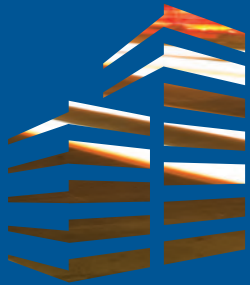


Collett



**BROKERAGE
DEVELOPMENT
MANAGEMENT
INVESTMENTS**

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GAINING PERSPECTIVE



Headquartered in Charlotte, North Carolina, Collett is a full-service commercial real estate firm. We started our business in 1987 with just five people. Three decades later, our commercial real estate services have greatly expanded. Today, we stand proud of the many long-lasting relationships we have developed and continue to maintain.

At Collett, we believe that the way we conduct business not only affects the current deal, but every future deal as well. Our partnerships with owners, tenants, contractors and brokers have to be mutually beneficial.



Over the years, this perspective has helped solidify our reputation for being honest and delivering tangible results. It is this approach that continues to build both our business and our clients' businesses – the true measurement of success.



A UNIQUE UNDERSTANDING OF RETAIL

Collett specializes in retail projects throughout the country, ranging from grocery anchored shopping centers to regional power centers. Our services include brokerage, development, leasing, property management, strategic asset management, investments and tenant representation. We have owned and managed properties in fifteen states and have maintained strong relationships with tenants like Target, Lowe's Home Improvement, Belk, Ross, TJ Maxx, Hobby Lobby, Academy Sports and Sam's Club, just to name a few.

We have developed retail projects totaling more than eighteen million square feet and currently manage a retail portfolio in excess of eight million square feet. This long-term

success is a direct result of our 'get down to business' approach.



BROKERAGE/ LEASING



Collett's brokerage team serves clients by providing market analysis, tenant representation, property listing and marketing services. We approach every situation with an open mind. Our brokers initiate strategies and solutions that truly fit the individual needs of the subject property – from the lease-up of vacant space to identifying creative ways to maintain and add value to an asset.

Each of our associates works both as a commercial leasing specialist within a specific category as well as a team member whose crossover skills bring strength and diversity to every project. Each broker strives to maintain high occupancy rates by retaining existing tenants and quickly filling vacancies.



