Schedule D To
Direct Testimony of David M. Swanson
On Behalf of AT&T Illinois

Marcus & Millichap Sales Brochure

AT&T ADMINISTRATIVE OFFICE

Joliet, IL

Offering Memorandum

Marcus & Millichap
Real Estate Investment Brokerage Company

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Under no circumstances should Buyer or Buyer's representative contact the Tenant or Tenant's employees. Should Buyer or Buyer's representative contact the tenant or any of Tenant's employees, Seller reserves the sole and absolute right to terminate any agreement between Buyer and Seller and seek additional damages caused by such act.

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Financial Summary

SUMMARY

65 West Webster, Joliet, IL 60435

Price	$12,530,967
Down Payment	100.0% $12,530,967
Rentable Square Feet	97,115
Price/Square Foot	$129.03
Cap Rate	7.75%
Net Cash Flow After Debt Service	7.8% $971,150
Year Built	1956/2002
Lot Size	0.97 Acres
Type of ownership	Fee Simple

ANNUALIZED OPERATING DATA

Rent Increases	Rent
Year 1	$971,150

Base Rent ($10.00/SF)	**$971,150**
Net Operating Income (NOI)	**$971,150**
Total Return	**7.8% $971,150**

TENANT SUMMARY

Tenant Trade Name	AT&T Services, Inc.
Ownership	A Wholly Owned subsidiary of AT&T, Inc.
Lease Type	Double Net*
Roof and Structure	Landlord Responsible
Lease Term	10 Years
Lease Commencement Date	COE
Rent Commencement Date	COE
Lease Expiration Date	2016
Term Remaining on Lease	10 Years
Increases	1.5% Annually
Options	Two, 5 Year Options

*Actual expenses for roof and structure can potentially be higher than expected due to unforeseen liabilities. Landlord is strongly encouraged to consult their advisor to determine an appropriate reserve amount. Marcus & Millichap makes no representation or warranty as to the actual cost for landlord responsibilities under the terms of the proposed lease.

FINANCING SUMMARY

Loan Type	Proposed New
Loan Amount	65% LTV
Interest Rate	1.40 over the 10 Year T Bill
Term	10 Year
Amortization Period	30 Year

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Tenant Overview

Property Name:	AT&T Administrative Office
Property Address:	65 West Webster
	Joliet, IL 60435
Property Type:	Single-Tenant Office
Rentable Area:	97,115 SF
Tenant Trade Name:	AT&T Services, Inc.
Tenant:	AT&T Services, Inc
Ownership:	A Wholly Owned subsidiary of AT&T, Inc.
Revenue:	$43.9B (AT&T, Inc..)
Net Worth:	$300M (AT&T Services, Inc.)
Stock Symbol:	T (NYSE - AT&T, Inc.)
Lease Commencement Date:	COE
Rent Commencement Date:	COE
Lease Expiration Date:	2016
Term Remaining on Lease	10 Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Lease Term:	10 Years
Year 1 Net Operating Income:	$971,150
Increases:	1.5% Annually
Options to Renew:	Two, 5 Year Options
Right of First Offer:	Yes
Headquarters:	San Antonio, TX
Web Site:	http://att.sbc.com
Years in the Business:	23 Years

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Investment Overview

Investment Highlights

- New 10 year lease
- Annual rental increases create immediate upside
- Strong stable tenant with a net worth in excess of $300 Million
- Priced below replacement cost
- Potential upside in rents at lease expiration
- Long term lease allows upside without lease rollover risk
- Located in the southwest Chicago submarket
- Prime location in downtown Joliet on the Des Plaines river. Located next to Joliet Junior College

Marcus & Millichap is pleased to offer a single-tenant AT&T office building located at 65 West Webster in Joliet, Illinois. The building is approximately 97,115 square feet with a land area of 0.97 acres. Purchase price is $12,530,967 / 7.75% CAP with an annual rent of $971,150.

At closing, the office will be leased to AT&T Services, Inc. for 10 years. There are two, 5 year extension options on the lease with annual rental increases of 1.5%.

AT&T Services, Inc. ("AT&T Services") is a wholly owned subsidiary of AT&T Inc. ("AT&T"). AT&T is one of the largest global telecommunication corporations in the world, and has been named by Fortune Magazine as the world's most admired telecommunications company for four years in a row. AT&T has an investment-grade credit profile, and is currently rated A by Standard and Poors.

AT&T Services is the primary real estate, procurement and information technology subsidiary, leveraging AT&T's buying power and simplifying acquisition of assets and services. AT&T Services has over fourteen thousand employees located throughout the United States, and a net worth in excess of $300 million.

AT&T Services provides:

- Centralized AT&T real estate functions, including administration of leaseholds and owned properties.
- Integrated AT&T transaction processing including billing, payroll, and accounts payable.
- Centralized AT&T procurement, ranging from the purchase of high tech multimillion dollar switches to leases of office copiers.
- Centralized AT&T information technology functions, including maintaining a hub of vital IT assets and employees.
- AT&T educational and professional development training, including high tech network applications, financial, customer service, as well as lineman training and other skills for the telecommunications industry.

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Location Overview

Prime location in downtown Joliet on the Des Plaines river. Located next to Joliet Junior College Surrounded by a variety of tenants including: Harrah's Casino, Andreotti's Restaurant, National City Bank, Subway, Harris Bank, Family Dollar, Barolo Restaurant, First Midwest Bank, Basinger's Pharmacy, First National Bank and Hotel Plaza.

