

A real chance at fame in Chicago

FAME and fortune go hand-in-hand at Lincoln Park 2520, a premier luxury development in the famous north side neighbourhood of Chicago. This ritzy project, on the prime stretch of Lakeview Avenue, will feature 312 apartments with unobstructed views of Lincoln Park, North Pond, Lake Michigan and the city skyline, as well as 13 townhouses along St. James Place and Deming Place.

The development will feature a high level of resident services and amenities, including 24-hour concierge, a fitness centre, full spa facilities, valet parking for owners and guests, a dog running track and an outdoor playground for children. In addition, there will be a private one-plus-acre park and some penthouse units will feature rooftop gardens.

Designed by renowned architect Lucien Lagrange, Lincoln Park will create an illusion of three separate towers: a 21-storey south shoulder, a 39-storey centre core and a 30-storey north shoulder. The metal-clad-roofed buildings will be wrapped in granite and limestone and feature a dramatic two-storey entrance supported by classical columns.

Interiors within each of the properties will include luxury finishes, such as 9.5ft ceilings, hardwood flooring and designer kitchens with top-line European and American cabinetry and appliances.

Ricker-Murphy Development LLC and an affiliate of the General Electric Pension Trust (advised by GE Asset Management) have just launched sales for Lincoln Park. Dublin based Asset Investment Company -

Castleroc Estates - who specialise in high-end residential and commercial opportunities in Chicago, will hold a pre-sales event on 21st February in Tullamore. The event is being held in conjunction with Coldwell Banker Kelly and Co, a local estate agent and financial adviser. Speaking at the event will be John Murphy (co-principle of Rick-Murphy Developments) and Charley Reiss, previously of Trump International Hotel (for 16 years).

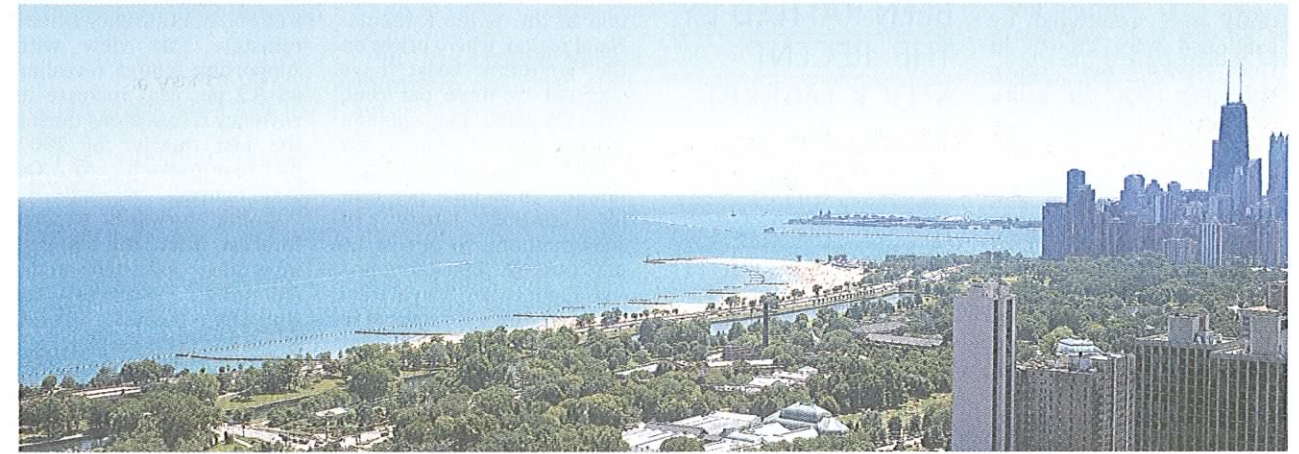
One-bedroom apartments start from \$550,000/€375,730; two-bedroom apartments from \$750,000/€512,290 and three-bedroom apartments and penthouses from \$1m/€683,074. According to Peter Ricker, based on the opportunity to combine units, for the cost of \$10m the largest of the

apartments at Lincoln Park 2520 could span more than 835 sqm - a full floor.

"Because of its location on the park - which is arguably one of the nation's finest urban playgrounds - and its nod to French Classical architecture and pre-war design elements, Lincoln Park 2520 has an elegance and sophistication that few other new projects, if any, in Chicago can duplicate," states Ricker-Murphy.

"Our goal with this design has been nothing less than to enhance the legacy of historic Lakeview Avenue and of living along the park in Chicago," he added.

Lincoln Park 2520's immediate access to the park and Lake Michigan, as well as its proximity to downtown Chicago (less than three miles away) make this property an ideal home for the sophisticated urban dweller.



Lincoln Park 2520 looks out over Lake Michigan

"With completion due in 2010, the weakening Dollar, continuing rising rents, as well as Chicago being hotly tipped to win the bid for the 2016 Olympic Games, Lincoln Park 2520 offers a compelling opportunity to

any Irish Investor," says Phillip Hegarty, Sales Director at Castleroc Estates.

Groundbreaking at Lincoln Park 2520 is anticipated for second quarter 2008 and first homes are expected to be delivered at the mid 2010.

For further information view: www.castlerocestates.ie or contract Castleroc Estates on: 01 4789439 to attend the pre-launch event on 21st February in Castle Building at Tara

Street, Tullamore. Castleroc Estates will also be holding appointment-only meetings with investors at their office in Dublin at 10 Harcourt Street.

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