

BIOGRAPHY HOGAN REAL ESTATE SERVICES

HOGAN REAL ESTATE SERVICES has 40 years of real estate development experience in many states including 32 years in the South Texas real estate market. A reputation of quality developments has been built with a highly professional organization providing:

Development Services

Management Services

Brokerage Services

Maintenance Services

Accounting Services

HOGAN REAL ESTATE SERVICES has under development, constructed, owned and/or managed approximately **3.83** million square feet of commercial space for its own account, and over **1.0** million square feet of assets owned by valued customers. Apartment Units developed in other states and in Texas number 4,529. The estimated cost of developments completed in Texas by the principals of the company since 1975 is **\$257,382,750**.

HOGAN REAL ESTATE SERVICES, is organized into service groups, that each have their own specialties, yet function in support of the other divisions.

THE DEVELOPMENT SERVICES division, is organized to provide both in-house development expertise for **HOGAN REAL ESTATE SERVICES** and third party development management services for the development, financing and construction, of Industrial buildings, Office buildings, Retail Centers, Business Park development, and Multi-family projects.

Complete development Services are available for design-build projects as well as Build-to-Suit projects with long term leases for the credit worthy companies.

HOGAN REAL ESTATE SERVICES provides construction management for the projects it manages. Years of real estate development have given **HOGAN REAL ESTATE SERVICES** the first-hand appreciation for the costs associated with the design and build-out of tenant lease space and the constant make ready expenses associated with multi-family properties.



BROKERAGE SERVICES

BROKERAGE SERVICES division, is organized to provide both in-house and third party asset leasing and sales services. Brokerage services also provide for sales of income properties, land parcels for users and land sales to investors. The division works with local and out of state owners both on an exclusive and non-exclusive basis toward the sale and/or the leasing of various types of property including multi-family, office, retail, office/warehouse and industrial properties.

Brokerage Services has expertise in business park sales and mixed use-commercial (including retail, industrial, multi-family and subdivision land for residential or manufactrued home development).

Brokerage Services will design a marketing plan for the project that will be provided to the assets owner for their review and approval prior to finalizing any marketing budget and its plan.

MANAGEMENT SERVICES HOMESPRING RESIDENTIAL SERVICES, LLC

THE MANAGEMENT SERVICES division, is organized to handle all the information that is specific to our clients portfolio and designs a team that will handle the management, leasing, and accounting operations of each property. This allows each team to interface effectively with each owner while providing a consistent management function for the properties and its tenants/residence. The range of commercial properties include, Industrial buildings, Office buildings, Retail Centers, Business Parks and Mix Use developments, and Multi-family projects through HomeSpring Residential Services, LLC. Currently, HomeSpring has approximately 3,000 apartment units under management.

MANAGEMENT SERVICES has a comprehensive staff of full-time employees to handle all project operating functions, including building maintenance and management, central plant operations and engineering, parking and transportation, landscaping maintenance, security, and life-safety.

HOGAN REAL ESTATE SERVICES has professional management staff for both commercial and multi-family properties. Their emphasis on professionalism, teamwork, and creativity has created a pattern of success by incorporating the following into the marketing and business plan for each property:

Development and implementation of a custom marketing plan to ensure maximum attainable income.

Aggressive leasing strategies and disciplined follow-up with prospects generated by the teams marketing efforts.

A professional tenant relations program through sophisticated lease administration; prompt and effective response to tenants concerns; and tenant surveys.

Strong preventative maintenance programs.

Operational procedures targeting profitability and efficiency with an emphasis on quality and service.

Managerial training and education

Comprehensive monitoring and reporting systems of monthly financial reporting package that is a mainstay for the property manager and project owner.

Working with owner, architect and construction company to determine floor plans design, color schemes and image.

Select Name, sign design and brochure package working within parameters of construction budget.

Select office and leasing staff to ensure property maximizes momentum for new construction lease-up.