Joliet is the site of a modern day renaissance. Once an industrial city, the community has reinvented itself as a tourist destination with a robust and diversified economy. Joliet is the county seat of Will County, Illinois, situated southwest of Chicago on the leading edge of the metropolitan area. Joliet is less than an hour from downtown Chicago by car or commuter rail.

Location Highlights

- Prime location in downtown Joliet on the Des Plaines river. Surrounded by a variety of tenants including: Harrah's Casino, Andreotti's Restaurant, National City Bank, Subway, Harris Bank, Family Dollar, Barolo Restaurant, First Midwest Bank, Basinger's Pharmacy, First National Bank and Hotel Plaza
- Located next to Joliet Junior College
- Excellent demographics with 102,343 residents and an Avg HHI of $55,896 within three miles
- Chicago metro area

Rapid growth combined with a revitalized City Center has made Joliet a point of destination within its own right. Joliet is experiencing unprecedented growth and is now the fastest growing city in the fastest growing county in Illinois and among the Top Ten fastest growing cities in the nation.* Residents and visitors alike take advantage of the city's convenient location, cultural and entertainment attractions, upscale shopping and dining, and numerous other amenities.

**Source: City of Joliet*

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Property Summary

THE OFFERING	Property	AT&T Administrative Office
	Property Address	65 West Webster Joliet, IL 60435
SITE DESCRIPTION	Number of Stories	4
	Year Built	1956/2002
	Rentable SF	97,115
	Lot Size	0.97 Acres
	Type of Ownership	Fee Simple
	Parking	Open Surface
	Parking Spaces	43
CONSTRUCTION	Foundation	Poured concrete
	Framing	Concrete structural frame
	Exterior	Masonary
	Parking Surface	Open surface
MECHANICAL	HVAC	Steam heat / Central air
	Fire Protection	Wet sprinklers
INTERIOR DETAIL	Walls	Drywall
	Ceilings	Lay-in acoustical tile
	Floor Coverings	Carpet
	Rest Rooms	Typical commercial finish

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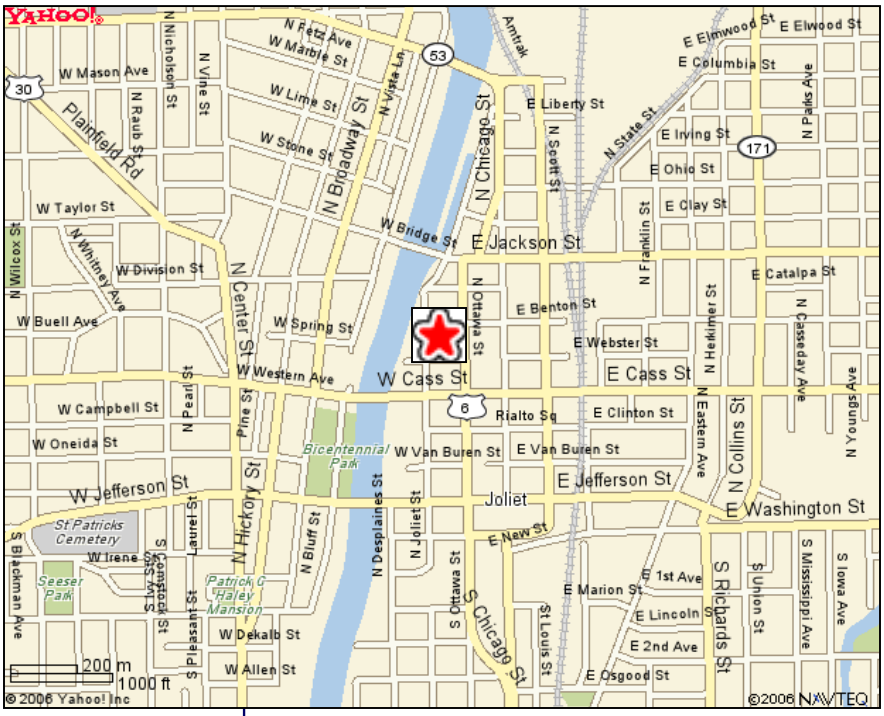
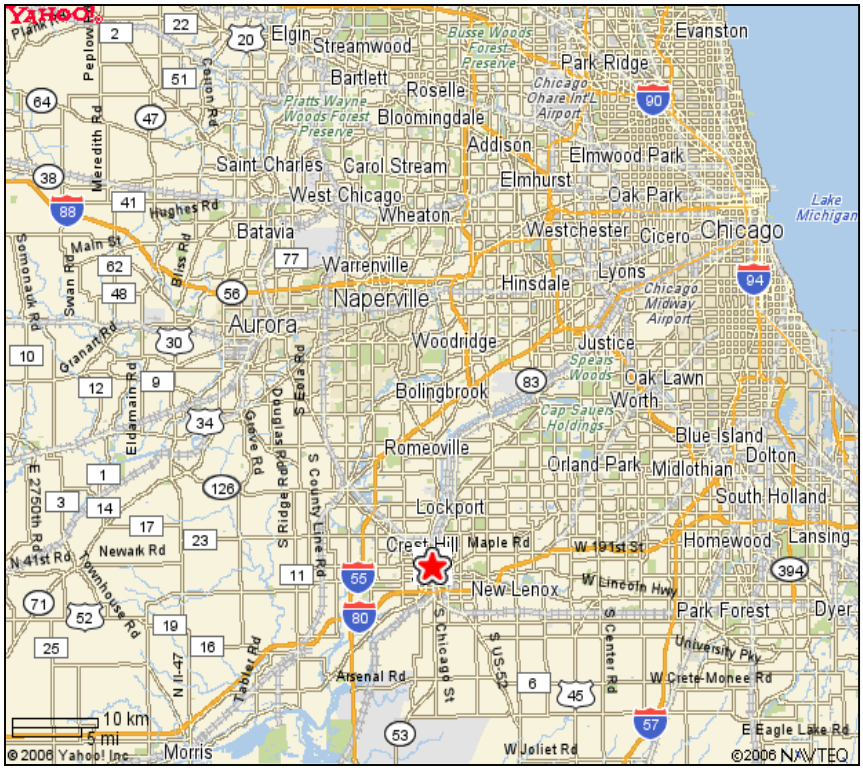
Location & Regional Maps





