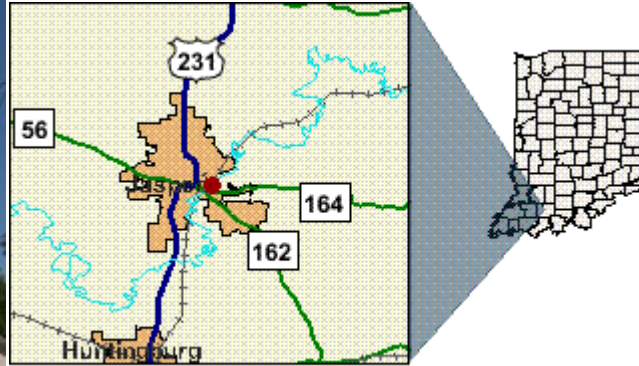


Riverfront Properties

601 E. 6th St. Jasper, IN 47546



Location

Street Address	601 E. 6th St.
City	Jasper
County	Dubois
Township	Bainbridge
State	IN
Zip Code	47546
Type	Building

Site Details

Site

Within city/town limits	Yes
Located in Industrial Park	No
Platted Lot in Industrial Park	No
Certified Tech Park	No
Customer Parking Spaces	Yes
Type of Customer Parking	concrete and gravel
ALTA Land Survey	No
Phase I Environmental Report	No
Phase II Environmental Report	No
Geotechnical Report	No

Building

Total Building Square Feet	25,000
Minimum Square Feet Available	10,000
Maximum Square Feet Available	10,000
Square Feet of Warehouse Space	10,000
Number of Floors	1
Basement	No
Passenger Elevator	No
Freight Elevator	No
Current Major Tenants	Area businesses utilize warehouse area
Building Type	Medium Distribution Space
Building Environment	Free Standing Commercial Site
Retail Frontage	Yes
Drive In Doors	2
Sprinkler System	Yes
Fire Pump	No
Water Tank	No

Utility

Electric Power Provider	City of Jasper
Electric Service at Property	Yes
Typical Voltage Available	240
Maximum Voltage Available	480
Phases Available	3 phase
Dual Feed Service Available	No
Distance to Substation (Feet)	3,000
Size of Substation (KVA)	20,000
Dual Feed Substation	yes
Building Electric Service Volts	240
Building Electric Service Phase	3 phase
Building Electric Service Amps	400
Natural Gas Service Provider	City of Jasper
Natural Gas Service at Property	Yes
Natural Gas Main Size (Inches)	2
Natural Gas Main Pressure (PSI)	35
Building Natural Gas Service Lateral Size	2
Water Provider	City of Jasper
Water Service at Property	Yes
Water Main Size (Inches)	8
Water Main Pressure (PSI)	75
Building Water Service Lateral Size	2
Sanitary Sewer Service Provider	City of Jasper
Sanitary Sewer Service at Site	Yes
Sewer Main Size (Inches)	8
Waste Water Treatment Plant Available Capacity	1,000,000
Pre-Treatment Requirements	Yes
Telecommunications Service Provider	Verizon
Telecommunications at Property	Yes

Employee Cafeteria	No	Internet Service Provider	Fullnet, PSCI, Verizon
Employee Lunch/Break Room with Vending	No	Internet Service at Property	Yes
Employee Lunch/Break Room without Vending	No	Type of Service Available	ALL
Overhead Crane	No		
Cooler	No		
Freezer	No		
USDA Approved for Food Processing	No		

Sale/Leasing

Ownership	Private
Divisible/Subdivisible	Yes
For Sale	No
For Lease	Yes

Jurisdiction

Zoning/Planning Authority	City of Jasper
Current Land Use	warehouse, commercial and retail.
Economic Revitalization Area	No
Tax Increment Financing Area (TIF)	No
Enterprise Zone	No
Brownfield Redevelopment Site	No
Airport Development Zone	No
Foreign Trade Zone or Sub-Zone	No
Within One of Indiana's Ports	No