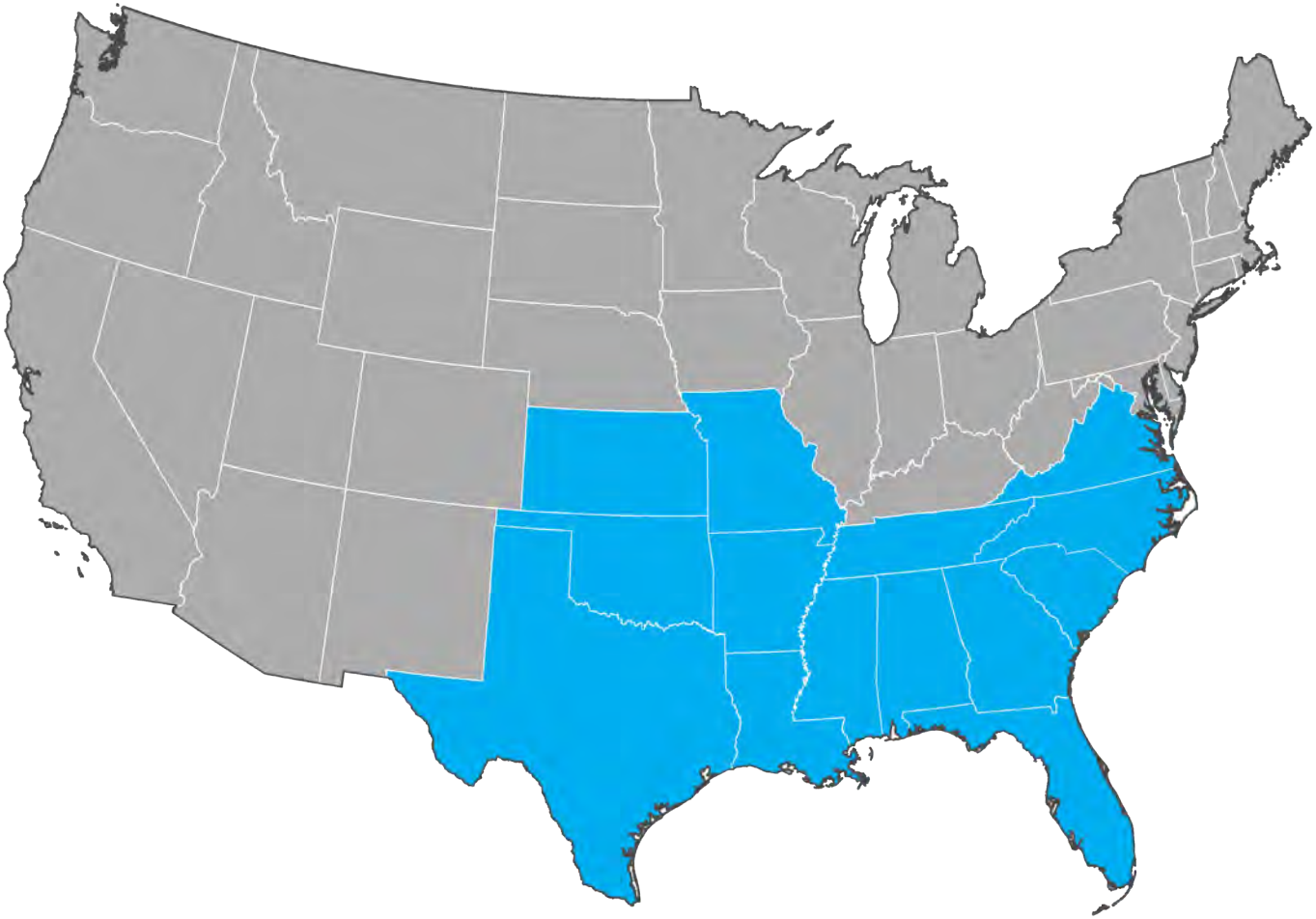
MANAGEMENT

Collett has the expertise to oversee day-to-day property management while maximizing the efficiency of operations. Both owners and tenants can count on our accessibility, responsiveness, prompt personal service and ongoing attention to detail. We also act as a trusted consultant by helping owners develop long-term investment strategies for their business parks, retail and mixed use centers. We can assist in determining the return on investment in connection with updating or expanding a property or other opportunities that will improve value. Also, as part of our core services, Collett uses its long-term experience to counsel clients and implement strategies for distressed properties. We are your partner every step of the way.



COLLETT PROPERTY MANAGEMENT PORTFOLIO

Over 8,836,000 Square Feet Managed



State	Square Footage
Virginia	581,323
North Carolina	3,493,080
South Carolina	2,116,047
Georgia	196,423
Florida	215,191
Louisiana	50,000
Mississippi	55,000
Missouri	63,000
Tennessee	86,301
Alabama	64,980
Oklahoma	1,136,500
Arkansas	221,603
Texas	352,248
Kansas	204,785
Total:	8,836,481

Updated 4/22/24



DEVELOPMENT

With over 30 years of experience, Collett continues to be an industry leader in ground-up retail development. With an emphasis on retail and commercial development, we are particularly skilled in researching locations, choosing a site and strategically directing land assemblage. We are equally proactive and aggressive in all levels of project management in an effort to maximize our clients' financial returns. Collett can also negotiate on behalf of clients during the development process and oversee any zoning approvals. We have several team members who specialize in government regulations and can help navigate the multiple layers of approval.

Whatever the challenge, our experience provides greater perspective and maximum results.



