

BRAUNOMIMX

MARKETING MEMORANDUM



The Interest being sold is 12.881% Limited Partnership Interest in the White Oaks Mall Company (Illinois LLP), which is a 50% Limited Partnership in the White Oaks Mall Limited Partnership (Illinois LLP).

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2501 WABASH AVE, SPRINGFIELD, ILLINOIS, 62704
WABASH AVENUE & VETERANS PARKWAY

WHITE OAKS MALL
A SIMON MALL

MARKETING MEMORANDUM

THIS IS A MARKETING MEMORANDUM intended for buyers interested in purchasing limited partnership interest (the “Interest”) owned by The Helen Fay Lubin 48 Trust (“Seller”) which owns directly or indirectly, certain interest in the Regional Shopping Center (the “Property”). This memorandum contains information pertaining to the Interests, the Entities and the Property Although the Seller has reviewed this memorandum, it does not purport to be all-inclusive or to contain all of the information that a potential buyer may desire. The Interests are being offered by a Trustee who has been appointed as the trustee of the Seller (the “Trustee”). The Trustee has no independent information and has conducted no investigation with regard to the Entities, the Properties, or the value of the Interests. As such, neither the Trustee nor the Seller nor any of their agents or employees (including Braun International) make any representation or warranty, express or implied, as to the accuracy or completeness of any of the information contained herein. The Seller and Braun disclaim any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The information contained herein represents estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, express or implied, are made as to actual returns to be generated from the Interests.

The information contained in this Marketing Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braun International. Neither Braun International, Seller nor Trustee has made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Properties, the Entities, or any future projected financial performance of the Entities, the size and square footage of any of the Properties or their improvements, the presence or absence of hazardous materials, including PCB’s or asbestos, the compliance with State and Federal regulations, or the physical condition of the improvements thereon.

The Interests are being offered only to “Accredited Investors”, which means that the buyer must meet one of the following criteria: (i) a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year; (ii) a bank, insurance company, registered investment company, business development company, or small business investment company; (iii) an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of \$5 million; (iv) a charitable organization, corporation, or partnership with assets exceeding \$5 million; (v) a director, executive officer, or general partner of the company selling the securities; (vi) a business in which all the equity owners are accredited investors; (vii) a natural person who has individual net worth, or joint net worth with the person’s spouse, that exceeds \$1 million at the time of the purchase, or has assets under management of \$1 million or above, excluding the value of the individual's primary residence; or (viii) a trust with assets in excess of \$5 million, not formed to acquire the securities offered, whose purchases a sophisticated person makes.

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BRE #01900930

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Property Information

Offering for sale:

A 12.881% Limited Partnership Interest in the White Oaks Mall Company (Illinois LLP), which is a 50% Limited Partnership in the White Oaks Mall Limited Partnership (Illinois LLP).

**WHITE OAKS MALL - A Simon Mall
2501 Wabash Ave, Springfield, Illinois, 62704**



PROPERTY HIGHLIGHTS

- Regional Mall in Central Illinois
- Largest enclosed mall in Central Illinois
- Built in 1974 with renovations in the 1990's and 2018
- 100+ stores, dining, entertainment including
- Macy's, Dick's Sporting Goods, LA Fitness and Michael's in Anchor locations
- Total Acreage: 75.315+- acres
- Total GLA: 979,806+-SF
- Pad Denny's: 4,496SF+-
- Pad Bank: 4,786SF+-
- Parking: 4554+- Spaces
- Pad Site Leased to Bank: 1.069 acres

TENANT LIST



PHOTOS OF SUBJECT PROPERTY



Interior of Mall

PHOTOS OF SUBJECT PROPERTY



Kids Center

PHOTOS OF SUBJECT PROPERTY



Interior Courtyard

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Location Overview

The Property is located on 2501 Wabash Ave, Springfield, Illinois, 62704







Springfield, Illinois

Springfield is the state capital of Illinois. Downtown, the interior of Illinois State Capitol's large dome is decorated with stained glass and statues of historical figures. The 1904 Dana-Thomas House was designed by Frank Lloyd Wright. The Abraham Lincoln Presidential Library and Museum traces the life of the 16th U.S. president. Lincoln's restored home is nearby. North, the Lincoln Tomb lies in Oak Ridge Cemetery. The Illinois State Capitol in Springfield is one of the tallest buildings in central Illinois and features an intricate design both inside and out.



