



PNC

Realty Services

* Dalton Avenue Complex - Cincinnati, OH - Page 15

**BANK
OWNED
PROPERTIES
FOR SALE**

Registration Policy

PNC Realty Services is a division of PNC Financial Services Group, Inc., which manages and disposes of bank owned real estate assets for PNC, its subsidiaries and affiliates. We are currently marketing for sale the assets described in this catalogue. Further information is available for most of our properties and can be obtained by calling or writing our office at the address and phone number listed below.

All of PNC Realty Services real estate assets are marketed on an open listing basis, with exceptions as indicated in the catalogue. For information about properties for sale, please contact the broker listed to the right of the property listing. Otherwise, contact PNC Realty Services directly. Our registration and commission policies follow.

Registration of a broker's client is achieved upon the issuance of written Acknowledgement of receipt by PNC Realty Services of a letter from the client on the client's letterhead stating that the broker is authorized to represent the client with respect to a specific named property. The letter may be addressed to the broker and presented to PNC Realty Services. The registration remains in effect for a period of six (6) months from the date on the client's letter. However, if the broker satisfies PNC Realty Services that as of the date of termination the broker and client are actively pursuing the consummation of a sale, lease or other disposition of the specific property, PNC Realty Services may agree to an extension of such registration for an additional six (6) month period. The aforesaid extension shall be binding on PNC Realty Services only upon acknowledgement in writing by PNC Realty Services. Nothing herein shall constitute nor be deemed to constitute a written listing agreement between PNC Realty Services and any broker.

Please note, PNC Realty Services does not accept any broker's registration of another broker as a "protected party." PNC Realty Services will only recognize the Broker directly representing the buyer, as per the registration procedure above. When an "exclusive broker" is selected by PNC Realty Services to sell a particular property, any Commission to an outside third-party broker representing interested prospects will be solely determined by the exclusive broker.

If you are a real estate agent wishing to handle the sale of PNC's bank facilities, please send a letter stating your request to:

PNC Realty Services
The Tower at PNC Plaza
300 Fifth Avenue - 22nd Floor
Pittsburgh, PA 15222

