

LEXINGTON REALTY INTERNATIONAL

COMPANY PROFILE

Lexington Realty International is a limited liability corporation that specializes in purchasing, leasing, consulting, development and management of commercial real estate since its inception in 1999. We credit our continued success to the management philosophy of active participation by our members in every project. Our members are from a diverse background and draw on over thirty years of cumulative real estate experience to share resources, knowledge, and expertise to successfully execute the operation of the company's client's holdings with strict guidelines and continued oversight.

We have particular expertise in restructuring distressed and under-performing properties with strong upward potential. Our staff is skilled in all areas of property renovation and management. As part of our ongoing management, we do routine analysis of building's structural, mechanical, and safety systems which enables us to identify and correct problems during the early stages.

The intensive hands-on approach by members to gain a thorough knowledge of the property and demographics of the area has successfully allowed us to operate buildings and shopping malls at peak efficiency while maintaining high quality maintenance services and safety controls. Our in-house approach generally generates a 30-50% savings overall to our clients. Our focus is to maximize the image and efficiency of our client's real estate assets, thereby providing optimal appeal to tenants with the accompanying benefit of increased property value, at or above fair market rents.

Our dedication to client needs requires placing the best interests of our clients above all else. It means being creative and objective. It means offering options and opportunities usually not available elsewhere. At Lexington Realty International, we pride ourselves on the attention we provide for each client's unique needs. We tailor our management and marketing strategies to every individual client's situation.

With regard to leasing, our clients include "mom and pop" businesses, growing regional players and established national operators. We work to find the perfect location within our growing portfolio. We have access to a broad range of centers across demographic and geographic trade areas, and can offer opportunities throughout the country. We have the patience and resources to recognize winning opportunities that conventional leasing teams often miss.

We currently own, manage and lease over four million square feet of retail space. Our unique approach to leasing (i.e., "thinking out of the box") has enabled us to succeed, where many larger companies have failed. We recognize that the most important quality we can offer clients is service, with a firm dedication to completing the task at hand, responsiveness to ownership and a commitment to excellence.

Most recently, during the current economic downturn, Lexington Realty International has taken a leading role in renegotiating loans on behalf of our clients. We have a dedicated department that deals exclusively with renegotiations with banks throughout the nation. Our background and experience in this area has served as an indispensable tool. While upholding the strictest standards of privacy, thus prohibiting us from disclosing details, many of our clients have successfully renegotiated their loan terms with our help.

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REAL ESTATE PORTFOLIO

Name	Size Description	Location
Memorial Mall	365,000 square foot enclosed mall Anchored by Sears, Kohl's, Bed Bath and Beyond. Our company successfully re-secured existing tenants by renegotiating and extending leases. We further repositioned existing tenants for the purpose of placing new tenants of larger square footage. Expenses were cut by 50% using in-house resources.	Sheboygan, WI
Viking Plaza	210,000 square foot enclosed mall Property assumed at 27% vacancy during the early stages of a revival. Property has since been increased to 99% occupancy and steadily increasing with an aggressive lease plan. New construction is planned to increase overall GLA to 275,000 square feet. New improvements currently in progress and completed, include new entry into the mall, parking upgrades, additional tenants' construction, and new pad sites. Anchors include Herberger's, JC Penny Dunham's and Jo-Ann Fabrics.	Alexandria, MN
Maple Ridge Plaza	105,000 square foot shopping center Relocation of neighboring tenants into our center and building renovations that included repaving and mechanical system upgrades. This allowed us to increase occupancy from 70% to a stable 100% with a corresponding increase in rents of 20%. Anchors Office Max and Value City benefit from being the closest shopping center to University of Buffalo.	Amherst, NY
Main Street Crossing	66,000 square foot shopping center Assumed with delinquent tenants and vacancy. Total rehabilitation work completed which includes updating façade, parking lot, and lighting. Current occupancy at approximately 95% with continued growth. Co-anchors Aldi and Fred's continue to report above average sales.	Belmont, NC
Market Street Shops	189,000 square foot outlet mall Received as an economically challenged, dated outlet mall. To date we have changed the concept to more of a life style center. Company has since successfully renegotiated a \$16,000,000 loan down to \$2,500,000 thus enabling lease concessions to new tenants. Budget has been successfully cut in half and still improved services to center. Current occupancy is now 85% up from just 60% at the time we received the project.	Dalton, GA
Shops at Lakewood	83,000 square foot shopping center Acquired as a largely vacant retail complex. Completed a full rehabilitation which included new façade, parking lot and lighting. Successfully attracted new regional and national tenants to the shopping center. Due to our continued leasing, sales at the anchor – Food Lion and other stores continue to trend higher.	Durham, NC
Delta Plaza	262,000 square foot shopping center Redevelopment opportunity. Currently placed a national retailer in excess of 35,000 square feet. In process of negotiating with local government officials for various tax credits to enable a further redevelopment of this strategic location.	Greenville, MS
Country Club Center	68,000 square foot shopping center This neighborhood center has seen its challenges, but with careful tenant nurturing, the property remains at a healthy 97% occupancy rate. Winn- Dixie, who anchors the center, expresses confidence in this center thereby investing \$1,200,000 into the center.	Montgomery, AL

