6,589
4	People's Bank	3,600
5	Hospital of St. Raphael	3,500
6	SBC/SNET Internet/SBC Yahoo!	2,712
7	IBM	2,200
8	Bridgeport Hospital	2,000
9	Anthem Blue Cross & Blue Shield of CT	1,914
10	United States Surgical	1,904
11	Waterbury Hospital	1,900
12	St. Mary's Hospital	1,825
13	VA Connecticut Healthcare System	1,713
14	St. Vincent's Medical	1,600
15	Pitney Bowes Transcape	800

Healthcare employers make up a large part of the jobs in New Haven County, however, a variety of companies including technical and financial contribute a large amount of jobs as well. Thus, employment in New Haven County is somewhat diverse and the economy is not dependent on one industry alone.

METRO NORTH

The time is nearing when New Haven will be the catalyst for economic development in Connecticut, as total employment nears record levels, finance hovers around post-911 highs, and education payrolls are already the highest ever. Importantly, New Haven sits just south of the state-designated “knowledge corridor” and its position at the end of the well-traveled commuter train offers the opportunity for a reasonable commute to an affordable business center.

Education

Yale University continues to be a driving force in New Haven. The university is doing well and is a positive influence in New Haven's economy. The presence of the university provides employment and a multitude of positive externalities. For example, construction activity is supported by ongoing additions to the university's facilities. A 450,000 square foot medical school facility was recently completed, which increased its research space by 25%. In addition, as the medical school has reported ongoing increases in the number and quality of applications, more expansions could ensue to service this community. According to the 2000 Census, the percent of the New Haven population with a bachelor's degree was 34%, a major improvement over the national percentage of 24%. A skilled labor force enables the region to attract high-paying industries, such as the bioscience hub. According to the Yale University Office of Public Affairs, the research on the campus has resulted in 29 start-up companies in New Haven, bringing \$1.5 billion in private capital to the area.

Transportation

New Haven will be a principal recipient of the ten-year, \$2.3 billion transportation package recently approved by the state legislature. The primary component of the plan is the establishment of commuter rail service between New Haven and Springfield, MA. The mass transit service is intended to alleviate the growing highway congestion along the Interstate 91 corridor. Currently, Amtrak operates along an existing line, but with only one round trip per day. While much of the infrastructure is already in place, the new service will require the construction of new stations in North Haven, Newington, and Enfield. Funding will also be provided to complete a rail link to the Port of New Haven. This is expected to reduce truck freight traffic along I-95 and I-91 by encouraging rail transit. Finally, Metro North's New Haven line will benefit from the accelerated purchase of new rail cars, building on the previous year's transportation initiative. The New Haven County area is located in south central Connecticut, affording access to the New York Metropolitan area and all of New England. The primary means of transportation throughout the county is by automobile. Interstate 95 (Connecticut Turnpike), which extends along the entire eastern seaboard from Maine to Florida, is the major area highway and provides access to I-91, which connects to the Merritt Parkway (CT Rt. 15), and other points north in Hartford, CT; Massachusetts, and beyond. The Merritt Parkway, which runs parallel to I-95, traversing the county east-west is a major commuter route. In addition, the Boston Post Road (Rt. 1), which runs in an east/west direction through the county, provides local access from the surrounding communities.

Metro-North commuter railroad provides regular train service to New York City from all towns along the shoreline. Commuting time between New Haven and New York City on the New Haven branch of Metro North is approximately two hours, which places New York City virtually out of commuting distance for most New Haven residents. Connecticut airline service is provided via Bradley International Airport, located in Windsor Locks off I-91, at exit 40. The Tweed-New Haven Airport is in East Haven and Sikorsky (Bridgeport Memorial) Airport is in Stratford on I-95, at Exit 30. Bus and limousine service is available on a regular basis.