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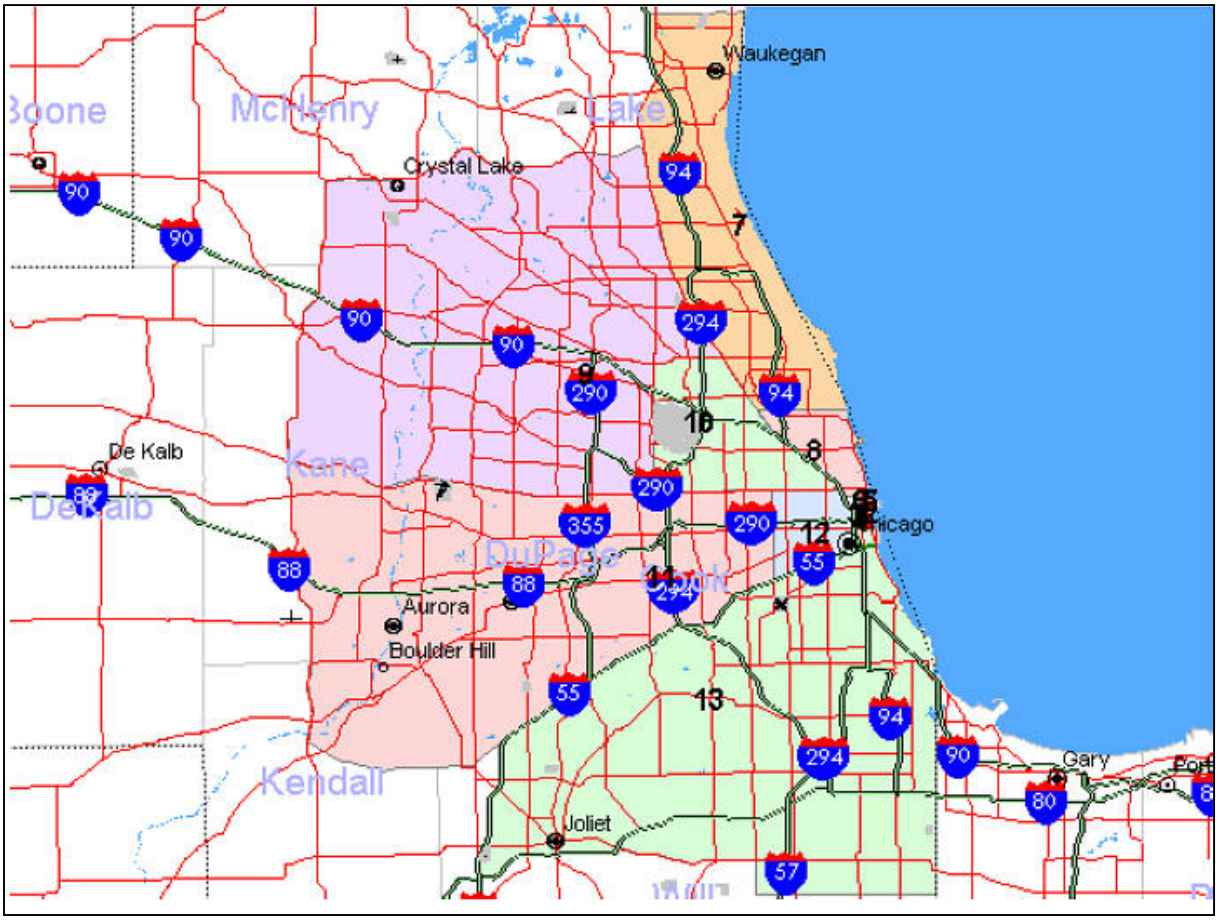
Chicago Metro Submarkets



Submarkets

1 Central Loop
2 East Loop
3 West Loop
4 South Loop
5 North Michigan Avenue
6 River North
7 North
8 City North
9 Northwest Suburbs
10 O'Hare Area
11 West
12 City West
13 Southwest

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THE ECONOMY

The huge Chicago economy is gathering steam. This was not a region quick to respond to the national economic recovery that has been underway for a few years. This is the tortoise, not the hare. Its sluggish manufacturing sector remains a major factor and population growth runs at about half the national rate (although the sheer size of the local population base makes for significant numerical gains, even if they're dispersed over a large area). But job growth, following four consecutive years of loss, returned last year. According to data provided by the U.S. Department of Labor's Bureau of Labor Statistics (BLS), growth in average annual nonagricultural employment in the Chicago area Metropolitan Division grew by 1.0% during 2005 for a net addition of 36,800 jobs. Non-farm employment at the end of March 2006 was up 1.2% (43,600 jobs) from a year earlier. And BLS reports an April Metropolitan Division unemployment rate of 4.9%, down sharply from 6.1% twelve months prior. The region still has a way to go before all of the jobs lost over the past few years are retrieved, but the present profile is encouraging.