Responsible for construction progress, walk and punch-out of interior, exterior, and all common areas of new and renovated properties. Report suggestions to owners for improvement and status of pending move-ins, future occupancy, and potential increases of rent schedule during renovation and throughout lease up period.

Tour potential investors, owners, and partners. Report on progress of construction, demographics of the area, future income and occupancy potential. Accountable to owner for reaching aggressive goals enabling owner/investor to capitalize on investment.

MAINTENANCE SERVICES

MAINTENANCE SERVICES designs and co-ordinates the implementation of preventive maintenance programs that have been customized and carefully planned to satisfactorily address the specific components of a given property with consideration to the operating budget designed by management. The planning and subsequent implementation of these essential procedures include the utilization of the most current technologies, accredited labor support, and the latest manufacturer recommendations.

MAINTENANCE SERVICES is responsible for the execution of the daily routine for each property, and monitoring contract services for specialized areas as:

- Interior and exterior landscape maintenance
- Janitorial services
- Elevator repair and maintenance
- Window cleaning
- Trash removal
- Extermination
- Maintenance of life safety equipment
- Guard service and maintenance of alarm equipment
- Major HVAC repairs
- Parking area sweeping

MAINTENANCE SERVICES is responsible for preparing complete and adequate bid specifications for all major purchases of goods or services related to maintenance. No less than three bids are obtained. This procedure helps ensure that the owner's interest are protected from inequitable or incomplete pricing and troublesome or costly disputes.

MAINTENANCE SERVICES will engage the technical expertise and/or a professional expert such as an architect, engineer, environmental expert, or any other specialist when necessary to help write or consult on the bid specifications.

ACCOUNTING SERVICES

ACCOUNTING SERVICES is responsible for providing a comprehensive accounting report package is prepared by the 15th of the month. A standard group of reports has been adapted, however the design of the accounting software allows flexibility to create reports to custom specifications. This will save time since the reports will not need to be translated to the owners format. Attached is a brief description and sample of available reports prepared in-house by accounting services. To maximize accuracy of reporting, we ensure receipt of proper information from the property management. We have experience with AMSI and CYMA Software Also.

All multifamily property sites are equipped with computers utilizing Yardi software system. With Yardi, all tenant receivable, cash receipts, marketing, occupancy, and services requests are tracked by the on-site management. This allows for more effective monitoring of collections, delinquencies, and quicker follow up by management staff. Additionally, the Yardi marketing management system monitors prospect traffic and tracks the demographics of prospects and the tenants. Another feature of this system monitors maintenance request (work orders) by unit allowing us to create a maintenance history for the property. Monthly reports that can be produced include:

- Rent Roll
- Delinquency Report
- Resident Profiles
- Security Deposit Report
- Weekly Traffic Report
- Monthly Leasing Summary
- Lease Expiration Schedule
- Renewal Recaps
- Open Work Order Report

All on-site resident transactions are electronically transmitted to the central accounting department of financial report generation. The accounting department utilizes the General Ledger? Accounts Payable software of Yardi in reporting and better integration of information. The property owner determines the month-end cut off to accommodate and reports requirements.

All invoices and payroll data are entered in the payable system by the on-site management and transmitted electronically. The original invoices are then sent to the accounting department. The electronic data is then verified for proper approvals and coding against the invoices.



Each property's bank accounts are set up as follows:

Project Depository-located near the property to facilitate timely deposit of rent checks.

Project Operating-funds are automatically transferred into this account from the project depository account and a nightly basis.

Security Deposit Account-set up to hold resident security deposits and interest-bearing to comply with applicable state laws.

At month-end, financial statements are produced and sent to the Divisional Manager for review and variance explanation. An explanation of these variances, overall discussion of operations, and market trends at the property are combined with the financial statements into a monthly owners report sent out on a mutually agreed upon date.

The HomeSpring Residential Services accounting department reports directly to the company Vice President. This group of highly experienced accountants is responsible for all accounts payable, monthly reports, yearly audit financials and has extensive communication with the on-site property managers and property owners.