Commission Guidelines

COMMISSION GUIDELINES ON BANK FACILITIES

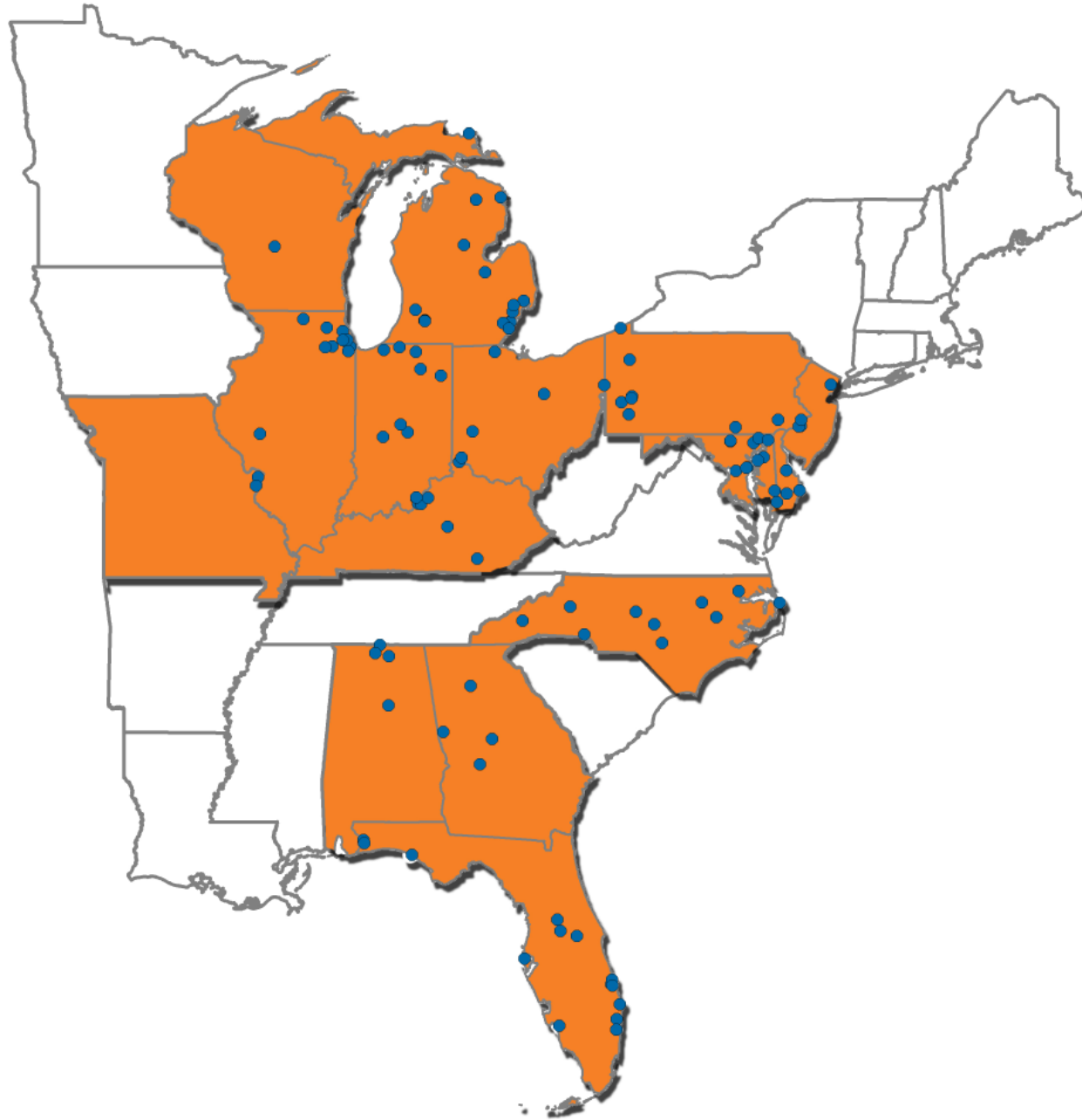
ANY FACILITY SALES TO OTHER FINANCIAL INSTITUTIONS MAY INCLUDE A PURCHASER'S PREMIUM OF AT LEAST 20%.

All commissions are payable only upon a closing of the applicable transaction prior to the expiration of the registration period, and shall be in accordance with the following:

- **Five percent (5%) on that portion of the purchase which is less than (or equal to) \$300,000.**
- **Four percent (4%) on that portion of the purchase which is in excess of \$300,000 but less than (or equal to) \$500,000.**
- **Three percent (3%) on that portion of the purchase price which is in excess of \$500,000 but less than (or equal to) \$5,000,000.**
- **Two percent (2%) on that portion of the purchase price which is in excess of \$5,000,000 but less than (or equal to) \$10,000,000.**
- **One percent (1%) on that portion of the purchase price which is above \$10,000,000.**
- **The maximum commission paid on any one transaction, or to any one broker, will not exceed \$500,000.**













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Current Property Locations

















PNC Realty Services Bank Owned Properties For Sale

	Selbyville 1 W Church Street			PNC Bank branch with 2 drive-thru lanes containing 10,200 SF RSF on 1.23 acres built in 1903 and renovated in 1980. The building is 2 stories with parking for 69 vehicles.	\$1,200,000 Jim O'Hara Jr. NAI Emory Hill 302-221-7249 jimohara@emoryhill.com
	Selbyville Retail Branch	DE	19975		
					
	Woolbright at Congress 2505 W Woolbright Rd			Former Bank Branch	\$2,100,000 Carol Bush SLC Commercial 772-220-4096
	Boynton Beach Retail Branch	FL	33426		
					