Significantly, the economy has returned to the path of net job creation despite ongoing losses in its Manufacturing segment. Also significant, though, the pace of attrition in that sector has diminished-the 4,700 jobs lost last year were the "best" year-over-year performance recorded by BLS for average manufacturing employment since 1998. Other sectors, though, have been able to pick up the slack. The Educational and Health Services sector has recorded substantial recent increases (10,200 jobs in 2005), as have the Business and Professional Services and Trade segments. Marcus & Millichap Real Estate Investment Brokerage Company expects Leisure and Hospitality to see substantial gains this year.

Population growth, as noted, remains sluggish-the 0.6% annual average increase indicated for the past five years leaves just enough room for minimal net in-migration. Still, the average annual numerical gain, at about 49,000, represents significant demand for goods, services and retail product. Residential development continues accordingly, expanding into remote suburban areas, particularly those in the far west and far southwest. The National Association of Realtors reports a first quarter single-family home resale price (preliminary) of $263,600, up 11.0% over 12 months. As was common in many markets, a small decrease in the median is recorded for the quarter. The national median, for the sake of comparison, is $217,900, up 10.3%.

OUTLOOK

The broad base of the local economy and its lack of high-growth industry in large proportion prevail against surging booms (although Chicago's broad shoulders did not save it from steep losses post-2000 as manufacturing withered). In any case, the economy is back on its feet, and should stay there until national trends dictate otherwise. In the meantime, expanding employment should help fuel demand for real estate in all its forms.

Source: REIS

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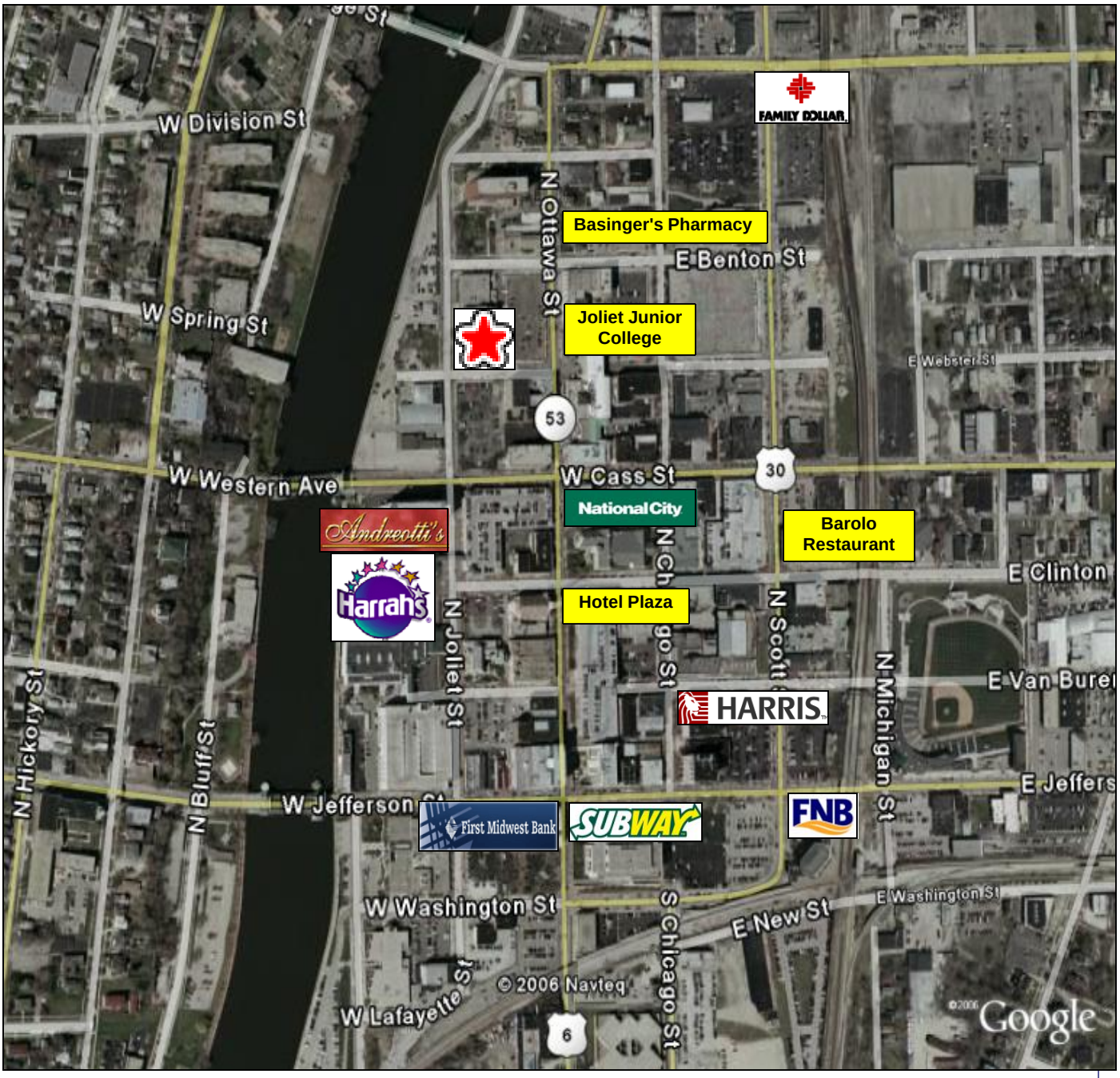
Aerial Photo



