

THE DAKOTA BUILDING

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Ann Arbor, Michigan

**UNDER NEW
PROFESSIONAL
OWNERSHIP /
MANAGEMENT**



BUILDING FEATURES:

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- ▶ Main Road Monument Signage
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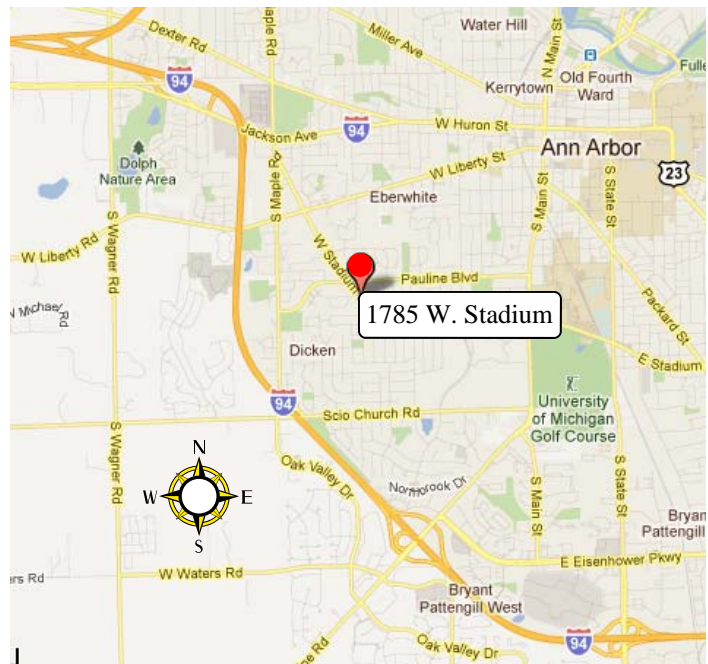
Ari-El Enterprises, Inc.