The Accounting Services group is responsible for closing the accounts receivable by the last day of each month (unless another time is requested by the owners.) The on-site Assistant Managers are responsible for posting all A/R and A/P for the property and then making sure the corporate office receives all original invoices. The corporate accounting team, with the supervision of the Staff Accountant, prepares the final review of the postings and journal entries. The Vice President reviews all financial statements and month-end close out reports prepared by the accounting department, and works with the property managers to provide and explain overall operations, market trends and budget variances.

The HomeSpring Residential corporate policy calls for residents to pay rent only via check, money order or credit card. No cash is accepted at any property without specific instruction from the Owner. The on-site Assistant Managers make daily bank deposits and post all monies collected on the property. After deposits have been made, the properties then communicate (normally via fax) the amount of the deposit and the bank account to which the money was credited, to the Accounts Payable Manager.

All multi-family property sites are equipped with computers utilizing Yardi and Remanage software programs. This allows all on-site transactions to be electronically transmitted to the corporate accounting department. In addition to normal daily and monthly procedures, the accounting team also conducts random spot checks of resident ledgers, collection reports, current delinquencies and rent roll reports. This helps to ensure accurate reporting at month-end and assists in recognizing any errors that may have occurred early in the month.

Each property has a Project Operating Account and a Security Deposit account set up for banking.



HOGAN REAL ESTATE SERVICES STAFF BIOGRAPHY

DEVELOPMENT SERVICES

Formed in 1982, Hogan Property Company, Inc. dba **HOGAN REAL ESTATE SERVICES** has developed a 52-acre, mixed-use development known as Woodway Park, a development which received a National Association of Industrial Office Parks Award for Excellence in Design. When completed, the Woodway Park development will have a total of 650,000 square feet of office buildings and 248 apartment units. The development services division has recently completed a \$15 million, 276 Unit Apartment Complex known as Willow Creek Apartments, \$18 Million Eagle Ridge Apartments, \$18 Million Willow Bend Apartments and is currently completing design and financing on four additional Multifamily projects totaling \$72 million

MICHAEL A. HOGAN, Founder, President and Director of Hogan Property Company, Inc. has 38 years experience of development in industrial build-to-suit, industrial warehouses, office/service centers, apartments and office building construction. Mr. Hogan is a graduate of Arizona State University, and has a background in industrial development with D. H. Overmeyer, in multifamily housing with Redman Development Corporation, in real estate syndication and brokerage with Henry S. Miller Co.'s, and for seven years, served as the President and Chief Operating Officer at one of San Antonio's leading development companies, Stout Bilt of Texas, Inc. Mr. Hogan founded Hogan Property Company, Inc. in 1982, which specializes in industrial and commercial real estate development and real estate brokerage. **HOGAN REAL ESTATE SERVICES** was begun in 1991 to broaden the real estate expertise available to clients of Hogan Property Company. In 2004, The Property Management Group of was incorporated into HomeSpring Residential Services, LLC .

Mr. Hogan is also active in several civic activities such as the San Antonio Economic Development Foundation, the Industrial Development Research Council (IDRC), National Association of Industrial and Office Parks (NAIOP) President, Southside Chamber of Commerce of San Antonio, Inc. (Mr. Hogan was President in 1982 and 1983), the Texas Folklife Steering Committee and was the first five year Chairman of the Capital Improvements Advisory Committee for the San Antonio City Council. After a decade of serving as the inaugural Chairman, Mr. Hogan is again a member of this important committee and his term is through 2008.