Conclusion

The outlook for the New Haven region appears to be fairly stable over the next several years. Financial services payroll growth in the area will rebound due to industry consolidation and the healthier economy of New York City. The decline of manufacturing will slow, but due to the secular shift away from the area, traditional manufacturing is unlikely to lead expansion in the long run. Emerging industries such as biotech, which benefit from association with Yale University as well as a highly educated workforce, will propel the New Haven economy. Overall, future trends point toward modest economic growth for the region coinciding with continuing national economic growth.

Area Map



Market Analysis

Market Summary

Market statistics for New Haven County and the submarket are shown in the following table:

OFFICE MARKET STATISTICS		
Category	New Haven County	New Haven City
Existing Supply (SF)	15,432,374	5,237,238
New Construction (SF)	185,904	0
Leasing (SF)	783,143	196,388
Average Occupancy	85.4%	86.8%
Average Rent PSF	\$21.07	\$21.43
Date of Survey	May-07	Source: CoStar

As shown above, the New Haven submarket represents approximately 33.9% of the total office space available in New Haven County. This table indicates that the submarket's overall occupancy rate is slightly higher than that of the county. In addition, market rent is slightly higher in the submarket compared with New Haven County.

New Haven County

The following table presents the trends in the New Haven County office market over the past ten years. This survey is indicative of a majority of Class A and B office space located within New Haven County.

HISTORICAL SUMMARY – NEW HAVEN COUNTY												
Period	# Bldgs	Total RBA	Total Vacant SF	Total Vacant %	Total Vacant Available SF	Total Vacant Avail %	Occupied SF	Total Net Absorption	Total SF Leased	RBA Delivered	RBA Under Const	Total Average Rate
2007 1Q	326	15,432,374	2,250,182	14.6%	2,199,066	14.2%	13,182,192	62,139	93,649	58,900	377,000	\$21.07/fs
2006 4Q	326	15,432,374	2,312,321	15.0%	2,209,531	14.3%	13,120,053	125,621	149,721	7,440	377,000	\$20.30/fs
2006 3Q	325	15,424,934	2,430,502	15.8%	2,268,619	14.7%	12,994,432	190,696	190,390	0	384,440	\$19.74/fs
2006 2Q	325	15,424,934	2,621,198	17.0%	2,373,812	15.4%	12,803,736	(113,896)	240,846	13,200	316,440	\$19.84/fs
2006 1Q	324	15,411,734	2,494,102	16.2%	2,472,077	16.0%	12,917,632	99,469	108,537	106,364	325,640	\$19.67/fs
2005 4Q	320	15,305,370	2,487,207	16.3%	2,460,984	16.1%	12,818,163	(29,400)	132,627	0	119,564	\$19.30/fs
2005 3Q	319	15,293,850	2,446,287	16.0%	2,391,092	15.6%	12,847,563	(37,325)	30,700	0	131,084	\$19.99/fs
2005 2Q	319	15,293,850	2,408,962	15.8%	2,396,424	15.7%	12,884,888	22,280	157,348	70,000	117,884	\$20.73/fs
2005 1Q	317	15,223,850	2,361,242	15.5%	2,282,630	15.0%	12,862,608	271,718	175,968	29,520	137,220	\$20.15/fs
Year End 2004	316	15,205,850	2,614,960	17.2%	2,539,879	16.7%	12,590,890	54,088	128,687	86,000	88,000	\$20.35/fs
Year End 2003	311	15,206,881	2,782,456	18.3%	2,503,451	16.5%	12,424,425	(292,626)	194,538	23,000	58,666	\$19.55/fs
Year End 2002	305	15,085,281	2,532,002	16.8%	2,433,758	16.1%	12,553,279	(47,006)	89,683	0	154,550	\$20.31/fs
Year End 2001	301	14,964,281	2,104,324	14.1%	2,103,284	14.1%	12,859,957	(333,060)	29,667	0	111,500	\$22.70/fs
Year End 2000	297	14,869,126	1,948,860	13.1%	1,612,485	10.8%	12,920,266	129,247	498,023	0	127,155	\$22.03/fs
Year End 1999	295	14,854,718	2,198,517	14.8%	2,198,517	14.8%	12,656,201	44,951	72,342	58,000	9,408	\$20.92/fs
Year End 1998	291	14,730,479	2,335,405	15.9%	2,335,405	15.9%	12,395,074	(224,191)	81,074	0	33,619	\$17.68/fs
Year End 1997	291	14,730,479	1,811,780	12.3%	1,906,195	12.9%	12,918,699	(149,251)	179,033	0	0	\$17.91/fs