COLLETT DEVELOPMENT PORTFOLIO

Over 21,569,000 Square Feet Developed

		SF			SF			SF			SF
ALABAMA			MARYLAND			NORTH CAROLINA (CONT'D)			OKLAHOMA (CONT'D)		
Prattville Town Center	Prattville	430,000	Eckerd Drug Store	Forestville	10,908	1228 East Morehead Street	Charlotte	13,508	Edmond Crossing	Edmond	159,600
Lowe's Home Improvement	Mobile	187,500				Advance Auto	Garner	7,000	Edmond University Village	Edmond	33,825
Ruby Tuesday	Mobile	5,500	MISSISSIPPI			Advance Auto	Raleigh	6,895	Lowe's Home Improvement	Shawnee	100,000
ARIZONA			Hobby Lobby & Academy	Meridian	110,000	Eckerd Drug Store	Burlington	13,824	Penn Crossing	Oklahoma City	135,888
Paradise Valley	Phoenix	107,832	MISSOURI			Eckerd Drug Store	Havelock	13,824	Wal-Mart Neighborhood Market	Edmond	42,000
ARKANSAS			Distribution Center	Joplin	63,000	Eckerd Drug Store	Rocky Mount	13,824	SOUTH CAROLINA		
Lewis Crossing	Conway	441,871	NORTH CAROLINA			Eckerd Drug Store	Whiteville	13,824	Advance Auto Parts	Camden	7,000
Academy Sports	Searcy	63,000	73 Business Center (Industrial)	Greensboro	630,000	Eckerd Drug Store	Wilson	13,824	AmStar Theatre	Anderson	40,000
FLORIDA			Airport 85 Business Center	Charlotte	154,920	Eckerd Drug Store	Albemarle	13,813	Carolina Pines Industrial Park	Blythewood	210,600
Altamira Plaza	Port Orange	125,000	Albemarle Crossing	Albemarle	26,828	Eckerd Drug Store	Clinton	13,813	Cedar Grove	N. Charleston	111,000
Bassett Furniture	Estero	15,000	BJ's Wholesale Club	Charlotte	111,000	Eckerd Drug Store	Eden	13,813	Cedar Grove - Phase II	N. Charleston	23,100
Lowe's Home Improvement	Fernandina Beach	181,000	BJ's Wholesale Club	Pineville	108,532	Eckerd Drug Store	Fayetteville	13,813	Crossroads	Darlington	44,800
Lowe's Home Improvement	Jacksonville/Mandarin	181,000	Broad Street Station	Statesville	141,779	Eckerd Drug Store	Fayetteville	13,813	Eckerd Drug Store	Camden	10,908
Lowe's Home Improvement	Jacksonville/Regency	181,000	Carolina Auto Malls	Charlotte	25,908	Eckerd Drug Store	Greensboro	13,813	Eckerd Drug Store	Florence	10,908
Lowe's Home Improvement	West Jacksonville	181,000	Eckerd Drug Store	Albemarle	13,824	Eckerd Drug Store	Laurinburg	13,813	Eckerd Drug Store	Florence	10,908
Melbourne Commons	Melbourne	200,000	Gateway Plaza	Hickory	45,161	Eckerd Drug Store	Rocky Mount	13,813	Lowe's Home Improvement	Camden	181,000
GEORGIA			Hanes Point	Winston-Salem	361,165	Eckerd Drug Store	Wilmington	13,813	Manchester Village	Rock Hill	400,000
Costco	Augusta	142,000	Heritage Crossing	Wilson	350,000	Eckerd Drug Store	Reidsville	13,813	Mills Crossing	Fort Mill	50,000
Mullins Crossing	Evans	531,926	Hobby Lobby	Jacksonville	55,000	Eckerd Drug Store	Smithfield	13,813	North Hills Commons	Anderson	356,000
Mullins Crossing II	Evans	144,244	Independence Commons	Wilmington	46,298	Eckerd Drug Store	Wilson	12,789	Willimon Business Park*	Greenville	900,000
Terex	Fairburn	22,000	Lowe's Home Improvement	Banner Elk	94,000	Eckerd Drug Store	Wilmington	10,908	Stataline 85	Cherokee County	425,000
Walgreens (2008)	Augusta	14,820	Metropolitan / Midtown	Charlotte	650,000	Eckerd Drug Store	Greensboro	10,908	TEXAS		
KANSAS			Mills River Industrial	Mills River	90,720	Eckerd Drug Store	Hickory	10,908	Terex	Baytown	22,000
Blackbob Marketplace	Olathe	220,000	Mooreville Festival	Mooreville	216,102	Eckerd Drug Store	Kinston	10,908	Terex	Burleson	22,000
Quivira Crossing	Overland Park	99,164	NorthCrest	Charlotte	325,000	Eckerd Drug Store	Rocky Mount	10,908	Hobby Lobby & Shops	Kerrville	61,400
Schulman Crossing	Garden City	365,000	OfficeMax	Albemarle	23,500	NationsRent	Raleigh	8,943	Hobby Lobby & Academy Sports	Kyle	111,000
KENTUCKY			Pecan Ridge	Huntersville	45,000	Sheetz	Charlotte	11,000	Central Texas Market Place II	Waco	150,000
Shoppes at Plainview	Louisville	63,024	Pep Boys Auto Parts	Charlotte	22,000	Sheetz	Raleigh	6,795	Grandscape/Nebraska Furniture Mart	The Colony	1,900,000
Stoneybrook Shopping Center	Louisville	300,000	Perimeter Woods	Charlotte	300,000	OKLAHOMA			Washington Commons	Stephenville	152,875
LOUISIANA			River Hills	Asheville	275,000	Crossing Oaks	Tulsa	278,088	VIRGINIA		
Super Kmart	West Monroe	175,000	Southridge	Asheville	550,000	Edmond Plaza	Edmond	420,000	Lowe's Home Improvement	Chesapeake	135,197
Hobby Lobby	Lake Charles	60,000	Startown Road Outparcels	Hickory	15,000	Lawton Town Center	Lawton	213,602	Lowe's Home Improvement	Virginia Beach	135,197
Hobby Lobby	Natchitoches	55,000	Target	Asheville	125,000	Town Center Plaza	Midwest City	800,000	Waynesboro Town Center	Waynesboro	400,000
			The Palladium	High Point	105,000	Tulsa Hills	Tulsa	850,000	WEST VIRGINIA		
			The Pointe	Wilmington	150,000	University Plaza	Edmond	315,197	Lowe's Home Improvement	Bluefield	181,000
			Valley Corners	Hickory	338,641	University Town Center	Norman	500,000	Lowe's Home Improvement/Chili's	Princeton	123,000
			V-Hugs	Hickory	16,380						
			Walgreens	Garner	14,820						
			Walgreens	Wilmington	14,820						
			Walgreen's	Raleigh	14,820						
			Walgreen's	Wilmington	14,820						
			Wallace Commons	Salisbury	200,000						
			Western Crossing	Jacksonville	68,000						
			White Oak Crossing	Garner	750,000						
			Woodlawn Crossing	Charlotte	19,000						



TENANT REPRESENTATION



Collett has enabled a diverse base of regional and national retailers to make informed decisions regarding their leasing transactions. Using extensive knowledge of the real estate market, industry relationships, and in-depth analysis, we pursue and acquire real estate sites that allow our clients to achieve optimal success for their businesses. By examining business objectives and guiding clients through each step of the leasing process, we successfully place tenants in major markets across the Southeast.





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