	Market Place - Alpharetta GA 6197 Windward Parkway			Bank Branch	\$1,200,000 Bob Kane Franklin Street 404-832-1250 bob.kane@franklinst.com
	Alpharetta Retail Branch	GA	30005		
					
	Hogansville 111 High St			Former bank branch	\$375,000 Bob Kane Franklin Street 404-832-1250
	Hogansville Retail Branch	GA	30230		
					















PNC Realty Services Bank Owned Properties For Sale

	Sugarloaf Pkwy - Lawrenceville 3319 Sugarloaf Pkwy			Bank Branch	\$1,100,000
	Lawrenceville	GA	30044		Bob Kane
	Retail Branch				Franklin Street 404-832-1250 bob.kane@franklinst.com
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	West Main - Snellville 2775 Main St W			Bank Branch	\$900,000
	Snellville	GA	30078		Bob Kane
	Retail Branch				Franklin Street 404-832-1250 bob.kane@franklinst.com
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	Unadilla 2233 Pine St				\$350,000
	Unadilla	GA	31091		Bob Kane
	Retail Branch				Franklin Street Real Estate 404-832-1250
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	Cicero - 5900 W Cermak Rd 5900 West Cermak Road				\$500,000
	Cicero	IL	60804		Nathan Tonnies
	Retail Branch				Metro Commercial Real Estate, Inc. 847-412-9898x5006 ntonnies@metrocre.com















PNC Realty Services Bank Owned Properties For Sale

	St Charles Fox Field Commons Office 2600 East Main Street			Former PNC branch containing 23,742 RSF built in 1978 on 2.16 acres.	\$1,599,000
	St Charles	IL	60174		Shannon Pope
	Retail Branch				Transwestern 312-881-7030 Shannon.Pope@transwestern.com
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	Nichol Avenue 2909 Nichol Ave			Former Bank Branch	\$150,000
	Anderson	IN	46011		Kara Riggle
	Retail Branch				Resource Commercial Real Estate 317-663-6564
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	Anderson Central Drive Through 918 Jackson St (9th & Jackson)			Former bank drive-through facility	\$125,000
	Anderson	IN	46016		Kara Riggle
	Retail Branch				Resource Commercial Real Estate 317-663-6564 Kara.Riggle@colliers.com
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	Frankton 113 Sigler Street			Former Bank Branch	\$59,000
	Frankton	IN	46044		Kara Riggle
	Retail Branch				Resource Commercial Real Estate 317-663-6564















PNC Realty Services Bank Owned Properties For Sale

	Devington 6020 E 46th St			Former Bank Branch	\$315,000
	Indianapolis	IN	46226	Retail Branch	Kara Riggle Resource Commercial Real Estate 317-663-6564
					
	Allisonville Road Parking Lot 4511 Allisonville Road				\$29,000
	Indianapolis	IN	46205	Parking Lot	Kara Riggle Resource Commercial Real Estate 317-663-6564
					
	Logansport Mall 210 Mall Rd				\$350,000
	Logansport	IN	46947 -	Retail Branch	Kara Riggle RESOURCE Commercial Real Estate 317-663-6564 kara.riggle@rcre.com
					
	Michigan City 5450 North Johnson Road				\$475,500
	Michigan City	IN	46360 -	Retail Branch	Kara Riggle Resource Commercial Real Estate 317-663-6000 kara.riggle@rcre.com
					















PNC Realty Services Bank Owned Properties For Sale

	Tipton Central 102 N Main St			Former Bank Facility	\$425,000
	Tipton	IN	46072		Kara Riggle
	Retail Branch				Resource Commercial Real Estate 317-663-6564
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	Warren Indiana 201 N Wayne St				\$420,000
	Warren	IN	46792 -		Kara Riggle
	Retail Branch				Resource Commercial Real Estate 317-663-6000 kara.riggle@rcre.com
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	Woodburn 22246 Main St				\$190,000
	Woodburn	IN	46797 -		Kara Riggle
	Retail Branch				Resource Commercial Real Estate 317-.66-3.6000 kara.riggle@rcre.com
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	Indian Head 1 N Prospect Ave			Former Bank Branch	\$325,000
	Indian Head	MD	20640		Joseph Farina
	Retail Branch				Divaris Real Estate 571-620-5142













