



GRIFFIS  BLESSING

# Commercial Services Group

Richard K. Davidson, CPM®  
Senior Vice President  
Commercial Services Group

B.J. Hybl  
President and COO  
Property Services Group

June 3, 2015





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# Company Profile

For more than a quarter of a century, Griffis/Blessing, Inc. has earned the confidence of private and institutional investors for its performance as a real estate services firm. The company incorporates the latest technology with a broad range of **customized management services** designed to enhance the value of its clients' assets.

Griffis/Blessing has over four million square feet in the commercial portfolio spread across more than 100 properties of office, retail, and industrial space under management throughout Colorado and Boise, ID. Our Property Service Teams are managed by **Certified Property Managers** (CPM®), the industry's finest leaders. We deliver unparalleled service and value to our residents, tenants and owners to maintain the beauty and efficiency of their properties.

Since 1995, Griffis/Blessing has held the **Accredited Management Organization** (AMO®) designation from the Institute of Real Estate Management. The AMO® accreditation recognizes excellence among real estate management firms. Only those firms that achieve the highest level of performance, experience and financial stability and that have a **Certified Property Manager** (CPM®) in an executive position can earn the AMO® credential. Only six percent of all management companies in the United States are accepted into the AMO® program, and Griffis/Blessing is the only AMO® headquartered in Colorado Springs.

Griffis/Blessing has been involved in virtually every aspect of commercial real estate over its history. In its earliest years the firm specialized in multifamily services, and later expanded its expertise to include office, medical, retail, industrial and corporate and government properties. Amongst other awards, **Griffis/Blessing was named "Best Real Estate Management Company" for the eighth consecutive year.**

Today the company has grown to 275 employees, and manages assets valued in excess of \$1 billion for numerous private and institutional owners.



# Company Profile

- Our People
  - Griffis/Blessing is a company of great integrity, made up of responsible individuals. Our relationships with clients, customers, and employees are based on honesty, fairness, and trust.
- Our Mission
  - Partnering with our clients to add value and create opportunities through excellence in real estate services and management.
- Core Values
  - Hard Work
  - Integrity
  - Financial Stewardship
  - Innovation and Creativity
- Our Objectives
  - To secure and provide the greatest net return possible over the life of your asset.
  - To preserve and safeguard your capital asset.
  - To enhance the value of real estate through skillful management and long term planning.





# Company Principles

- Long-Term Relationships
  - In an industry where success has traditionally been measured by the size or profitability of a single transaction, Griffis/Blessing believes that the financial needs of our clients - as well as the firm's own economic vitality - are better served by creating and sustaining long term relationships.
- Professional Competence
  - The ability to support these relationships and serve clients effectively is determined by the competence and experience of the firm's professionals. Griffis/Blessing believes that the principal contributor to its clients' and its own success is its ability to attract and train exceptional employees.
- Specialization
  - While many other firms' management divisions are considered loss leaders to the brokerage division, Griffis/Blessing's primary business is property management. All of our resources and training are geared toward offering the best service in the industry.
- Teamwork
  - With more than 275 employees and a large base of sub-contractors, we have a reservoir of experience and ability from which to draw. Since the complexity of virtually all the firm's engagements requires expertise in multiple real estate disciplines, Griffis/Blessing uses a team approach to solving problems and maximizing the value of its clients' real estate.



# Core Services Overview

Griffis/Blessing, Inc. has earned the confidence of family, private and institutional investors for its performance as a real estate manager and advisor. We offer an array of services, backed by the resources and experience of a team of the industry's finest leaders, to provide turnkey real estate management solutions for any property situation.

Griffis/Blessing is an investment focused and performance driven organization that offers flexible financial and operational reporting that is tailored to the owner's needs. Our comprehensive knowledge of the commercial market along the Front Range and Boise, ID is advantageous when appealing to potential residents in the booming economic shift to apartment living. We have extensive experience in capital rehabilitation lead by a licensed Class A general contractor and the ability to offer national level purchasing power.

- **Additional Advantages of Hiring Griffis/Blessing**

- Finance Services Group led by our CFO, a CPA
- Senior Staff Involvement
- Investment Underwriting
- Preventative Maintenance Programs
- Maintenance Technical Support
- Tenant Relations and Lease Administration
- Accredited Management Organization (AMO®) since 1995
- Dedicated Certified Property Managers (CPM®) with a combined 125 years of multifamily experience
- Construction Management lead by Class A general contractor
- Dedicated Staffing with Continuous Training Opportunities; Average Senior Staff Tenure is 14 years
- In-House Marketing, Website Management and Social Media Assistance
- Professional Employment Organization (PEO®)





# Core Services Overview

- **Accounting**

- Griffis/Blessing utilizes Skyline software for the financial and accounting management of its commercial properties. Skyline is a widely used real estate software system used extensively in commercial real estate management. At Griffis/Blessing, employees are connected to the system through an inter-office local area network. This connection provides instant access to key accounting and management data for every member of the management team and ensures timely sharing of critical data.
- This sophisticated reporting system improves decision making by supplying owners with timely, accurate financial data. With the Skyline system, Griffis/Blessing has the ability to generate numerous accounting and management reports. The specific reports generated and the frequency of submission will be determined jointly with the owner during start-up activities.
- Ensure proper coding and processing of all project invoices.
- Provide comprehensive financial reports to owner each month, including:
  - Balance Sheet
  - Income and Expense Report (Monthly and YTD)
  - Aged Receivables
  - General Ledger
  - Budget Variance Report
  - Rent Roll
  - Cash Flow Statement
  - Annual Detail
  - Expense Distribution Report
  - Narrative Detail