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10 Year History of Southwest Chicago Submarket*

Year	Qtr	Effective Rent	Eff Rent % Chg	Cons / Abs	Abs / Occ Stock %
2001	Y	$21.71	-4.0%	-0.7	-4.9%
2002	Y	$21.38	-1.5%	-1.2	-2.0%
2003	Y	$20.31	-5.0%	-0.3	-1.1%
2004	3	$19.90	-0.1%	-0.2	-0.3%
2004	4	$19.93	0.2%	1.4	0.7%
2004	Y	$19.93	-1.9%	7.5	0.2%
2005	1	$19.76	-0.9%	-1.2	0.0%
2005	2	$19.90	0.7%	1.2	0.5%
2005	3	$19.93	0.2%	-0.1	-0.1%
2005	4	$20.01	0.4%	2.2	0.2%
2005	Y	$20.01	0.4%	1.9	0.6%
2006	1	$20.18	0.8%	0.6	0.3%
2006	2	$20.35	0.8%	0.7	0.8%
2006	Y	$20.69	3.4%	0.4	1.8%
2007	Y	$21.35	3.2%	0.5	1.8%
2008	Y	$22.23	4.1%	0.2	2.3%
2009	Y	$23.24	4.5%	0.6	2.3%
2010	Y	$24.37	4.9%	0.3	2.1%

***Source: REIS**

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Statistics for Southwest Chicago Submarket

Comparable Group Summary Statistics*

	Low	Mean	Median	High
Current Asking Rent/SF	$13.99	$15.43	$15.90	$19.00
Current Vacancy Rate	0.0%	7.1%	2.5%	14.2%
Operating Expenses/SF	$3.55	$4.98	$5.16	$8.14
Real Estate Taxes/SF	$2.00	$2.38	$2.40	$2.91
Property Size (SF)	20,000	42,057	28,670	80,000
Year Built	1957	1978	1982	1987

As of 6/30/2006

***Source: REIS**

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Rent Comparables

All Rents Quoted are Full Service Leases

Statistics for Southwest Chicago Submarket

Address	City	State	Name	Current Asking Rent / Sq Ft.	Current Vacancy Rate	Ft²	Floors	Year Built	Class
3033 West Jefferson St	Joliet	IL	Twin Oaks Office Plaza	$14.73	14.2%	80,000	2	1974	BC
210 N Hammes Ave	Joliet	IL	210 N Hammes Building	$19.00	0.0%	22,339	2	1980	BC
801 N Larkin Ave	Joliet	IL	801 North Larkin Building	$17.00	5.0%	20,000	2	1984	BC
815 N Larkin Ave	Joliet	IL	Larkin Prof Bldg	$16.80	0.0%	20,000	3	1985	BC
116 N Chicago St	Joliet	IL	Two Rialto Square	$15.00	7.3%	75,000	6	1987	BC
2112 W Jefferson St	Joliet	IL	Marycrest Shopping Ctr.	$13.99	0.0%	35,000	2	1957	BC

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Market Highlights

Third-largest metropolitan area in the United States

- The Chicago MSA population trails only New York and Los Angeles.

Largest, most diverse employment base in the nation

- Chicago's work force of 4.1 million is employed in a vast array of industries.

Wealth of intellectual capital

- The number of corporate headquarters in Chicago is second only to New York.

Most affordable cosmopolitan city in the nation

- Chicago's cost of living is 30 percent less than New York and San Francisco.

Geography

The greater Chicagoland area, bounded to the east by Lake Michigan, expands over a 5,000-square mile region in northeastern Illinois. The greatest growth in the Chicago MSA over the past 20 years has been in the western region of the metropolis. This area, with its flat terrain and fertile soil, has historically been dominated by agricultural uses. Year after year, developers continue to acquire this farmland and convert it to commercial and residential uses.

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Cities

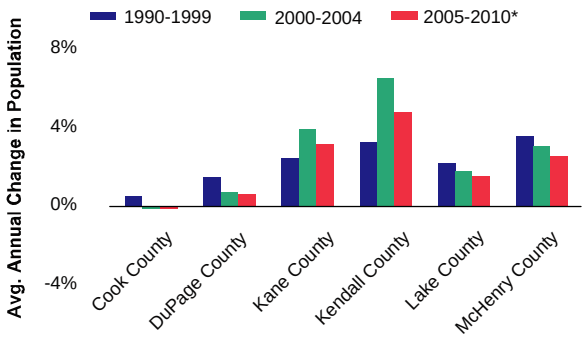
The Chicago MSA encompasses a nine-county region with more than 300 incorporated municipalities. While the CBD offers the big-city lifestyle, Chicago's suburbs offer quaint family-oriented neighborhoods with middle-class values. Over the past decade, growth has been concentrated in the west and northwestern suburbs. As a result, 42 percent of Illinois' population lives in the suburbs of Chicago.

