



LEXINGTON REALTY
INTERNATIONAL

COMPANY PROFILE

Lexington Realty International is a limited liability corporation that specializes in purchasing, leasing, consulting, development and management of commercial & residential 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 seventy-five 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 properties and buildings 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 clients' unique needs. We tailor our management and marketing strategies to every individual client's situation.

With regard to retail 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 18,000,000 sf of retail space, 1,000,000 sf of office space 500,000 sf multifamily/mixed use and 1,500 multi-family residential units. Our unique approach to management and 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.



REAL ESTATE PORTFOLIO

Office

1033 West Van Buren

82,712 square-foot brick and timber loft office asset

Chicago, IL

1033 West Van Buren is a 7-story, 82,712 square-foot brick and timber creative loft office asset. The property is in a rapidly developing transit-oriented “live-work-play”, located in the Far West Loop of the Chicago central business district. Continued mixed-use development of the area immediately surrounding 1033 West Van-Buren continues to drive further rent growth as the area population continues to explode (122% population growth since 2012 in the Far West Loop/Fulton Market). 1033 is located directly on the I-290 (Eisenhower Expwy., 200,000+ VPD), a short walk from two CTA train stations, and a half a block from a bus stop. The property is also a within walking distance of the University of Illinois at Chicago campus and hospital. The downtown Chicago office market has been undergoing a transformation in that has seen high influx of companies entering and relocating to the market, including Google and McDonalds. Since our acquisition in July 2018, we have performed renovations to the lobby, elevators, bathrooms and roof. We purchased the asset with an in-place occupancy of 44.6% (competing market is 91.2%) representing a unique opportunity for a large tenant to lease a substantial block of up to 25,000 square-foot of creative loft office space in one of the tightest submarkets in the city. We have already created significant interest from a number of tenants and hope to have the occupancy up to 90% within 24 months of acquisition.

Northcreek Place I

250,238 square foot office building

Dallas, TX

Northcreek Place I is a three-building office complex located in the Northeast Dallas Submarket. The property provides access to the northern communities of Richardson, Plano Frisco Allen and McKinney and is a 20-minute drive to the Dallas Central Business district. The asset has three entrances from the LBJ frontage road, one entrance from Abrams Road, a north parking lot access to Chimney Hill and parking lot access east top forest Lane allow maximum traffic flow to Northcreek Place I. More than \$1MM of upgrades have been completed at Northcreek Place over the past year including LED, Carpet Replacement and Restroom Renovations.

Chase LBJ

42,452 square foot office building

Dallas, TX

Chase Bank – LBJ is a four story 91.3% occupied building located on the northeast corner of LBJ Freeway and Abrams Road, only one exit away from the ‘High Five’. The project provides Tenants excellent access to Lake Highlands, North Dallas, Richardson, Plano, Mesquite, and Garland. The location also benefits from multiple DART bus routes serving the area. The building is also near numerous stores & restaurants great for lunch or after work. Richland College is located just north of Chase Bank – LBJ. The community college provides associate degrees as well as one – or two – year certificates for working professionals to advance their careers in a number of fields.



**Forest Hill
Technology Center**

78,000 square foot office building

Memphis, TN

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.

The Berkshire

98,000 square foot Class A office building

Reading, PA

Property received a total revamp which included new windows, plumbing, electrical and heating systems. We have since renegotiated several leases and renewed their leases at market values for long term commitments. Property has since been leased out to 90% despite the difficult market conditions.

AHMSI Building

137,992 square feet

Addison, TX

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.

Pine Boulevard Equities

13,000 square feet

Lakewood, NJ

The property is conveniently situated off River Avenue the areas main thoroughfare. It provides work and office space for a worldwide insurance company, a Medical practice, speech therapist along with other businesses.

