

PROPERTY INFORMATION PACKAGE

The School District of the City of Royal Oak
13 Residential Lots-Mohawk and Wyandotte Ave.
Royal Oak, Michigan

GREAT NORTHERN LAND COMPANY
REAL ESTATE SERVICES AND CONSULTING

1785 W. Stadium, Suite 202
Ann Arbor, MI 48103

Phone (734) 996-9979
Mobile (586) 703-9882

13 READY TO BUILD SINGLE-FAMILY HOMESITES - ROYAL OAK!

The School District of the City of Royal Oak (the “District”) has engaged Great Northern to represent the District in the disposition of a 13 single-family home sites on a former elementary school site located on the east side of Mohawk Avenue and on the west side of Wyandotte Avenue south of Hudson Street.

The District recognizes the challenges of the current market and is prepared to structure deals allowing builders and/or prospective new homeowners to work through this slow period to obtain building permits and other approvals. The District will consider land contracts for qualified buyers that could include a low down payment, closing and pay off schedules that allows the purchaser time to acquire entitlements, arrange for a build-to-suit or construction financing and be prepared to take advantage of a more favorable market.

This former school site was approved for 16 single-family lots. 3 of the lots were recently improved with custom built homes that have since been sold and are all occupied. The remaining 13 sites are all available and can be built on immediately upon building permit approval. The District will consider individual lot sales and small bundled lot sales.

The available lots range in width from 45’ to 60’ and range in depth from 134’ to 150’. All public utilities including municipal water, sanitary sewer, gas and electric are available to each lot.

THE SCHOOL DISTRICT OF THE CITY OF ROYAL OAK RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OFFER. NO REAL ESTATE COMMISSION WILL BE PAID. AS SUCH, BROKERS MUST LOOK TO THEIR PURCHASER FOR COMPENSATION.

To request information, e-mail greatnorthernrfp@comcast.net or phone the Great Northern Hotline (734) - 996-9979 or contact Bill Bowman directly at (586) - 703-9882. Bill Bowman can be e-mailed directly at greatcgroup@aol.com.