(248) 557-3800

www.ari-el.com

ScottL@ari-el.com

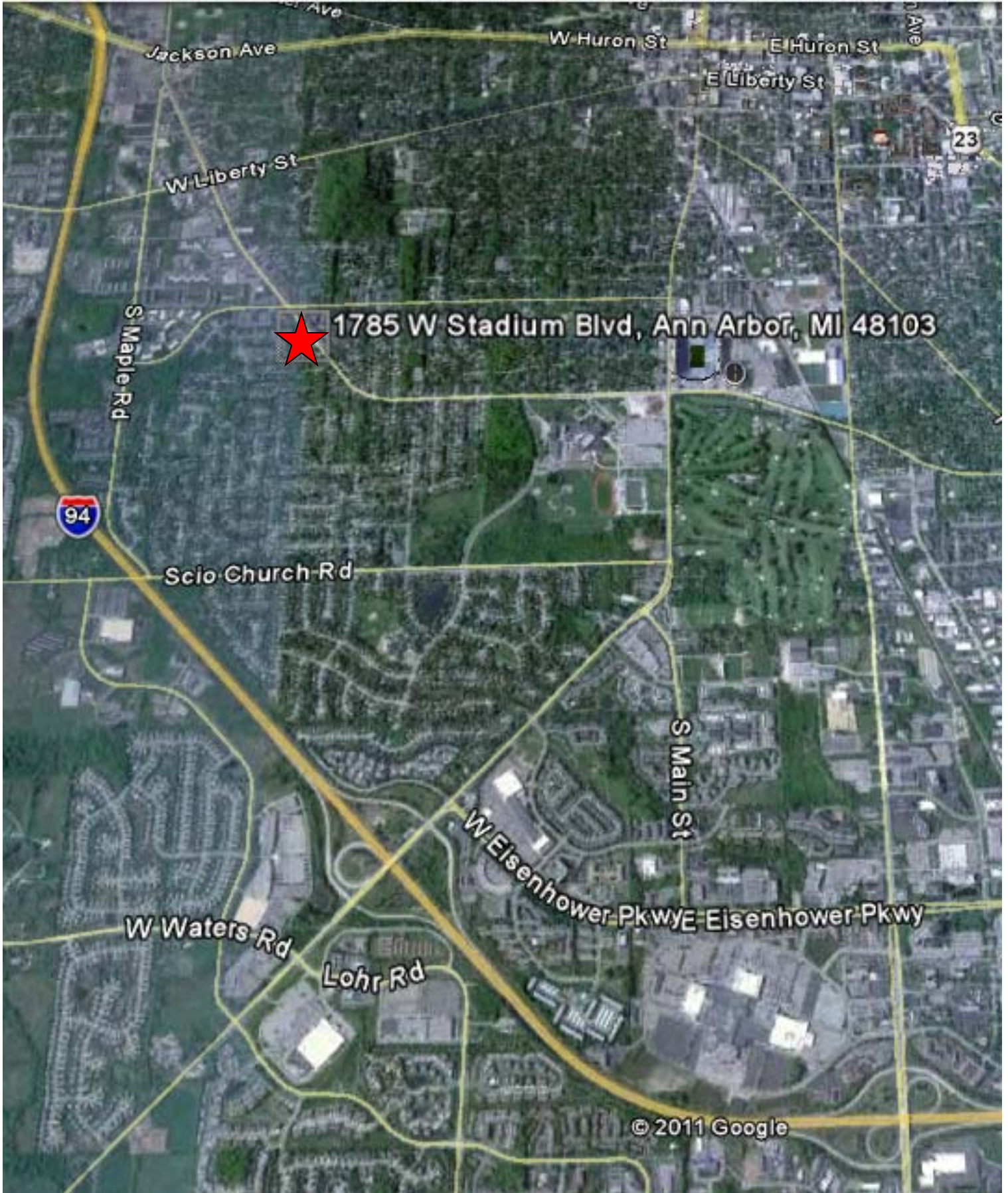
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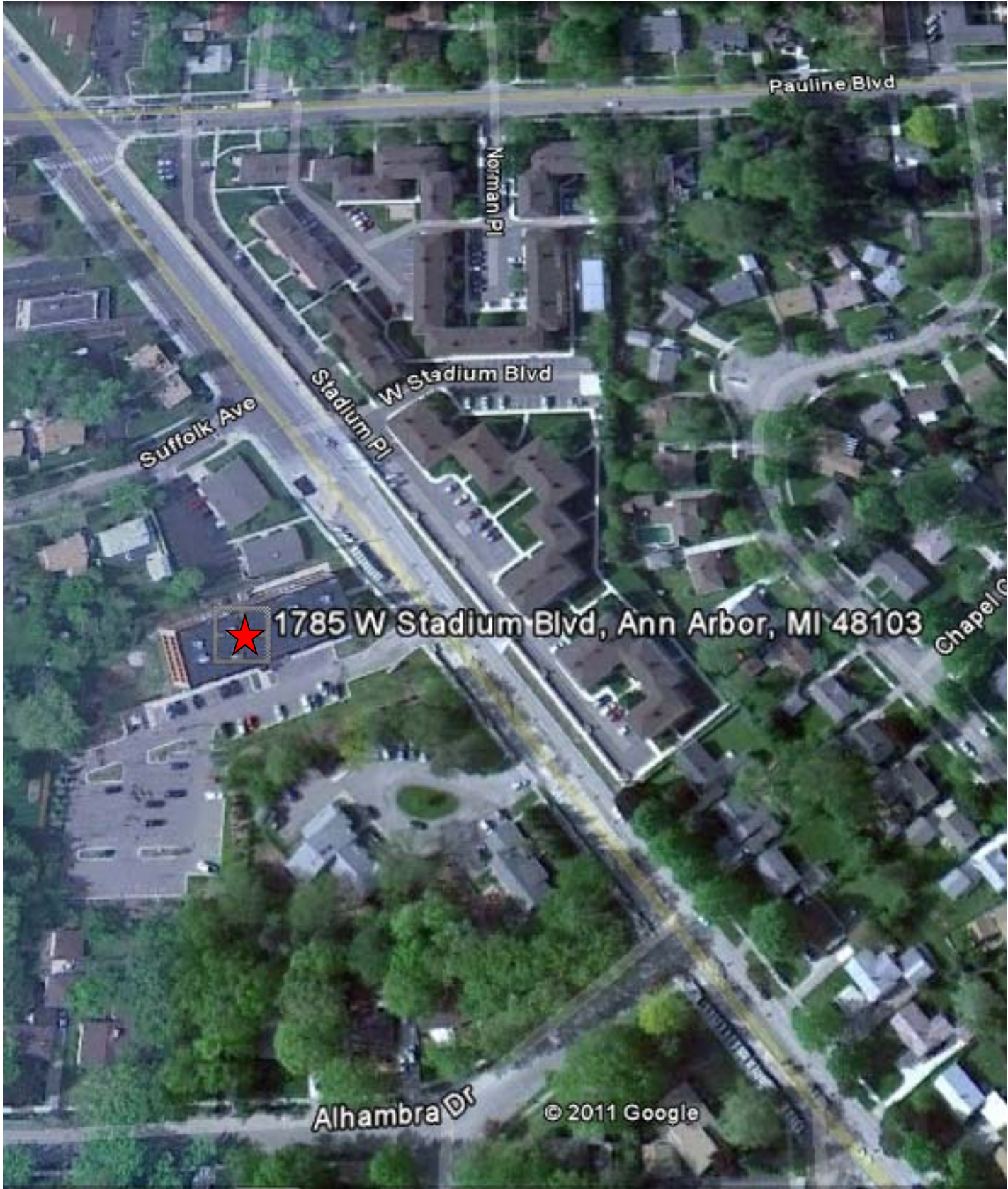
**For further information or to schedule
a tour, please contact:**