Northcreek Place II

166,508 square foot office building

Dallas, TX

Northcreek Place II was constructed in 1982 and is currently 80% leased. The property features a classic architectural design with reflective glass, generous green spaces and efficient floor plates. The Property's professional appearance is complemented by dense landscaping, abundant parking and flexible space configurations. Additionally, updates to the building's cosmetics and operating systems have reduced capital requirements in the coming years. More than \$1,670,000 has been invested since 2014. As a result, all of the common area corridors have been renovated, electronic directory signage was installed, the exterior seating and landscaping has been improved.



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East Chocolate Plaza

41,000 square feet

Hershey, PA

East Chocolate Plaza, a class B+ administrative medical office property located at 1135 E Chocolate Avenue, Hershey, PA 17033. This 41,000-square-foot property is strategically located minutes away from Penn State Health Milton S. Hershey Medical Center, one of Central Pennsylvania's most successful medical campuses.



Multi-Family

**Sutton Pointe
Apartments**

235 Residential Units

Matawan, NJ

Sutton Pointe Apartments is bordered by a well-established single-family home neighborhood to the south, Barrington Gardens to the west, the Garden State Parkway to the north and the Matawan/NJ Transit Coast Rail Line to the east. Situated on a well-maintained landscaped property, Sutton Pointe is comprised of concrete sidewalks and curbing lined with decorative pole lighting.

**Raytown Village
Apartments**

102 Residential Units

Kansas City, MO

Raytown Village Apartments consists of 102 one- & two-bedroom apartments. The property is conveniently located off the blue parkway. The property offers onsite laundry facilities, clubhouse and a swimming pool.

Metro on Third

16 Residential Units

Asbury Park, NJ

Metro on Third is an upscale class A apartment building located just a few blocks from the beach in Asbury. It was a former school building that was completely renovated with high end features and finishes to become one Asbury's most sought-after living space.

Brighton Apartments

202 Residential Units

St. Louis, MO

Located at 2745-A Rottingdean Dr., Saint Louis, Missouri this property consists of 201 units. Outstanding location and large floorplans, Brighton Apartments is North County's best value in apartment living.

Barrington Gardens

148 Residential Units

Matawan, NJ

Barrington Gardens consists of 148 refreshed and well-maintained apartments. Its amenities include a swimming pool, picnic area and onsite laundry facilities. There are plenty of green areas for tenants to enjoy the serenity of living in Matawan.

**Coach Lamp Corner
Apartments**

118 Residential Units

Raytown, MO

Coach Lamp Corner Apartments offers its 118 units a friendly neighborhood environment. The property is located a short distance from grocery stores, shopping and several restaurants. Its amenities include a swimming pool and laundry facilities.

**Apartments at
Passaic Park**

39 Residential Units

Passaic, NJ

The Apartments at Passaic Park is a portfolio of apartments clustered around downtown Passaic. Centrally located near public transportation they offer convenient living with short commutes to New York City and the surrounding area.



- Somerset Village** **156 Residential Units** **Kansas City, MO**
Somerset Village offers a mix of affordable one- & two-bedroom apartments. The properties amenities include, convenient on-site parking, high speed internet and a picnic area.
- 57 Oak Street** **8 Residential Units** **Jersey City, NJ**
The apartments at 57 Oak offers clean and affordable housing in Jersey City. The building is conveniently located close to public transportation providing a short commute to New York City.
- A&S Realty** **66 Residential Units** **Ocean County, NJ**
The A&S Realty portfolio consists of 66 units in ocean county. The apartments give tenants the chance to enjoy living close to the Jersey Shore while offering various amenities and services often not found amongst the competition.
- South 11th Street Associates** **42 Residential Units** **Newark, NJ**
Located at 308-320 South 11th street in Newark the property consists of 42 units. Ownership undertook a multi-million rehabilitation program bringing tenancy to a 92% occupancy level.
- Blue Ridge Place** **169 Residential Units** **Kansas City, MO**
The Blue Ridge Blvd setting in the 64134 Zip code of Kansas City is a unique place to move into. From pricing to features, the professional leasing team is excited to help you find the perfect fit. At this community, you'll have a wide selection of features and amenities. Some of these include: high-speed internet access, a sauna, and smoke free options
- Stoneybrook Apartments** **96 Residential Units** **Grandview, MO**
At Stoneybrook South, there is access to a variety of amenities and features. Some of these include: balconies, high-speed internet access, and a community picnic area.



