



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

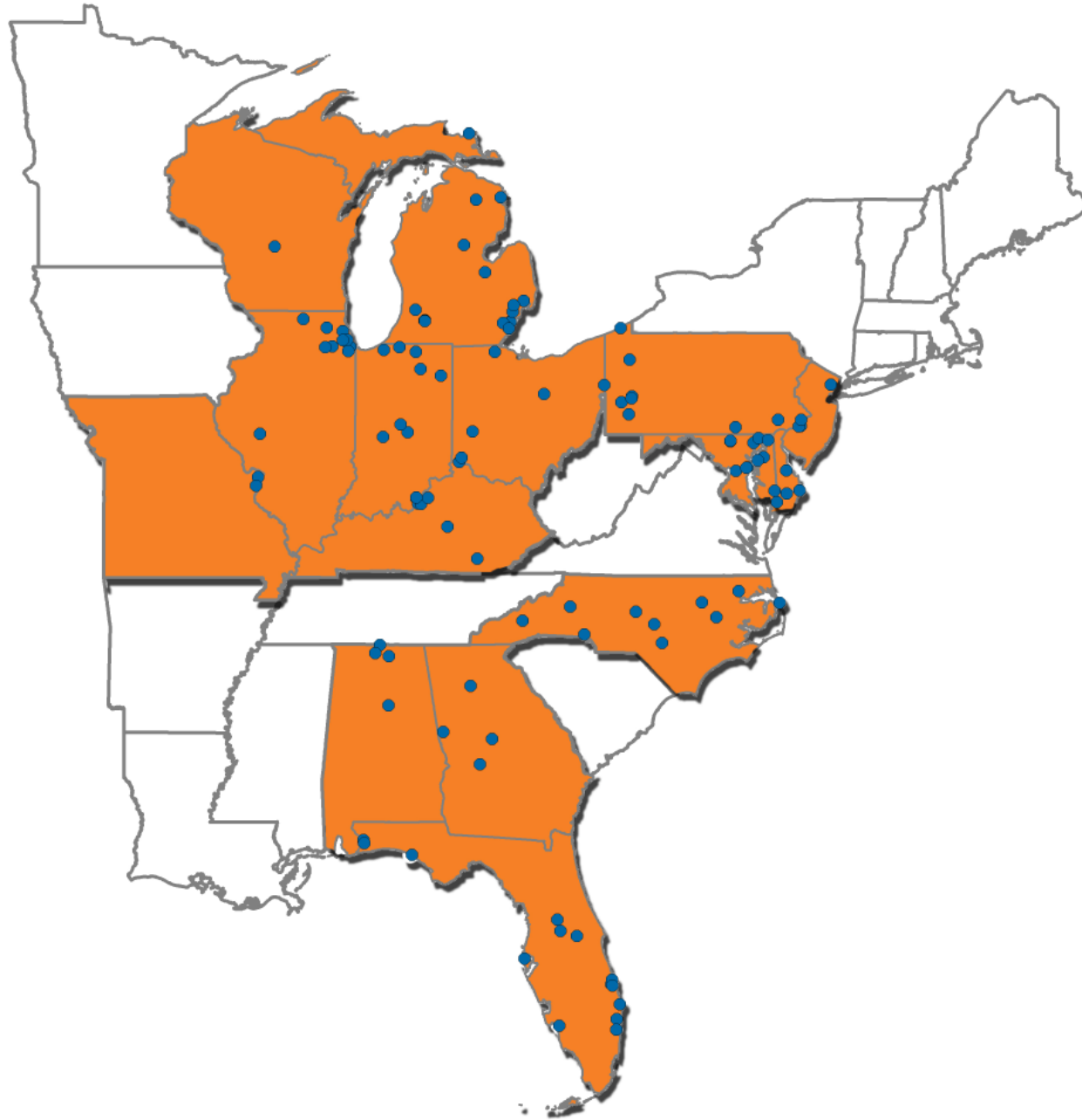
ANY FACILITY SALES TO OTHER FINANCIAL INSTITUTIONS MAY INCLUDE A PURCHASER'S PREMIUM OF AT LEAST 20%.