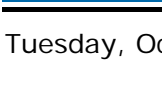




PNC Realty Services Bank Owned Properties For Sale

	Jefferson MD 3901 Jefferson Pike			The property is a retail bank branch containing 1,890 SF.	\$499,000 Amit Grover Divaris Real Estate Inc. 571-620-5143 agrover@divaris.com
	Jefferson MD 21755 Retail Branch				
					
	Marydel 211 Railroad Ave			Former Bank Branch facility	\$155,000 Joseph Farina Divaris Real Estate, Inc. 571-620-5142 JFarina@divaris.com
	Marydel MD 21649 Retail Branch				
					
	Somerset Ave 11732 Somerset Avenue			Former PNC Bank branch containing 6,952 rentable SF on 0.29 acres.	\$199,900 Joseph Farina Divaris Real Estate, Inc. 571-620-5142 jfarina@divaris.com
	Princess Anne MD 21853 Retail Branch				
					
	Princess Anne Administration 11738 - 11742 Somerset Avenue			Former office property containing 12,436 SF on 0.53 acres. Property is vacant.	\$389,000 Joseph Farina Divaris Real Estate, Inc. 571-620-5142 jfarina@divaris.com
	Princess Anne MD 21853 Major Building				
					















PNC Realty Services Bank Owned Properties For Sale

	Rockville - East Jefferson 260 East Jefferson Street			\$1,500,000 Joseph Farina Divaris Real Estate, Inc. 571-620-5142 JFarina@divaris.com
	Rockville	MD	20850-2	
	Retail Branch			
	Snow Hill			Former Bank Branch \$389,000 Chris Davis Sperry Van Ness Miller Commercial 410-543-2440
	390 N Washington St			
	Snow Hill	MD	21863	
	Retail Branch			
	Tawas Office			\$195,000 Bob Morford The Miller Group of Saginaw, Inc. 989-790-2611 bobmorford@themillergrp.com
	1885 North Huron Street			
	East Tawas	MI	48730 -	
	Retail Branch			
	Lewiston MI Office			\$125,000 Robert A. Hibbert Friedman Integrated Real Estate Solutio 248-848-4133 robert.hibbert@freg.com
	2931 Kneeland St			
	Lewiston	MI	49756 -	
	Retail Branch			














PNC Realty Services Bank Owned Properties For Sale

	Dix-Keppen			Vacant Land	\$30,000
	1466 Dix Highway				AJ Weiner
	Lincoln Park	MI	48146		Jones Lang LaSalle
	Parking Lot				248-581-3335
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	Dix-Keppen				\$65,000
	1522 Dix Road				AJ Weiner
	Lincoln Park	MI	48146		Jones Lang LaSalle
	Parking Lot				248-581-3335
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	Martin MI Office				\$139,900
	1601 North Main Street				Jason Makowski
	Martin	MI	49070 -		NAI Wisinski of West Michigan
	Retail Branch				616-776-0100
					jasonm@naiwwm.com
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	Millington Office			Former Bank Branch	\$175,000
	4735 Main St				Bob Morford
	Millington	MI	48746		The Milller Group of Saginaw, Inc.
	Retail Branch				989-790-2611





PNC Realty Services Bank Owned Properties For Sale

	Pinconning Branch 206 South Mable Street				\$189,000 Bob Morford
	Pinconning Retail Branch	MI	48650 -		The Miller Group of Saginaw, Inc. 989-790-2611 bobmorford@themillergroup.com
					
	Reese Office 9899 Saginaw St			Former Bank Branch	\$225,000 Bob Morford
	Reese Retail Branch	MI	48757		The Miller Group of Saginaw, Inc. 989-790-2611
					