Transportation

Interstate Route Number	64
Distance to Nearest Interstate (Miles)	14
Federal/State Highway Number	162
Distance to Nearest Federal or State Highway (Miles)	0.1
Is Public Transit Available	No
Name of Commercial/International Airport	Evansville Regional
Distance to Commercial Airport (Miles)	50
Name of General Aviation Airport	Huntingburg Airport
Distance to General Aviation Airport (Miles)	10
Largest General Aviation Airport Runway	5,000
Distance to Railroad (Miles)	0.1
Rail Access On Site	No
Rail Service Provider	Norfolk Southern & Dubois County RR
Rail Spur into the Building	No
Rail Spur is Below an Overhead Crane	No
Dock Doors for Railroad Cars	No
Barge Access On Site	No
Name of Port	Rockport Terminal
Distance to Nearest Port (Miles)	35
Distance to nearest Container Terminal (Miles)	35

Property Tax

Property Tax Jurisdiction	City of Jasper
----------------------------------	----------------

Contact Information

Ken Sternberg

Company	Sternberg's
Address	601 Main Street
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-1477

Robert Grewe

Company	Dubois County Area Development Corporation
Address	1103 Main Street
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-9650
Fax	812-482-9421
Email	bgrewe@DCADC.org
Webpage	www.DCACD.org
Cell Phone	812-631-4767

Indiana Economic Development Corporation

One North Capitol, Suite 700 • Indianapolis, Indiana 46204 • Tel 317.232.8800 • 800.463.8081 • Fax 317.232.4146



Riverfront Properties

601 E. 6th St. Jasper, IN 47546

10 Mile Demographic Radius Report

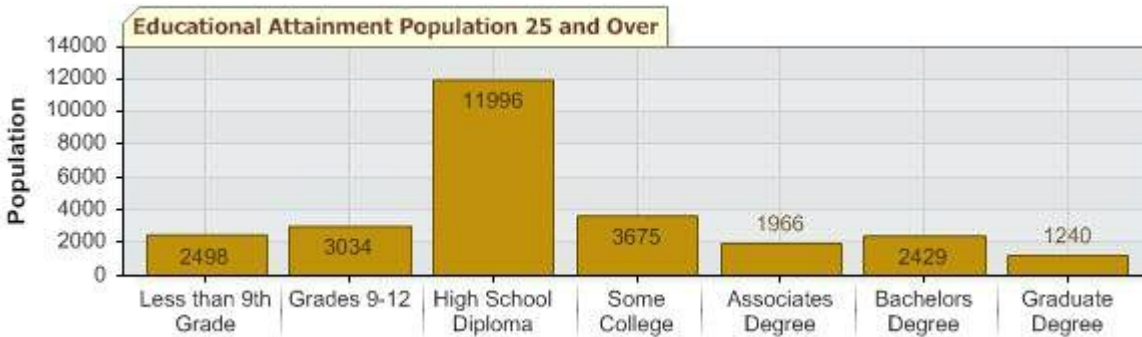


Population

	Number	%
Total Estimated Population	40,914	100%
Population in the Labor Force	22,804	55.7%
Population by working age 20-64	24,237	59.2%

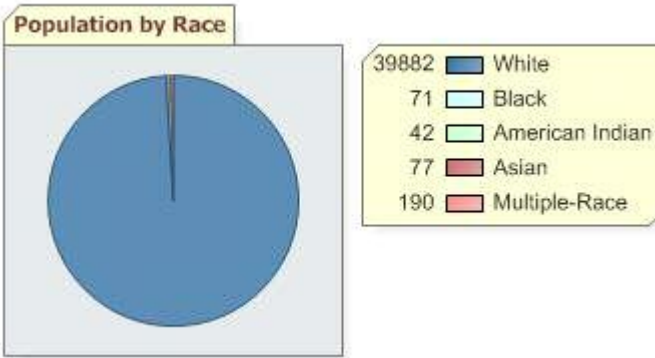
Educational Attainment

	Number	%
Total Adult Population (25 +)	26,838	100%
Less than Grade 9	2,498	9.3%
Grades 9-12, no diploma	3,034	11.3%
High School Graduate	11,996	44.7%
Some College, No Degree	3,675	13.7%
Associates Degree	1,966	7.3%
Bachelors Degree	2,429	9.1%
Graduate Degree	1,240	4.6%