STEPHEN J. POPPOON, A graduate of Syracuse University College of Law, Steve began his career in the real estate business over 20 years ago specializing in apartments. Steve created Equivest Associates, which is a real estate finance brokerage and consulting firm that has successfully negotiated over \$350 million dollars in raw land and existing multi-family acquisitions and financing. Interim and permanent financing sources have included HUD, FNMA, Freddie Mac, insurance companies, Real Estate Mortgage Investment Conduits, tax credits, and conventional financing institutions. He is experienced in working with clients such as Real Estate Investment Trusts (REITs), pension fund advisors, non-profit organizations, real estate holding companies and developers. Steve is a founder of Apartment MarketData Research Services, LLC of San Antonio and has authored over 50 comprehensive market studies of existing or proposed multi-family properties. With this background of law and finance, Steve will be responsible for legal, financial and direct development matters for Hogan Real Estate Services.

BROKERAGE SERVICES

R. Todd Beebe, Broker, has 29 years experience in land sales, medical office leasing and many different types of site locations. Mr. Beebe has an MBA degree from St. Mary's University and has been responsible for numerous site locations for major companies. Prior to joining **HOGAN REAL ESTATE SERVICES** he was with the San Antonio Economic Development Foundation. For over 12 years he owned The Beebe Group where he handled site locations for Advanced Micro Devices (now N.S.A.), Weyerhaeuser, Kraft, VLSI Technology (now Maxim Integrated Circuits), QVC Network, the University Physicians Group and the University of Texas Health Science Center at San Antonio. Significant real estate sales include The Dominion Country Club and Subdivision, BancPlus Office Building and the Tesoro Petroleum Carrizo Springs Refinery. Mr. Beebe recently completed transactions for Wal-Mart, Verizon Communications, Wachovia Bank and the National Security Agency (N.S.A.). In 1994, Mr. Beebe associated with **HOGAN REAL ESTATE SERVICES** as Broker. His duties include marketing and brokerage of commercial and medical real estate.

HENRY D. ROBERTS - Broker, has over 25 years of real estate experience in the San Antonio market. Originally specializing in income property sales in the late 1970's and early 1980's, Mr. Roberts broadened his scope to include land for development and end users as well as sale lease/back and Build to Suite projects. He was a partner in Grieshaber and Roberts and later associated for several years with Aequus Real Estate Services through the time it was acquired by Grubb & Ellis. Mr Roberts' in depth market knowledge and proven track record make him an ideal professional to represent our client's interests either as the listing agent or as a real estate representative. Major site locations include Federal Express, BABN, and Frost Bank.



MANAGEMENT SERVICES

GINGER MILLER, CAM, CAPS, NCP Vice President and Property Manager, joined Hogan Properties Company, Inc. in September of 1983 after four years as Public Relations Manager at American Business Equipment. During her time at American Business Equipment, she received numerous awards including Outstanding Employee of 1982. Ms. Miller was the youngest person ever awarded Best Salesman and the Humanitarian Awards from Dale Carnegie.

Ms. Miller is very active in the San Antonio Apartment Association (SAAA). She is the current Past President of the SAAA and serves on the Board of Directors and chairs the Government Affairs Committee. She has previously chaired the Education, Communications and Budget Committees. In 2001 she was elected Treasurer of SAAA and is the 2002 Vice President-Elect. Ms Miller is the past Chairperson of the Professional Designate Committee and is a National Apartment Association Approved Grader/Instructor for both the National Association of Leasing Professionals and Certified Apartment Manager classes. She served three years as SAAA's representative to San Antonio Water Systems' Citizen Conservation Steering Committee and was named the 1998, 1999 and 2002 CAM of the year by SAAA. Ms. Miller was the recipient of SAAA's Super Star Awards in 1999 and 2000 and is the 2001 Instructor of the year. She currently serves as a Vice President on the Executive Committee of the Texas Apartment Association and the TAA Legislative Committee.