Retail

Lakeside Plaza

73,600 square-foot Mixed use shopping Center

Stockton, CA

Lakeside Plaza is comprised of a free-standing Marshalls building (26,000sf) and a two-story mixed-use retail/office adjacent building (47,600sf) originally built in 1980. The property has been remodeled in 2014. The building occupancy has increased 20% over the past 2 years, bringing the current occupancy to 86%. The property sits on 1 large parcel of 4.38 acres with abundant parking and the potential to develop an additional 6000+sf of office, medical or retail in the east parking area. The buildings front March Lane immediately off Interstate 5. Hilton Hotels is the neighboring property to the west with neighborhood retail and residential complexes to the south.

Village at Sandhill Town Center

288,021 square-foot open-air lifestyle center

Columbia, SC

Village at Sandhill Town Center Phase I is an open-air lifestyle center constructed in 2005 on 28 acres and includes 288,021 square feet anchored by JCPenney and Books-A-Million. Additional tenants include national brands such as Victoria's Secret, Ann Taylor Loft, Jos. A. Banks, Lane Bryant, New York & Co. and others, along with an all-star lineup of successful restaurants: Panera Bread, Blaze Pizza, Five Guys, Moe's Southwest, Wild Wing Café, plus a host of other seasoned tenants.

The subject property is the primary component of Village at Sandhill, a 300-acre mixed-use project located in Columbia's affluent northeast suburbs at the strategic intersection of Clemson & Two Notch Roads. Village at Sandhill offers a true live, work, play environment in suburban Columbia with an expansive, growing trade area and easy access to the Columbia MSA via I-20 and US-1. Located in Columbia's fast-growing Northeast submarket, the project provides multi-family residential, open-air retail, dining, entertainment and employment opportunities in a contemporary open-air configuration.

With below market rents and current occupancy at 84% Village at Sandhill Center I offers tremendous upside at below replacement cost pricing for a high quality, regional retail destination in an affluent, rapidly-growing submarket in the heart of the Sunbelt.

ERC Waycross

51,548 square foot strip center

Waycross, GA

The 51,548 square foot ERC Waycross on the southside of Jacksonville Highway (US Highway 1) and sits on 7.1 acres and is conveniently located within walking distance of the Mall at Waycross, the only anchored shopping mall within a 50-mile radius, consisting of nearly 400,000 square feet of retail space.



Renovated-to-suit in 2007 and 2012, this property is 89.5 percent occupied. ERC occupies 35,200 square feet (68.3 percent) of the property. A leading provider of customer experience management services, including Business Process Outsourcing and Accounts Receivable Management services to Fortune 500 companies, ERC employs 2,000 people in its six locations worldwide.