# Core Services Overview

- **Budgeting**

- Develop annual operating and capital budgets
- Review cash flow statements monthly to detect variances from budget

- **Insurance/Legal Risk Management**

- Insurance
- Claims Management
- Terms
- Claims Reporting
- Legal
- Contract Negotiating
- Litigation Assistance
- Labor Relations
- Risk Management

- **Support Services**

- Perform Annual Tenant Surveys
- Visit tenants a minimum of two occasions a month
- Prepare Tenant Emergency Protocol Manual
- Severe Weather Warnings

- **Human Resources**

- Central Personnel & Administration
- Labor Relations
- Wage & Benefit Management
- Safety Policies and Programs
- Education & Training Programs





# Core Services Overview

- **Administration**

- Generate all miscellaneous invoices (extraordinary maintenance, keys, after-hours HVAC, late fee notices) and follow-up
- Review and approve all invoices relating to the operation of the property
- Work with auditors to complete annual audits
- Generate monthly rent invoices
- Respond to all tenant calls and correspondence
- Perform a comprehensive building and property review regularly
- Establish clear performance criteria for the contracted services
- Monitor performance quality levels of all service vendors
- Conduct regular property inspections to verify lease compliance
- Communicate all significant issues to owner
- Maintain information systems
- Key/ Access Management
- Warranty Management
- Manage all mechanics lien issues
- Billing HP/ AR
- Review A/R and institute/ manage the necessary collection efforts
- Coordinate collection efforts with legal counsel, as necessary
- Work with owner to approve lease workouts and manage lease litigation
- Obtain and review insurance certificates provided by tenants, vendors and contractors
- Review/ approve all property tax assessments, audits and appeals
- Parking Management
- Risk Management





# Core Services Overview

- **Administration (continued)**

- Competitively bid all third-party service contracts, taking advantage of economies of scale wherever possible. Typical contract services to be bid and managed include:

- Janitorial/Cleaning
    - Landscape/Irrigation Maintenance
    - Parking Lot Sweeping & Policing
    - Building and Grounds Security
    - Elevator Maintenance
    - HVAC Maintenance
    - Window Washing
    - Waste Removal
    - Parking Lot Maintenance
    - Fire & Life Safety Equipment Maintenance
    - Pest Control
    - Environmental Health & Safety Inspections

- **Tenant Relations**

- Tenant relations are a key ingredient in preventing lease turnover. At Griffis/Blessing, this starts before the tenant moves in. A professional, understanding, responsive staff ensures problems are handled quickly and efficiently. Prompt response by the maintenance staff and follow-up communication are part of our daily routine. Occasional social events, lease renewal gifts, etc. are coordinated by Griffis/Blessing staff.

- Perform annual tenant surveys
    - Visit tenants a minimum of two occasions a month
    - Prepare Tenant Emergency Protocol Manual
    - Provide severe weather warnings





# Core Services Overview

- **Lease Administration**

- Griffis/Blessing’s property services group utilizes a state-of-the-art information technology system which allows the company to coordinate all lease administration operations seamlessly and efficiently. We conduct a thorough audit of all leases. Lease administration services include:

- Lease abstracting
- Lease file storage
- Maintenance of lease files
- Load all leases on Skyline software
- Calculate and invoice operating expense recoveries (CAMS)
- Annual CAM reconciliation
- Rent commencement and anniversary dates
- Renewal options
- Rent escalations
- Justification of operating expenses
- Review and analysis of tax bills
- Enforce lease compliance items

- We produce ticklers which alert the tenant or landlord to action due under the lease, track and calculate charges and credits due, and generate personalized billing statements and letters.





# Core Services Overview

## • Construction Management

- Griffis/Blessing’s Senior Vice President of the Construction Services Group oversees tenant finish and remodeling. There is no job too small or too large for Griffis/Blessing’s construction team. From supervision of a simple painting and re-carpeting job to ground-up construction, our construction professionals get the job done.
- Our goal is to protect the building from substandard workmanship, safety violations, and liens. We provide a central point of contact, ensuring work in progress and any changes are performed in strict adherence to building standards.
- Our construction services include:
  - Project organization and schedule
  - Initiation and supervision of bid process
  - Approvals, permits, and agency reviews
  - Construction bidding
  - Contract documents/process and flow
  - Space plan review
  - Change order control
  - Volume purchasing
  - Monthly reports
  - Cost engineering
  - Quality control
  - On-time delivery
  - Move-in coordination
  - Tenant improvements
  - ADA compliance
  - Remediation
  - Project close out
  - Warranty management
  - Planning
    - Due diligence
    - Reposition
    - Renovate and re-tenant
    - Occupancy forecast
    - Feasibility/Scenario modeling





# Core Services Overview

- **Maintenance Technical Support**

- Anticipate potential problem areas and develop an action plan for regular maintenance and service.
- Provide uniformed maintenance personnel (or qualified vendor representatives) for professional maintenance services.
- Render routine building repair and maintenance services (plumbing, mechanical, electrical).
- Provide maintenance for all building systems.
- Field all requests for maintenance services and dispatch appropriate personnel.

- **IT Services**

- Griffis/Blessing, Inc. offers a wide array of state-of-the-art technologies to its employees and on-site staff. Central to our communication platform is our in-house hosted email. A good number of executives and management staff are always reachable via their Blackberry or other mobile device, whether it be a voice call transferred from our corporate phone system or an email delivered to their business account. Employees also have the option of accessing email and important business documents through a number of online access points, thus enabling employees to stay connected whether in the office or on the road.
- Security of data and data transmission is also a high priority for Griffis/Blessing, Inc. Important digital business documents are backed up on a regular basis and stored off-site in case of catastrophic damage to the physical office. A password protected and digitally encrypted section of our web site is offered to clients and investors who want to keep up to date with their investments. We always have the latest virus and malware protection, and our email is constantly scanned for spam and phishing attacks. The Griffis/Blessing, Inc. IT infrastructure is stable, secure, and constantly monitored.