Ms. Miller's responsibilities at **HOGAN REAL ESTATE SERVICES** and **HOMESPRING RESIDENTIAL SERVICES, LLC** include all aspects of property management, budgeting, administration, personnel, occupancy control, bond compliance and tenant/resident relations. Some of her experience has been in conjunction with a with a 52-acre, mixed-use business park which currently includes 315,000 square feet of office space, a 145-unit hotel, a 248-unit apartment complex, health club and a self-contained telephone communication system providing local dial tone and long distance service to the tenants of the business park. Ms. Miller's Apartment portfolio has included all property types (low income, Section 8 to Class "A"). In addition to her in house and "third party" management responsibilities over 902 units, she helps formulate the marketing plans and trains new managers for her company's 2,500 apartment units currently under development and planed which will be completed in early 2005 and 2006.

In addition to management, she has proven herself an exceptional "people person" and continues to enjoy "hands on" marketing and leasing of the projects for which she is responsible.

Since her association with **HOGAN REAL ESTATE SERVICES**, Ms. Miller has expanded her responsibilities to encompass nintey employees, and acquired her real estate license. .



JENNIFER CASTRO, NALP, CAM, Property Manager and Property Supervisor, joined the team at HomeSpring Residential in June 1993. After completing her secondary education at Robert E. Lee, Ms. Castro began her real estate career as a leasing consultant for the first Hogan Real Estate developed multi-family apartment complex, The Hill at Woodway.

During Ms. Castro's four-year period as a leasing consultant, she participated in training at the San Antonio Apartment Association (SAAA) and earned her NALP. Following her start, she was then selected in the summer of 1997, to help with a new lease-up at Willow Creek, the second Hogan Real Estate multi-family development. Ms. Castro maintained high leasing ratios, assisted the on-site management team in establishing rapport with new residents and helped introduce and implement the HomeSpring management style on a new property. One year after opening, Ms. Castro was promoted to the position of Assistant Manager and again in 2001, was asked to lead the Willow Creek team as the Property Manager.

As a property manager, Ms. Castro earned her CAM designation along with other industry training, such as fair housing and tax credit compliance. In 2003 she received a corporate award for highest achievement among her peers and in 2004, was one of a select few who were presented with a Superstar award, an award voted on and given by her co-workers. Ms. Castro continued her hard work and leadership in 2005 and was deservedly rewarded when she received the Manager of the Year award from the SAAA. In March of 2006 she was promoted to Property Supervisor and currently oversees half of the HomeSpring Residential portfolio.

In addition to her professional achievements, Ms. Castro is an outstanding and natural problem solver and shows great compassion for her residents. She is an exceptional individual who takes pride in her occupation. She is also currently in the process of obtaining her Texas Real Estate License.

MELODY HUERTA, NALP, NCP, Property Manager & Supervisor has been employed with HomeSpring Residential since March of 1997.

Beginning her career as a Leasing Consultant at a new property and lease-up, Ms. Huerta quickly moved up to the Assistant Manager position. In 2002, Ms. Huerta also served as the Assistant Manager during a rough conversion of a bond compliant property. During this time, she earned her low-income housing tax credit compliance specialist certification. She was promoted in to Property Manager at her current property and in 2003 was asked to lead the team for a new tax credit property, Willow Bend.

Ms. Huerta was the recipient of the very prestigious Manager of the Year award for HomeSpring



Residential in 2004. That same year, she was also voted, by her peers and co-workers, to receive a Super Star Award, an award given to those going above and beyond their normally expected responsibilities. Her determined work ethic and outstanding management skills have aided HomeSpring Residential in the success of several properties.

Currently Ms. Huerta continues to manage Willow Bend while at the same time, acting as Property Supervisor for two other HomeSpring properties. She is also finishing the last module to complete her CAM designation.

KELLEY HOGAN, NCP, Property Manager and Marketing Specialist joined HomeSpring Residential in December of 2002. She received her BA in Spanish and International Business from St. Edward's University in 1996 and lived abroad immediately following to enhance her Spanish speaking ability.

Starting her career in marketing for a mutual fund company and continuing to work as the Marketing Director for an online auction company, Ms. Hogan gained a wealth of knowledge during her seven years of marketing and public relations. Ms. Hogan began her career at HomeSpring Residential as an Assistant Manager. She quickly became certified as a low-income housing tax credit compliance specialist and assisted in the lease up of a tax credit property.

