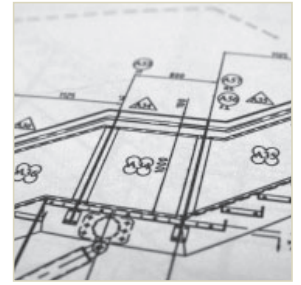
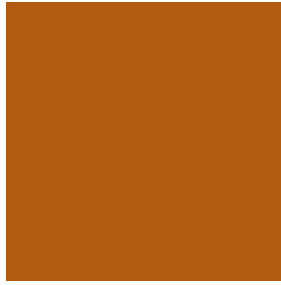
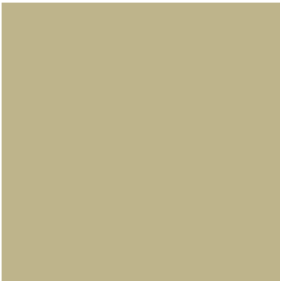


EXPERIENCE. DEPENDABILITY. PROFESSIONALISM.



IBT GROUP L.L.C.
Real Estate Development Services



This is dummy text. Maybe a good place for your Mission Statement.
Repeat of 'Foundation for Success': Based in Chicago, the IBT Group has developed a national reach that has led to multiple projects located throughout the Midwest, Mid-Atlantic, and Western United States. IBT's world-class expertise and in-depth understanding of the complicated development process provides clients with superior, well-managed services wherever they need them. The IBT Group is unique in the manner that it handles large and small projects across the country with the same focus and attention to detail.

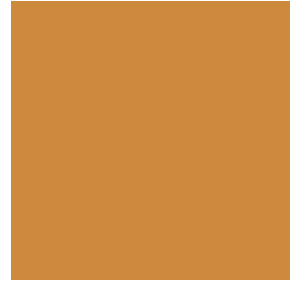
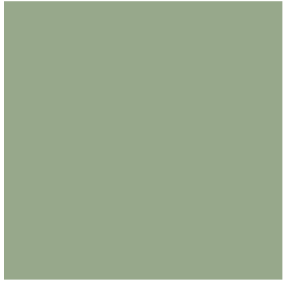


Foundation for Success

The IBT Group L.L.C. is a full-service real estate development firm, founded in 1999, specializing in the leasing, development and construction of high-quality projects that are responsive to the needs of the clients and communities they serve.

The IBT Group is fortunate to count among its many clients a number of highly regarded national companies, including Jewel Osco/Albertson's, Old Navy/Gap, Linens 'N Things and Menard's and continues to build a high level of credibility by successfully completing multiple projects on time and on budget. IBT projects range from build-to-suit projects to single tenant net-lease transactions to regional power centers.

Based in Chicago, the IBT Group has developed a national reach that has led to multiple projects located throughout the Midwest, Mid-Atlantic, and Western United States. IBT's world-class expertise and in-depth understanding of the complicated development process provides clients with superior, well-managed services wherever they need them. The IBT Group is unique in the manner that it handles large and small projects across the country with the same focus and attention to detail. The IBT Group is affiliated with the International Council of Shopping Centers (ICSC) and the Arts and Business Council of Chicago.



We Specialize, We do it All

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Principals of IBT

The Principals of the IBT Group have successfully completed millions of square feet of commercial building space across the country. This depth of experience in real estate development gives IBT the knowledge, contacts and credibility necessary for success. The ability to sustain relationships with, and anticipate the needs of its clients and respond quickly to the ever-changing marketplace make IBT an integral partner for the future.

Gary A. Pachucki

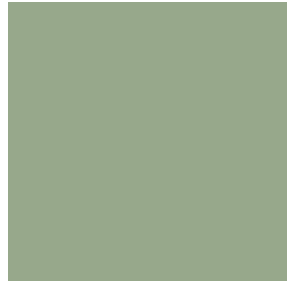
Founder / President

In 1999 Gary established the IBT Group L.L.C. with the goal of developing real estate projects that are responsive to the needs of clients and the communities they serve. Gary moved into real estate in 1980 and since then has experienced all areas of commercial real estate with a primary focus in development. Gary's career evolved with several major firms – most notably Balcorp/American Express and most recently as Senior Director of Real Estate for Opus North/Opus Group of companies. Gary has completed millions of square feet of commercial properties, focusing primarily on retail projects – the largest being 500,000 square foot Highland Towne Center in Highland, Indiana. Gary holds a Bachelor of Science degree in architecture from the University of Wisconsin, Milwaukee and completed graduate work in the same program prior to beginning his career in architecture.

Marlies Hansen, CPM

Senior Vice President / Asset Management

Marlies brings extensive experiences in commercial real estate development as well as exceptional managerial skills including asset and property management. Most recently as General Manager of Lincoln Property Company she managed over 1.5 million square feet of assets including Michigan Avenue Retail, high rise office and industrial. Prior to Lincoln Property Company Marlies spent several years as Operations Manager for Fidelity Asset Management, Regional Manager for Opus North, Director of Property Management for the Pizzuti Companies where she handled retail, office and industrial properties throughout the Midwest. She is a graduate of DePaul University, Bachelor of Arts and The Institute of Real Estate Management - Certified Property Manager. Additional accomplishments include State of Illinois Real Estate Broker License, member of Building Owners and Managers Association, Institute of Real Estate Management and Commercial Real Estate Women.



Our Portfolio

Newport News Market Center

Newport News, Virginia
34,000 sf

Westgate Commons

Fargo, North Dakota
98,000 sf

Diversey Plaza

Chicago, Illinois
21,000 sf

Country Aire Plaza

Bolingbrook, Illinois
57,000 sf

Lincolnwood Center

Lincolnwood, Illinois
26,000 sf

O'Fallon Walk

O'Fallon, Missouri
120,000 sf

Valparaiso Walk

Valparaiso, Indiana
146,000 sf

Altoona Retail Walk

Altoona, Iowa
180,000 sf

Valparaiso Walk

Valparaiso, Indiana

State Rd. 49 and LaPorte Avenue

146,000 Square Foot Retail Center

16.87 Acres

