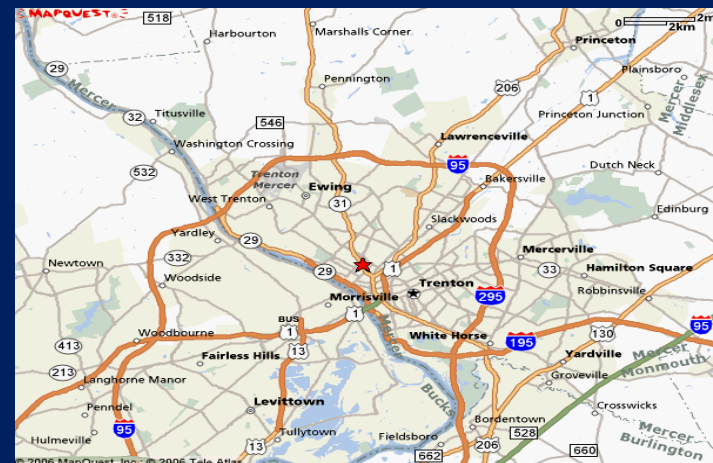


Parkmont Capital, LLC

Mixed Use Retail Investment – City Neighborhood Pennington Shopping Center, Trenton, NJ

\$6.2M Acquisition & Management by Parkmont Capital, LLC
Investment Cycle: 5-Yrs Ownership & Management
IRR 12-15% (current income + gains on resale)

Property Acquired by Parkmont Capital LLC
with NDC Capital (NYC) as equity partner and Morgan Stanley (NYC) as debt partner.
Parkmont is managing partner for investment, management, and value realization
<http://www.parkmontcapital.com/realestate/transactions.html>



Parkmont Capital, LLC

Pennington Shopping Center -- Trenton, NJ

Inner City Neighborhood: lease-up to tenants in banking and services to deliver ready access to a residential community of affordable housing units newly built around Center.

Investment Rationale and Value Creation

- ❑ **Investment:** 60,000 sq. ft. local shopping center built in 2003 at \$6.8M cost; additional ½ acre developable lot included; vacancy rate is 10%; 200 new apartment units around the center.
- ❑ **Rationale:** underserved city neighborhood; purchase price below build-out cost; stable tenants; vacant store--lease at market rates; land parcel for development of additional 3,500 sq. ft.
- ❑ **Strategy:** invest in site safety & cleanliness; improve tenant mix (e.g., bank branch, pharmacy); lease vacant parcel to single tenant; control operating costs via efficient management.
- ❑ **Value:** anchored by a supermarket, the Center is ahead of pro-forma with current income payments to investors. Vacancy is low and stable, with new rental housing all around. Hold to 5 years with new tenants and new affordable housing completed. Current pay + gains: 12-15% IRR target.