Infrastructure

With Chicago's ideal central location, affording access to the east/west corridor the markets of Europe and Asia, and the north/south trade of NAFTA, its transportation and technology infrastructure rank among the largest and most efficient in the world.

The Metra system's 495 miles of commuter rail link the entire Chicagoland area through 230 train stations. With the world's busiest airport, expansive rail and freeway networks, and a water port, Chicago is the leading intermodal distribution point in the nation, transporting twice the volume of Los Angeles and five times that of New York. Chicago also offers one of the world's most advanced digital communications infrastructures and is home to the nation's largest telecommunications "carrier hotel" and the world's largest Internet exchange point.

County Growth Patterns



***Forecast**
Source: AGS

Largest Cities: Chicago MSA

Chicago	2,940,000	Elgin	98,000
Aurora	152,000	Waukegan	92,000
Naperville	137,000	Cicero	90,000
Joliet	112,000	Schaumburg	77,000

O'Hare International Airport

- World's busiest airport
- 200,000 passengers per day

Ground

- 10 interstate freeways
- Expansive bus system (Pace)

Rail

- Expansive freight network
- Mature commuter system
- 150,000 daily commuters

Water port

- 20 million tons of cargo annually

Chicago is:

- 86 miles from Milwaukee
- 238 miles from Detroit
- 409 miles from Minneapolis

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Economy

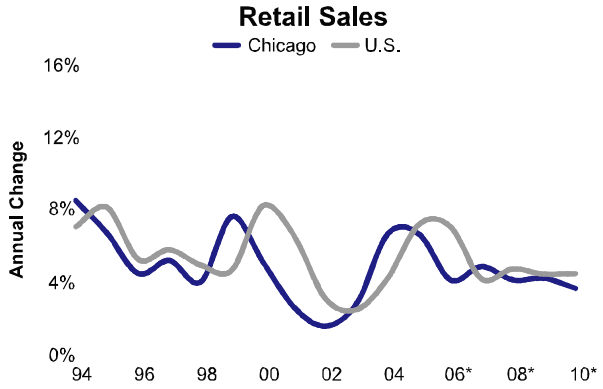
The Chicago economy, arguably the most diverse and resilient in the nation, has bowed to the economic pressures of the recent recession. While significant cuts in payrolls have occurred over the past three years, Chicago still boasts the second-largest economy in the nation, with an annual gross metro product (GMP) of $399 billion.

Chicago's greatest strength lies in its diversification. According to a recent analysis performed by Moody's bond rating service, the nine-county regional economy most closely mirrors national averages, without undue reliance on any specific industry sector. Chicago's diversity scale registered 95.1 out of 100. As such, Chicago is better-equipped to weather downturns in specific industries as other sectors counterbalance their impact.

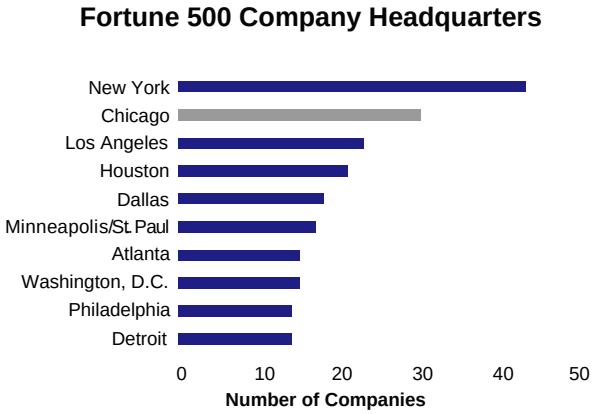
More than 160,000 jobs were shed since the region's employment peak in 2000; however, job growth levels are back to early 2000 levels and forecast to have continued strong performance.

A brighter long-term outlook is forecast, underpinned by Chicago's exports, streamlined manufacturing, growing high-tech sector and its pre-eminent role as the Midwest service center. Total employment is expected to increase by 1.3 percent annually over the period ending in 2010.

* Forecast
Sources: Bureau of Labor Statistics, Economy.com



* Forecast
Sources: Economy.com, U.S. Census Bureau



Source: Fortune

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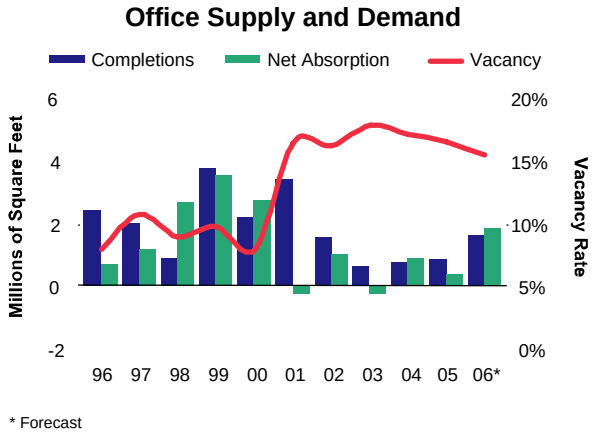
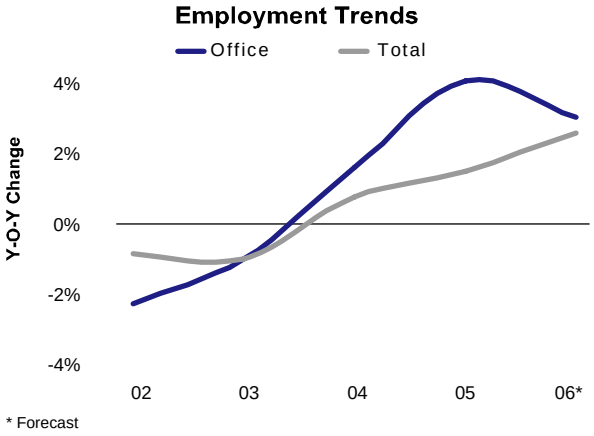
Office Supply and Demand Forecast

