

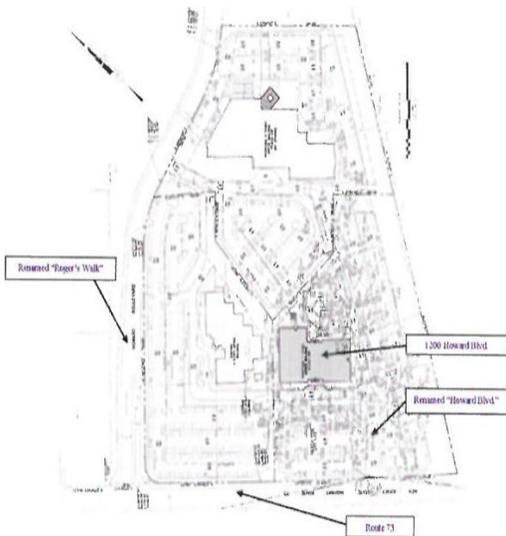
KPG COMMERCIAL MANAGEMENT's team has developed, managed and leased millions of square feet of commercial properties. Some projects require close oversight, and a unique skill set that we make available to our new and existing clients. Our team would be pleased to provide consulting for a wide range of activities, including:

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|---------------------|-----------------------|-----------------|
| Loan Closings | Project Feasibility | Lease Review |
| Asset Management | Contract Negotiations | Acquisitions |
| Land/Site Approvals | Financial Analysis | Marketing |
| Due Diligence | Disposition Analysis | Pre-development |

Consulting services can be structured in a variety of ways depending on the assignment, ranging from providing services on an hourly basis to negotiating a flat fee for certain projects.

KPGCM's background as an owner gives us the 360-degree awareness needed to focus on value enhancement, risk management and all the pertinent real estate aspects important to owners, tenants and lenders.

Site planning and design have long-term effects on project values. Details such as parking, traffic flow, entrance locations and road visibility can make the difference in attracting strong tenants in order to create valuable leases.



EXAMPLE #1: PROJECT FINANCING

KPG Commercial Management's executives have closed financing with CitiBank, PNC Bank, Bank of America, Key Bank, Oppenheimer, Deutsche Bank, U.S. Bank, Wells Fargo, Malvern Federal Savings Bank, Beneficial Bank, and countless others.

Choosing the right lender is critical for operations. The right fit varies, depending on whether a project is a) in development, b) stabilized, c) providing cash flow, or d) needing additional improvements. The type of tenancy is also critical in choosing the right loan category. Projects need the correct financing just the same as they need to find complimentary leasing, construction and design. Loans can vary from:

Construction Loans

Development Loans

Loans with built-in improvement funds

Fixed-rate financing

Money-Center Bank Structures

Permanent Loans

CMBS Financing

Reserves / No Reserves

Variable Rate Financing

Local Bank Structures

EXAMPLE #2: PROJECT DESIGN

Project: Towamencin Corporate Center

Challenges: Aggregating multiple parcels, allowing for development over time, achieving appropriate zoning and approvals.

Solution: This complex property required multiple layers of solutions including:

- Creation of a land condominium to allow for development over time.
- Working with the township to amend zoning requirements for the initial property uses.
- Creative planning of the design of the office buildings and restaurant pad to blend with the township's "town center" architectural requirements.
- Inclusion of a 256 space parking garage to accommodate green space zoning requirements and future development options for long term value creation and flexibility.