The New Haven County office market contains 326 office buildings with approximately 15.4 million square feet. Average rental rates in the county appear to be stabilized with values

ranging between \$19.30 and \$21.07 per square foot over the last five years. Vacancy rates have steadily declined over the last two years with values decreasing by only 1% to 2%. We anticipate that the New Haven County marketplace will continue as a strong and stable office market.

New Haven Submarket

The subject property is situated in the New Haven submarket. A summary of the historical performance of the New Haven submarket is presented on the following survey which is indicative of a majority of Class A and B office space located within the New Haven marketplace.

HISTORICAL SUMMARY – CITY OF NEW HAVEN SUBMARKET											
Period	# Bldgs	Total RBA	Total Vacant	Total Vacant	Total Vacant	Total Vacant	Occupied SF	Total Net	Total SF	RBA Under	Total Average
			SF	%	Available SF	Avail %		Absorption	Leased	Const	Rate
2007 1Q	65	5,237,238	690,868	13.2%	681,777	13.0%	4,546,370	(32,306)	31,085	0	\$21.43/fs
2006 4Q	65	5,237,238	658,562	12.6%	644,666	12.3%	4,578,676	65,371	21,423	0	\$21.46/fs
2006 3Q	65	5,237,238	723,933	13.8%	658,192	12.6%	4,513,305	78,753	32,819	0	\$20.53/fs
2006 2Q	65	5,237,238	802,686	15.3%	663,728	12.7%	4,434,552	(62,233)	90,608	0	\$20.74/fs
2006 1Q	65	5,237,238	740,453	14.1%	740,453	14.1%	4,496,785	3,163	20,453	0	\$20.98/fs
2005 4Q	65	5,237,238	743,616	14.2%	730,247	13.9%	4,493,622	5,154	46,202	0	\$20.67/fs
2005 3Q	65	5,237,238	748,770	14.3%	748,770	14.3%	4,488,468	(94,398)	4,500	0	\$21.74/fs
2005 2Q	65	5,237,238	654,372	12.5%	654,372	12.5%	4,582,866	(7,880)	9,974	0	\$22.33/fs
2005 1Q	65	5,237,238	646,492	12.3%	601,547	11.5%	4,590,746	182,137	50,571	0	\$22.78/fs
Year End 2004	65	5,237,238	828,629	15.8%	818,418	15.6%	4,408,609	(101,901)	35,273	0	\$22.97/fs
Year End 2003	66	5,396,935	841,303	15.6%	670,180	12.4%	4,555,632	(244,443)	15,161	0	\$23.56/fs
Year End 2002	65	5,338,335	895,172	16.8%	828,172	15.5%	4,443,163	64,350	24,976	58,600	\$24.15/fs
Year End 2001	65	5,338,335	882,771	16.5%	882,771	16.5%	4,455,564	17,997	11,475	0	\$24.52/fs
Year End 2000	65	5,338,335	1,185,723	22.2%	1,019,928	19.1%	4,152,612	48,754	145,749	0	\$24.81/fs
Year End 1999	65	5,338,335	1,316,319	24.7%	1,316,319	24.7%	4,022,016	13,226	26,286	0	\$23.44/fs
Year End 1998	65	5,338,335	1,350,854	25.3%	1,350,854	25.3%	3,987,481	(93,951)	42,230	0	\$22.21/fs
Year End 1997	65	5,338,335	1,073,520	20.1%	1,031,520	19.3%	4,264,815	(61,256)	21,970	0	\$18.12/fs

Source:
CoStar

Historically, the City of New Haven submarket has experienced higher asking rents than the overall New Haven County office market. Rents have been fairly consistent over the last two years with values ranging between \$21.00 and \$22.00 per square foot. Availability rates in New Haven have been decreasing over the past few years and are currently at lower levels over last year. Overall, due to the improving economy and minimal amounts of new construction being added to the marketplace, we anticipate occupancy and rental rates in the New Haven office market will continue to improve.

