

THE 15th STREET LOFTS LIMITED PARTNERSHIP
An Illinois limited partnership
a Chicago development
as of March 2004

As of March 2004, the 15th Street Lofts Limited Partnership, an Illinois limited partnership formed by PC Home Investors, Inc. provided \$1,600,000 of equity capital to a joint venture which has acquired the 8-story existing warehouse building on the east side of South State Street between 15th and 16th Streets in Chicago. Conversion of this 107 year-old brick and timber building to spectacular loft residences has begun. Two models and a sales office opened for marketing in July 2003. The site is in Chicago's South Loop which many describe as Chicago's best selling residential market. The venture partner is an affiliate of WOW Development LLC, a Chicago based builder; the principals of which are William Warman and David Warman. Bill Warman is a licensed architect and has seventeen years experience in developing successful Chicago residential properties.



The loft conversion is a mix of thirteen styles of condominium plans ranging in size from 705 to 1,320 square feet. Initial base prices averaged \$233 per square foot – a highly competitive price point. This adaptive reuse development has limited direct competition as there are only a few vintage timber loft products on the market in the Loop, the West Loop or the South Loop. Although there are four buildings offering concrete lofts, those four are largely sold out. Parking space prices start at \$31,000 each, also a competitive price. The Partnership anticipates that all 78 condominiums will be sold before year-end 2005 so the Venture should be completed within 24 months.



An institutional construction loan funded a portion of the cost of the building and is open to fund ongoing marketing and carrying costs. Completion of loft conversion is scheduled for spring 2005 and all lofts are forecast to be sold by fall 2005.

To fund its investment, the Partnership raised \$1,675,000 of capital, of which \$150,000 is equity invested by the Limited Partners and the General Partner. The Forecast (a numerical depiction of investment results) estimates payment of all note interest and principal in approximately 2 years.