LEXINGTON REALTY INTERNATIONAL

Name	Size Description	Location
Great Falls Plaza	121,000 square foot shopping center This Food Lion anchored property was acquired at 100% occupancy. Ames has since left the property and its 55,000 square feet had been divided between Maxway, Dollar Tree and Goodies. Goody's has since vacated. Our company has successfully re-tenanted the center. Roses department stores have since opened at the center in a 45,000 square foot space and Its Fashion Metro has opened in a 12,000 square foot space. Currently the center is 100% occupied.	Roanoke Rapids, NC
Van Wert Plaza	88,000 square foot shopping center This property has shown stability in an uncertain market. The property is anchored by a Marsh Supermarket which is the dominant food chain in the market. Current plans to renovate include parking lot updates and lighting.	Van Wert, OH
Loma Vista Shopping Center	248,000 square foot shopping center Re-tenanting of this center has dramatically raised the occupancy level. With excellent visibility, this property has revitalized itself, and with dedicated leasing the property is returning to its former glory. There is currently one large vacancy generated by Gordman's vacating the property at the beginning of this year.	Kansas City, MO
The Berkshire	98,000 square foot Class A office building Property received a total revamp which included new roofs, windows, plumbing, electrical and heating systems. Current occupancy struggles as the area digests the current economic downturn. We have since renegotiated several leases and renewed their leases at market values for long term commitments.	Reading, PA
Taylorsville Shopping Center	200,000 square foot shopping center This super Wal-Mart shopping center has only one vacancy left. The property is otherwise healthy and very busy.	Taylorsville, NC
Four Corners Shopping Center	35,000 square foot shopping center This Rite-Aid and Sun Trust anchored Shopping Center is located less than a mile from the brand new Volkswagen assembly plant. Company has successfully leased a majority of the remaining vacancy and has renewed some existing tenants. Company has reworked the budget to achieve a more manageable fiscal accountability. We have since utilized one of our existing managers from a nearby center to further eliminate existing expenses.	Ooltewah, TN
Forest Hill Shopping Center	78,000 square foot shopping center Property is an office building leased by a mix of national and local tenants. Tenants include Fed-Ex, Keller Williams and Terminix. Since assuming management, company has since corrected some major drainage issues plaguing the building since its inception. All of this was done by not increasing the budget but actually decreasing the budget. Further tenant leasing is currently in negotiation.	Memphis, TN
Watertown Plaza	303,000 square foot enclosed mall Property is anchored by Dunham's Sports, JCPenney, OfficeMax, Herberger's, Hy-Vee Supermarket, a movie theatre and a diverse merchant mix. Watertown Mall serves the Watertown community, known as "South Dakota's Rising Star", as well as cities in eastern South Dakota and western Minnesota. Located in the heart of the Glacial Lakes Region of South Dakota, Watertown is home to many tourist attractions, including the Codington County Heritage Museum, Terry Redlin Art Center and Museum, and the Bramble Park Zoo	Watertown, SD