# Core Services Overview

## • Staffing & Training

– Griffis/Blessing is always recruiting the best people in the market to be a part of our team. Our reputation allows us to attract and retain the best and the brightest. We are a people-focused organization which is reflected in the longevity of our staff. The average tenure of a Property Manager with Griffis/Blessing is seven years. Additionally, the average tenure of Griffis/Blessing's senior staff is 14 years.

– Griffis/Blessing provides regular training to the site staff in the following areas:

- Leadership
- Sales and Marketing
- Budgeting
- Rental and Management Policies
- Maintenance Policies
- Showmanship
- Telephone Calls
- Internet Inquiries
- Greet and Qualify
- The Sales Tour
- Overcoming Objections
- Federal Fair Housing
- Americans with Disabilities Act
- Soldier and Sailors Civil Relief Act
- Rent Increase Philosophy
- Handling Renewal Objections
- Amenity Pricing
- Reporting: Weekly, Monthly and Annually
- Internet Marketing
- Hands on Maintenance
- Delinquent Rent Procedures
- Social Media
- New Vendor Requirements
- Contracts – Vendor Requirements
- Outreach Marketing
- Resident Retention
- Surveys - Resident and Service
- Required Record Keeping





# Core Services Overview

## • Construction Management

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- Our goal is to protect the building from substandard workmanship, safety violations, and liens. We provide a central point of contact, ensuring work in progress and any changes are performed in strict adherence to building standards.
- Our construction services include:
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  - ADA compliance
  - Remediation
  - Project close out
  - Warranty management
  - Planning
    - Due diligence
    - Reposition
    - Renovate and re-tenant
    - Occupancy forecast
    - Feasibility/Scenario modeling



# Core Services Overview

- **Human Resources**

- Griffis/Blessing, Inc. utilizes a Professional Employment Organization (PEO®) to handle its human resources. This expertise allows us to focus on our core business: property management.
- Employment Practices
- On-the-Job Practices
- Compensation and Work Hours
- Health and Safety