Submarket Trends

Over the past two years, occupancy levels in the New Haven County market have ranged from approximately 83.9% to 85.8% while the City of New Haven mark performed slightly better at 85.9% to 88.5%. New product delivered to the submarket is anticipated to be minimal over the next two years and net absorption is projected to remain relatively flat.

Competitive Properties

Comparable properties have been surveyed in order to identify the occupancy trends within the immediate submarket. These comparable set represents Class A/B office properties located in the city of New Haven.

SUMMARY OF COMPARABLE OFFICE RENTALS							
Building Address	City	Year	RBA	Number Of	Direct Available Space	Vacancy Rate	Average Weighted Rent
1 Audubon St	New Haven	2003	58,600	6	19,556	33.4%	\$24.00
47 College St	New Haven	1958	20,000	2	---	---	---
135 College St	New Haven	1960	60,000	3	---	---	---
50 Division St	New Haven	1983	64,247	3	---	---	---
200 Orchard St	New Haven	1906; 1986	30,000	4	---	---	---
419 Whalley Ave	New Haven	1899; 2002	40,000	4	6,375	15.9%	\$15.00
55 Whitney Ave	New Haven	1988	70,000	5	---	---	---
68 Whitney Ave	New Haven	1900	30,000	2	---	---	---
121 Whitney Ave	New Haven	1963	24,000	4	---	---	---
345 Whitney Ave	New Haven	1948	36,566	3	---	---	---
Totals/Averages			433,413	4	25,931	6.0%	\$19.50

Source: CoStar

The comparable set has an average vacancy rate of 6.0%, which is lower than the overall New Haven market. Rental rates range from \$15.00/SF to \$24.00/SF, with an average of \$19.50/SF on a gross basis. After adjusting for the triple net lease structure, the recently signed leases at the subject are at the high end of the rental range. This is understandable as the subject property was gut renovated in 2007 and is considered superior in condition to the comparable set.

Conclusion

The area office market and the local submarket are exhibiting stable occupancy levels and rental rates, while maintaining favorable absorption in recent years. Considering the recent trends in absorption and the prospects for new construction, the local market area should maintain a stabilized occupancy position. With respect to the subject in particular, the subject property is one of a few class A/B office properties located outside the Downtown New Haven area. The demand for Class A/B office space in the northwestern portion of New Haven appears adequate given the recent leases signed at the subject that were toward the high-end of the rental range. The subject should continue to enjoy good market acceptance.

NOI Calculation

Annual Rent

	SF	PSF	
Children's Center	43,612	\$16.48	\$718,726
Echelon Erectors	5,536	\$18.50	\$102,416
Vacant	4,223	\$0.00	\$0.00
Total Rent	53,371		\$821,142

Expense Recovery

CAM Recovery	49,148	\$1.88	\$92,398
Total expense recovery			\$92,398
Total revenue			\$913,540

Proforma Operating Expense

Administration management			\$24,634
Insurance			\$28,000
Maintenance labor & repair			\$5,300
Snow plowing lawn care			\$7,487
Real estate taxes			\$23,000
Utilities			\$9,700
Water hydrants			\$2,100
Total operating expense			\$100,221