Lincoln Home National Historic Site is the location of the two-story home of Abraham Lincoln, and the only home he ever owned. Constructed in 1839, Abraham and Mary Lincoln lived here from 1844 until Mr. Lincoln's election to the presidency in 1861. This 12-room, Greek revival home receives hundreds of thousands of tourists each year

SPRINGFIELD, ILLINOIS DEMOGRAPHIC INFORMATION

Springfield, Illinois's estimated population is 114,694 according to the most recent United States census estimates. Springfield, Illinois is the 6th largest city in Illinois based on official 2017 estimates from the US Census Bureau.

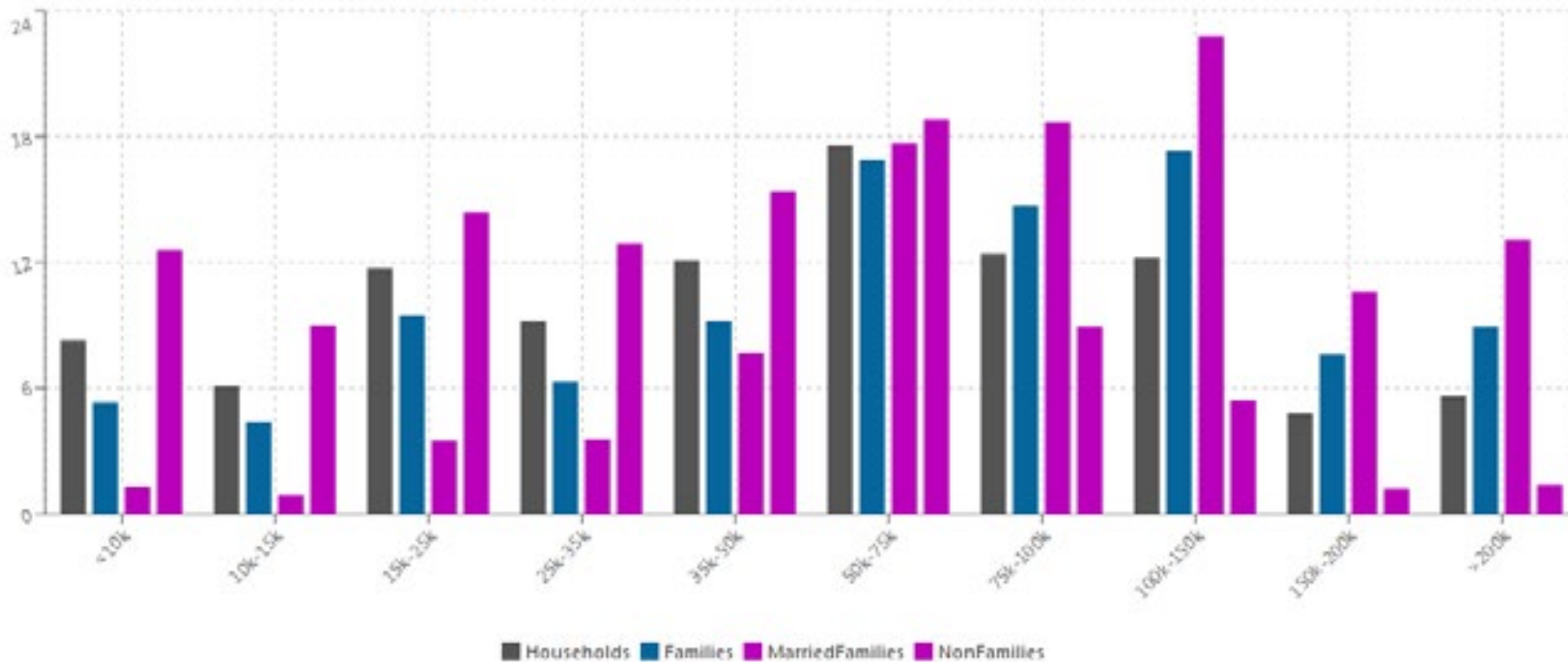
The population density is 1903.96 people/mi² (735.12 people/km²).