Center at Colony Mill

100,000 square foot strip center

Keene, NH

Center at Colony Mill, 149 Emerald Street in historic Keene, New Hampshire. The masterfully designed 99,854 square foot mixed-use complex is situated over 7.7 acres, with exceptional frontage along the retail-dense Emerald Street and Gilbo Avenue and just steps from Keene's bustling downtown. The Center at Colony Mill is unmatched in accessibility, with lit signals in/out simplifying travel to and from the countless amenities of Main Street. Shoppers and business commuters alike enjoy streamlined access to major roadways in all directions, including NH-Route 101 (East/West), NH-Route 202 (North/South) and the Franklin Pierce Highway (Route 9). Recent upgrades to the building's exterior facade, interior suites and common areas have resulted in an increase to 99.4% occupancy over the last two years. The Center at Colony Mill's strategic location in the heart of Keene's Commerce Zone offers unmatched exposure in the strongest concentration of retail space in southwest New Hampshire. National anchor tenants in the immediate proximity such as Kohl's, Famous Footwear, JC Penney, and Hannaford Supermarket pair exceptionally well with the vast array of service-oriented retailers including TD Bank, Bank of America, CVS Pharmacy, Walgreens, Panera Bread and Dunkin' Donuts. Located in a bustling retail trade area, The Center at Colony attracts tax-free shoppers from Vermont and northern/central Massachusetts, altogether encompassing a population in excess of 125,000. The Cheshire County city is also home to Keene State College, whose students make up nearly 25% of the population of approximately 24,000 people. The attraction of shoppers locally and within a 15-20-mile radius make the Center at Keene one of the most desirable locations for the national chain and locally-owned retailer alike. In addition to the captured audience in Keene, 149 Emerald Street is home to Cheshire Medical Center/Dartmouth-Hitchcock Keene, which brings countless unique (non-regular/repeat) visitors to the site monthly. Corporate neighbors within the 99.4% leased property include Barton Associates, State of New Hampshire Department of Education, State of New Hampshire Employment Security, H&R Block, Adecco USA, and Connell Communications, in addition to the Antioch University.

Clocktower Place

204,164 square foot strip center

Florissant, MO

Clocktower Place, a value-add grocery-anchored center located in Florissant, MO, a populous northwestern St. Louis suburb. The overall asset contains 204,164 SF of retail GLA and is currently 89.6%. The asset is anchored by dominant, value conscious retailers: Ross Dress for Less, Family Dollar, and Aldi. Clocktower Place is strategically positioned at the intersection of I-270 and W. Florissant amongst a regional retail hub within St Louis' northwestern suburbs. The immediate area includes roughly 1.5 million sf of retail development, the only Sam's Warehouse within 10 miles and serves an expansive trade



area with over 102,000 residents living within a 3-mile radius. The subject property benefits from having one of the dominant positions in the trade area and possesses excellent visibility and full access from the highway via exit 28, and ingress/egress on both Dunn Road and W. Florissant Avenue, which have a combined traffic count of nearly 200,000 vehicles per day.

Woodbury Center

228,000 square foot strip center

Woodbury, NY

Woodbury Centre, a dynamic regional national anchored center located in Woodbury, Orange County, New York (the "Property"). Woodbury Centre comprises 228,000 square feet of gross leasable area and is anchored by a Kohl's and Michaels. The Property features a diverse line up of national retailers including Staples and Forever 21, enhanced by numerous fashion and housewares outlet tenants along with newly announced Ulta and ALDI. The retail tenants are complimented by three owned restaurant outparcels and an adjacent Hampton Inn hotel. Woodbury Centre was constructed in 2002, is currently 91.5% leased. Woodbury Centre is located at the confluence of NY State Highways 6, 17 and 31 with immediate access to New York State Thruway (Interstate 87) Exit 16. The Property is immediately opposite the renowned Woodbury Commons Premium Outlets with over 13 million visitors per year and is ranked in the top ten for largest outlet, most valuable and highest producing centers in the United States

Shops at Kanawha

160,694 square foot shopping center

Charleston, WV

This dominant community shopping center comprised of 160,694 square feet in the state capital of West Virginia – Charleston. The center is adjacent to a high-volume Kroger and Gabe's and is positioned along WV-61 on approximately 19 acres with great visibility, signage and multiple points of ingress and egress.

Sauk Rapids Retail Center

16,890 square foot shopping center

Sauk Rapids, MN

Located in the heart of Sauk Rapids on Benton Drive. The center is 100% occupied by strong mix of National and local tenants including Cost Cutters, Papa Johns, Batteries Plus and Holiday Hair

Cornerstone Commons

20,462 square foot mixed use building

Hutchinson, MN

Cornerstone Commons is a beautiful modern office and retail center located on Main Street in Hutchinson, MN. The property is occupied by a wide array of local and national tenants including, Marines Career Center, Smoke 4 Less, Snap Fitness and Carlson and Jones Law Office.

