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## The Modal Group

Real Estate Advisors  
Dedicated to Users

June 2012

Reduce Your Occupancy Costs  
Poll  
Bricks & Dirt



### Reduce Your Occupancy Costs\*

#### ENERGY EFFICIENT LIGHTING

Typically costs savings are achieved in 12-18 months after the installation.

#### TAXES

Hire a tax attorney to regularly protest your real estate taxes. If you are leasing demand that your landlord do the same.

#### LEASE

If you are signing a new lease or renewing/extending your lease, it's a great time to push back on the operating expenses being charged to you.

#### HVAC

Have a maintenance contract for regular maintenance. By the way many leases require this be done.

#### ROOF

Have your roof inspected once per year. Roof leaks can lead to structural damage.

#### PARKING LOT

When the cracks start appearing they become holes then pot holes. By maintaining it regularly you shouldn't have to replace it.

\*We can provide you a list of contractors that can get you pricing.

### ABOUT US

#### WE HELP YOU FIND:

- DISTRIBUTION CENTERS
- WAREHOUSE SPACE
- REGIONAL OFFICE & FLEX SPACE
- CONTAINER YARDS
- CORPORATE HEADQUARTERS

#### SERVICES WE OFFER:

- SITE SELECTION
- LEASE RENEWALS
- GOVERNMENT INCENTIVES

### UPCOMING EVENTS

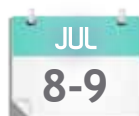
#### CSCMP Chicago Golf Outing



Prairie Landing Golf Club

[www.cscmpchicago.org](http://www.cscmpchicago.org)

#### MARS Conference



Lake Geneva, WI

[www.railshippers.com](http://www.railshippers.com)

### POLL

Have you already made your decision for President of the United States?

[Yes](#) [No](#)

### BRICKS & DIRT EDITORIAL

#### IN THE KNOW WITH DSmo

If you are planning to visit Chicago this summer check out this website:

[explorechicago.com](http://explorechicago.com)

#### REUBEN'S WORLD

[Grow Great Leaders Organically: 7 Tips](#)

#### THE MASH SPLASH

Coming Soon!

### CONTACT

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Illinois Licensed Real Estate Broker  
2010, 2011 Industrial Transaction of the Year nominee