Marilyn Meredith or Scott Leibovitz
248-557-3800 ext. 123

THE DAKOTA BUILDING—AERIAL



THE DAKOTA BUILDING—AERIAL



THE DAKOTA BUILDING—DEMOGRAPHICS

Population

The table below shows the population of the Ann Arbor MSA in comparison with Michigan and the United States. Historical data, as well as projections, are shown. According to the 2000 census, the Ann Arbor MSA comprises $\pm 3.2\%$ of the population of the state. The MSA has shown a comparable or higher growth rate than that of the state and the United States. This trend is expected to continue as indicated by 2012 population projections.

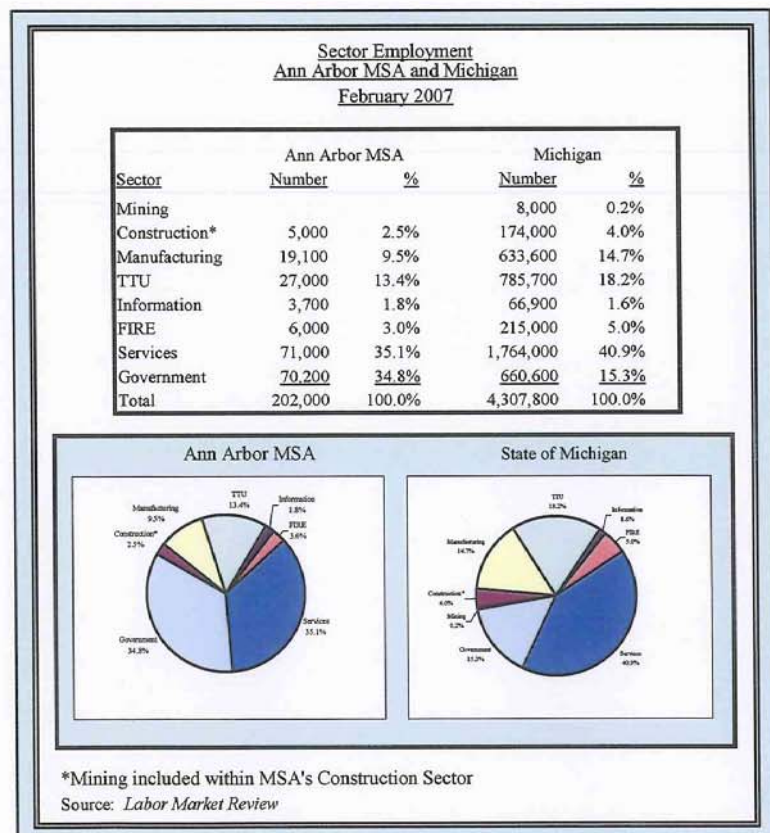
<u>Year</u>	<u>MSA</u>	<u>C.A.G.¹</u>	<u>State</u>	<u>C.A.G.¹</u>	<u>USA</u>	<u>C.A.G.¹</u>
1990	282,937		9,295,297		248,709,873	
2000	322,895	1.33%	9,938,444	0.67%	281,421,906	1.24%
2007	346,585	1.02%	10,159,688	0.32%	301,045,522	0.97%
2012	361,481	0.85%	10,268,116	0.21%	314,920,978	0.91%

¹ Compounded Annual Growth

Source: Claritas, SiteReports

Employment Trends

The chart to the right compares the employment composition of the Ann Arbor MSA with that of the state of Michigan. Total employment is designated by the following sectors: Mining, Construction, Manufacturing, Transportation Trade and Utilities (TTU), Information, Finance Insurance and Real Estate (FIRE), Services, and Government. For the MSA, Mining is included within the Construction sector.



THE DAKOTA BUILDING—DEMOGRAPHICS

Within the MSA, the Services, Government, and TTU sectors employ the most people. These three sectors account for ±83% of the workforce. The Services sector employs ±35%, the Government sector employs ±35%, and the TTU sector employs ±13% of the workforce.

The Services, TTU, Government and Manufacturing sectors employ the most people within the state. These four sectors account for ±89% of the workforce. The Services sector employs ±41%, the TTU sector employs ±18%, the Manufacturing sector employs ±15%, and the Government sector employs ±15% of the workforce.

The largest difference between the MSA and state occurs in the Government sector. In the MSA, the Government sector employs ±19% more people than the state. This difference is due to the presence of the University of Michigan in Ann Arbor. The state employs more people in the Services sector (±6%), the TTU sector (±5%), and the Manufacturing sector (±5%). All other sectors differ within ±2% between the MSA and the state.

