

Series A.

Midtown Select Investors I. Series A., will focus on infill assets located in established or emerging markets. Assets will predominantly be retail/office/mixed use in nature with a value add component. The value add component will be enhanced via a variety of elements including but not limited to increased rents, retenanting, change of use, redevelopment, repositioning and capital improvements. These properties may or may not have a Midtown, RES Realty, Remax Select or affiliated business as a tenant.

Assets with off street parking or direct access to parking are preferred but not required. If there is no direct property parking but parking is prevalent via existing parking lots and on street parking it will be considered.

Demographic targets will be in upper middle income and affluent areas, with established rising household numbers and elevated average household income demographics.

Series A will also focus on areas that will have access to major universities, medical and research as well as right to work states with emerging manufacturing and tech.

Typical Investments will range between 5,000 sf - 30,000 sf of GLA; Office, Medical, Retail, Mixed Use, Downtown Commercial & Multifamily are preferred. Capital placement may be structured as Equity, Conventional Debt, Mezzanine Debt or Bridge Financing or a combination thereof.

Targets for Series A.

New Jersey - Westfield, Woodbridge, Paramus, Closter, Ft Lee, Montclair, Maplewood, Watchung, West Windsor/Princeton, Tinton Falls, Rockaway, Montville/Pine Brook, Franklin Lakes, Madison, Springfield, Summit, Berkeley Heights, Weehawken, Jersey City, Hoboken, Red Bank, Spring Lake, Bay Head, Haddonfield

New York - Staten Island (Hylan Blvd), Bronxville, Scarsdale, Harrison, Rye, Rye Brook, Port Chester, Mamaroneck

Raleigh, NC - North Hills, Midtown, Cary, Apex, Chapel Hill, Durham

Maryland - Annapolis

Pennsylvania - Philadelphia Main Line

Washington DC Metro - Olney, Bethesda, Fairfax City, Leesburg

