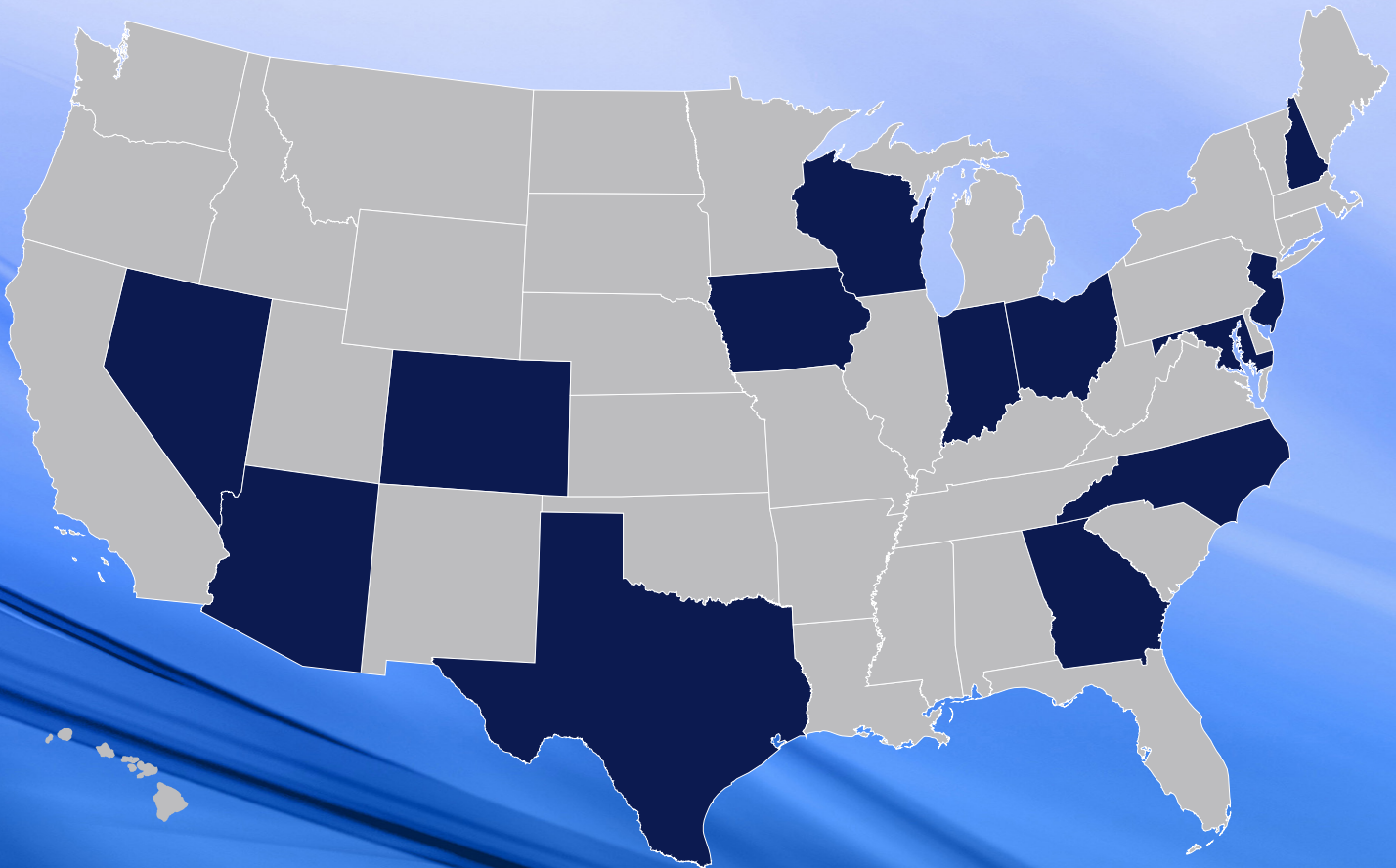


DIVERSIFIED 1MM+ SF PORTFOLIO

FIFTEEN PROPERTIES | TWELVE STATES

OVER 1 MILLION SQUARE FEET OF RETAIL, OFFICE, WAREHOUSE,
AND FLEX BUILDINGS AND 632 MULTIFAMILY UNITS



INVESTMENT HIGHLIGHTS

CBRE Inc., along with the following commercial brokerage firms, Cushman & Wakefield, Foresite Realty Partners, LLC, RE/MAX Presidential, VOIT Real Estate Services and Bomier Properties, Inc., are the exclusive advisors to the seller on certain assets identified in the Offering Memorandum. We are pleased to present the opportunity to acquire the portfolio, sub-portfolios or individual assets comprised of retail, multifamily, office and industrial/flex buildings. The properties' occupancies range from stabilized to value-add providing the purchaser(s) with a range of value creation opportunities across the portfolio. The portfolio consists of over 1 million square feet and 632 multifamily units.

The properties are being offered free and clear of debt obligations. Buyers can take advantage of historically low financing in order to increase returns. The assets are located in AZ, CO, GA, IA, IN, MD, NC, NH, NJ, NV, OH, TX & WI. The properties diverse locations and product types offer maximum flexibility and multiple exit strategies.

All property inspection requests should be coordinated through the broker(s) responsible for each asset identified in the Offering Memorandum.