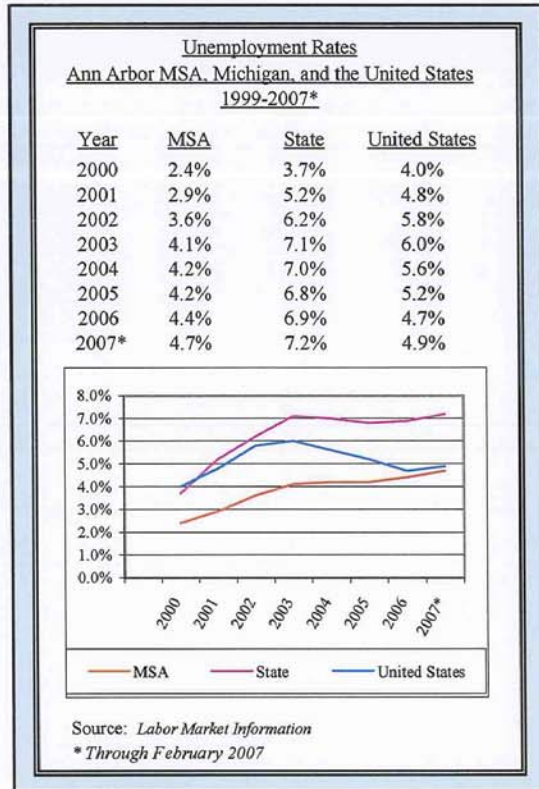
Largest Employers

Major employers in the greater Ann Arbor area are listed in the table to the right. The largest employers in the Ann Arbor MSA are the University of Michigan, the University of Michigan Health Centers, Visteon Corporation, St. Joseph Mercy Hospital, and General Motors Corporation. The majority of these employers are located within the Government and Services sectors, supporting the Sector Employment chart on the previous page.

<u>Major Employers</u> <u>Greater Ann Arbor Area - 2005</u>		
<u>Company</u>	<u>Category</u>	<u>Employees</u>
University of Michigan	Government	30,574
University of Michigan Health Centers	Services	11,865
Visteon	Manufacturing	5,581
St. Joseph Mercy Hospital	Services	4,362
General Motors Corp/Powertrain Div	Manufacturing	3,200
Pfizer Global Research & Develop.	Manufacturing	2,700
Eastern Michigan University	Services	2,200
Washtenaw County	Government	1,300
Veterans Hospital	Services	1,235
Sheridan Books	Manufacturing	1,107
Borders Group, Inc.	Manufacturing	980
Creative Solutions, Inc.	Services	850
Toyota Technical Center	Manufacturing	750
ProQuest	Services	740
DaimlerChrysler Proving Grounds	Manufacturing	690
Domino's Pizza Inc.	TTU	550
Chelsea Community Hospital	Services	530
Edwards Brothers, Inc.	Services	480
MEDSTAT Group	Services	450
General Dynamics	Manufacturing	450
Pall Life Sciences, Inc.	Services	425
Malloy Lithographing Inc.	Services	350
JAC Products Inc.	Manufacturing	350
National Archive Publishing Co.	Services	350
Total		72,069
Source: Ann Arbor Spark		

THE DAKOTA BUILDING—DEMOGRAPHICS

Unemployment Rates



The chart to the left shows unemployment rates in the Ann Arbor MSA, Michigan, and the United States for the years 2000 through February 2007. The rates for the MSA have been consistently below those of the state of Michigan and the United States. However, the MSA has shown a similar overall trend to the state and the United States during the time period shown. Beginning with the year 2001, the state of Michigan has shown higher unemployment rates than the United States.

Transportation

The area is well served by various modes of transportation including air travel, roads, and rail. There primary airport in the MSA is Ann Arbor Municipal Airport, which offers services to private or corporate aircraft only. The nearest international airport is Detroit Metropolitan Airport, which is located to the east of Ann Arbor in Wayne County.

Within Ann Arbor, bus service is available through the Ann Arbor Transportation Authority. Rail service is available through CSX and Tuscola and Saginaw Bay Railway.

The area is served by I-94 and I-96. I-96 is a major east/west interstate. It provides access between Detroit, Brighton/Howell, and west to Lansing. I-94 is another east/west interstate running between Detroit and Ann Arbor, providing access to southern Michigan. US-23 is a north/south federal route running through the eastern portion of the Ann Arbor MSA. US-12 and SR-14 also provide service in and around Ann Arbor.

Education

Institutions of higher learning typically are not as vulnerable to economic downswings and help provide an area with a more stable economic base. The University of Michigan is located in Ann Arbor and is one of the area's largest employers. Other schools located in the Ann Arbor area include Washtenaw Community College, Cleary University, Eastern Michigan University, and Concordia University.