st
james
house

1 HZ O 5 HI XUELVKHG
2 IILFHV

6 KHIILHOG & LW & HQWH



st
james
house

9 LFDU/ Q 6 KHIILHOG & LW & HQWH 6 KHIILHOG 6 (;

$ GHYHOSP HQWE\

MCR
PROPERTY
GROUP

/ HDVLQJ WHDP

5 RE' DULLQJ WRQ
7
(URE# FSSDUWQHUV FRXN

7 LP %RWWOO
7
(WP # FROFRFR

COMMERCIAL PROPERTY PARTNERS

colloco.

* HQHUDO QTXLUHV

7
(VSDFH# P FUSURSHUWFRP

0 LVUHSUHVHQWDWRQ$ FW 8 QDLL& RQWDFW7HUP V 7 KH3 URSHUW0 LVGHVFUISWRQ$ FW 7 KHVHSDUWFXODUVDUHLVVXHGZ LWKRXWDQ UHVSRQVLELOWRQWKHSDUW
RI WKHDJHQWDQGDUHCRWWREHFRQWWXHGDVFRQWDQQJ DQ UHSUHVHQWDWRQRUIDFWXSRQZ KLFK DQ SHUVRQLVHQWWGWRUHO 1 HLWKHUWKHDJHQWDQ SHUVRQLQWKHLU
HP SGA KDVDQ DXWKRULWWRP DNHRUJLYHDQ UHSUHVHQWDWRQ

$ EXLOGLQJ VKDWJ UHZ Z LWK VKH FLW

1 RWDXWLQGXWUJ EXVHIIRUW
2 UJDQLVDWRQ &RQHFWLYH
SXUSRVH) URP VWHOWRVHUYLFHV
IURP P DQXIDFWXULQJ WRP RGHUQ
HQWUSULVH 6 KHIILHG KDVDZ D\ V
HYROYHGE\ SXWLQJ SHRSOHDQG
SURGXFWLYLW DWLW FHQWH

6 WDP HV+ RXVH DULLYHGDWD
P RP HQWZ KHQVKH
FLW Z DVFKDQJLQJ VKDSH %XLOW
GXULQJ VKHSRWW
Z DUH[SDQVLRQRI VKH V LW
IRUP HGSDUWRI DQHZ FLYLF
VN\ OQH FRQILGHQWP RGHUQ DQG
SUDFWLFDO$ UFKLWFWXUH DVVKH
WP HZ DVQRWDERXWGHFRUDWRQ LW
Z DVDERXWXQFWRQ VFDOH DQG
EHOHILQSURJUHVV

7 KDWLQWQWWLQXQVVKURXJ K VKH
EXLOGLQJ VRGD\



6 WDP HV+ RXVH

5 HXUELVKHG2 IILFH6 SDFH 6 KHIILHG&LW&HQWH

5 HIXUELVKHG2 IILFH6 SDFH

6 KHIILHQ&LW&HQWH

6 WDP HV+ RXH

) URP P RGHUQLW FRQILGHQFH
VRP RGHUQZ RUNVSDFH

& RP SOMGLQ

) URP P RGHUQLWFRQILGHQFH WR P RGHUQZ RUNVSDFH

,QLWHDUO\ HDUV 6 W-DP HV
+ RXVHVDWDWKHKHDUWRI
6 KHIILHOGVDGP LQLWWDWYHDQG
SURIHVVLRQDOOH 7 KHWWHHW
DURXQGLWEHFDP HSODFHVZ KHUH
GHFLVLRQVZ HUHP DGH GLVSXWHV
Z HUHDLUHG DQGWKHFLWVYRLFH
FDULHGEH\ RQG6 RXWK<RUNVKLUH
7 KLVZ DVDZ RUNQJ EXLOGLQJ LQD
Z RUNQJ FLW

7 RGD\ IROORZ LQJ D
FRP SUHKHQVLYHUHXUELVKP HQW
Z LWKRYHUe P LOORQLQYHWWG 6 W
- DP HV+ RXVHKDVEHHQFDUHXOO
XSGDWHGIRUFRQWP SRUDU\
RFFXSLHUV Z LWKRXWGPVLQJ WKH
FODULWDQGKRQHWWRI LWRULJLQDO
GHMJQ

7 KLVLVQRWDSDWWFKHRI KLWRU\
,WVDFRQWQXDWRQRI LW







6 SDFHWKDWZ RUNVKDUG DV6 KHIILHOGGRHV

7 KHEXLOGLQJ SURYLGHV VT IW RI RIILFHDFFRP P RGDWRQDFURVV IORRUV DULDQJ HGDURXQGDFHQWDO FRUHWRDOORZ P D[LP XP IOH[LELOW) ORRUSODWHVDUHHIILFLHQWDGDSWDEOH DQGVXLWHGWRDZ LGHUDQJ HRI RFFXSLHUV IURP JURZ LQJ WHDP VWR HVWDEOVKHGRUJ DQLVDWRQVORRNLQJ IRUDVWURQJ FLW FHQWHEDVH