	Walled Lake Office 246 Liberty St			Former Bank Branch	\$429,000 Robert Hibbert
	Walled Lake Retail Branch	MI	48390		Friedman Real Estate Group, Inc. 248-848-4133 robert.hibbert@freg.com
					
	Boone - Main 671 W King St			Bank Branch	\$1,299,000 James Milner
	Boone Retail Branch	NC	28607-3		Appalachian Commercial Real Estate, LL 828-719-0408 james@appalachiancre.com
					


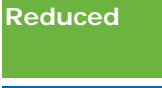












PNC Realty Services Bank Owned Properties For Sale

	Carthage			Former Bank Branch	\$375,000
	402 Monroe Street				Mr. Kris Westmoreland
	Carthage	NC	28327		Cushman & Wakefield
	Retail Branch				704-335-4440
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	Hamlet			Former bank branch facility	\$149,000
	114 Main Street				Mr. Kris Westmoreland
	Hamlet	NC	28345		Cushman & Wakefield
	Retail Branch				704-335-4440
					kris.westmoreland@cassidyurley.com
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	Morrisville-Perimeter Park (land)			Vacant Parcel of Land	\$940,000
	11004 Chapel Hill Road				Don Leshnock
	Morrisville	NC	27560		Cushman & Wakefield
	Land				919-791-2115
					don.leshnock@cushwake.com
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	Ramseur				\$119,000
	1507 Main St				Kris Westmoreland
	Ramseur	NC	27316		Cushman & Wakefield
	Retail Branch				704-335-4440















PNC Realty Services Bank Owned Properties For Sale

	Rocky Mount Mortgage 133 South Franklin Street			Two story office property containing 15,500 SF. Approximately 9,687 SF are located on the first floor and 5,813 SF are situated on the second floor. The improvements were constructed in 1981 and renovated in 1994.	\$529,900 Don Leshnock Cushman & Wakefield 919-791-2115 don.lesnock@cushwake.com
	Rocky Mount Office	NC	27804		
					
	Hunter Hill - Rocky Mount 1480 Hunter Hill Rd				\$1,245,000 Don Leshnock Cushman & Wakefield 919-791-2115
	Rocky Mount Major Building	NC	27804		
					
	Spring Hope 102 E Branch St			Former Bank Branch	\$175,000 Don Leshnock Cushman & Wakefield 919-791-2115 don.lesnock@cushwake.com
	Spring Hope Retail Branch	NC	27882-9		
					
	Cherry Hill - 850 West Route 70 850 Marlton Pike West (Route 70)			1-story branch facility with attic (mechanical room), 2 drive thru lanes and 1 ATM drive-thru lane, built 1965	\$850,000 Sid Smith Newmark Knight Frank Smith Mack 215-864-0600
	Cherry Hill Retail Branch	NJ	08002		
					















PNC Realty Services Bank Owned Properties For Sale

	Clark - 987 Raritan Road				\$1,800,000
	987 Raritan Rd				Glenn Beyer
	Clark	NJ	07066-1		RKF
	Retail Branch				201-842-7700
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	Delran			2-story former bank branch facility	\$599,000
	2912 Route 130 & Tenby Chase Dr				David Goodman
	Delran	NJ	08075		Equity Retail Brokers
	Retail Branch				484-417-2219
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	New Providence				\$850,000
	82 Floral Ave				Glenn Beyer
	New Providence	NJ	07974 -		ROBERT K. FUTTERMAN & ASSOCIATES
	Retail Branch				201-842-7700
					gbeyer@rkf.com
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	Newton - Main Street				\$300,000
	187 Main Street & Nelson Street				Glenn Beyer
	Newton	NJ	07860		ROBERT K. FUTTERMAN & ASSOCIATES
	Retail Branch				201-842-7700
					gbeyer@rkf.com