In December of 2003, Ms. Hogan was promoted to Property Manager when HomeSpring acquired the management of Dominion Park Apartments. She has faced financial obstacles and has been successful in reaching and maintaining an occupancy in the 90 percentile. Currently Ms. Hogan continues to manage Dominion Park while contributing, on a corporate level, as the Marketing Specialist. She assists in creating new marketing plans for each community, conceptualizing marketing ideas for new or possible management contracts and tracking market and traffic trends.

NATASHJA-JENNEE R. DIAZ, NCP COMPLIANCE SPECIALIST, Diaz began her career with HomeSpring Residential as a Leasing Consultant at Eagle Ridge Apartments in July 2003. This was an excellent starting point for her, because Ms. Diaz was given a rare opportunity to participate in the lease-up of a new property, which also had 100% of its 280 units at the 60% median income level. This challenge allowed her to excel in leasing as well as produce Tenant Income Certifications at a very high pace. Through this experience, Ms. Diaz acquired her extensive Tax Credit Housing experience.

In November of 2003, Ms. Diaz was offered the opportunity to become Assistant Manager. As the Assistant Manager, she became responsible for a wide variety of functions, including the bookkeeping and resident concerns of Eagle Ridge. Following her year and a half as Assistant



Manager, Ms. Diaz was given the opportunity to participate in a property takeover as the property manager, where she learned all aspects of Bond Compliance. Just recently, Ms. Diaz was appointed as Hogan Real Estate Services Compliance Specialist. In this position, she oversees the file maintenance and compliance reporting for all properties managed by HomeSpring Residential Services. In addition to her compliance responsibilities, Ms. Diaz is also working on earning her CAM this year.

ACCOUNTING SERVICES

JESUS IBARRA, Staff Accountant

Mr. Ibarra joined the accounting department for HomeSpring Residential in December of 2003. Over his two and a half year employment, Mr. Ibarra has successfully managed and provided assistance with all daily accounting operations from each of the onsite management offices. He is responsible for overseeing the preparation of all the monthly and annual operating reports. He manages any specialized reports required by governmental agencies such as HUD, Texas Department of Housing and Community Affairs, Texas State Affordable Housing Corporation, IRS, Bond Trustees and Issuers and Lender reports.

Mr. Ibarra's collective knowledge and total of ten years in accounting includes corporate, medical and property management experience. His extensive experience includes working knowledge of Rent Roll, AOI (Account on it), YARDI and REMANAGE property management software. He has been instrumental in developing and maintaining good relationships with owners, lenders, and trustees. Mr. Ibarra's duties also currently include acting as the Human Resource Director for HomeSpring Residential.

YOLANDA CASTRO, Accounts Payable Manager, Prior to working with HomeSpring Residential, Mrs. Castro had 20 years experience in general office accounting, five of which were in the real estate industry. She has been employed with HomeSpring Residential Services for thirteen years, joining the team in 1993. In that time she has become an instrumental part of our firm. She understands the importance of correctly coded and entered payables and the prompt payment of community expenses. Her responsibilities include: managing the accounts payable staff, which is responsible for vendor files, issuing checks, and maintaining good vendor relationships.