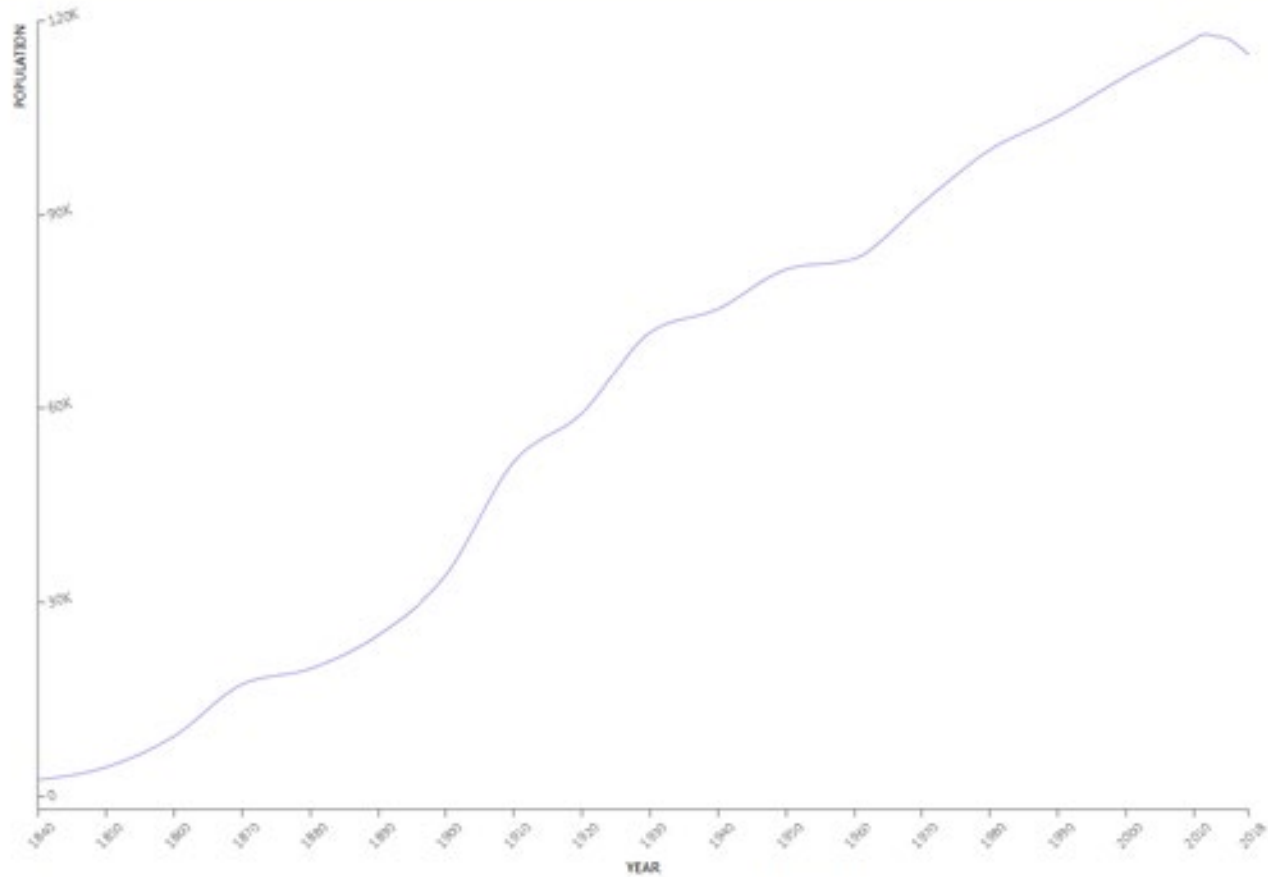
The overall median age is 39 years, 36.7 years for males, and 41.3 years for females. For every 100 females there are 90.0 males.

