

Winter 2010

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Pictured L to R: Don Houle, Advantage Construction; Rob Valenti, Valenti Toyota; Bob Valenti, Valenti Toyota; John Kelly, Advantage Construction; Clark Josselyn, Advantage Construction; James Mullarkey, Curtis Architectural Group

ADVANTAGE CONSTRUCTION BREAKS GROUND ON VALENTI TOYOTA, WESTERLY, RI

Advantage Construction recently broke ground at the new Valenti Toyota on Langworthy Road, in Westerly, RI. Present at the ceremony were members of the Valenti Toyota team, Westerly town officials, representatives from Toyota and members of the Advantage team. The new auto dealership and showroom will be a participant in Toyota's Image USA II program. The program calls for dealers to invest in modern new showrooms and larger service areas to attract customers and accommodate their needs.

The 30,274 SF facility will be constructed out of a combination of glass curtain wall and Toyota's signature silver and red ACM insulated panels on the front and sides of the dealership. Additionally, a 1,500 SF Novum wall which includes the dealer logo will be installed in the entranceway. The 4,928 SF showroom will contain tile flooring, recessed fluorescent lighting and will house 12 sales stations for customer convenience. A mezzanine will hold executive offices overlooking the showroom as well as a state-of-the-art training facility which will allow Valenti the luxury of holding in-house employee training sessions.

Customers will be able to drive their cars into an enclosed service drive and be assisted

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- Expert Market Analysis
- Site Acquisition
- Design / Build
- Construction Management
- Financing & Leasing Solutions
- Property Management

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.

CONDYNE PROPERTY MANAGEMENT AWARDED 166,000 SF FREEZER FACILITY IN AVON, MA



Condyne Property Management was recently awarded the property management contract for a multi-temperature warehouse facility located at 55 Murphy Drive in Avon, MA. The 166,000 SF building recently underwent extensive renovations after a fire caused significant damage to the mezzanine office area with additional smoke damage to the freezer and cooler areas.



As a result of the sensitive nature of building systems, the contract between Avon Freezer Limited Partnership and Condyne Property Management requires Condyne to inspect the facility 2 times per week. During these bi-weekly inspections, all heating units and temperatures are inspected and recorded, the 4 quell riser rooms are inspected for proper air pressure within the system and all street pressure devices are checked and recorded. Condyne Property Management installed a central monitoring system which includes security, fire alarm system and low temperature monitoring. Condyne Property Management is responsible for contracting the central alarm and security systems, all pest control services, fire alarm and sprinkler testing as well as snow plowing and landscaping services. Condyne handles all necessary insurance requirements for the facility as well as the accounting and monthly reporting.



55 Murphy Drive is an efficient ammonia controlled refrigerated facility with 24 loading docks, a 32 ft clear height and a 24,000 pallet capacity. The property has both freezer and cooler space as well as an elevated dock manager's office, warehouse employee lunch and locker rooms, isolated outside driver areas, a product inspection lab room, freezer equipment areas and a substantial number of employee parking spaces and trailer staging areas.

PHASE II CONSTRUCTION BEGINS ON FLAGSHIP ESTATES, HYANNIS, MA



Construction is scheduled to begin shortly on phase II of Flagship Estates in Hyannis, MA. Flagship Estates is a luxury condominium development located within walking distance to Hyannis Harbor and downtown restaurants and retail shops on Main Street in Hyannis. The townhouses are just minutes from the Cape's finest beaches, and numerous historic landmarks as well as ferry service to Martha's Vineyard and Nantucket.

Phase II will consist of 13 one, two and three bedroom shingle-style condos bringing the total number of units in the complex to 29. Each unit will feature state-of-the-art amenities including parking with attached garages, hardwood flooring, ceramic tile baths, hydro-jet tubs and central air conditioning. The gourmet kitchens feature high end finishes including stainless steel appliances and granite countertops. The open floor layout design allows for maximum living area with the living room and dining room located off of the kitchen.