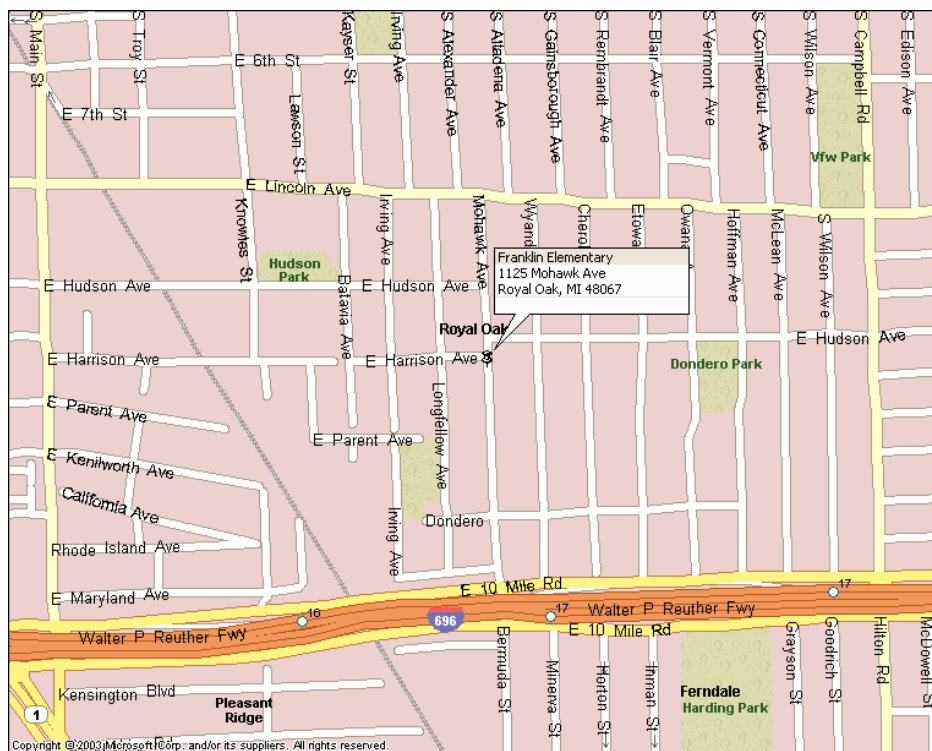
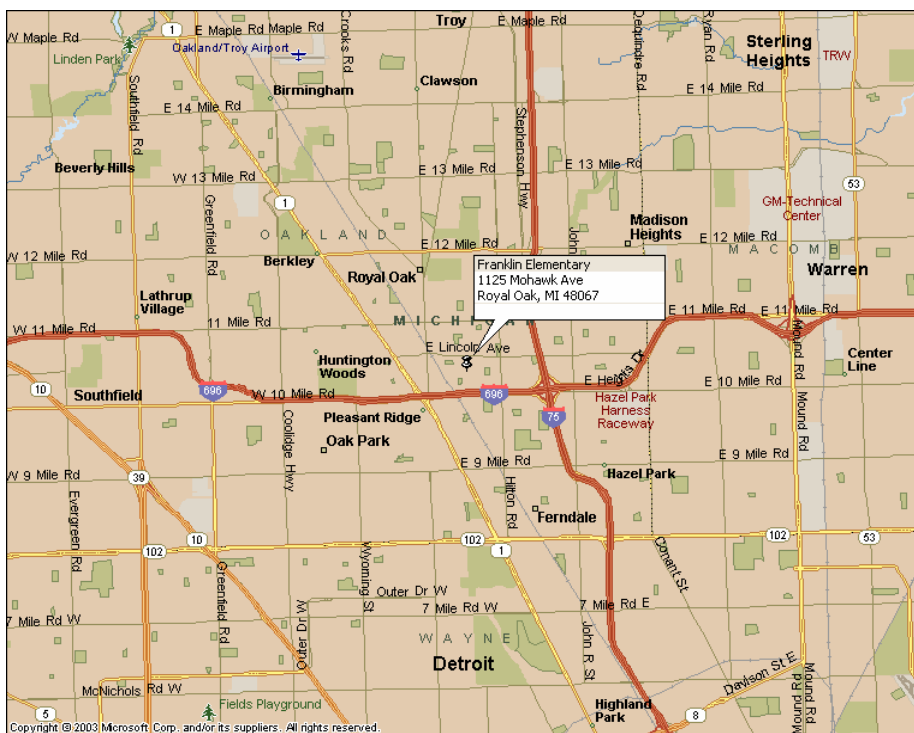
Great Northern Land Company

