



the Power Team

Your Profit...Our Success

Commercial · Industrial · Real Estate Brokerage

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The Premier Power Team COMMERCIAL REAL ESTATE Monthly Newsletter December 2009

FEATURED PROPERTY

**565 Dakota Street, Unit F
Crystal Lake**

Huge Price Drop!

MLS# 07272258

Sales Price:\$129,900

Sq.ft: 1,692

Description: Industrial pre-cast condo for sale at below market pricing. Air conditioned office, triple basin with trench drain. Space looks like new. Only 5 years old. Part of an 8-unit building.

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THE FUTURE OF DEMAND FOR COMMERCIAL SPACE

Talking to my peers in the commercial brokerage business, nearly all agree that "jobs" are what is needed for commercial markets to recover. Every property type (office, retail, industrial) is affected by the double digit unemployment rate. People with jobs take up space which translates to rents being received by landlords which further translates to landlords paying their mortgage obligations.

The November jobs report from the Federal government announced this month indicated only 11,000 jobs lost, the lowest job lost figure in many months. Does this mean we're reaching the bottom? A December 11, 2009 Newsweek article by Daniel Gross says "Jobs are on the way, and sooner than you think."

Everything I'm reading tells me that we have signs of a recovery, but until 7 million or so who have lost their jobs get back to work, we will continue to experience "negative absorption" (more space coming on the market then going off the market). A December 7 Crain's article by Tom Corfman quoted a Grubb & Ellis study that projected suburban office vacancies to climb to 25.2% by the end of 2010. Industrial vacancies are expected to hit 11.8% by year end. Retail space nationally is expected to hit 23%. That's millions of square feet of unproductive emptiness. Granted, some of that is due to speculative overbuilding. It all translates to an improper ratio of jobs to available square feet of space.

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EPA's "endangerment finding" allows Big Government to regulate carbon emissions

by Mike Adams, the Health Ranger, NaturalNews Editor

(NaturalNews) Carbon dioxide is a threat to human life, says the EPA under the direction of the Obama Administration. With this declaration, the agency has bypassed Congress and can now begin to regulate CO2 as a toxic substance.

The timing of this declaration was obviously planned to coincide with the Copenhagen climate summit: With the EPA now operating with some fangs, Obama can wheel and deal in Denmark with the credibility of some political weight behind his words. But is the sudden declaration warranted? Is it backed by real science?

Lisa Jackson of the EPA explains the decision "relied on

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Personal Note

Something very exciting happened this month! The Northwest Herald asked us to write a monthly column about commercial real estate. This means additional exposure for Joe and Bruce (The Power Team) and an opportunity to post our website, blog and email addresses in the widely read NW Herald. We have been trying to find ways to drive people to our web site. This opportunity certainly helps that important objective. If you have a property listed with us currently, this means more prospects can find their way to your property. Look for the first column beginning January 14, 2010.

We wish you and your family Happy Holidays and a healthy prosperous New Year!

Sincerely,

Bruce Kaplan & Joseph
Billitteri

decades of sound, peer-reviewed, extensively evaluated scientific data." But thanks to the recent discovery of leaked emails from climate change scientists (ClimateGate), I'm beginning to wonder how much of that scientific data was distorted in order to achieve a particular political goal.

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