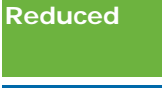












PNC Realty Services Bank Owned Properties For Sale

	Milton				\$600,000
	5708 Berkshire Valley Rd				Glenn Beyer
	Oak Ridge	NJ	07438 -		ROBERT K. FUTTERMAN & ASSOCIATES
	Retail Branch				201-842-7700
					gbeyer@rkf.com
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	Oaklyn				\$425,000
	507 White Horse Pike				David Goodman
	Oaklyn	NJ	08107		Equity Retail Brokers
	Retail Branch				484-417-2219
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	Oldwick			Former PNC Bank Branch which is one story, 2,248 square feet.	Please call for details.
	172 Oldwick Rd				Glenn Beyer
	Oldwick	NJ	08858		ROBERT K. FUTTERMAN & ASSOCIATES
	Retail Branch				201-842-7700
					gbeyer@rkf.com
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	Rockaway Borough				\$1,200,000
	55-57 West Main Street				Glenn Beyer
	Rockaway Borough	NJ	07866		ROBERT K. FUTTERMAN & ASSOCIATES
	Retail Branch				201-842-7700
					gbeyer@rkf.com











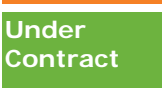



PNC Realty Services Bank Owned Properties For Sale

	Sergeantsville 775 Route 523			\$299,000 Tom Niederer
	Sergeantsville Retail Branch	NJ	08557	Lisa James Otto Country Properties 609-397-5667x114 Tniederer@comcast.net
				
	Washington - Route 57 413 State Route 57 W			\$450,000 Glenn Beyer
	Washington Retail Branch	NJ	07882 -	ROBERT K. FUTTERMAN & ASSOCIATES 201-842-7700 gbeyer@rkf.com
				
	Chapel Hill 1810 Buchholzer Blvd			\$175,000 Steve Altemare
	Akron Retail Branch	OH	44310	Goodman Real Estate Services 216-381-8200 steve@goodmanrealestate.com
				
	Goodyear Heights 1727 Goodyear Blvd			\$109,900 Steve Altemare
	Akron Retail Branch	OH	44305	Former bank branch facility Goodman Real Estate Services 216-381-8200 steve@goodmanrealestate.com
				










PNC Realty Services Bank Owned Properties For Sale

	Campbell - Tenney Avenue 403 Tenney Ave				\$105,000	Steve Altemare
 New Listing	Campbell	OH	44405-1	Retail Branch		Goodman Real Estate Services 216-342-9303
						
	Dalton Avenue Complex 995 Dalton Avenue				\$0	Tim Huffman
 New Listing	Cincinnati	OH	45203	Major Building	Four-building campus situated on 10.63 acre complex available for sale or lease. Offering may be purchased or leased as a portfolio or individually.	Colliers Technology Solutions Group 404-877-9288 tim.huffman@colliers.com
						
	PNC Center - Dayton 6 North Main Street				\$0	James Postweiler
 Under Contract	Dayton	OH	45402	Major Building	Seven-story office building	Jones Lang LaSalle 312-228-2661
						
	Jeromesville 31 W Main St				\$89,000	Jack Gant
 Under Contract	Jeromesville	OH	44840	Retail Branch	Former bank branch facility	Donald K. Gant Realty 330-264-4242
						















PNC Realty Services Bank Owned Properties For Sale

	New London 24 E Main St				\$200,000 Douglas Holtzman
	New London Retail Branch	OH	44851 -		Guggenheim, Inc. 216-765-8000 Doug@guggenheiminc.com
					
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	Rittman South 20 S Main Street				\$425,000 Douglas Holtzman
	Rittman Retail Branch	OH	44270 -		Guggenheim, Inc. 216-765-8000 Doug@guggenheiminc.com
					
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	Scio 210 W Main St				\$89,000 Joseph Tosi
	Scio Retail Branch	OH	43988 -		Oxford Realty Services, Inc. 412-261-0200x3471 JTosi@oxfordrealtyservices.com
					