Naugatuck Valley Shopping Center

383,000 square foot power center

Waterbury, CT

Naugatuck Valley Shopping Center is 77% occupied power center, anchored by Walmart, Stop & Shop and Party City. Over 55% of the center is anchored by National Power retailers. Due to the center's close proximity to Interstate 84 (the most heavily traveled route between Boston Hartford and New York City) and the population density of over



100,000 in their mile radius. The center presents and unique opportunity to reconfigure and capitalize on the vacant big box spaces.

**Charter Oak
Shopping Center**

225,500 square foot shopping center

Hartford, CT

Charter Oak is located along Silver Lane in the center of East Hartford, approximately 5.6 miles east of downtown Hartford, the state capital. The Property is easily accessible via Interstate 84 (I-84), the primary arterial highway in the area, located less than a half mile north. Charter Oak Mall is well positioned for high consumer traffic given its position just offset from Silver Lane, a central retail corridor in East Hartford. Originally constructed in 1977 and renovated in 1994, Charter Oak sits on 31 acres and consists of a multi-tenanted, shopping center and two outparcel buildings for a grand total of 225,439 square feet of rentable premises. Charter Oak Mall is currently 88% leased to six national, regional and local credit tenants, including Stop & Shop Supermarket, Big Lots, and Burlington Coat Factory.

Fairlane Village Mall

535,000 square foot shopping center

Pottsville, PA

Anchored by Kohl's, Boscov's Department Store, Dunham's Sporting Goods, Michaels Arts & Crafts, and Lowe's Home Improvement, a shadow anchor. Fairlane Village Mall also has a strong mix of national, regional and local tenants including Kay Jewelers, Littman Jewelers, GNC, Dollar Tree, Super Shoes, and Harbor Freight Tools. The Fairlane Village Mall is conveniently located along Route 61 less than one mile north of Pottsville, Pennsylvania.

**Paducah Specialty
Center**

123,605 square foot shopping center

Paducah KY

Paducah Specialty Center is a 123,605 sf power center located in Paducah KY and anchored by TJ Maxx, PetSmart, Office Depot, Books-a-Million, Dollar Tree . The center is located at the corner of James Sanders Boulevard and US-60 (aka Hinkleville Road) just west of 1-24, and across the street from the regional mall. Paducah is the county seat of McCracken County and serves a market area of approximately 250,000 people. The city is located in the far western corner of the state, where the Ohio and Tennessee Rivers come together. The state of Illinois is just to the north of the Ohio River, and the state of Missouri is just to the area's west.

East Town Mall

198,652 square foot shopping center

Green Bay, WI

East Town Mall is a centrally located shopping center, anchored by Petco, Hobby Lobby and Office Max. The property is Shadow Anchored by Kohl's, Shopko, Marshalls and Ross Dress for Less. The property is located in the East Side of Green bay which is quickly becoming the largest residential area with easy access from Interstate 43, US-141 and SR 172. Since Purchasing the asset in 2017 Lexington Realty has secured a five (5) year renewal with Hobby Lobby. Lexington is planning to redevelop the interior of the mall and convert the asset to a Power Center. We have already secured LOI's with national retailers, we aim to begin construction in third quarter of 2018 and complete by mid-2019.

Matteson Center

151,000 square foot shopping center

Matteson, IL



Matteson Center is a 150,000-square-foot regional power center anchored by Marshalls, Ross Dress for Less and PetSmart. The center is situated at the intersection of South Cicero Avenue and Lincoln Highway, the major east-west traffic corridor through Chicago's suburbs. The intersection has an average daily traffic volume of 44,800 cars. The Matteson sub-regional trade area, approximately 30 miles north of the Chicago CBD, is made up of approximately 2.2 million square feet of retail space serving Matteson and the surrounding communities. The 5-mile area surrounding the center has a population of 153,243 with an average household income of \$79,337.