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







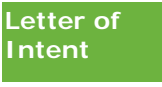









PNC Realty Services Bank Owned Properties For Sale

	Selbyville			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
New Listing	1 W Church Street				Jim O'Hara Jr.
	Selbyville	DE	19975		NAI Emory Hill
	Retail Branch				302-221-7249
					jimohara@emoryhill.com
	Woolbright at Congress			Former Bank Branch	\$2,100,000
	2505 W Woolbright Rd				Carol Bush
Under Contract	Boynton Beach	FL	33426		SLC Commercial
	Retail Branch				772-220-4096
	Market Place - Alpharetta GA			Bank Branch	\$1,200,000
	6197 Windward Parkway				Bob Kane
Letter of Intent	Alpharetta	GA	30005		Franklin Street
	Retail Branch				404-832-1250
					bob.kane@franklinst.com
	Hogansville			Former bank branch	\$375,000
	111 High St				Bob Kane
Available	Hogansville	GA	30230		Franklin Street
	Retail Branch				404-832-1250















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
<hr/>					
	Unadilla 2233 Pine St				\$350,000
	Unadilla	GA	31091		Bob Kane
	Retail Branch				Franklin Street Real Estate 404-832-1250
<hr/>					
	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
<hr/>					
	Frankton 113 Sigler Street			Former Bank Branch	\$59,000
	Frankton	IN	46044		Kara Riggle
	Retail Branch				Resource Commercial Real Estate 317-663-6564


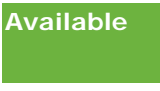












PNC Realty Services Bank Owned Properties For Sale

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


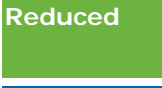


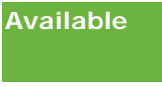









PNC Realty Services Bank Owned Properties For Sale

	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 Retail Branch	MD	21755		
					
	Marydel 211 Railroad Ave			Former Bank Branch facility	\$155,000 Joseph Farina Divaris Real Estate, Inc. 571-620-5142 JFarina@divaris.com
	Marydel MD Retail Branch	MD	21649		
					
	Pittsville 34554 Railroad Avenue				\$79,000 Joseph Farina Divaris Real Estate 571-620-5142 JFarina@Divaris.com
	Pittsville MD Retail Branch	MD	21850		
					
	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 Retail Branch	MD	21853		
					





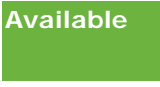


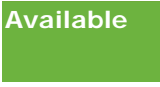






PNC Realty Services Bank Owned Properties For Sale

	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			
				
	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 390 N Washington St		Former Bank Branch	\$389,000 Chris Davis Sperry Van Ness Miller Commercial 410-543-2440
	Snow Hill MD 21863 Retail Branch			
				
	Tawas Office 1885 North Huron Street			\$195,000 Bob Morford The Miller Group of Saginaw, Inc. 989-790-2611 bobmorford@themillergroup.com
	East Tawas MI 48730 - Retail Branch			
				















PNC Realty Services Bank Owned Properties For Sale

	Lewiston MI Office 2931 Kneeland St			\$125,000	Robert A. Hibbert
	Lewiston Retail Branch	MI	49756 -		Friedman Integrated Real Estate Solutio 248-848-4133 robert.hibbert@freg.com
					
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	Dix-Keppen 1466 Dix Highway			\$30,000	AJ Weiner
	Lincoln Park Parking Lot	MI	48146		Jones Lang LaSalle 248-581-3335
					
<hr/>					
	Dix-Keppen 1522 Dix Road			\$65,000	AJ Weiner
	Lincoln Park Parking Lot	MI	48146		Jones Lang LaSalle 248-581-3335
					
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	Martin MI Office 1601 North Main Street			\$139,900	Jason Makowski
	Martin Retail Branch	MI	49070 -		NAI Wisinski of West Michigan 616-776-0100 jasonm@naiwwm.com
					















PNC Realty Services Bank Owned Properties For Sale

	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
					
	Parchment Office				\$120,000
	317 S Riverview Dr				Robert A. Hibbert
	Parchment	MI	49004 -		Friedman Integrated Real Estate Solutio
	Retail Branch				248-760-7144
					robert.hibbert@freg.com
	Pinconning Branch				\$189,000
	206 South Mable Street				Bob Morford
	Pinconning	MI	48650 -		The Miller Group of Saginaw, Inc.
	Retail Branch				989-790-2611
					bobmorford@themillergroup.com
	Reese Office			Former Bank Branch	\$225,000
	9899 Saginaw St				Bob Morford
	Reese	MI	48757		The Miller Group of Saginaw, Inc.
	Retail Branch				989-790-2611
					