- Employment Forecast: Job growth is expected to accelerate in 2006 to 2.2 percent, or 96,000 jobs, after 51,000 positions were added in 2005. Office-using employment is forecast to increase by 29,000 jobs in 2006, a gain of 2.5 percent.
- Construction Forecast: New office supply is forecast to fall 770,000 square feet in 2006, down from 2.3 million square feet in 2005. New space will be spread across the west and southwest submarkets.
- Vacancy Forecast: Vacancy is expected to decline 100 basis points to 17.6 percent in 2006 after falling 50 basis points in 2005. Absorption will climb to 2.9 million square feet, up from 1.5 million square feet of space in 2005.





The Chicago office market turned the corner last year, and fundamentals are poised to improve further in 2006. Growth in office-using employment drove absorption back to healthy levels in 2005. Absorption is expected to increase further in 2006, while new supply falls, leading to a decline in vacancy and modest effective rent growth. While leasing in recent years has been dominated by small firms, there is growing activity among larger tenants as they start to expand in response to improving economic conditions. OfficeMax, for example, moved into a larger headquarters in Naperville; the 361,000-square foot building will house 900 employees formerly based in Itasca, along with 600 jobs moving over from Ohio. In the downtown submarkets, absorption is expected to improve in 2006 while development is limited. This will drive vacancy down 190 basis points in the Central Loop submarket and 100 basis points in the West Loop.

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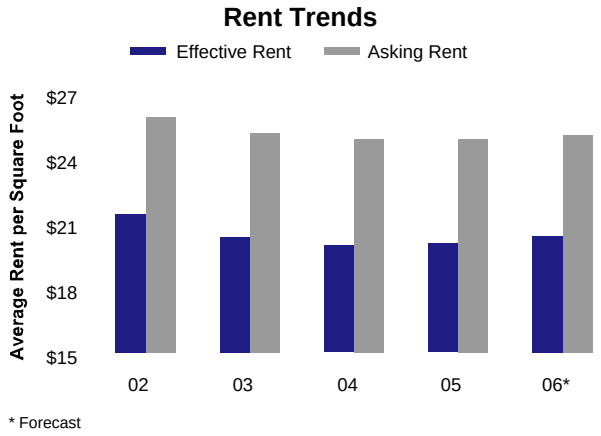
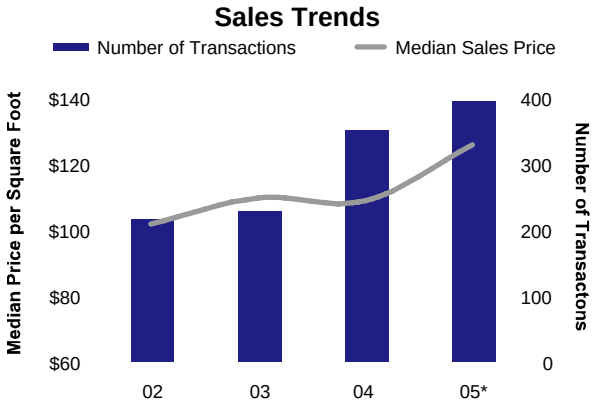
Absorption will also be strong in the Northwest Suburbs submarket, which continues to draw companies with large work forces such as Komatsu America. This will contribute to vacancy in the area dropping 190 basis points by year end to 18.7 percent.

Investment in Chicago office properties was robust and widespread last year, but activity is expected to slow slightly as more buyers focus on deals with value-added potential. The surge in dollar volume last year was fueled by the combination of low interest rates and investment in large Class A buildings, particularly in the downtown submarkets. As the local economy and market fundamentals improve this year, we expect growing demand for properties in areas where occupancy and rent growth have lagged the metro average. One location becoming more popular with investors in this respect is Schaumberg in the Northwest Suburbs, where revenue growth is expected to exceed 5 percent this year and the average cap rate remains comparatively high at more than 8.3 percent.





Office Investment Forecast

- Rent Forecast: Asking rents will increase 1 percent in 2006 to $25.07 per square foot, while effective rents grow 1.2 percent to $20.25 per square foot.
- Investment Forecast: Investor interest is growing for suburban Class B/C properties. This has many buyers looking in the West and Northwest Suburbs submarkets, where job growth and absorption are strong. Value investors will find upside opportunities in the downtown submarkets and in the O'Hare area where properties are available for upgrading and repositioning.