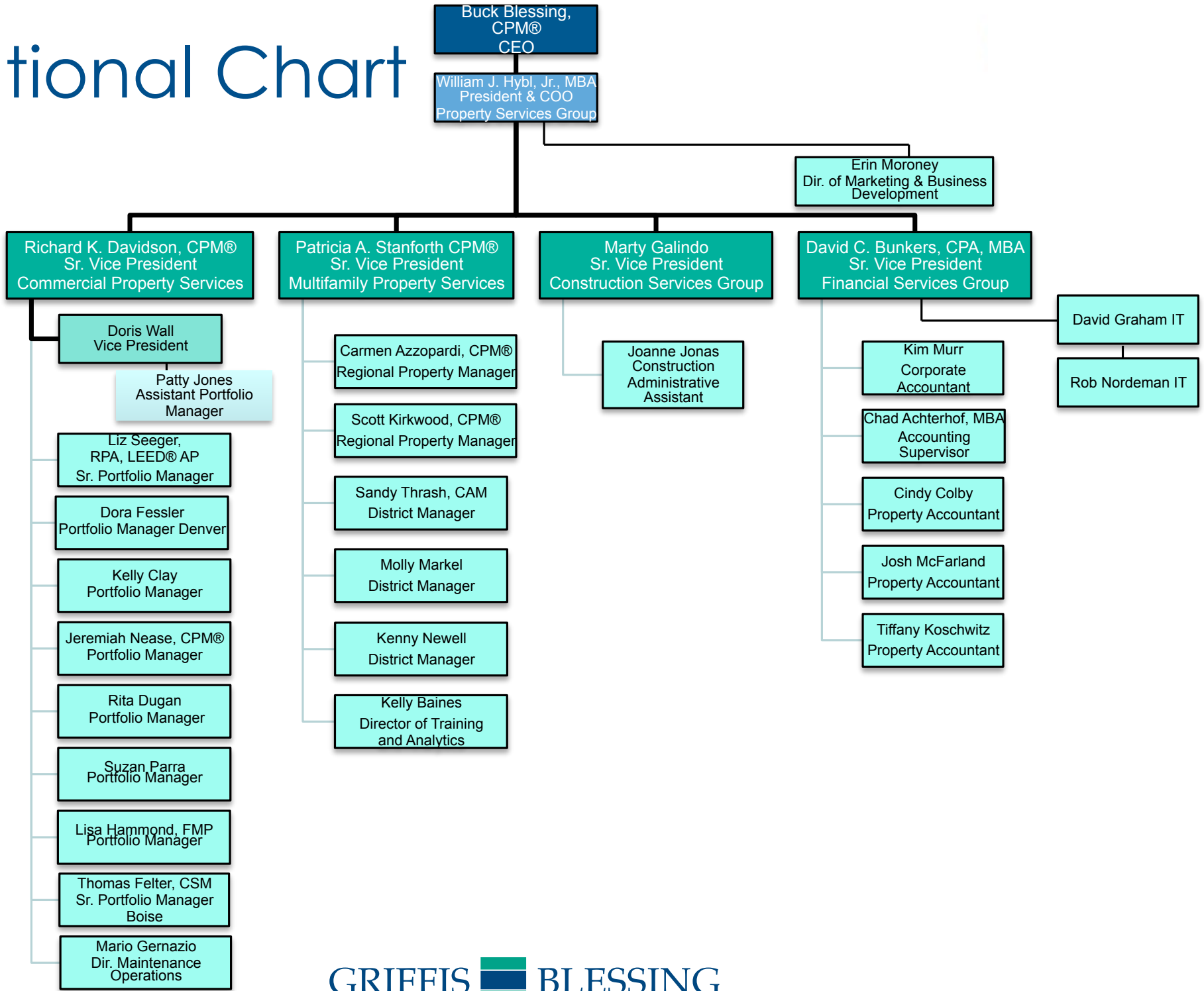
- **Emergency/Crisis Response**

- Emergency and after-hours calls will be responded to immediately. All employees are versed in emergency procedures and notification protocol, and all sites have emergency procedure manuals. Griffis/Blessing employs a 24-hour service that is able to reach supervisory staff members within 30 minutes. All on-call personnel carry cell phones for quick response.
- Procedures Include:
  - Emergency Evacuation Procedures
  - Severe Weather
  - Criminal Activities
  - Remediation
  - Public Relations
  - Utility Services Issues



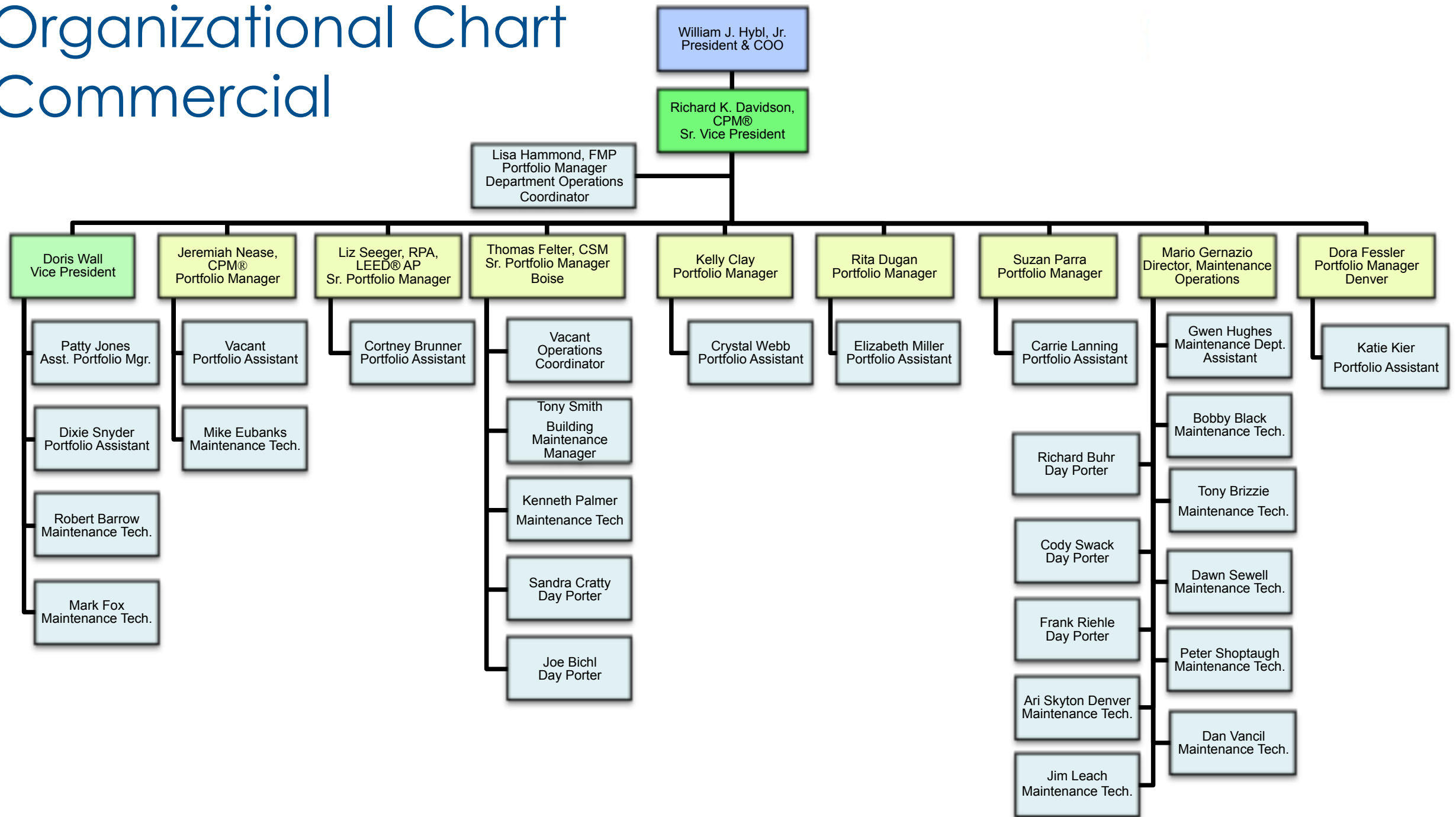


# Organizational Chart





# Organizational Chart Commercial





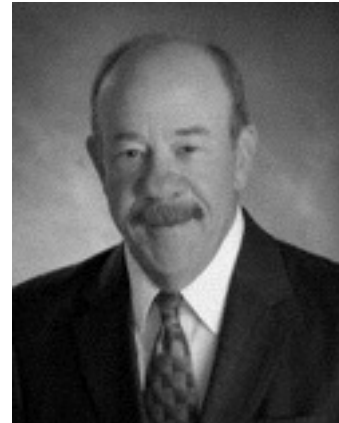


## Senior Staff



William J. Hybl Jr., MBA  
President and COO  
Property Services Group

Mr. Hybl joined Griffis/Blessing as an Associate Vice President in 1999. Since that time, Mr. Hybl has provided invaluable expertise in asset management, acquisition, development, due diligence and financial/market analysis for real estate investments. Since his promotion in 2006 to President and COO, Mr. Hybl has had direct responsibility for over nine million square feet of multifamily, office, industrial, and retail buildings whose market value totals more than \$1 billion.



