

PARKMONT HOUSING AND REDEVELOPMENT LLC

Multifamily Housing – Mixed-Use

Residential-Retail-Professional

City Neighborhoods – Metro Town Centers – Transit Villages

New York – New Jersey

Presentation For General Information Only



Parkmont Capital, LLC

Real Estate

Management, Finance, Redevelopment

138 West 25th St., 11th Floor, New York, NY 10001
73 Washington St., Suite 100, Bloomfield, NJ 07003
Tel: (646) 448-0780 / (973) 250-5468

www.parkmontcapital.com

Registered Investment Adviser
Court-appointed Receiver NJ&NY
Licensed Real Estate Broker NJ&NY

Parkmont Housing and Redevelopment LLC

Parkmont Housing & Redevelopment LLC operates in the most urbanized region of the US in management, acquisition and rehabilitation of multifamily housing and mixed use properties that provide affordable rents and deliver services that sustain businesses, employment, and community.

Working in partnership with community development organizations, not-for-profit service providers, funding agencies, commercial banks, endowments & foundations, Parkmont deploys private sector practices of acquisition, finance, development, and management to deliver a triple bottom line: (1) economic benefits to neighborhoods and communities; (2) green build-up practices to cities and towns ; (3) cash flows and long term gains. The components of successful smart growth investments are:

- 1. Equity and debt with low leverage in acquisition and build-up*
- 2. Green and efficient practices in upgrade and renovation*
- 3. Hands-on, and responsive management in occupancy and ownership*
- 4. Specialized knowledge and experience in real estate finance.*

Parkmont Housing & Redevelopment LLC





Market Access

1. Parkmont gains first-hand knowledge of properties suitable for upgrade or conversion to affordable housing that are in bank foreclosure and REO, or publicly owned via its activity in receivership & property management. The principals' long experience as commercial bankers, owners and managers translates into expert knowledge of physical condition, rehabilitation requirements, and sustainable cash flows of each asset and project.
2. Parkmont gains access to sites and projects in town centers and transit villages well-suited for rehabilitation and adaptive reuse. The team's access extends as well to privately-held properties in need of new ownership for upgrade and sustainable cash flows. This in-house access doubles up on the receivership channel in proprietary origination and asset selection capacity.

Parkmont Housing & Redevelopment LLC

Properties in Northern NJ with Parkmont as Receiver & Asset Manager

Asset types for management, acquisition and upgrade

<p>Multifamily Residential 60 Units Upgrade and Stabilize</p>	
<p>Multifamily Residential 25 Unit ('Busted Condo') Stabilize and Refinance</p>	
<p>Professional Office and Medical Building 9000 sq ft. Upgrade and Lease-up</p>	
<p>Mixed Use, Professional Office and Residential 40,000 sq ft. with 25 Units Upgrade, Stabilize, Refinance</p>	

Parkmont Housing & Redevelopment LLC

Poperties in Northern NJ with Parkmont as Receiver & Asset Manager

Asset types for management, acquisition and upgrade

<p>Multifamily Residential 11 Units Upgrade and Stabilize</p>	
<p>Multifamily Residential 80 Units Upgrade, Stabilize, Refinance</p>	
<p>Multifamily Residential 40 Units Upgrade and Stabilize</p>	
<p>Multifamily Rental 55 Units Upgrade, Stabilize</p>	

Parkmont Housing & Redevelopment LLC

Parkmont Due Diligence Practice

Parkmont has an in-depth due diligence practice for management, acquisition and upgrade

- 1. Estimate the physical condition of the property via engineering review.**
- 2. Estimate upgrade and build-out costs via our general contractor partner.**
- 3. Assess impact of upgrades and stabilization on businesses and community.**
- 4. Estimate total project costs: acquisition plus upgrades plus management.**
- 5. Apply proprietary financial model to develop a budget with total costs for the life-cycle of the investment (up to 3 years).**
- 6. Estimate future cash flows for downside sensitivity analysis and IRRs.**
- 7. Estimate optimal mix of equity & debt to carry out acquisition and upgrade.**
- 8. Determine whether to proceed with acquisition and close asset purchase.**
- 9. Integrate public/not-for-profit sector incentives available to optimize economic value and maximize impact.**
- 10. Deploy Parkmont Team to execute upgrade plans on budget and on time.**

Parkmont Housing & Redevelopment LLC

ASSOCIATES

Peter Amari

President

Frank Belgiovine

(Project Construction and Completion)

Vincent Amari

(Funding sources and management)

Kristen Ford

(Property and Finance manager)