Net Operating Income **\$813,319**

Additional Income from Vacant Space 4,223 \$16.00 \$67,568

Potential Net Operating Income with Additional Space Rented **\$880,887**

5/8/2009

Demographics

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
446 Blake Street New Haven, CT	Radius 1.0 Mile	Radius 3.0 Mile	Radius 5.0 Mile
Population			
2011 Population	20,087	126,016	235,789
2006 Population	19,739	124,050	230,982
2000 Population	19,105	122,076	225,767
1990 Population	19,630	128,508	230,537
Growth 2006 - 2011	0.35%	0.31%	0.41%
Growth 2000 - 2006	0.66%	0.32%	0.46%
Growth 1990 - 2000	-0.27%	-0.51%	-0.21%
Households			
2011 Households	7,491	48,184	91,997
2006 Households	7,447	47,415	90,209
2000 Households	7,277	46,409	87,893
1990 Households	7,405	47,501	88,836
Growth 2006 - 2011	0.12%	0.32%	0.39%
Growth 2000 - 2006	0.46%	0.43%	0.52%
Growth 1990 - 2000	-0.17%	-0.23%	-0.11%
2006 Median HH Inc	\$41,324	\$37,456	\$41,150
2006 Estimated Average Household Income	\$55,872	\$52,586	\$58,026
2006 Estimated Per Capita Income	\$21,571	\$20,733	\$23,161
2006 Median Value of all Owner-Occ HUs	\$208,473	\$190,727	\$202,959
Age 25+ College Graduates - 2000	4,075	23,097	41,694
Age 25+ Percent College Graduates -2006	34.8%	30.4%	28.1%

Summary

Despite negative growth from 1990 to 2000, the population in all three radii are projected to increase at slightly higher levels per annum over the next five years. The neighborhood currently has a lower-middle income demographic profile with an average household income in the immediate neighborhood of \$55,872 per annum. As a result, the outlook for the neighborhood is for moderate improvement over the next several years. There are few class A/B office properties in the northwestern portion of New Haven; however, given the recent leasing activity at the subject at the high-end of the New Haven rental market, there appears to be adequate demand for office space in the area.

