

FORESITE

REALTY PARTNERS, LLC

Acquisitions

Dispositions

Leasing

Brokerage

Corporate Services

Development

Advisory Services

Asset Management

Receiverships

Investment Fund



A Principal's Perspective... A practical approach to maximizing the value of real estate accomplished by combining the perseverance of an owner with the application of actual experience to deliver proven results.

Foresite Realty Partners is uniquely qualified in our approach which utilizes hands-on ownership experience in our owned real estate portfolio to provide a comprehensive array of third-party services, resulting in two interrelated platforms.

Our mission is to maximize the value of complex real estate transactions for our partners, investors, lenders and clients by using *Foresite* and implementing innovative, flexible and cost effective solutions pertaining to all aspects of an asset's life cycle. Our diverse and proficient professional team accomplishes this mission through exhaustive market research, thorough asset evaluations, strategic planning and solution oriented execution, while being cognizant of various transaction structures and the corresponding goals of the stakeholders.

Foresite and its principals have earned a reputation for unparalleled client service, timely response, efficient value maximization and a commitment to our clients to treat the asset as if it were our own... *A Principal's Perspective.*

INVESTMENT FUND

Foresite Realty Partners' principal investment platform targets high core-plus, value-add and opportunistic commercial real estate investments. By utilizing readily available capital from a \$200 million programmatic joint venture fund, Foresite's investment professionals can expedite the financing and closing process. Our team draws upon various disciplines and performs the necessary due diligence during the underwriting stage, thereby providing the greatest level of assurance for a successful transaction.

Foresite's investment parameters encompass the following attributes:

- ◆ High core-plus, Value-Add and Opportunistic investments
 - ◆ Office, Industrial, Flex, Retail and Mixed-Use properties
 - ◆ Total Transaction Capitalization of \$5-\$75 million, with a target deal size of \$10-\$40 million
 - ◆ Foresite's ideal opportunities include:
 - ◆ Properties with leasing risk, development, renovation and/or a repositioning opportunity
 - ◆ Properties available through a bankruptcy, foreclosure, deed-in-lieu and/or merger and acquisition
 - ◆ Purchases of under-performing, non-performing and distressed notes
 - ◆ Recapitalizing investments with existing owners of under funded projects
 - ◆ Excess corporate real estate and lease hold interests
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SERVICES

Foresite Realty Partners uses a diverse platform of business applications to create value in each stage of an asset's life cycle, from acquisition to disposition, with a goal of *turning challenges into opportunities and successes*.

Our creative and experienced professionals are committed to providing superior client service by using our extensive industry knowledge, consultative approach and outside of the box thinking to assist our clients in maximizing the value of their real estate assets.

Foresite provides the following comprehensive array of services to a wide spectrum of owners, including institutional and entrepreneurial owners, lenders and CMBS/CDO loan servicers with their various real estate assets.

INVESTMENT SERVICES

- ◆ Acquisitions and Dispositions

CORPORATE SERVICES AND LEASING

- ◆ Brokerage

ASSET MANAGEMENT

- ◆ Property Management

“PROPERTIES-IN-TRANSITION”

- ◆ Receivership and Bankruptcy

ADVISORY AND CONSULTING

DEVELOPMENT



“PROPERTIES-IN-TRANSITION” SERVICES

Foresite Realty Partners’ specialty practice area, “Property-in-Transition” services, was created to assist lenders, CMBS/CDO loan servicers (primary, master and special), borrowers, owners, bankruptcy trustees and courts in maintaining and creating value with their real estate. *Our professionals are committed to providing comprehensive interim management solutions for various situations, including non-performing, under-performing and distressed loans, court-appointed receiverships, deeds-in-lieu, foreclosures and real estate owned (REO).* We are cognizant that “time is money” and therefore complete transactions in a timely and efficient manner.

Foresite’s “Property-in-Transition” services are comprised of:

- ◆ Receivership and Bankruptcy Services
- ◆ Loan Workout Strategies for Debtors and Creditors
- ◆ Broker Opinion of Values (BOV’s)
- ◆ Management, leasing, redevelopment and/or liquidation of REO
- ◆ Exclusive Disposition Agent of REO and Mortgages
- ◆ Due Diligence, Underwriting and Physical Inspections



Management, Leasing, Disposition
428,000 sf (REO) - Galesburg, IL

RECEIVERSHIP SERVICES

Members of Foresite’s senior management team have specialized in this area over the past 20 years and have personally served as the court-appointed receiver on various property types throughout the Midwest.

As the *Court-Appointed Receiver*, we take a “hands-on” leadership role in the following:

- ◆ Stabilizing property operations and ensuring tenant retention
- ◆ Development and implementation of the Property Strategic Plan
- ◆ Evaluation and creation of Marketing, Advertising and Leasing Strategies
- ◆ Oversight of the on-site Property Management team
- ◆ Devising and implementing an Optimal Exit Strategy



Management, Leasing, Disposition
123 Units (REO) - Bloomington, IL

BANKRUPTCY SERVICES

Foresite remains diligent and detail orientated as our skillful and resourceful team determine the most beneficial solutions for our clients, that minimize risk and accomplish value maximization.

Our Bankruptcy Services include:

- ◆ Valuation of Real Estate Assets or leases
- ◆ Sale/leaseback Analysis
- ◆ Restructuring and Recapitalization Consulting
- ◆ Creation of a Strategic Plan for monetizing real estate
- ◆ Disposition, liquidations and auctions of bankruptcy related Real Estate



Court-Appointed Receiver
192 Units - Middleton, WI

FORESITE

REALTY PARTNERS, LLC

"(Foresite) worked tenaciously ... employing an entrepreneurial spirit, outside the box thinking and utilizing a strategic process...achieved results which significantly exceeded our expectations... (Foresite) is the type of firm we most enjoy working with."

Mark Finerman
President
RBS Greenwich Capital, Inc.

"... (Foresite) is one of our high performance go-to firms that are ready to meet the demands of our, often times, challenged real estate...service amongst the very best.... (Foresite) thinks like an owner and understands the costs of not being successful."

Steven D. Ferreira
Director of REO
LNR Partners, Inc.

"... (Foresite)...not only very competent, but of the highest integrity....have all evidenced a high level of ability.... immediately responsive to any and all correspondence... (Foresite) leadership direction and perseverance has been exemplary."

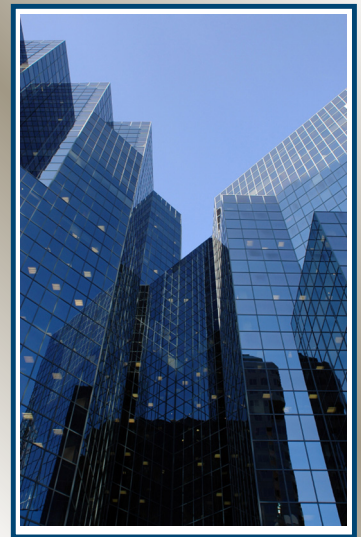
David Husman
Chairman
Equibase Capital Partners

"... (Foresite's) insights into all aspects of the real estate investment process... great intuitive sense of the business that can always be backed up with market knowledge, facts and analysis...strategic perspectives, coupled with tenacity to find the best solution makes Foresite a terrific resource."

Carl G. Jacobson
Director of Asset Management
GE - Real Estate

"(Foresite's)...quick response impressed me the most...the level of energy and creative thinking far surpassed anything previously experienced from similar firms..."

Richard Lauter
Partner-Creditors Rights and Insolvency Group
Levenfeld Pearlstein, LLC



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