2 IILFHVXLWHVDUHDYDLODEOHIURP FLUFD VT IWXSWRODUJHU FRQWJXRXVVSDFHV DOORZ LQJ EXVLQHVVHVWRVFDOHZ LWKLQWKH EXLOGLQJ DVQHHGVFKDQJH 1 DWXUDO QJ KWFOHDUDO RXW DQGSUDFWFDO VSHFLLFDWRQVXSSRUWDSURGXFWLYH Z RUNLQJ HQYLURQP HQWZ LWKRXW XQQHFHVVDU FRP SOH[LW





5 HXUELVKHG2 IILFH6 SDFH

6 KHIILHOG&LW&HQWH

6 SDFH WKDWZ RUNVKDUG DV6 KHIILHOGGRHV

6 WDP HV+ RXH

& RP SOWGLQ

5 LJ KWZ KHUH EXVLQHVV KDSSHQ

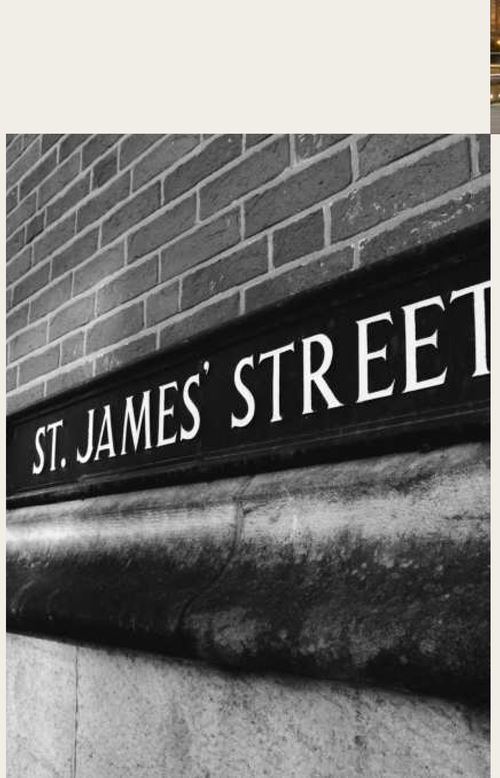
/ RFDWMG DWWKH IXQFWRQRI 9 LFDU/ DQH DQG & DP SR
/ DQH 6 W-DP HV+ RXVH RFFXSLHV DSURP LQHQW
SRVLWRQZ LWKLQ 6 KHIILHOG FLW FHQWHV SURI HVVLRQDO
RIILFH TXDUWMU

7 KH VXUURXQGLQJ DUHD LV KRP HWRO HJ DOLUP V
ILQDQFLDOVHUYLFHV SXEOF VHFWRUR FFXSLHUV DQG
JURZ LQJ FUHDWLYH DQG GLJ LWDOEXVLQHVVHV

3 XEOF WUDQVSRUWLV LP P HGLDWMO DFFHVVLEOH Z LWK WKH
EXLOGLQJ ORFDWMG EHWZ HHQ & LW + DQDQG & DWKHGLDO
WUDP VWRSV DQG DGYDFHQWRDP DYRUEXVURXWM
LQWMUVHFWRQ) RUWKRVHGLUYLQJ RQ VLWM FDUSDUNLQJ LV
DYDLODEOH VXSSRUWMGE\ DODUJH 1 & 3 FDUSDUN
GLUHFWO EHQHDWK WKH EXLOGLQJ

%H\ RQG WKH FRP P XWM 6 KHIILHOG RSHQV XS 5 HWDLO
FXOWUH IRRG DQG JUHHQVSDFH DUH DQZ LWKLQZ DONLQJ
GLWDQFH LQFOXGLQJ) DUJDWM WKH 1 HZ 5 HWDLO4 XDUWMU
3 HDFH* DUGHQV DQG WKH & UXFLEOH 7 KHDWUH







5HXUEVKHG2 IILFH6SDFH 6KHIILHOG&LW&HQWUH

6WDPHV+RXVH

5 HI XUE LV KHG 2 II LFH 6 SDFH 6 KHI II LHC & LW & HQWH

$ EXLOGLQJ GHMJ QHGVR VXSSRUWP RGHUQZ RUNLQJ

6 W DP HV + RXVH KDV XQGHUJ RQH DURQQJ UHI XUE LVKP HQW
SURJ UDP P HLQUHFHQW HDUV GHOYHULQJ DVSHFLILFDWRQ
DQJ QHGZ LVKP RGHUQRFFXSLHUH[SHFWDWRQV