Richard K. Davidson, CPM®  
Senior Vice President  
Commercial Property Services

Mr. Davidson has worked in the real estate management industry since 1971. He has wide-ranging knowledge of all product types, has negotiated major commercial lease transactions, and has supervised property management operations in multiple locations. Formerly managing broker and head of property management for the Frederick Ross Company's Colorado Springs division, Mr. Davidson offers many years of experience managing real estate personnel as well as addressing issues pertaining to real estate construction and leasing.



Dave Bunkers, CPA, MBA  
Senior Vice President  
Accounting & Financial Services

Mr. Bunkers is Griffis/Blessing's Sr. Vice President of Finance and Administration and is responsible for all aspects of financial tracking and reporting for the firm's corporate activities, affiliate companies, and over 100 properties located throughout Colorado. Mr. Bunkers has wide-ranging knowledge of accounting and brings over 20 years of diversified business experience to Griffis/Blessing. His managerial responsibilities include accounting, information and technology, human resource management, and purchasing.

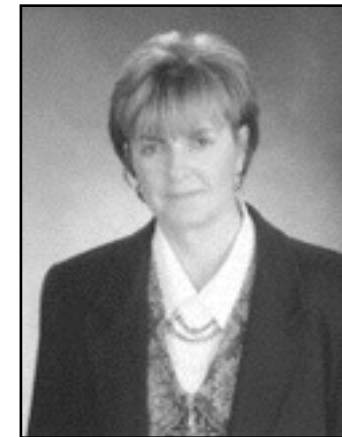


## Senior Staff



Marty Galindo  
Senior Vice President  
Construction Services

Mr. Galindo is responsible for coordinating and overseeing all construction related aspects of Griffis/Blessing's real estate portfolio. In the past several years, he has successfully managed hundreds of capital improvement and tenant finish projects. Mr. Galindo has worked in the construction industry since 1970. He is a licensed Colorado Class A General Contractor, successfully passing the UBC and IBC code requirements. He also helped the Colorado Springs Apartment Association develop the Certified Apartment Maintenance Technician program (CAMT).



Doris Wall  
Vice President  
Commercial Property Services

Doris Wall has been a Commercial Portfolio Manager for Griffis/Blessing, Inc. for over ten years and is currently responsible for the management of a large portfolio of office buildings and medical space in the Colorado Springs area. Ms. Wall has broad-based experience in the commercial, residential and retail real estate fields and brings a wealth of knowledge and experience to Griffis/Blessing.





# Portfolio Managers



Kelly Clay  
Portfolio Manager

Ms. Clay started her career with Griffis/Blessing in January 2004 as a Property Management Assistant and has worked her way up to Portfolio Manager for a demanding office and retail portfolio. Since starting her career in commercial property management, Kelly has worked with sole proprietors, institutions and partnerships. Along with her day-to-day management of the assets, she has coordinated tenant finishes, building renovations, and construction projects. Kelly's focus is on increasing earnings and controlling costs for her properties.



Rita Dugan  
Portfolio Manager

Rita Dugan has worked in commercial property management since 2004 and she has managed various property types and sizes, including office, medical office, retail centers, and industrial buildings. Since starting her career in commercial property management, Rita has worked with sole proprietors, REIT's and partnerships. Along with her day-to-day management of the assets, she has coordinated tenant finishes, building renovations, and construction projects. Rita's focus is on increasing earnings and controlling costs for her properties.



Suzan Parra  
Portfolio Manager

Ms. Parra has been a Portfolio Manager with Griffis/Blessing since May 2009. She is currently responsible for the management of a portfolio of retail, mixed-use office and light industrial/R&D product in the Colorado Springs area and Pueblo, CO. Ms. Parra has broad-based experience in commercial management and brings a wealth of knowledge and experience to Griffis/Blessing. Ms. Parra has handled both large and small properties and has successfully implemented operating and capital budgets for both single and multiple tenant buildings.





# Portfolio Managers



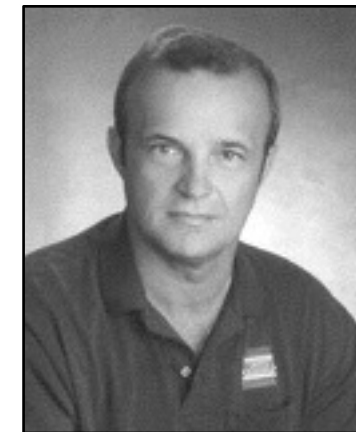
Liz Seeger, RPA, LEED® AP  
Senior Portfolio Manager

Liz Seeger, RPA, LEED® AP has been involved in the management and operation of commercial real estate for over 25 years. She has managed office/retail/industrial portfolios for small local investment groups through national institutional clients, on behalf of organizations such as Cushman & Wakefield; Frederick Ross; Grubb & Ellis, and Trammell Crow, and enjoys the challenge of building winning relationships and solutions to meet the needs of a wide variety of clients, tenants and service providers.