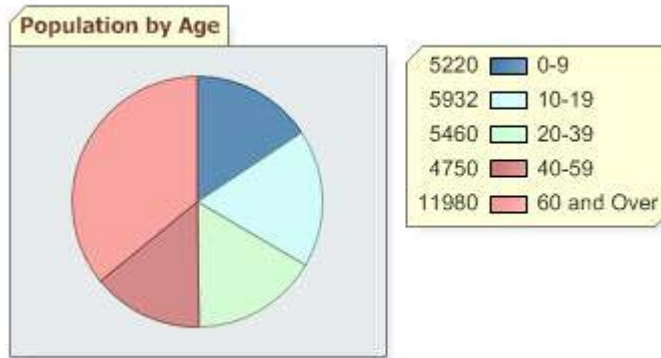
Population by Race

	Number	%
Total Population (all ages)	40,914	100%
White	39,882	97.5%
Black	71	0.2%
American Indian	42	0.1%
Asian	77	0.2%
Multiple-Race	190	0.5%
Ethnicity:		
Hispanic	1,650	4.0%



Population by Age

	Number	%
Total Population	40,914	100%
0 to 9	5,220	12.8%
10 to 19	5,932	14.5%
20 to 29	5,460	13.3%
30 to 39	4,750	11.6%
40 to 59	11,980	29.3%
60+	7,572	18.5%

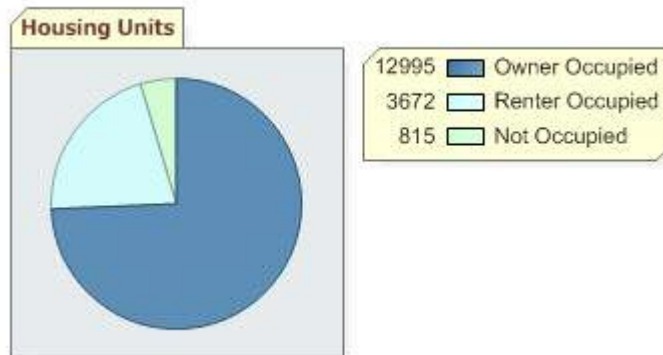


Household Income

	Number	%
Total Households	16,667	100%
Less than \$30,000	4,034	24.2%
\$30,000 to \$49,000	3,687	22.1%
\$50,000 to \$100,000	6,641	39.8%
\$100,000 or more	2,305	13.8%

Housing

	Number	%
Total Housing Units	17,482	100%
Occupied by Owner	12,995	74.3%
Renter Occupied	3,672	21.0%



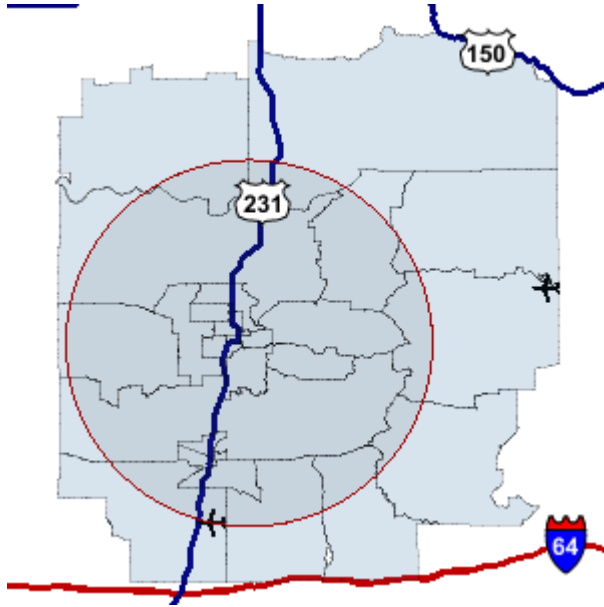
Source: Applied Geographic Solutions



Riverfront Properties

601 E. 6th St. Jasper, IN 47546

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	1,832
Jobs	27,522

Establishments by Range of Employees

	Number	% Dist.
1 to 20	1,611	87.9%
20 to 50	111	6.1%
50 to 99	53	2.9%
100 to 249	39	2.1%
250 to 499	10	0.5%
500+	8	0.4%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	3,175	11.5%
Professional Specialty Occupations	3,425	12.4%
Sales Professionals	708	2.6%
Technologies and Technicians	941	3.4%
Sales Workers and Clerks	2,854	10.4%
Administrative Support Workers	5,101	18.5%
Technical, Sales, and Administrative: Field Occupations	48	0.2%
Private Household Service	6	0.0%
Protective Services	370	1.3%
Other Services: Site Based	3,352	12.2%
Other Services: Field Based	131	0.5%
Farming, Forestry, and Fishing	585	2.1%