3 DVVHQJ HUQW VHUYLQJ DQXRRU

$ LUFRQGLWRQQ

6 HFXUH %LN 6 WRUDJ H

) OH[LEOH ORRUSODWM

0 HHWQJ DQ HYHQWSDFH

6 KRZ HU) DFLOWHV DQ + HDWMG/ RFNHUV

/ (' FRP SDWEG QJ KWQJ

: & I DFLOWHV R HDFK OHYHO

2 Q VLWMFDUSDUNQJ DQG$ GGLWRQDOSXEG SDUNQJ

7 KLV LV DZ RUNVSDFH GHMJ QHGVR UHP RYHI UEWRQ
VWDJ KWRUZ DUG HI ILFLHQWDQG UHDG\ VR RFFXS\

6 WDP HV + RXVH

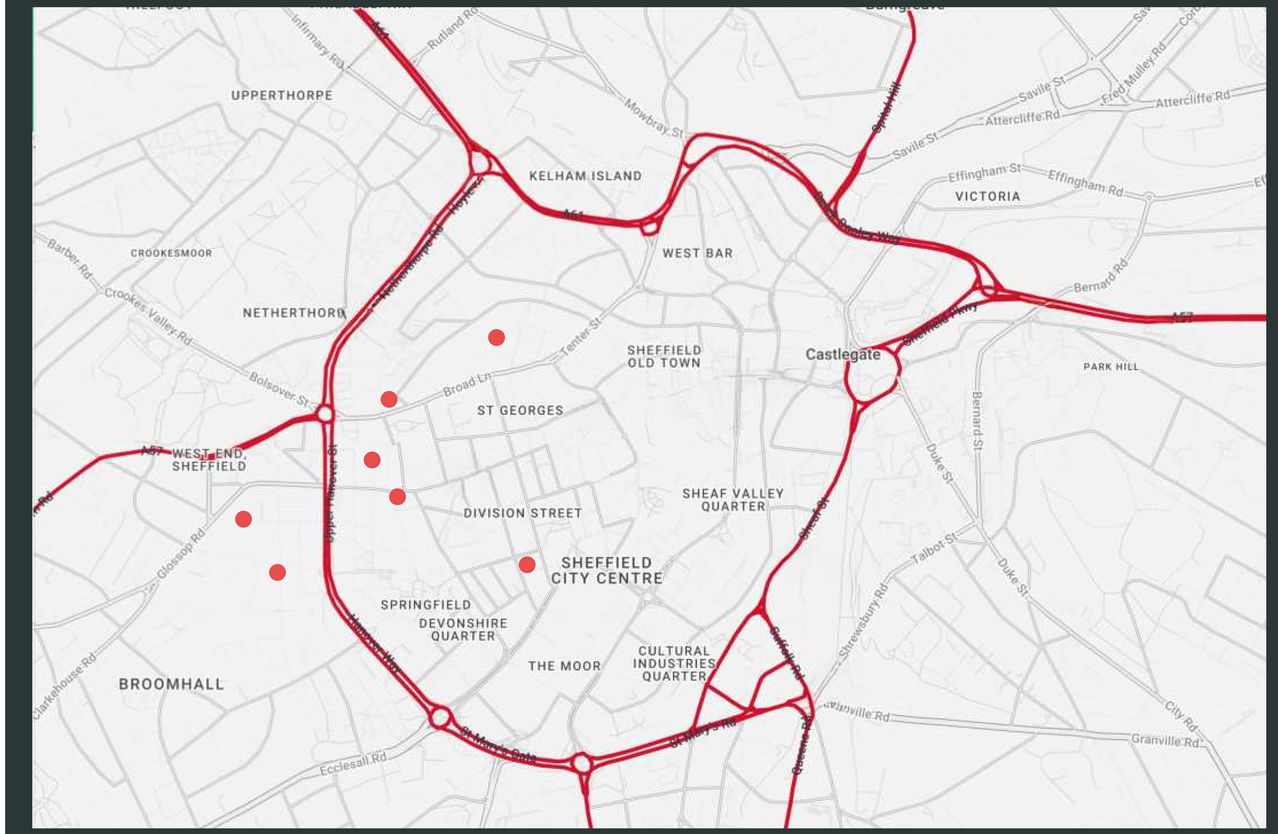
) RUJ HGLQRSSRUWXQLW



5 RRWMG LQ6 KHIILHOG UHDG\ IRUZ KDWV QH[W

6 W DP HV + RXVH UHIOHFWVWKH FLW DURXQG LW6 RQG DGDSWDEOH DQG TXLHWO FRQILGHQW ,WV DEXLOGLQJ WKDWKDV VHHQ 6 KHIILHOG FKDQJH DQG RQH WKDW FRQWQXHV WR VXSSRUWWKH EXVLQHVVHV VKDSLQJ LWI XWXUH

1 RWGRXG 1 RWSHUIRUP DWYH - XVW Z HOOGRF DWMG Z HOOGHMJ QHG Z RUNVSDFH LQ DFLW WKDWNQRZ V KRZ WR Z RUN



/ RF DWRQ	: DONLQJ 7 LP H
6 W DP HV + RXVH	
6 KHIILHOG 5 DLOZ D\ 6 WDWRQ	0 LQV
+ <* * (6 TXDUH	0 LQV
6 WDP <DUG	0 LQV
& DP EULGJH 6 WHHW & RQHFWYH	0 LQV
) DUJ DWH	0 LQV

5 HIXUELVKHG2 IILFH6 SDFH 6 KHIILHOG& LW& HQWH

5 RRWGLQ6 KHIILHOG UHDG IRUZ KDWQH[W