Jeremiah Nease, CPM®  
Portfolio Manager

Mr. Nease began his career with Griffis/Blessing in 2012 as a Portfolio Manager for Commercial Property Services. His portfolio currently consists of a Class A Medical building, several large retail centers including a large box anchored center, 2 downtown office buildings, and an industrial park. He enjoys the new challenges that arise every day as he serves his clients and customers. Prior to joining Griffis/Blessing, Mr. Nease worked as a property manager at a small property management firm for 8 years.



Mario Gernazio  
Director of Maintenance  
Operations

Mario Gernazio is responsible for overseeing all aspects of maintenance department operations, including day-to-day direction, scheduling, and training of service technicians and day porters. He supervises a staff of eleven including Day Porters, Maintenance Technicians and Building Engineers. He also works with Commercial Portfolio Managers on property budgets and vendor selection. He started with Griffis/Blessing in 1997 as a maintenance technician and has a strong background working in management with large organizations.





# Portfolio Managers



Thomas Felter, CSM  
Senior Portfolio Manager, Boise

Thomas Felter, CSM manages operations of the 115,000 square foot, multi-use building, Owyhee Place, in downtown Boise, ID. He has over 20 years of office, retail and industrial property management experience. Prior to joining Griffis/Blessing he was the Commercial Office/Retail Program Manager for the Idaho Department of Lands.



Dora Fessler  
Portfolio Manager

Dora Fessler manages a portfolio of 238,407 square feet and 67 tenants in the Denver Metro market. Her growing portfolio is a mix of retail and office buildings. Ms. Fessler has a background of over twelve years property management experience and a knowledge and familiarity with Denver and surrounding area. She also recently received her Real Estate license.



Lisa Hammond, FMP  
Portfolio Manager  
Department Operations Coordinator

Lisa Hammond started at Griffis/Blessing in 2013 as an Assistant Portfolio Manager while providing support to the Commercial Maintenance Service Department and serving as the Commercial Operations Department Coordinator. An increase in property management assignments combined with Lisa's superb job performance resulted in her promotion to Portfolio Manager.

Prior to joining Griffis/Blessing Lisa was a portfolio manager for seven years for Vectra Bank where she honed her property management skills in budgeting, reporting and tenant relations.





# Management Assistants



Patty Jones  
Assistant Portfolio  
Manager



Carrie Lanning  
Management Assistant



Courtney Brunner  
Management Assistant



Crystal Webb  
Management Assistant



Dixie Snyder  
Management Assistant



Elizabeth Miller  
Management Assistant



Katie Kier  
Management Assistant



Gwen Hughes  
Construction  
Administrative Assistant





# Maintenance Staff



Tony Smith  
Building Maintenance  
Supervisor - Boise



Ken Palmer  
Maintenance Technician - Boise



Joe Bichl  
Day Porter - Boise



Sandra Cratty  
Day Porter - Boise



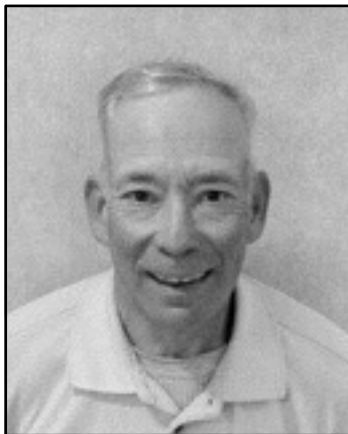
Robert Barrow  
Maintenance Technician -  
Sisters Grove



Bobby Black  
Maintenance Technician



Tony Brizzie  
Maintenance Technician

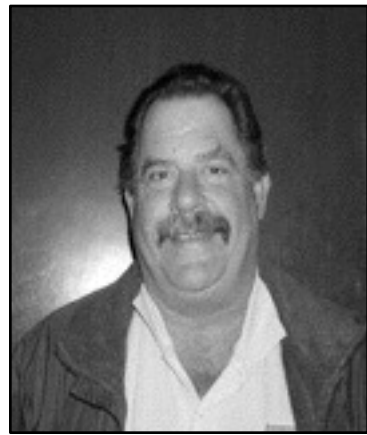


Richard Buhr  
Day Porter





# Maintenance Staff



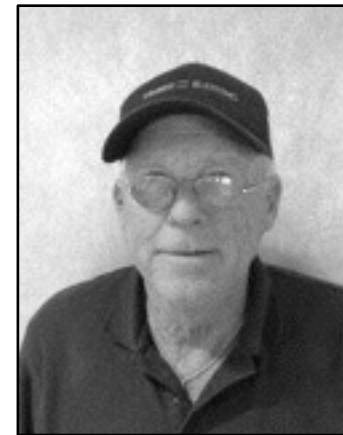
Mike Eubanks  
Maintenance Technician  
Premier Medical



Mark Fox  
Maintenance Technician -  
Audubon Medical Center



Jim Leach  
Maintenance Technician



Frank Riehle  
Day Porter



Dawn Sewell  
Maintenance Technician



Peter Shoptaugh  
Maintenance Technician



Ari Skyton  
Maintenance Technician -  
Denver



Cody Swack  
Day Porter



Dan Vancil  
Maintenance Technician





# Professional Credentials

- **Accreditations/Certifications/Memberships**

- Griffis/Blessing’s professionalism not only lies in the structure of the company and its personnel but also strengthens its position through participation in organizations, the encouragement of ongoing education for all employees resulting in various accreditations and certifications for the organization and the individual employee.