1785 West Stadium, Suite 202

Ann Arbor, MI 48103

(734) 996-9979 office (734) 994-5709 fax (586) 703-9882 mobile

LOCATION

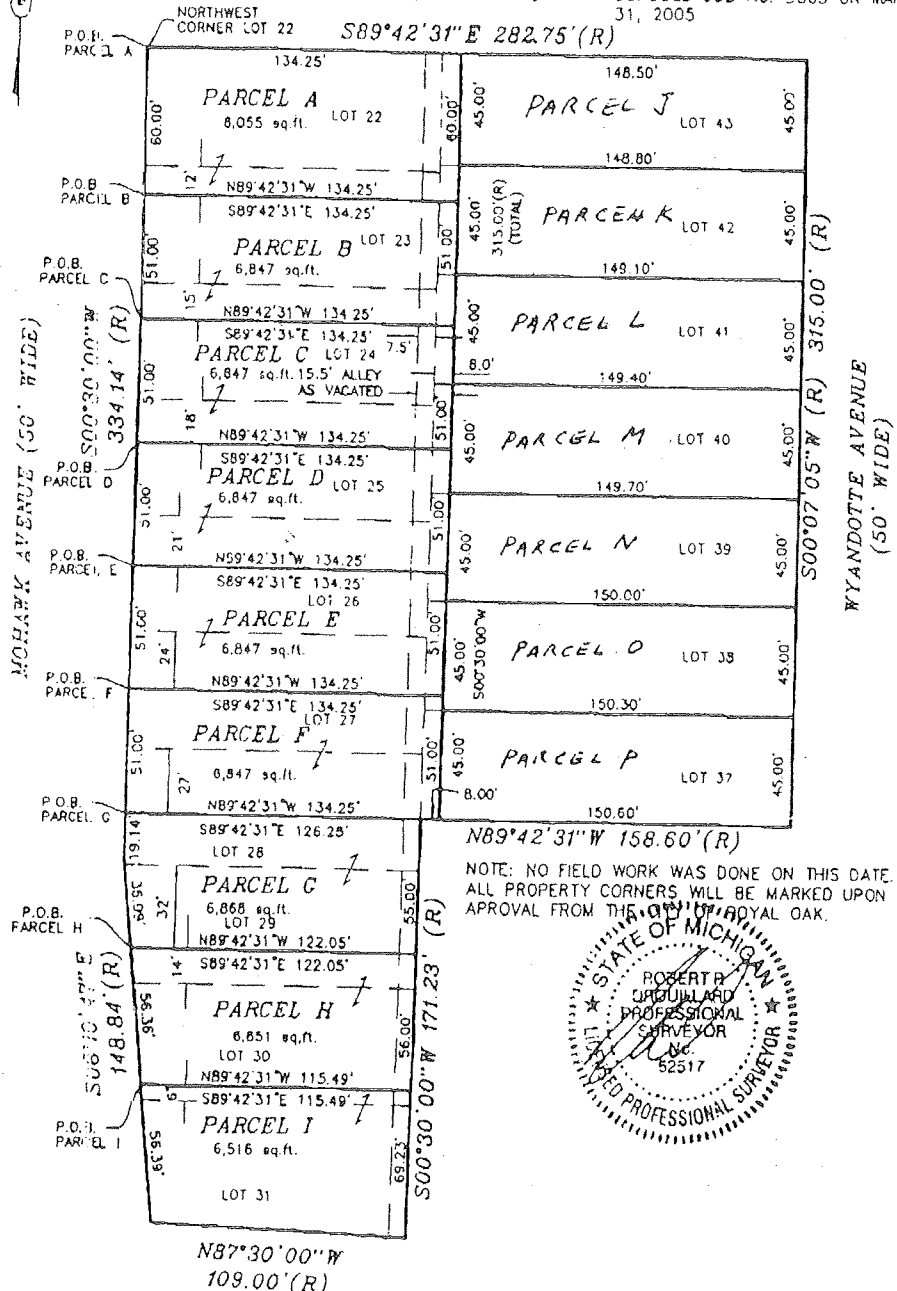


BOUNDARY SURVEY

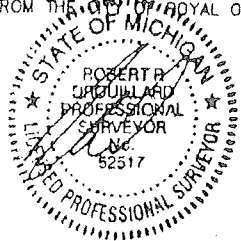
PART OF THE NW ¼ OF THE SE ¼ OF SECTION 22,
TOWN 1 NORTH, RANGE 11 EAST,
CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN

HUDSON STREET
(50' WIDE)

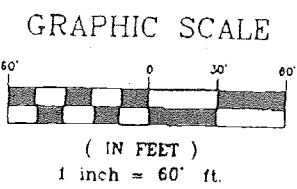
BEARINGS RELATE TO A SURVEY DONE
BY NOWAK & FRAUS FOR ROYAL OAK
SCHOOLS JOB No. B865 ON MARCH
31, 2005



NOTE: NO FIELD WORK WAS DONE ON THIS DATE.
ALL PROPERTY CORNERS WILL BE MARKED UPON
APPROVAL FROM THE CITY OF ROYAL OAK.



- LEGEND**
- SECTION CORNER
 - FOUND IRON
 - SET IRON
 - MEASURED
 - RECORD



OMEGA DEVELOPMENT CORP.
24663 MOUND ROAD
WARREN, MI 48091

SCALE: 1"=60' JOB#: 05-287
DATE: 11-28-04 DRAWN BY: J.G.

LEHNER ASSOCIATES, INC.
PROFESSIONAL ENGINEERS & SURVEYORS
17001 NINETEEN MILE RD., STE. 3
CLINTON TOWNSHIP, MICHIGAN 48038
(586) 412-7050
FAX: (586) 412-7114

REVISIONS

AERIAL PHOTOGRAPH



