

2nd Quarter 2010

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Mission Statement

To create an effective, vertically integrated organization to develop, acquire, construct, manage and own commercial properties throughout the eastern United States that generate stable financial returns for all our stakeholders. This will be accomplished by establishing the best management team using best practices supported by strong disciplines, and held to the highest standards within the real estate industry and financial community.



INTRODUCING ADVANTAGE WEATHERIZATION, INC.



When the Obama Administration announced in early 2009 that \$5 billion of the federal stimulus money would go towards weatherizing homes across America, John Kelly saw a possible opportunity. "We had been looking for a way to diversify our construction business - our new venture will allow us to enter a historically 'Mom & Pop' segment of the construction industry and try to create an efficient, professional organization to meet the goals set by the US Department of Energy." Advantage Weatherization, Inc. was created to help reduce heating and cooling costs for low-income families, people with disabilities, the elderly, and families with children.

Advantage Weatherization, Inc (AWI) works with the various Community Action Program agencies locally and throughout the country to reduce energy consumption and optimize energy efficiency by performing weatherization work at homes that qualify for the program. Weatherization generally involves: air sealing, blown-in cellulose insulation in attic spaces and dense pak in the wall cavities, weather stripping and window replacement. Due to New England's aging housing supply, AWI will be able to create green jobs and significantly lower homeowner's heating bills while at the same time reducing CO2 emissions.

Kelly, President of AWI, feels that this new company has the potential to thrive in the

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CONDYNE RENEWS TWO LEASES AT 10 COMMERCE WAY, NORTON, MA



Condyne is pleased to announce that it has executed 2 lease renewals at 10 Commerce Way in the Norton Commerce Center. Set on 123 acres of land, Norton Commerce Center currently consists of 3 flex buildings totaling 172,530 SF. The campus is master planned for an additional 471,760 SF of future development for office, flex and industrial space.

Measurement Computing - a leader in low priced data acquisition and control, provides customers with PC-based data acquisition hardware and software that will save time and save money - renewed their 13,231 SF lease for an additional 6 years. Drew Nelson of Newmark Knight Frank represented the tenant in the deal that will commence in May of 2011.



Outlaw Audio, a Norton Commerce Center tenant since 2004 has also recently renewed their lease. The consumer electronics company signed a 3-year renewal for the 2,400 SF they currently occupy at 10 Commerce Way. The landlord has agreed to renovate both the men's and women's restrooms. This renovation will consist of all new fixtures, lighting, floors, ceilings, countertops, vanities and paper and soap dispensers. Outlaw Audio designs and manufactures its own brand of high performance audio/video components for a much lower price than competing products.

Norton Commerce Center is currently 95% occupied with only 10,132 SF of existing space remaining. Space can be subdivided to fill requirements as small as 5,000 SF.

Construction Zooming Along at Valenti Toyota, Westerly, RI



Construction on the new Valenti Toyota in Westerly, Rhode Island is nearing completion. The 30,274 SF auto dealership and showroom broke ground in February of 2010 and is expected to be complete at the end of July. The 1,500 SF illuminated Novum wall containing the dealer logo has been installed on the exterior of the building while the silver and red ACM panels are 50% complete. Tile in the service drive has been placed and the service department is now being fitted with lifts, work benches and auto alignment equipment. The showroom floor tile is complete while the signature Toyota Time Line Graphic Mural along the perimeter of the showroom is scheduled to be installed in mid July. Adjacent to the customer waiting area is a cafe for clients to utilize while their vehicle is being serviced. Cabinet installation and millwork in the facility are currently underway and the greeter station and owner's furniture and fixtures will be delivered mid-month. Also scheduled to be installed during the second week of July is a parts mezzanine storage system. The project, located on Langworthy Road in Westerly is scheduled to wrap up during the last week of July.

ADVANTAGE AWARDED VALENTI SUBARU IN WESTERLY, RI



Advantage Construction is pleased to announce that it has been awarded the construction contract for Valenti Subaru of Westerly, RI. Advantage is currently constructing a new 30,000 SF Toyota auto dealership and showroom for the Valenti family next door to the original Toyota building. The former Toyota store will undergo exterior façade renovations to transform the building into Valenti Subaru. The signature Subaru slate icon tower will be constructed at the showroom entrance and will contain a 36-inch Subaru Star Cluster. Other exterior updates include blue and silver ACM paneling on the front of the building and painted EFIS on the sides. Advantage will have the added challenge of performing the renovations with as little disruption as possible while business is still being conducted in the 4,000 SF showroom. Completion is scheduled for August 2010.

AVAILABLE FOR LEASE

Crossroads Commerce Center



Condyne, LLC is pleased to offer for lease 214,000 SF of high-bay distribution space at Crossroads Commerce Center in Taunton, MA. The newly constructed facility features all of the amenities that companies are looking for in a first class regional distribution center including ESFR sprinklers, metal halide lighting, and a rubber membrane roof with extended warranty. Furthermore, the building is serviced by 16 dock doors which are all equipped with 30,000 lbs levelers, dock seals, lights and bumpers. The loading docks all feature a concrete dolly strip and are benefited by a large truck court providing a wide turning radius for today's modern fleet of over the road trucks. The exterior is made out of a combination of insulated metal panel and insulated block at the loading dock to increase the buildings' durability. The office areas include glass store front doors, an extended window line and decorative architectural panel to enhance the image of the entrances as well as to provide signage.

This development is located in the Liberty and Union Industrial Park. Liberty and Union is at the intersection of Route 140 and 24, the apex for Southeastern, Massachusetts, where four major cities consisting of Taunton, Fall River, New Bedford and Brockton are located in close proximity.

NEW HIRES

Rebecca Cummings joins the Advantage Construction team as an Estimator. She has over two decades of experience in the construction industry both as an estimator and project manager. Her construction background includes academic, commercial, institutional, health care, tenant fit-up and non-profit markets in both the private and public sectors. As part of the ACI team, Rebecca will be responsible for quantity take-off, estimates of design-build, preconstruction services of negotiated projects, and lump sum bids. Other tasks will include preparation of owner proposal packages, presentations, subcontractor contact and negotiations. She will also provide support and assistance to the executive management team on various projects.



*Becky Cummings
Estimator*



*Karen Hebert
Administrative Assistant*

Karen Hebert is Advantage Weatherization's new Administrative Assistant. In this role, Karen's responsibilities include scheduling appointments with homeowners, maintaining the crew schedules, notifications to agencies, building permit process creating and tracking work orders, invoicing to agencies and other accounting tasks, and maintaining all computer and homeowner filing systems.

Karen received her Bachelors degree in Business Information Systems as well as an MBA from UMass Dartmouth in 2004 and 2008 respectively. Please join us in welcoming Karen to the AWI team!



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INTRODUCING ADVANTAGE WEATHERIZATION, INC. *...cont. from pg. 1*

weatherization market with professional, highly skilled employees. "We plan to invest heavily in training for our people so we will have the most educated and professional workforce in the weatherization industry." As such, AWI has reached an agreement with LIUNA (Laborers International Union of North America) to be the first signatory contractor for weatherization work in the Northeast. Through LIUNA's intense training program, employees will participate in a 5-week program which provides them with the necessary licenses for this growing industry.

If you would like to learn more about AWI and its efforts in this growing industry, please feel free to contact us at (866) 508-0886 or visit our website www.advantageweatherizaion.com.