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	Seville 201 Center Street				\$260,000 Douglas Holtzman
	Seville Retail Branch	OH	44273 -		Guggenheim, Inc. 216-765-8000 Doug@guggenheiminc.com
					



PNC Realty Services Bank Owned Properties For Sale

	Brodheads ville Land Routes 209 & 115				\$0	Kathleen Taylor
	Brodheads ville Land	PA	18322			PNC Realty Services 412-762-3345 kathleen.taylor@pnc.com
						
	Canonsburg 4 West Pike St			This location is a retail property, 6,425 sf of first floor gross leasable area	\$319,000	
	Canonsburg Retail Branch	PA				
						
	Catawissa 319 Main Street				\$249,000	Jeffrey D. Bower
	Catawissa Retail Branch	PA	17820	The subject is an existing retail branch bank property containing 4,552 square feet of gross leasable area and 7,672 square feet of building area inclusive of the basement. The improvements were constructed in 1978 and 1985. The site area is 0.51 acres or		Mericle Commercial Real Estate Services 570-323-1100 jbower@mericle.com
						
	Duncannon 5 N Market St				\$199,000	William Gladstone
	Duncannon Retail Branch	PA	17020 -			NAI CIR - Bill Gladstone Group 717-761-5070ext.120 WGladstone@naicir.com
						















PNC Realty Services Bank Owned Properties For Sale

	Bayview			Former bank branch	\$425,000
Available	100 Peach Street, Suite 100				Greg Rubino
	Erie	PA	16507		Passport Realty
	Retail Branch				814-454-1800
	Fairview PA			Former branch facility	\$199,000
Reduced	3911 Avonia Rd				Greg Rubino
	Fairview	PA	16415		Passport Realty, LLC
	Retail Branch				814-454-1800
	Freeland				\$84,900
New Listing	638 Centre St				Albert Guari
	Freeland	PA	18224 -		Mericle Commercial Real Estate Services
	Retail Branch				570-823-1100 aguari@mericle.com
	Hatfield			Former PNC branch bank located at the intersection of W. Broad Street and Towamencin Avenue in Hatfield Borough, Montgomery County, Pennsylvania. This places it on the west side of the Borough, three miles northeast of the Lansdale exit of the I 476 and fo	\$375,000
Under Contract	350 W. Broad Street				Robert Arnold
	Hatfield	PA	19440		Eastman/Arnold Company
	Retail Branch				215-886-8555 eastman.arnold@verizon.net


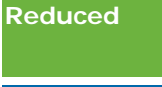






PNC Realty Services Bank Owned Properties For Sale

	Belfast				\$245,000
	5684 Sullivan Trl				Robert Arnold
	Nazareth	PA	18064 -		Eastman Arnold Company
	Retail Branch				215-808-4641
					eastman.arnold@verizon.net
	Newfoundland			Former Bank Branch	\$239,000
	976 Main St				Jeff Bower
	Newfoundland	PA	18445		Mericle Commercial Real Estate Group, I
	Retail Branch				570-323-1100
	Brookline			3-story, former bank building	\$479,000
	820 Brookline Blvd				Joseph Tosi
	Pittsburgh	PA	15226		Oxford Realty Services
	Retail Branch				412-261-0200
	North Scranton				\$599,000
	1902 N. Main Avenue				James Nasser
	Scranton	PA	18508		Nasser Real Estate
	Retail Branch				570-342-4115
					nasserrealestate@aol.com



PNC Realty Services Bank Owned Properties For Sale

	Hanover Mall			Former bank branch facility	\$299,000
	2300 Sans Souci Pkwy				Jeff Bower
	Wilkes-Barre	PA	18706-5		Mericle Commercial Real Estate Group, I
	Retail Branch				570-323-1100
					
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	Belle Haven				\$350,000
	36344 Lankford Hwy				Joseph Farina
	Belle Haven	VA	23306 -		Divaris Real Estate, Inc.
	Retail Branch				571-620-5142
					jfarina@divaris.com