- We are proud to hold the following professional credentials:

- **Accreditations**

- Accredited Management Organization (AMO®)

- **Certifications**

- Certified Property Manager (CPM®)
- Real Property Administrator (RPA®)
- Certified Shopping Center Manager (CSM)
- Certified Commercial Investment Manager (CCIM)
- Certified Public Accountant (CPA)
- Certified Apartment Manager (CAM)

- National Apartment Leasing Professional (NALP)
- Certified Apartment Maintenance Technician (CAMT)
- Certified Apartment Maintenance Technician (CAMT - II)
- Contractor – Class A – Unlimited License
- EPA Lead Safe Certified Firm

- **Memberships**

- Apartment Association of Colorado Springs
- Apartment Association of Metro Denver
- Colorado Apartment Association
- Boise Apartment Association

- National Apartment Association
- Institute of Real Estate Management – Chapter 53 and 107
- Better Business Bureau
- Chamber of Commerce
- Realtors Commercial Industrial Society (RCIS)
- International Council of Shopping Centers (ICSC)
- National Association of Realtors
- Pikes Peak Association of Realtors
- Colorado Society of Certified Public Accountants
- American Institute of Certified Public Accountants
- Young Presidents’ Organization



# Professional References

- Accounting

Eric Ryan  
Stockman, Kast, Ryan  
102 N. Cascade Avenue, Suite 450  
Colorado Springs, CO 80903  
(719) 630-1186

- Financial

Roland Laning  
US Bank  
6 S. Tejon Street, Suite 300  
Colorado Springs, CO 80903  
(719) 630-4337

- Insurance

Chris Schoon  
CB Insurance  
1 South Nevada  
Colorado Springs, CO 80903  
(719) 337-4836

- Legal

Gilbert G. Weiskopf  
Gilbert G. Weiskopf, LLC  
102 N. Cascade Avenue, Suite 620  
Colorado Springs, CO 80903  
(719) 389-0305





## Client References

Gary Loo  
Kirkpatrick Bank Building  
102 N Cascade Avenue, Suite 500  
Colorado Springs, CO 80903  
719-520-5300

Deby Williams  
USA Triathlon  
5825 Delmonico Dr, Ste 200  
Colorado Springs, CO 80919  
719-955-2803

David Lux  
Concept Restaurants  
13 S. Tejon St, Ste 206  
Colorado Springs, CO 80903  
719-475-1400

David Hesslein  
High Tree Properties  
315 Missouri Street  
San Francisco, CA 94107  
(415) 971-2604

Valerie Herl  
Pikes Peak Hospice  
2550 Tenderfoothill Street  
Colorado Springs, CO 80906  
719-633-3400



# List of Properties

## Office, Medical, Industrial & Retail

- 19 E. Cimarron Street  
Colorado Springs, 80903
- 25 N. Cascade Avenue  
Colorado Springs, 80903
- 218 E. Cache La Poudre Street  
Colorado Springs, 80903
- 512 S. Tejon Street  
Colorado Springs, 80903
- 600 S. Cascade Avenue  
603, 609 S. Cascade Ave.  
Colorado Springs, 80903
- 606 S. Tejon Street  
Colorado Springs, 80903
- 616 S. Tejon Street  
Colorado Springs, 80903
- 630 Southpointe  
Colorado Springs, 80906
- 888 Garden of the Gods Road  
Colorado Springs, 80907
- 916 N. Weber Street  
Colorado Springs, 80903
- 1001-1007 & 1004 S. Tejon Street  
Colorado Springs, 80903
- 1012-1016 S Tejon Street  
Colorado Springs, 80903
- 1024-1026 S Tejon Street (Van Briggle)  
Colorado Springs, 80903
- 1105 S. Tejon Street  
Colorado Springs, 80903
- 1109, 1115 S. Tejon Street  
Colorado Springs, 80903
- 1111 S. Tejon Street  
Colorado Springs, 80903
- Academy Gateway  
7140 - 7190 N Academy Blvd  
Colorado Springs, 80920
- Aerotech  
1902 & 1908 Aerotech Drive  
Colorado Springs, 80916
- Airport Square - Silver Key  
1605-1655 S. Murray Blvd.  
Colorado Springs, 80916
- 102 N. Cascade Ave.  
Colorado Springs, 80903
- Arrowswest  
4310-4390 Arrowswest Dr.  
Colorado Springs, 80907
- Audubon Medical Center  
3010-3050 N. Circle Dr.  
Colorado Springs, 80909
- Bancorp Plaza  
1 S. Nevada Ave.  
Colorado Springs, 80903
- Boot Barn  
5720 N. Academy Blvd.  
Colorado Springs, 80918
- Boulder Street Medical  
1725 E. Boulder St.  
Colorado Springs 80909