Portfolio offers, subsets of the portfolio and individual offers will be considered. Any multiple offers should include individual asset pricing.

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THE OFFERING



7366 North Oracle
7366 North Oracle Road,
Tucson, AZ
Retail

• Square footage.....	9,919
• Occupancy	78.2%
• Acres.....	1.195±



Shops at Westwood
16255 West 64th Avenue,
Arvada, CO
Retail

• Square footage.....	22,528
• Occupancy	69.9%
• Acres.....	2.16



New Market Center
2060 Lower Roswell Road,
Marietta, GA
Retail

• Square footage.....	47,854
• Occupancy	69.4%
• Acres.....	4.816



Plaza at Jordan Creek
230 S 68th St.,
West Des Moines, IA
Office

• Square footage.....	22,255
• Occupancy	35.5%
• Acres.....	1.41



Woodcreek Apts
6910 Ramblewood Drive,
Fort Wayne, IN
Multifamily

• Year Built.....	1974 reno. 2004
• Number of units	204
• Occupancy	91.0%



Georgetown Shoppes
4875 W 56th Street
Indianapolis, IN
Retail

• Square footage.....	10,200
• Occupancy	58.8%
• Acres.....	1.1



Gateway East West
6188 & 6192 Oxon Hill Rd
Oxon Hill, MD
Office

• Square footage.....	113,800
• Occupancy	68.6%
• Acres.....	4.21



LL Bean
1699 White Mountain Hgwy
North Conway, NH
Retail

• Square footage.....	50,745
• Occupancy	0.0%
• Acres.....	5.6



Clover Center
1672 White Mountain Hgwy
North Conway, NH
Retail

• Square footage.....	11,000
• Occupancy	50.0%
• Acres.....	5.6



Gramercy Park Apartments
2880 Hull Road
Camden, NJ 08104
Multifamily

- Year Built 1966
- Number of units 96
- Occupancy 92.7%



Durango Plaza
4226 & 4266 South Durango Drive
Las Vegas, NV
Retail

- Square footage..... 21,181
- Occupancy 81.3%
- Acres..... 2.26



Hill Road Plaza
1111-1222 N Hill Road
Pickerington, OH
Retail

- Square footage..... 90,040
- Occupancy 83.4%
- Acres..... 9.33



Oakmont Plaza
16761 St. Clair Avenue
Culcutta, OH
Retail

- Square footage..... 17,792
- Occupancy 42.1%
- Acres..... 4.360



Falls on Antoine
6101 Antoine Drive
Houston, TX
Multifamily

- Year Built 1984
- Number of units 332
- Occupancy 82.0%



Concord Town Center
W3192 County Road KK
Appleton, WI
Retail

- Square footage..... 24,187
- Occupancy 48.5%
- Acres..... 4.12

For additional information, please visit our website at:

<http://www.cbremarketplace.com/IPportfolio/>

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THE OFFERING

Property Name	Address	City	State	Units/SF	Occupancy % as of 12/2012
7366 North Oracle Retail	7366 North Oracle Road	Tucson	AZ	9,919	78.2%
Shops at Westwood Retail	16255 West 64th Avenue	Arvada	CO	22,528	69.9%
New Market Center Retail	2060 Lower Roswell Road	Marietta	GA	47,854	69.4%
Plaza at Jordan Creek Office	230 S 68th St.	West Des Moines	IA	22,255	35.5%
Woodcreek Apts Multifamily	6910 Ramblewood Drive	Fort Wayne	IN	204	91.0%
Georgetown Shoppes Retail	4875 W 56th Street	Indianapolis	IN	10,200	58.8%
Gateway East West Office	6188 & 6192 Oxon Hill Rd	Oxon Hill	MD	113,800	68.6%
LL Bean Retail	1699 White Mountain Highway	North Conway	NH	50,745	0.0%
Clover Center Retail	1672 White Mountain Highway	North Conway	NH	11,000	50.0%
Gramercy Park Apartments Multifamily	2880 Hull Road	Camden	NJ	96	92.7%
Durango Plaza Retail	4226 & 4266 South Durango Drive	Las Vegas	NV	21,181	81.3%
Hill Road Plaza Retail	1111-1222 N Hill Road,	Pickerington	OH	90,040	83.4%
Oakmont Plaza Retail	16761 St. Clair Avenue	Calcutta	OH	17,792	42.1%
Falls on Antoine Multifamily	6101 Antoine Drive	Houston	TX	332	82.0%
Concord Town Center Retail	W3192 County Road KK	Appleton	WI	24,187	48.5%

TOURS

All tours and on site visits are to be arranged exclusively through the broker(s) identified for each specific property in the Offering Memorandum.

SPECIAL NOTE

There will be fifteen additional industrial/flex buildings, all located in Winston-Salem, NC available for sale. We will notify you once the specific property information is available on all of the assets.

OFFERING INFORMATIONAL MATERIALS

Portfolio offers, sub-portfolio offers and individual offers will be considered. All multiple property offers should include individual asset pricing. To receive electronic access to the document center, please execute the confidentiality agreement at <http://www.cbremarketplace.com/IPportfolio/>.

INITIAL OFFERS DUE: January 30 2013

CBRE

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