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Name	Size Description	Location
AHMSI Building	137,992 square feet This unique Office call Center was delivered to Lexington 100% vacant. This property is a 137,992 square foot building Located in the Quorum/Bent Tree submarket. The building has a 5,400 SF of raised floor data center space, nine hard wall major conference rooms and six training rooms equipped with state-of-the-art AV equipment, 6,900 SF dining and community center which can be converted to a 325-seat, theatre-style seating atrium. It is located on 12.4 acres of land area. Lexington has since successfully leased out this building to a national mortgage servicing center. The property is now 100% occupied	Addison, TX
Vincennes Plaza	164,541 square feet Property is located in Knox County on 6th Street, on one of the city's major thoroughfares and adjacent to Lowe's Home Improvements, Dollar General Store and Rural King. Nearby Vincennes University, has a student population of over 7,000 students. Center is anchored by J.C. Penney, Jo-Ann Fabrics, Payless Shoes, Hallmark, Domino's Pizza, State Farm Insurance and many more. Property was given to Lexington Realty to manage with 60% occupancy level. After 3 months under Lexington's control, we now have a LOI in hand which will bring our occupancy to 94% plus.	Vincennes, IN
Westgate Mall	260,725 square feet This center features an excellent mix of anchor tenants in Herberger's and Jo-Ann Fabrics. These anchor tenants provide a market-leading department store and the nation's leader in fabrics and crafts. Additional supporting national retailers located at Westgate Mall include Maurices, Bath & Body Works, Regis Salons, GNC, Payless ShoeSource, Christopher & Banks, Foot Locker and Claire's. When Lexington purchased the Center, it was 65% occupied. We have since leased out the former Kmart building in the amount of 65,000 square feet to Dunham's Sports and Big Lots. This action has led to a reaction with other national tenant's joining on board. Property is currently at 96% occupancy and with the 2 additional LOI's in hand.	Brainerd, MN
Quincy Place Mall	278,000 square foot shopping center Located 84 miles southeast of Des Moines, Quincy Place is located at the intersection of US Highway 34 and Quincy Avenue in Wapello County, population 36,000. Quincy Place is the dominant retail center in a trade area encompassing more than 104,000 predominantly rural residents drawn by anchor tenants Herberger's, JC Penney and Target. Principal employers in the trade area include John Deere, Excel Corporation and Ottumwa is also home to Indian Hills Community College which has an enrollment of 3,500 students. Company assumed control in June of 2012 and currently has 35,000 under lease contract along with an additional 55,000 sf of Letters of intent. Successfully lowered expenses by 40% and new tenants already opened by Lexington Realty International are Rue21, MC Sports, Glik's and a local restaurant. Property is currently at 90% occupancy and trending to complete occupancy by January 2014.	Ottumwa, IA

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Paul Bunyan Mall

298,000 square foot shopping center

Bemidji, MN

The Property is situated on a 26.92 acre site consisting of 297,803 square feet of rentable area featuring notable retailers such as JCPenney, Herberger's Radio Shack, Bath & Body Works, FootLocker, Dairy Queen, Jo-Ann Fabrics, GNC, and Famous Footwear. The greater Bemidji area, home to over 31,000 persons, is located in northwest Minnesota, and is a historically charming, progressive and beautiful north woods community. Bemidji is the regional cultural, shopping and medical hub to a vast area covering northern Minnesota and Southern Manitoba, Canada. The Property is 75% occupied by 28 tenants including JCPenney and Herberger's. Other tenants include such notable national retailers as Jo-Ann, Deb Shops, Foot Locker, GNC and Rue 21. Over 89% of the Property's gross leasable area is occupied by nationally recognized retailers. Property was assumed by company immediately upon Kmart vacating in January 2013. To date we have LOI's in place from several national retailers with the expectancy to have this mall 100% occupied by December 2013

Hutchinson Mall

214,115 square foot shopping center

Hutchinson, MN

Hutchinson Mall features more than 30 retailers including JCPenney, Running's, Dunham's Sports, and Cash Wise and is adjacent to Super Wal-Mart. Serving Hutchinson and McLeod Counties, the shopping center is located approximately 60 miles west of Minneapolis and 50 miles south of St. Cloud. Hutchinson is home to Hutchinson Technology, 3M and Ridgewater College. The many lakes and recreational facilities surrounding Hutchinson provide the area with a natural family atmosphere. Lexington Realty International acquired this property in May 2013 and within 30 days of acquisition, have already identified and procured LOI's to re-tenant and stabilize the centers tenancy, bringing it to 100% occupancy with national permanent tenants.

Laurel Mall

560,000 square foot shopping center

Hazleton, PA

Property was assumed with a vacating JC Penney and an overall occupancy of 80%. The property features more than 50 retailers including K-Mart, Boscov's, Aldi, Old Navy and Dollar Tree with total retail sales of over \$70 million. The property is located adjacent to a Wal-Mart Supercenter. In the first three months since assuming management, Lexington Realty has eliminated around \$500,000 in excess spending as well as bringing in all outside contracts in house, thereby being able to reduce the operating expenses accordingly. Additionally, Lexington Realty was able to procure numerous LOI's from national retailer for the vacant anchor space as well as various inline spaces and outparcels.