# List of Properties (continued)

## Office, Medical, Industrial & Retail

- Carlton Building  
13 S. Tejon St.  
Colorado Springs, 80903
- Cascade Professional Center  
625 N. Cascade Ave.  
Colorado Springs, 80903
- Central Place  
13900 Harvard Ave  
Aurora, 80014
- Charter Newport  
1555 N. Newport Road  
Colorado Springs, 80916
- Cheyenne Montana  
6550, 6530, 6510, 6502 S. Academy Blvd.  
Colorado Springs, 80906
- Cheyenne Mountain Center  
1670-1690 E. Cheyenne Mountain Blvd.  
Colorado Springs, 80906
- Cheyenne Mountain Center II  
1650-1660 E. Cheyenne Mountain Blvd.  
Colorado Springs, 80906
- Circle Square  
2749-2779 Janitell Rd  
Colorado Springs, 80906
- CityGate  
514-524 Sierra Madre  
Colorado Springs, 80903
- College Shops  
823-833 N. Tejon St.  
Colorado Springs, 80903
- Creekside Shopping Center  
121 and 127 Justice Center  
Canon City, 81212
- Crossroads at Citadel  
1005-1075 North Academy  
Colorado Springs, 80909
- CS Dermatology Building  
170 Parkside Dr.  
Colorado Springs, 80910
- CSFP Building (Family Practice)  
2960 N. Circle Dr.  
Colorado Springs, 80909
- DSW  
2960 N. Circle Dr.  
Colorado Springs, 80909
- Fedex Building  
2050 Cygnet Hts.  
Colorado Springs, 80916
- Fountain Rock  
2504 E Pikes Peak Ave  
Colorado Springs, 80909
- Fromm Family Trust  
403 Auburn Dr  
Colorado Springs, 80909
- Garden of the Gods Commerce Center  
975-1045 Garden of the Gods Rd  
Colorado Springs, 80907
- Garden Tech  
870-890 Elkton Dr.  
Colorado Springs, 80919/80907
- Gastro/Endoscopy Building  
2940 N. Circle Dr.  
Colorado Springs, 80909



# List of Properties (continued)

## Office, Medical, Industrial & Retail

- Gateway Village Center  
2322-2460 S. Academy Blvd.  
Colorado Springs, 80916
- Hibbard Building  
17-19 S. Tejon St.  
Colorado Springs, 80903
- Homestead Park  
6979 S. Holly Cir.  
Centennial, CO 80112
- Honeywell  
1110 Bayfield Drive  
Colorado Springs, CO 80918
- Mt. Washington  
1827 Mt. Washington Ave  
Colorado Springs, 80903
- Montebello Plaza  
5426-5540 N Academy Blvd  
Colorado Springs, 80918
- Morning Sun  
150 Morning Sun Dr.  
Woodland Park, 80863
- Nevada Ventures  
106 E. Village Terrace  
Woodland Park, 80863
- Northgate  
13425-13461 Voyager Parkway  
Colorado Springs, 80920
- Northpark Industrial Center  
4941-4955 Northpark Dr.  
Colorado Springs, 80907
- Owyhee Place  
1109 W. Main Street  
Boise, 83704
- Park Place  
27-31 E. Platte Ave.  
230 N. Tejon St.  
Colorado Springs, 80903
- Perry Street Medical  
755 S Perry Street  
Castle Rock, 80104
- PETCO  
4100 E. Mexico Ave, Unit E  
Denver, 80222
- Pikes Peak Hospice  
2550 Tenderfoot Hill Rd.  
Colorado Springs, 80906
- Pinnacle Eye Center Campus  
2770 N. Union Blvd.  
Colorado Springs, 80909
- Platte Airpark  
320, 360, 440, 460 & 480 Wooten Rd.  
Colorado Springs, 80916
- Premier Health Plaza  
3920 N. Union Blvd.  
Colorado Springs, 80907
- Prominent Point  
9625 Prominent Point  
Colorado Springs, 80924
- Quebec Corporate Plaza  
5600 Quebec St.  
Greenwood Village, CO 80111
- Rawlings Building  
2989 Broadmoor Valley Rd.  
Colorado Springs, 80906





# List of Properties (continued)

## Office, Medical, Industrial & Retail

- Regency Executive Center  
1465 Kelly Johnson Blvd  
Colorado Springs, 80920
- Ridgeview Marketplace A  
6064-6082 Stetson Hills Blvd.  
Colorado Springs, 80923
- Ridgeview Marketplace B&C  
5988-6056 Stetson Hills Blvd.  
Colorado Springs, 80923
- Ridgeview Marketplace E  
5948-5980 Stetson Hills Blvd.  
Colorado Springs, 80923
- Ridgeview Marketplace F  
5944 Stetson Hills Blvd. #100-180  
Colorado Springs, 80923
- River Mountain, LLC  
3375 Fillmore Ridge Heights  
Colorado Springs, 80907
- Roundhouse Building  
600 S. 21st St.  
Colorado Springs, 80904
- SARA Building  
621 South Sierra Madre  
Colorado Springs, 80903
- Shops at Powers Center  
5490-5510 Powers Center Point  
Colorado Springs, 80920
- Sisters Grove Pavilion  
6011 E. Woodmen Rd.  
Colorado Springs, 80923
- Springs Center  
1826 E Platte Ave  
Colorado Springs, 80909
- Star Ranch Plaza  
3605-3665 Star Ranch Rd.  
Colorado Springs, 80906
- T-Mobile  
556 Chapel Hills Dr.  
Colorado Springs, 80920
- Tri-Lakes Healthcare Pavilion  
17230 Jackson Creek Parkway  
Monument, 80132
- UMB Building  
101 N. Cascade Ave.  
Colorado Springs, 80903
- University Office Park  
1825 & 1831 Austin Bluffs Pkwy.  
Colorado Springs, 80918
- USA Triathlon  
5825 Delmonico Dr  
Colorado Springs, 80919
- USA Volleyball  
4065 Sinton Rd.  
Colorado Springs, 80907
- US Bank Building  
6-14 S. Tejon St  
Colorado Springs, 80903
- Village Terrace  
106 E Village Terrace  
Woodland Park



# List of Properties (continued)

## Office, Medical, Industrial & Retail

- Women's Associates  
1015 E. Pikes Peak Ave.  
Colorado Springs, 80903
- Woodland Medical Center  
16222 W. Highway 24  
Woodland Park, CO 80863
- Woodmen Commons Shopping Center  
1706-1850 E. Woodmen Road  
Colorado Springs, 80920
- Woodmen Corporate Center  
7150 Campus Drive  
Colorado Springs, 80920