Currently, there are only 2 units still available in the already complete Phase I of the project with pre-sales being accepted for the Phase II homes. If you want to see what Cape Cod living is all about, contact realtor Marie Souza today to schedule a tour!

NEW HIRES & PROMOTIONS



Bob Popeo
VP, Institutional Capital

Condyne, LLC is pleased to announce the recent hire of Bob Popeo. Mr. Popeo is responsible for expanding Condyne's fund management capacity and developing its processes and protocols related to new fund creation. Chief among these responsibilities is managing Condyne's relationships with institutional investors and joint-venture partners. Bob takes a lead role in capital planning and ongoing investor communications associated with the Condyne funds.

Prior to joining Condyne, Bob practiced corporate law for more than a decade, most of that time at Mintz Levin in Boston. As a corporate attorney, Bob advised public and private companies in various industries in the areas of corporate finance, private equity and venture capital, mergers and acquisitions, and ongoing corporate matters. Please join us in welcoming Bob to our team!

AVAILABLE FOR LEASE



160 Dascomb Road
Andover, MA

70,000 SF of flex warehouse space available just off of Route 93. 40,000 SF is newly constructed, high bay warehouse space with the balance 30,000 SF being fully renovated warehouse/flex space. The design allows the space to be subdividable to fit all requirements and would be ideal for a manufacturing or lab tenant.



Littleton Distribution Center
Littleton, MA

60,000 to 360,000 SF of newly constructed, modern, high bay, tilt-up concrete warehouse space in the Littleton Distribution Center located on Route 2A in Littleton, MA. The project, located just off of Route 495, is subdividable. The adjacent site is pre-permitted for additional build out of up to 360,000 SF.



Norton Commerce Center
Norton, MA

4 & 14 acre land sites located just off of Route 495. Sites can support 20,000 SF up to 130,000 SF buildings. All utilities available, located at two of Southern Massachusetts most high profile industrial parks.



Crossroads Commerce Center
Taunton, MA

40,000 to 230,444 SF of newly constructed modern high bay industrial warehouse. This complex is located at the crossroads of Routes 495 & 24 in the Liberty & Union Industrial Park. The facilities feature 30' clear heights, ESFR, metal halide lighting and 32 loading docks.

ADVANTAGE CONSTRUCTION COMPLETES RENOVATIONS ON CHARLIE'S TOYOTA, AUGUSTA, ME



Construction has been completed on the renovation of Charlie's Toyota on Western Avenue in Augusta, Maine. The fast track renovations were completed in just 2 short months. The Advantage Team had the challenge of performing modifications to the building while the business was fully operational. The renovations brought Charlie's to compliance with Toyota's Image USA II certification, allowing them to extend their dealer contract.

The exterior renovations included the installation of a new façade constructed of Toyota's signature silver and red ACM panels on the front and sides of the dealership. Additionally, a 1,000 SF Novum wall was installed which includes the dealer logo and is illuminated from the interior of the structure. An enclosed new car delivery was also constructed to allow Charlie's customers the luxury of avoiding the harsh Maine weather while inspecting and reviewing their new Toyota purchase. The 3,500 SF showroom is fully tiled and includes a new owner's office in the rear.





TWO ADAMS PLACE
SUITE 100
QUINCY, MA 02169

ADVANTAGE CONSTRUCTION BREAKS GROUND ON VALENTI TOYOTA, WESTERLY, RI

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by one of six service writers. The 10,947 SF service shop will be fully air conditioned, feature energy efficient T-5 lighting fixtures, fast-acting Rytec doors and a sealed concrete floor with 19 service bays.

"This is a great chance for us to continue on our success with the Toyota Image USA II program. We are excited to be working with the great team at Valenti Toyota," says John Kelly, president of Advantage Construction.

James Mullarkey from the Curtis Architectural Group is the architect. Construction is scheduled to be complete in July 2010.