Lebanon Valley Mall

397,000 square foot shopping center

Lebanon, PA

The Lebanon Valley Mall is the premier shopping destination in the Lebanon Valley. Anchored by Boscov's, Hobby Lobby, and The Great Escape Theatres Lebanon Valley 10, the Lebanon Valley Mall offers a mix of national and locally owned retail establishments. Lebanon Valley Mall strives to provide a safe, comfortable shopping environment to our guests and tenants. The mall has developed and strives to maintain a reputation of being a pillar in the community. This reputation is perpetuated by hosting community organizations for events and by being active in some of those same groups. Geographically located near the center of Lebanon County, the Lebanon Valley Mall is just minutes from center city Lebanon and is easily accessible from a number of highways. The mall is centrally located amongst State Route 72, US Route 422, US Route 322, Interstate 76 (PA Turnpike), Interstate 78, and Interstate 81.

**Marketplace at
Steamtown**

565,000 square foot shopping center

Scranton, PA

Located in historic Downtown Scranton, The Marketplace at Steamtown is unique in being conveniently located downtown. It affords its shoppers easy parking with its multiple heated indoor parking garages and state of the art LED lighting. The Marketplace at Steamtown is anchored by Boscov's and its retailers include Victoria Secret / Pink, Hot Topic, Gymboree, Bath & Body Works, Shoe Dept, GNC and Starbucks among others. Getting to the mall is fast and trouble free due to its location being easily accessible off all the areas major highways. Located right next to the mall is the Steamtown National Historic Site, an interactive locomotive museum that is a mainstay attraction for tourists and families. A scenic walking bridge connecting the mall to the museum gives shoppers the ability to enjoy a full fun activity day at Steamtown. The mall is also in close proximity to the University of Scranton and seven other colleges and universities including Lackawanna College, Marywood University, Johnson College and the Commonwealth Medical College. The Marketplace at Steamtown trade area (20-mile) has a population of 448,947 people with 185,183 households, and has a daytime population of 238,653. The average household income is \$55,639 with a median age of 43.7. Money Magazine ranks Scranton, PA as one of the ten fastest growing real estate markets in the country. Scranton was also recently named as the number one city in the "10 Best Places to Start Over" by MSN Real Estate, ranking high in everything from job prospects to affordable housing.

Gravois Place

87,000 square foot shopping center

Fenton, Mo

Gravois Place, is a 86,931 square-foot Gold's Gym-anchored retail center in Fenton, Missouri, one of St. Louis's most affluent suburbs. The Property is fully leased to Gold's Gym, SkyZone and St. Vincent DePaul. The area's affluent demographics combined with the Property's high



visibility along New Smizer Mill Road, MO-30, and Gravois Road give Gravois Place one of the most desirable locations in the area. Gravois Place's internet resistant tenancy, main-and-main location, excellent physical condition and corporate guaranty from Gold's Gym gives shoppers an exciting shopping experience in one of the Midwest's most prominent MSAs.

Laurel Mall

560,000 square foot shopping center

Hazleton, PA

Property was assumed with a vacating JC Penney and an overall occupancy of 75%. 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 reduced the expenses by approximately \$500,000.00 by eliminating excess spending as well as bringing in all outside contracts in house. Additionally, Lexington Realty was able to procure numerous LOI's from national retailers for the vacant anchor space as well as various inline spaces and outparcels. Lexington Realty signed a lease with Dunham's Sporting Goods to replace the former JC Penny and has filled other vacancies with a TJ Maxx. The property is currently 100% occupied.

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 re-tenanted vacancies with the addition of a 27,000 sf Dunham's Sporting Goods. The property is currently 95% occupied.