HOGAN PROPERTY COMPANY

PROJECTS COMPLETED AND STARTED - 1975 TO 2006

| | |
|------------------------------------------|------------------------------------------------------------------------------|
| Woodway Phase II - Clarke | 85,000 SF Class A Office |
| Check Corporate Headquarters | Build -Design, Build-to-Suit |
| Woodway Park, Bldg. 7000 | 81,000 SF Class A Office Space |
| Woodway Park, Bldg. 8000 | 70,000 SF Class A Office Space |
| Woodway Park, Bldgs. 1000-5000 | 150,000 SF Class A Office Space |
| Negley Paint Corporate Hdqrs. | 58,000 SF Build-to-suit Office |
| Advanced Micro Devices * | 250,000 SF Build-to-suit Office/MFG. (Land Acquisition and Site Preparation) |
| Spec Office Bldg. | 98,000 SF Sold at 80% Occupancy |
| Goldthwaite's of Texas | 15,000 SF Build-to-suit Industrial |
| Insko, A Division of International, Inc. | 60,000 SF Build-to-suit Industrial |
| Volvo | 10,000 SF Build-to-suit Retail |
| Best Products | 66,256 SF Build-to-suit Retail |
| Spec Warehouse | 92,400 SF Rail 100% Occupied |
| Spec Warehouse | 29,400 SF 100% Occupied |
| Spec Warehouse | 120,000 SF Rail 100% Occupied |



| | |
|-----------------------------------------------|----------------------------------------------------------------|
| Spec Retail (Windsor Place) | 14,000 SF 100% Occupied |
| Spec Office/Showroom/Warehouse | 70,000 SF 100% Occupied |
| Ingram Place Shopping Center | 154,000 SF 100% Leased |
| Spec Warehouse | 152,660 SF Rail 100% Leased |
| Spec Warehouse | 214,000 SF Rail 60% Leased |
| Spec Warehouse | 235,000 SF Rail/Nonrail Leased |
| Spec Warehouse | 54,200 SF Nonrail 100% Leased |
| Spec Office/Showroom/Warehouse | 69,750 SF 100% Leased |
| Spec Warehouse | 203,000 SF Rehab-Dallas, Texas (sold to Trammell Crow, Co.) |
| The Hill at Woodway | 185,000 SF 248-unit Apt. Complex |
| Willow Creek Apartments | 229,000 SF 276-Unit Apt. Complex |
| Willow Bend Apartments | 244,892 SF 250-Unit Apt. Complex |
| Eagle Ridge Apartments | 245,368 SF 280-Unit Apt. Complex |
| Town Square Apartments | 242,000 SF 252-Unit Apt. Complex |
| Elan Gardens Apartments | 199,500 SF 228 Unit Apt Cpmplex |
| Aventura Ranch (in Design) | 270,000 S.F.-300 Unit Apt. Complex |
| Perrin Ranch (Land Acquired in Design) | 168,300 SF-198 Units Senior Housing San Antonio |
| Medio Springs Ranch (Land Acquired in Design) | 228,892 SF 252 Units LIHTC Project San |

Antonio

TOTAL 3,838,374 Square Feet

TOTAL \$257,382,750 Projects

BUSINESS PARKS

* **NORTHWEST CROSS ROADS** - Culebra Road, Military Drive West and Loop 410 West. 340 Acres. Home of Advanced Micro Devices' \$60 million semi-conductor plant which opened July 1982 on 50 acres of land. A Lincoln Property Company 15-acre multi-family development was the first development in the park. Approximately 230 acres remain. Recent land sales to Acadmey Sporting goods and Sears during 1995 have brought a renewed life to this prime located Business Park. In 2004 Super WalMart built in the park and other retail users are under contract. Hogan Real Estate Services completed the \$12 Million 276 unit Willow Creek Apartments in August 1997. \$18 Million Eagle Ridge Apartments in 2003 and the \$18 Million Willow Bend Apartments, 250 units under construction in April of 2005. Recently, NSA-Homeland Security acquired the AMD Plant (Sony Mircotronics) to be the new home for the NSA and will employee upward of 4,000 employees at full employeement

* **INTERCHANGE EAST INDUSTRIAL PARK** - located at the intersections of IH-10 East and IH-35 on San Antonio's East Side, Interchange East is a 70 acre rail served park that is fully developed and was the home of the Kroger Food chain distribution center for South Texas. Other national companies that have their home at IEIP are Weyerhauser Corporation, Union Camp Paper Corporation, Clarke-American Check Company, and KCI.