PNC Realty Services Bank Owned Properties For Sale

	Walled Lake Office 246 Liberty St			Former Bank Branch	\$429,000
	Walled Lake Retail Branch	MI	48390		Robert Hibbert Friedman Real Estate Group, Inc. 248-848-4133 robert.hibbert@freg.com
					
	Boone - Main 671 W King St			Bank Branch	\$1,299,000
	Boone Retail Branch	NC	28607-3		James Milner Appalachian Commercial Real Estate, LL 828-719-0408 james@appalachiancre.com
					
	Carthage 402 Monroe Street			Former Bank Branch	\$375,000
	Carthage Retail Branch	NC	28327		Mr. Kris Westmoreland Cushman & Wakefield 704-335-4440
					
	Hamlet 114 Main Street			Former bank branch facility	\$149,000
	Hamlet Retail Branch	NC	28345		Mr. Kris Westmoreland Cushman & Wakefield 704-335-4440 kris.westmoreland@cassidyurley.com
					


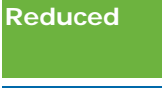


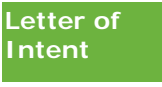









PNC Realty Services Bank Owned Properties For Sale

	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.lesnock@cushwake.com
<hr/>					
	Ramseur				\$119,000
	1507 Main St				Kris Westmoreland
	Ramseur	NC	27316		Cushman & Wakefield
	Retail Branch				704-335-4440
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	Rocky Mount Mortgage			Two story office property containing	\$529,900
	133 South Franklin Street			15,500 SF. Approximately 9,687 SF are	Don Leshnock
	Rocky Mount	NC	27804	located on the first floor and 5,813 SF are	Cushman & Wakefield
	Office			situated on the second floor. The	919-791-2115
				improvements were constructed in 1981	don.lesnock@cushwake.com
				and renovated in 1994.	
<hr/>					
	Hunter Hill - Rocky Mount				\$1,245,000
	1480 Hunter Hill Rd				Don Leshnock
	Rocky Mount	NC	27804		Cushman & Wakefield
	Major Building				919-791-2115















PNC Realty Services Bank Owned Properties For Sale

	Spring Hope			Former Bank Branch	\$175,000
	102 E Branch St				Don Leshnock
	Spring Hope	NC	27882-9		Cushman & Wakefield
	Retail Branch				919-791-2115
					don.lesnock@cushwake.com
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	Cherry Hill - 850 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
	850 Marlton Pike West (Route 70)				Sid Smith
	Cherry Hill	NJ	08002		Newmark Knight Frank Smith Mack
	Retail Branch				215-864-0600
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	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















PNC Realty Services Bank Owned Properties For Sale

	New Providence 82 Floral Ave			\$850,000 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 187 Main Street & Nelson Street			\$300,000 Glenn Beyer
	Newton	NJ	07860	ROBERT K. FUTTERMAN & ASSOCIATES
	Retail Branch			201-842-7700 gbeyer@rkf.com
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	Milton 5708 Berkshire Valley Rd			\$600,000 Glenn Beyer
	Oak Ridge	NJ	07438 -	ROBERT K. FUTTERMAN & ASSOCIATES
	Retail Branch			201-842-7700 gbeyer@rkf.com
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	Oaklyn 507 White Horse Pike			\$425,000 David Goodman
	Oaklyn	NJ	08107	Equity Retail Brokers
	Retail Branch			484-417-2219















PNC Realty Services Bank Owned Properties For Sale

	Oldwick 172 Oldwick Rd			Former PNC Bank Branch which is one story, 2,248 square feet.	Please call for details. Glenn Beyer
	Oldwick Retail Branch	NJ	08858		ROBERT K. FUTTERMAN & ASSOCIATES 201-842-7700 gbeyer@rkf.com
					
	Rockaway Borough 55-57 West Main Street				\$1,200,000 Glenn Beyer
	Rockaway Borough Retail Branch	NJ	07866		ROBERT K. FUTTERMAN & ASSOCIATES 201-842-7700 gbeyer@rkf.com
					