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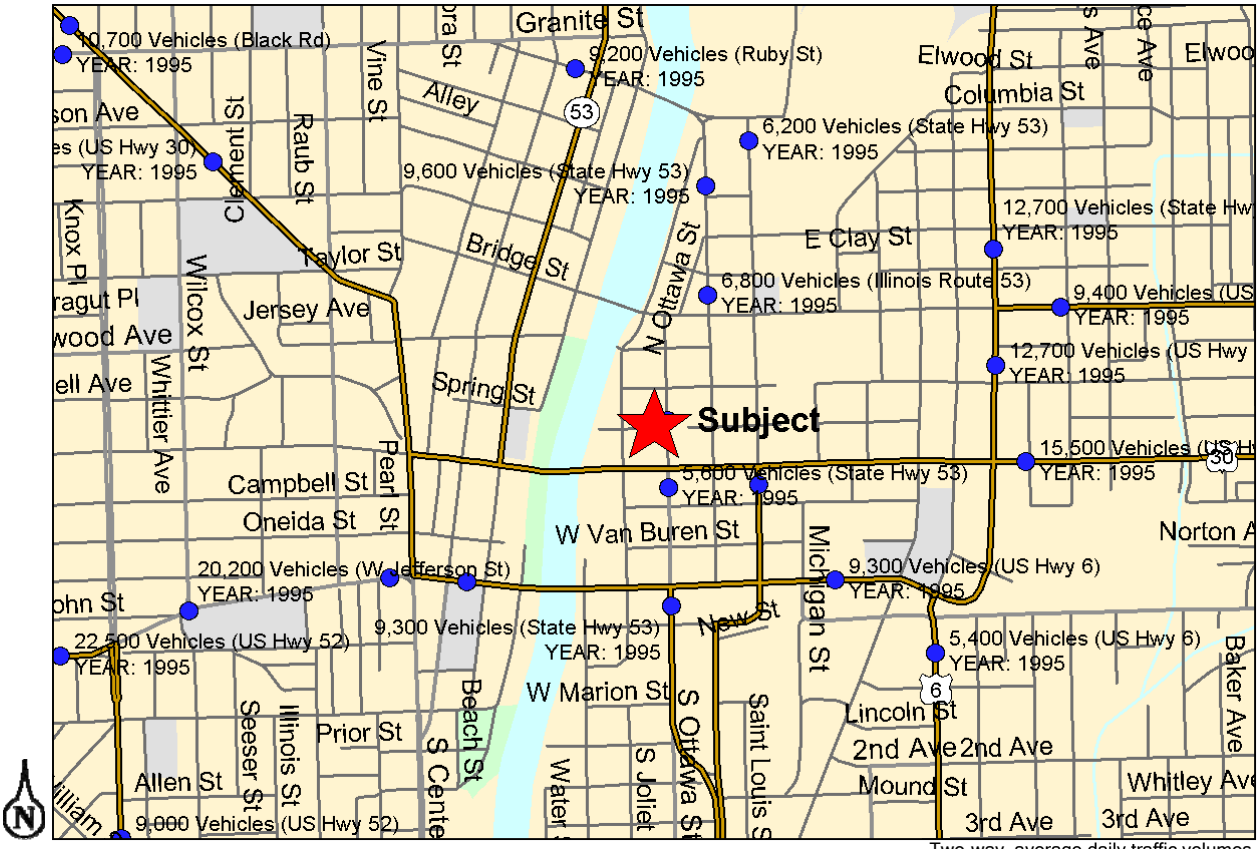
Traffic Counts



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Two-way, average daily traffic volumes.

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Demographic Report

	1 Miles:	3 Miles:	5 Miles:
Population			
1990 Population	22,683	88,153	123,390
2000 Population	23,784	90,557	136,447
2005 Population	26,343	102,343	161,074
2010 Population	28,452	112,365	183,750
Households			
1990 Households	7,341	31,062	42,795
2000 Households	7,162	32,109	47,964
2005 Households	7,644	34,578	54,069
2010 Households	8,066	36,782	59,803
2005 Average Households Size	3.20	2.86	2.86
Employment			
2005 Daytime Population	10,538	42,005	61,212
Summary Housing Information			
1990 Median Housing Value	$49,106	$57,494	$65,572
2000 Median Housing Value	$82,026	$91,725	$105,747
2000 Owner Occupied Housing Units	40.3%	58.4%	65.0%
2000 Renter Occupied Housing Units	50.1%	35.5%	29.7%
2000 Vacant	9.56%	6.12%	5.29%
2005 Owner Occupied Housing Units	34.0%	52.9%	60.8%
2005 Renter Occupied Housing Units	55.6%	40.1%	33.0%
2005 Vacant	10.39%	6.98%	6.12%
2010 Owner Occupied Housing Units	32.9%	51.0%	59.5%
2010 Renter Occupied Housing Units	56.8%	42.1%	34.5%
2010 Vacant	10.29%	6.90%	6.01%
2005 Households by Income			
$ 0 - $ 14,999	20.9%	15.4%	11.8%
$ 15,000 - $24,999	13.4%	12.4%	10.8%
$ 25,000 - $34,999	12.1%	12.2%	10.9%
$ 35,000 - $49,999	19.5%	18.5%	17.5%
$ 50,000 - $74,999	17.6%	20.6%	21.8%
$ 75,000 - $99,999	8.5%	11.2%	13.9%
$100,000 - $124,999	4.4%	5.2%	6.9%
$125,000 - $149,999	2.1%	2.2%	3.0%
$150,000 - $200,000	0.7%	1.1%	1.6%
$200,000 to $249,999	0.1%	0.3%	0.5%
$250,000 +	0.7%	0.9%	1.2%
2005 Income			
Median Households Income	$37,704	$42,586	$49,013
Per Capita Income	$16,058	$19,743	$22,664
Average Households Income	$49,223	$55,896	$63,801

Demographic data © 2005 by Experian/Applied Geographic Solutions.

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