Shops at Walzem

56,000 square foot shopping center

San Antonio, TX

The Shops at Walzem (the "Property"), is a 55,526square-foot Gold's Gym-anchored retail center in San Antonio, Texas, America's seventh-largest city and home to four United States military bases. The Property is 90% leased to Gold's Gym and three other unique tenants, giving The Shops at Walzem stable, internet-resistant location to shop. The Property is also three miles from Randolph Air Force base, home to 15,942 active military members, a key demographic for Gold's Gym. Furthermore, the Gold's Gym is one of more than 25 Gold's Gym locations in the San Antonio area, indicating a major commitment to the market. The Shops at Walzem's is in excellent physical condition, internet resistant tenancy and in proximity to four military bases.

Denton Plaza

75,570 square foot shopping center

Denton, TX

The Shops at Walzem (the "Property"), comprises of Planet Fitness, Altitude and Dirt Cheap, a 75,570 square foot, three-tenant retail center positioned off the corner of Interstate 35 East and Lillian Miller Parkway in Denton, Texas. Strategically located along Interstate 35 at the Loop 288 corridor, Denton Plaza is part of the dominant DFW submarket of Denton containing over 3,000,000 SF of retail GLA.

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, Bath & Body Works, Foot Locker, Dairy Queen, Jo-Ann Fabrics, GNC, and Famous Footwear. The greater Bemidji area, home to over 31,000 people, 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, 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. Lexington Realty has since leased the former Kmart to Hobby Lobby and to Kohl's thus bringing the property to 98% occupancy.

Quincy Place Mall

278,000 square foot shopping center

Ottumwa, IA

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 has leased out an additional 35,000 to Dunham's Sporting Goods. Successfully lowered expenses by 40% and new tenants already opened by Lexington Realty International are Rue21, Glik's and a local restaurant. Property is currently at 90% occupancy.

Westgate Mall

260,725 square feet

Brainerd, MN

This center features an excellent mix of anchor tenants with 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 Maurice's, 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.

Vincennes Plaza

164,541 square feet

Vincennes, IN

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, Dunham's Sporting Goods, Payless Shoes, Hallmark, Domino's Pizza, State Farm Insurance and many more. Property was given to Lexington Realty to manage with 60% occupancy level. Current occupancy is 94% plus.

Watertown Plaza

303,000 square foot enclosed mall

Watertown, SD

Property is anchored by Dunham's Sports, JCPenney, Planet Fitness, 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.

Memorial Mall	365,000 square foot enclosed mall	Sheboygan, WI
	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.	
Viking Plaza	210,000 square foot enclosed mall	Alexandria, MN
	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.	
Freestanding Dollar Tree & Q'Doba	11,200 square foot freestanding building	Alexandria, MN
	After successfully leasing the entire Viking Plaza Mall, Lexington Realty acquired and developed an outparcel next to the Mall. We procured two national leases with Dollar Tree and Q'doba. The property is 100% leased	
Maple Ridge Plaza	105,000 square foot shopping center	Amherst, NY
	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.	
Main Street Crossing	66,000 square foot shopping center	Belmont, NC
	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.	
Market Street Shops	189,000 square foot outlet mall	Dalton, GA
	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 project was received.	
Shops at Lakewood	83,000 square foot shopping center	Durham, NC
	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.

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| Delta Plaza | 262,000 square foot shopping center | Greenville, MS |
| | 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. | |
| Country Club Center | 68,000 square foot shopping center | Montgomery, AL |
| | 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. | |
| Great Falls Plaza | 121,000 square foot shopping center | Roanoke Rapids, NC |
| | This Food Lion anchored property was originally acquired at 100% occupancy. Ames has vacated and 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. | |
| Van Wert Plaza | 88,000 square foot shopping center | Van Wert, OH |
| | 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. | |
| Loma Vista Shopping Center | 248,000 square foot shopping center | Kansas City, MO |
| | 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. | |
| Taylorsville Shopping Center | 200,000 square foot shopping center | Taylorsville, NC |
| | This super Wal-Mart shopping center has only one vacancy left. The property is otherwise healthy and busy. | |
| Four Corners Shopping Center | 35,000 square foot shopping center | Ooltewah, TN |
| | 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. | |



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