	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
					



PNC Realty Services Bank Owned Properties For Sale

	Chapel Hill				\$175,000
	1810 Buchholzer Blvd				Steve Altemare
	Akron	OH	44310		Goodman Real Estate Services
	Retail Branch				216-381-8200
					steve@goodmanrealestate.com
	Goodyear Heights			Former bank branch facility	\$109,900
	1727 Goodyear Blvd				Steve Altemare
	Akron	OH	44305		Goodman Real Estate Services
	Retail Branch				216-381-8200
					steve@goodmanrealestate.com
	Campbell - Tenney Avenue				\$105,000
	403 Tenney Ave				Steve Altemare
	Campbell	OH	44405-1		Goodman Real Estate Services
	Retail Branch				216-342-9303
	Dalton Avenue Complex			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.	\$0
	995 Dalton Avenue				Tim Huffman
	Cincinnati	OH	45203		Colliers Technology Solutions Group
	Major Building				404-877-9288
					tim.huffman@colliers.com





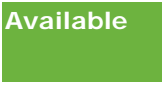









PNC Realty Services Bank Owned Properties For Sale

	PNC Center - Dayton 6 North Main Street			Seven-story office building	\$0	James Postweiler
Under Contract	Dayton	OH	45402			Jones Lang LaSalle
	Major Building					312-228-2661
	Jeromesville 31 W Main St			Former bank branch facility	\$89,000	Jack Gant
Letter of Intent	Jeromesville	OH	44840			Donald K. Gant Realty
	Retail Branch					330-264-4242
	New London 24 E Main St				\$200,000	Douglas Holtzman
New Listing	New London	OH	44851 -			Guggenheim, Inc.
	Retail Branch					216-765-8000 Doug@guggenheiminc.com
	Rittman South 20 S Main Street				\$425,000	Douglas Holtzman
Letter of Intent	Rittman	OH	44270 -			Guggenheim, Inc.
	Retail Branch					216-765-8000 Doug@guggenheiminc.com



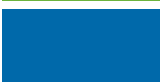











PNC Realty Services Bank Owned Properties For Sale

	Scio 210 W Main St				\$89,000 Joseph Tosi
	Scio Retail Branch	OH	43988 -		Oxford Realty Services, Inc. 412-261-0200x3471 JTosi@oxfordrealtyservices.com
					
	Seville 201 Center Street				\$260,000 Douglas Holtzman
	Seville Retail Branch	OH	44273 -		Guggenheim, Inc. 216-765-8000 Doug@guggenheiminc.com
					
	Brodheadsville Land Routes 209 & 115				\$0 Kathleen Taylor
	Brodheadsville 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	PA			
					



PNC Realty Services Bank Owned Properties For Sale

	Catawissa 319 Main Street			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	\$249,000 Jeffrey D. Bower
	Catawissa Retail Branch	PA	17820		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
					
	Bayview 100 Peach Street, Suite 100			Former bank branch	\$425,000 Greg Rubino
	Erie Retail Branch	PA	16507		Passport Realty 814-454-1800
					
	Fairview PA 3911 Avonia Rd			Former branch facility	\$199,000 Greg Rubino
	Fairview Retail Branch	PA	16415		Passport Realty, LLC 814-454-1800
					















PNC Realty Services Bank Owned Properties For Sale

	Freeland 638 Centre St				\$84,900 Albert Guari
New Listing	Freeland Retail Branch	PA	18224 -		Mericle Commercial Real Estate Services 570-823-1100 aguari@mericle.com
	<hr/>				
	Hatfield 350 W. Broad Street				\$375,000 Robert Arnold
Under Contract	Hatfield Retail Branch	PA	19440	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	Eastman/Arnold Company 215-886-8555 eastman.arnold@verizon.net
	<hr/>				
	Belfast 5684 Sullivan Trl				\$245,000 Robert Arnold
New Listing	Nazareth Retail Branch	PA	18064 -		Eastman Arnold Company 215-808-4641 eastman.arnold@verizon.net
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	Newfoundland 976 Main St			Former Bank Branch	\$239,000 Jeff Bower
Reduced	Newfoundland Retail Branch	PA	18445		Mericle Commercial Real Estate Group, I 570-323-1100
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PNC Realty Services Bank Owned Properties For Sale

	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
	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
	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