Precision, Craft, and Repair: Site Based	3,004	10.9%
Construction, Repair, and Mining: Field Based	670	2.4%
Machine Operators, Assemblers, and Inspectors	1,189	4.3%
Transportation and Materials Moving Workers	881	3.2%
Handlers, Helpers and Laborers	967	3.5%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	1,832	100%	27,522	100%
Agriculture, Forestry and Fishing	32	1.7%	67	0.2%
Agricultural Services	31	1.7%	131	0.5%
Coal and Ore Mining	5	0.3%	169	0.6%
Oil and Gas	0	0	0	0
General Construction	41	2.2%	290	1.1%
Heavy Construction	77	4.2%	453	1.6%
Food Manufacturing	9	0.5%	641	2.3%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	0	0	0	0
Lumber and Wood Production	20	1.1%	1,394	5.1%
Furniture Manufacturing	45	2.5%	5,610	20.4%
Paper Manufacturing	1	0.1%	16	0.1%
Printing and Publishing	7	0.4%	81	0.3%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	4	0.2%	914	3.3%
Petroleum Refining	0	0	0	0
Rubber and Plastics	2	0.1%	48	0.2%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	27	0.1%
Metals Fabrication	6	0.3%	197	0.7%
Machinery and Equipment Manufacturing	14	0.8%	150	0.5%
Transportation	48	2.6%	657	2.4%
Travel Services	4	0.2%	12	0.0%
Transport Services	7	0.4%	38	0.1%
Communications	12	0.7%	85	0.3%
Utilities	8	0.4%	89	0.3%
Durables Wholesale	65	3.5%	646	2.3%
Non Durables Wholesale	40	2.2%	333	1.2%
Building Materials, Hardware and Garden	30	1.6%	453	1.6%
General Merchandise Stores	13	0.7%	836	3.0%
Food Markets	10	0.5%	386	1.4%
Convenience Stores	17	0.9%	91	0.3%
Other Food Stores	10	0.5%	254	0.9%
Auto Dealers and Gas Stations	42	2.3%	476	1.7%
Clothing Stores	20	1.1%	110	0.4%
Furniture Stores	16	0.9%	924	3.4%
Home Furnishings	13	0.7%	70	0.3%
Electronics and Computer Stores	6	0.3%	17	0.1%
Music Stores	4	0.2%	26	0.1%
Restaurants	70	3.8%	1,001	3.6%
Other Food Service	11	0.6%	292	1.1%
Bars	8	0.4%	37	0.1%
Drug Stores	7	0.4%	61	0.2%
Liquor Stores	6	0.3%	48	0.2%
Specialty Stores	87	4.7%	562	2.0%
Catalog and Direct Sales	5	0.3%	302	1.1%

Banks and Financial Institutions	52	2.8%	563	2.0%
Insurance Carriers	1	0.1%	2	0.0%
Insurance Agents and Brokers	51	2.8%	138	0.5%
Real Estate	47	2.6%	206	0.7%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	8	0.4%	57	0.2%
Dry Cleaning and Laundry	11	0.6%	27	0.1%
Beauty and Barber Shops	47	2.6%	119	0.4%
Other Personal Service	36	2.0%	101	0.4%
Advertising	11	0.6%	75	0.3%
Computer Services	5	0.3%	20	0.1%
Other Business Services	36	2.0%	185	0.7%
Auto Repair/Services	51	2.8%	1,565	5.7%
Miscellaneous Repair Services	21	1.1%	58	0.2%
Motion Pictures	7	0.4%	25	0.1%
Entertainment and Recreation Services	33	1.8%	268	1.0%
Health and Medical Services	153	8.4%	785	2.9%
Hospitals	23	1.3%	1,880	6.8%
Legal Services	27	1.5%	98	0.4%
Primary and Secondary Education	26	1.4%	799	2.9%
Colleges and Universities	4	0.2%	78	0.3%
Social Services	50	2.7%	833	3.0%
Child Care Services	7	0.4%	41	0.1%
Museums and Zoos	1	0.1%	1	0.0%
Membership Organizations	84	4.6%	374	1.4%
Professional Services	47	2.6%	122	0.4%
Government	102	5.6%	967	3.5%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

One North Capitol, Suite 700 • Indianapolis, Indiana 46204 • Tel 317.232.8800 • 800.463.8081 • Fax 317.232.4146