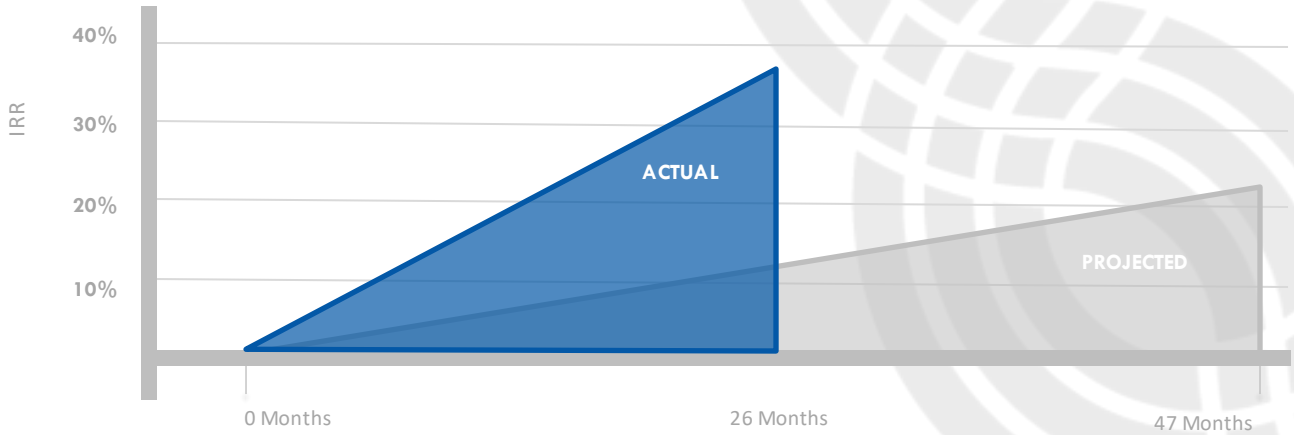


**205 W. WACKER**  
270,000 SF  
CBD Creative Office  
West Loop, Chicago, IL

**AMERITUS**  
REAL ESTATE INVESTMENT MANAGEMENT



Purchase Price:  $\leftarrow$  Investment:  $\rightarrow$  Sell Price:  
**\$22,750,000**      **\$19,200,000**      **\$52,000,000**

## DETAILS

- Business Plan:** Redevelop well located class-C asset to value-oriented creative office.
- Execution:** Major building renovation including new lobby, corridors, chiller and amenities. Released over 80% of the building at rents \$5-10 PSF higher.
- Challenges:** Reduced tenant count. Extreme deferred maintenance.