Subject Property Photos



Typical View of the Subject



Typical View of the Subject



Partial Front View of the Subject



Side View of the Subject



View of Children's Office Buildout



Echelon's Office



Hallway with Cubicle



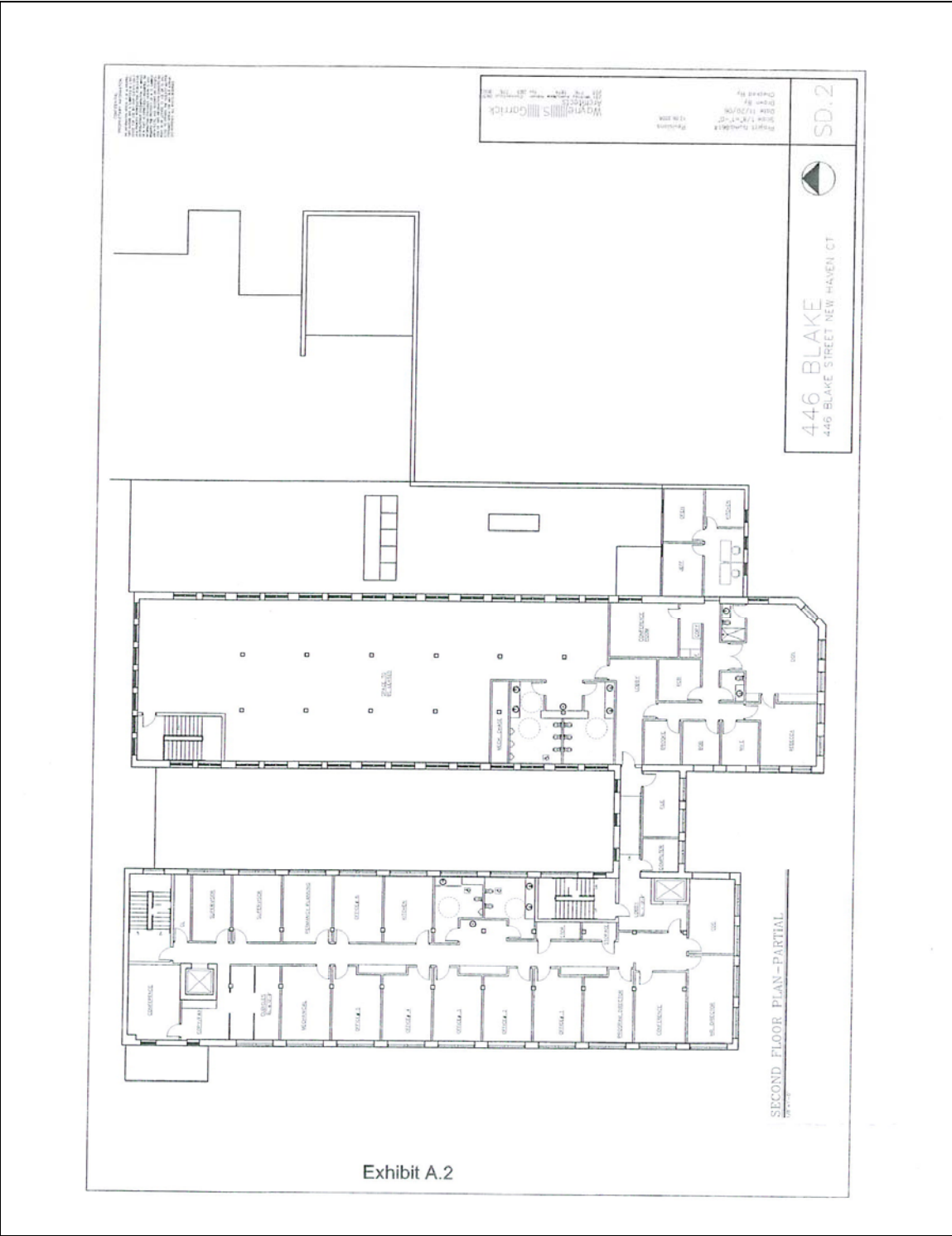
Typical Hallway Buildout

Floor Plans

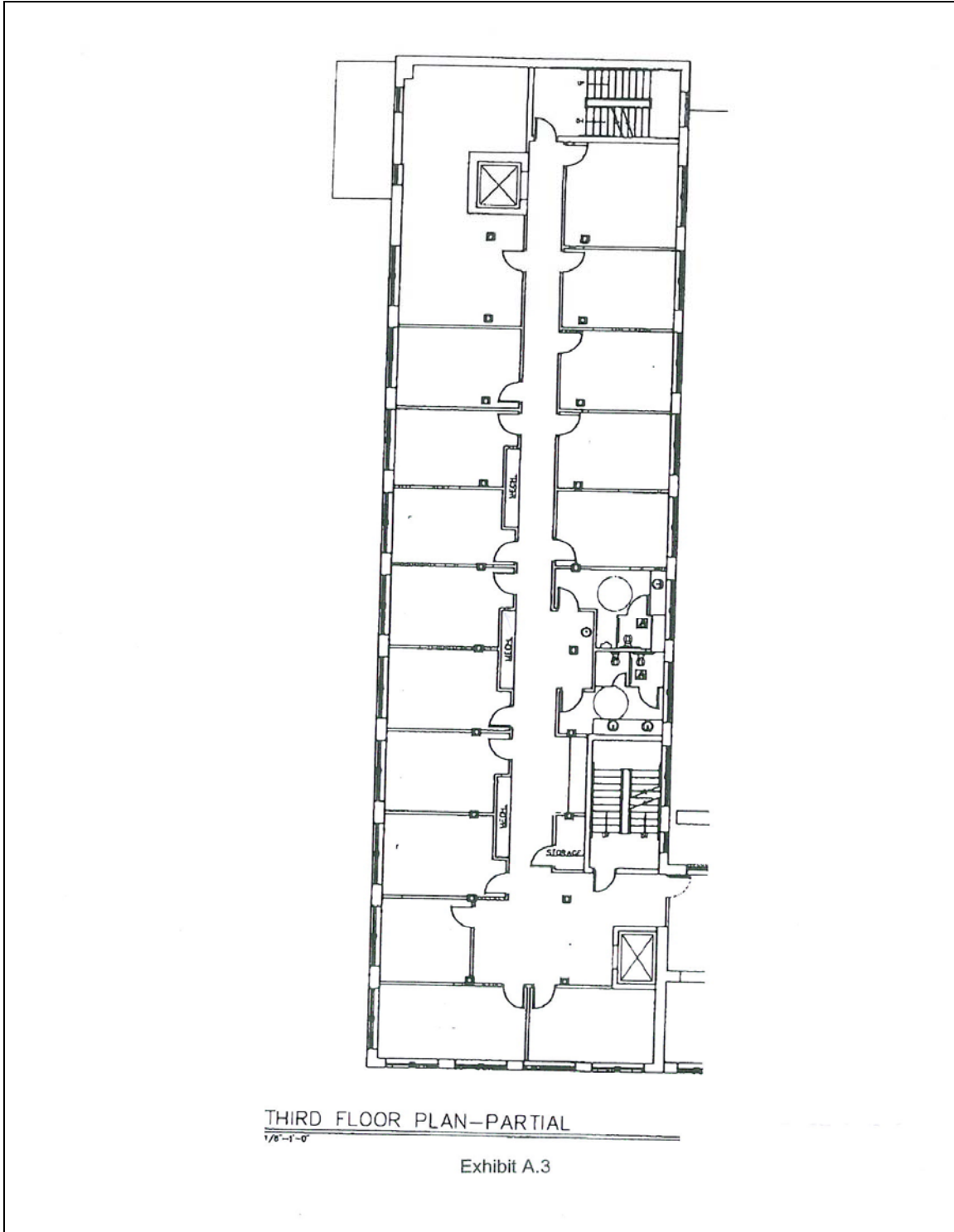
First Floor



Second Floor



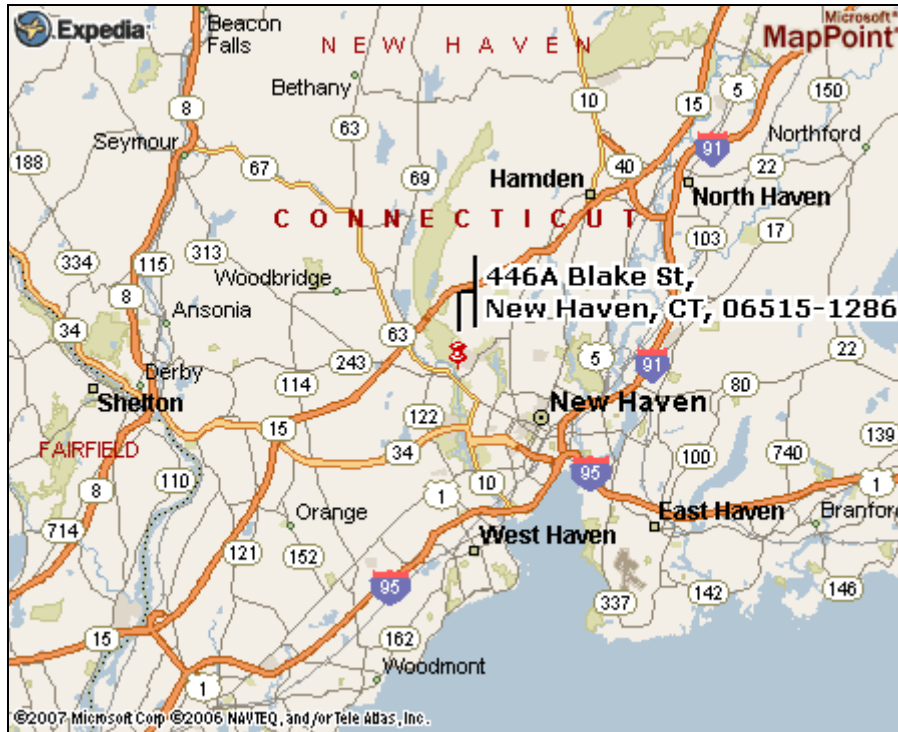
Third Floor



Maps



City View



State View