Parkmont Housing & Redevelopment LLC

- Peter Amari, has 30 years of experience in real estate finance, investment and management. In private sector real estate finance, as an executive with Chase Manhattan and other large banks, he underwrote and managed project loans for national developers in the US and managed a portfolio in excess of \$1B. As an underwriter on Wall Street for real estate capital markets, he financed net lease projects and assets at an investment firm that first developed net lease finance & securitization. In public sector real estate finance, he worked as a director in the U.S. HUD Program in NJ for multifamily and mixed use projects in urban sites. He received a Master's Degree at Rutgers University with the Bloustein School of Urban & Regional Planning, and he is presently president of the Alumni Association.
- Frank Belgiovine has built 2.5M sf of residential and commercial space in more than 30 years of experience in the New York Metro and Pennsylvania. He has built as general contractor with green certification and as developer: he has acted as consultant and as manager to private and public sector projects: developers, banks, architects, agencies, schools. He holds an extensive network of contacts via the construction and supply industry, residential and commercial brokers in the private sector, county and municipal officials in the public sector.

Parkmont Housing & Redevelopment LLC

- Kristen Ford has 15 years of experience in residential real estate and in financial planning: co-investor and portfolio manager in 1-4 family homes; financial planner for liquid investments and asset allocation. She is founder of Shaman Financial LLC for purchase of distressed notes and bank REO; experienced in the practices of acquisition, monetization and disposition of 1st/ 2nd mortgage notes. Worked as financial planner at Lincoln Financial in CA and Wachovia Securities in NJ. Studied at University of California at Cal Berkeley and Cal State S. Francisco; B.S. College of Business, Finance.
- Vincent Amari has 30 years of experience as analyst, banker, and adviser: project finance, bank debt underwriting and loan portfolio management. With Parkmont he acts as CFO and positions the firm as catalyst and partner in acquisitions and projects. He worked for ten years with Chase Manhattan Bank, as line vice president in US Corporate and Europe Institutional groups; attended NYU GBA for an advanced program in corporate finance & security analysis.. He is Chartered Alternative Investment Analyst: private equity, real estate, structured finance. Studied European languages at Columbia University.

Parkmont Housing & Redevelopment LLC

RECEIVERSHIP AND PROPERTY MANAGEMENT

Parkmont Capital LLC, a real estate finance and investment firm, acts in partnership with Safeguard Realty Management Inc., a property management company in New York with 20 years of activity in Manhattan and the other boroughs in residential and retail assets. Peter M. Amari is president of the JV company in Bloomfield NJ which manages the growth in receiverships and assets under management in NJ-CT-PA.

The partnership provides integrated asset and property management, leasing and brokerage services: rents, payments, reporting, accounting, and sales. Jointly, the two companies manage more than a hundred properties and continue to add new assignments working with lenders and their attorneys.

Peter M. Amari, President
Safeguard Realty Mgt. NJ, LLC / Parkmont Capital, LLC
Property Management / Real Estate Finance / Private Equity
Registered Investment Adviser, Court Appointed Receiver
Licensed Real Estate Broker, States of NY and NJ

N.J. Office: O: 973-658-5255 / F: 973-771-5048
73 Washington St., Suite 100 Bloomfield, NJ 07003

N.Y. Office: O: 646-734-6678 / F: 646-304-5980
138 W. 25th St., (11th Fl.) New York, NY 10001



Parkmont Housing & Redevelopment LLC

COMPLETED TRANSACTIONS IN FINANCE, ACQUISITION AND MANAGEMENT

<p>\$10,500,000 60,000 Sq. Ft. Office Building Bridge/Term Loan – Refinancing – Oradell, NJ 10 Yr Term – 30 years; Financed by a New Jersey Bank</p>	
<p>\$6,200,000 60,000 Sq. Ft. Shopping Center Purchase – Trenton, NJ 10Yr Term – 30 years; Financed by a New York City Bank</p>	
<p>\$5,350,000 Three Advance Auto Parts Stores Construction Loan – Michigan 18 months; Commercial Bank, Chicago, IL</p>	
<p>\$10,500,000 Apartments – 24 Units/Harlem, New York Acquisition – Debt/Mezz/Equity; Financed by a NYC office of Foreign Bank</p>	
<p>\$2,200,000 New Jersey Portfolio 30 units, 3 stores + 7,000 sq. ft. Retail Cash-Out Refinance – 5 Yr Fixed – 25 Yrs; Financed by a New Jersey Bank</p>	

Parkmont Housing & Redevelopment LLC

FEATURED SPEAKER AND PANELIST



IMN FORUM - Friday, June 4, 2010
IMN FORUM - Thursday, June 2, 2011



MULTIFAMILY INVESTMENT PANEL



Peter M. Amari, President
Parkmont Capital, LLC

Parkmont Market View on Multifamily Investments (PDF)

http://www.parkmontcapital.com/images/IMN_RE-PE_Forum_NYC_-_MultifamilyPanel_-_June3-4_10_-_Composite.pdf