Income by Household Type

Source: US Census 2018 ACS 5-Year Survey (Table S1901)

Springfield II Income by Household Type



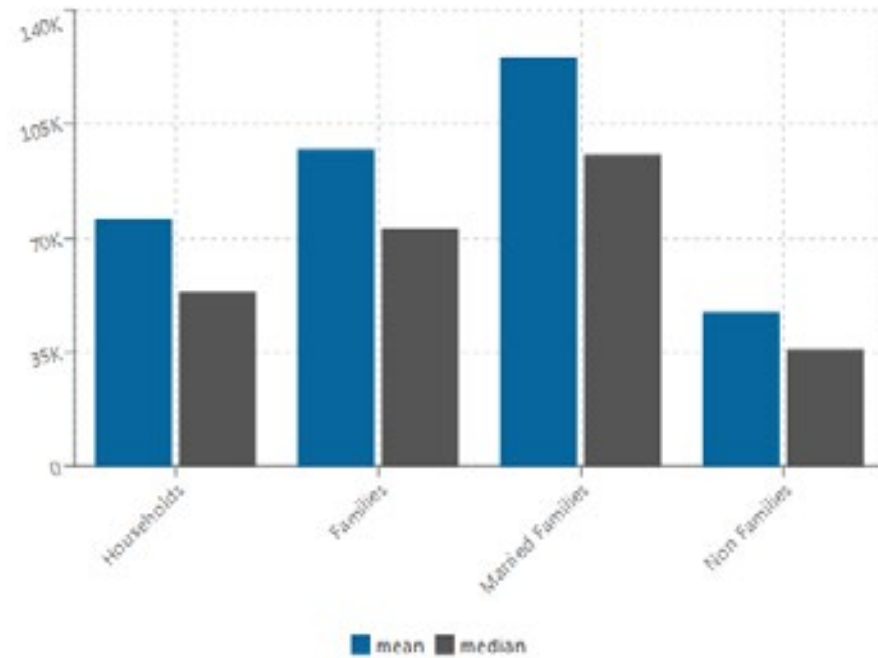


Year	Population	Growth	Annual Growth Rate
2018	114,694	-994	-0.86%
2017	115,688	-852	-0.73%
2016	116,540	-691	-0.59%
2015	117,231	-270	-0.23%
2014	117,501	-136	-0.12%
2013	117,637	-293	-0.25%
2012	117,930	150	0.13%
2011	117,780	639	0.55%

SPRINGFIELD, ILLINOIS DEMOGRAPHIC INFORMATION

CSV JSON

Name	Median	Mean
Households	\$53,405	\$75,852
Families	\$72,987	\$97,223
Married Families	\$95,533	\$125,480
Non Families	\$35,966	\$47,488



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Summary of Due Diligence Available

Buyer must execute a Confidentiality Agreement to obtain the financial information. Upon receipt of the executed agreement, the seller will provide access to the financial information via the online dataroom.

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- Operating agreement of the Partnership
 - Trust K-1 2016, 2017, 2018
 - Partnership Tax return 2016, 2017, 2018
 - White Oaks Mall Re-tenanting information
 - Current Tenant Occupancy Summary
 - Partnership Interest Purchase and Assignment Agreement
 - Mortgage information
 - Partnership organization chart
 - Omending & restated articles LP
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Sale Process

OFFERING FOR PURCHASE PROCESS

1. To obtain information, prospective buyer must execute the Confidentiality Agreement on the BraunMIMX website.
2. Upon receipt of the executed Confidentiality Agreement, access will be given to the dataroom.
3. Buyer is to conduct their due diligence.
4. Offers reviewed and negotiated on a first come, first serve basis.
5. Buyer to present offer on the designated Purchase and Assignment agreement.
6. Buyer to provide proof of funds with offer and confirm Accredited Investor Status.
7. Closing Terms: no later than 45 days after execution the purchase agreement.
8. Upon offer acceptance, Buyer shall deposit 10% of the purchase price in an Escrow account with designated escrow company.
9. Buyer to fund escrow fully prior to Seller's assignment of the Interest.

- **Email:** Todd@Braunco.com
- **Phone:** 866.568.6638

DISCLAIMER

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