



STEINBRIDGE

*Presentation by: Tawan Davis, CEO*



- Team has over **\$20 billion** of investing and transaction experience in major US markets
- Current focus on commercial assets in **New York City, Philadelphia, Chicago, Washington, DC** and **Boston**
- Strategic Joint Ventures **with multi billion dollar** real estate investment and operating firms
- **\$350 million** of transactions completed or under way in 2016



## The Global Agreements – Global Trends Effecting Investment Decisions

1. Continued geopolitical and capital market uncertainty
2. US remains focus for global capital preservation
3. US economic fundamentals remain relatively strong
4. Interest rates will rise

	GDP \$ in Trillions	GDP Growth
<b>United States</b>	17.4	2.40%
<b>China</b>	10.3	7.40%
<b>Japan</b>	4.6	-0.10%
<b>Germany</b>	3.9	1.60%
<b>United Kingdom</b>	2.9	1.70%
<b>France</b>	2.8	0.20%
<b>Brazil</b>	2.3	0.10%
<b>Italy</b>	2.1	-0.40%
<b>India</b>	2.1	7.40%
<b>Russia</b>	1.9	0.60%



## The Real Estate Rationale



Healthy Predictable Current Income

Inflation Hedge

Interest Rate Advantage

High Risk-Adjust Returns

Long Term Upside Potential

Favorable Occupier Fundamentals





STEINBRIDGE

*Public-Private Cooperation*

## Catalyze Pivoting Submarkets



<u>U.S. Markets</u>	<u>Property Appreciation</u>	<u>Transitioning Market Appreciation</u>
Philadelphia	7.1%	20%
San Francisco	5.0%	20%
New York	4.9%	35%
Seattle	4.9%	25%
Washington D.C.	3.7%	17%
Boston	3.1%	15%
<b>Portland</b>	<b>2.9%</b>	<b>26%</b>

## Activate Orphan Assets

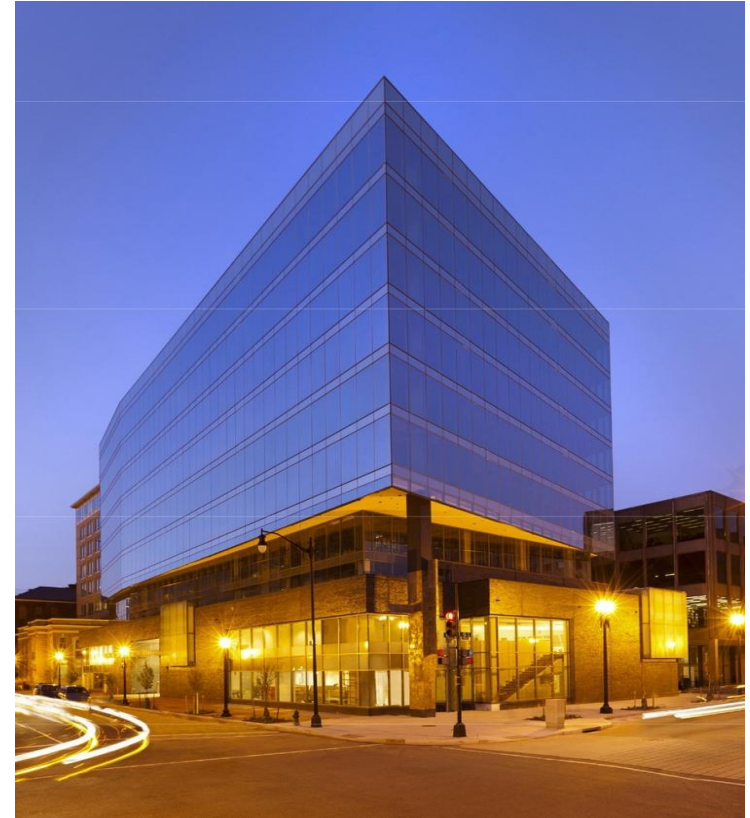
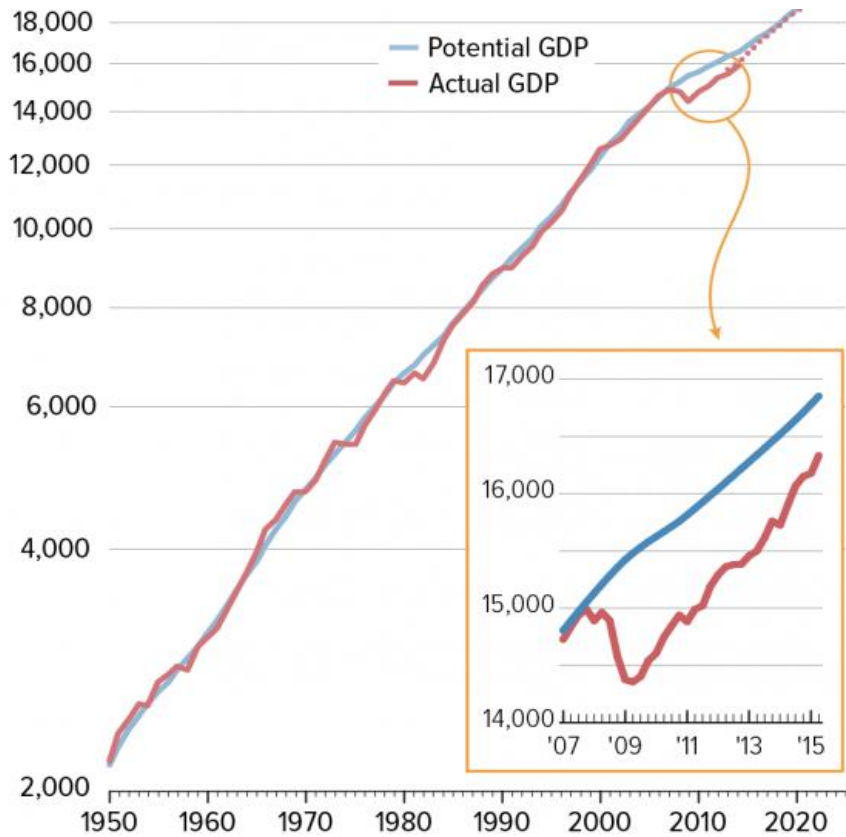
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- ✓ **Return Assets to Tax Rolls**
- ✓ **Reduce Public Operating Expenses**
- ✓ **Receive Up-Front Cash Influx**
- ✓ **Catalyze inactive Space**
- ✓ **Create Economic Multiplier**
- ✓ **Create Direct and Indirect Jobs**



## Arbitrage Crisis and Uncertainty



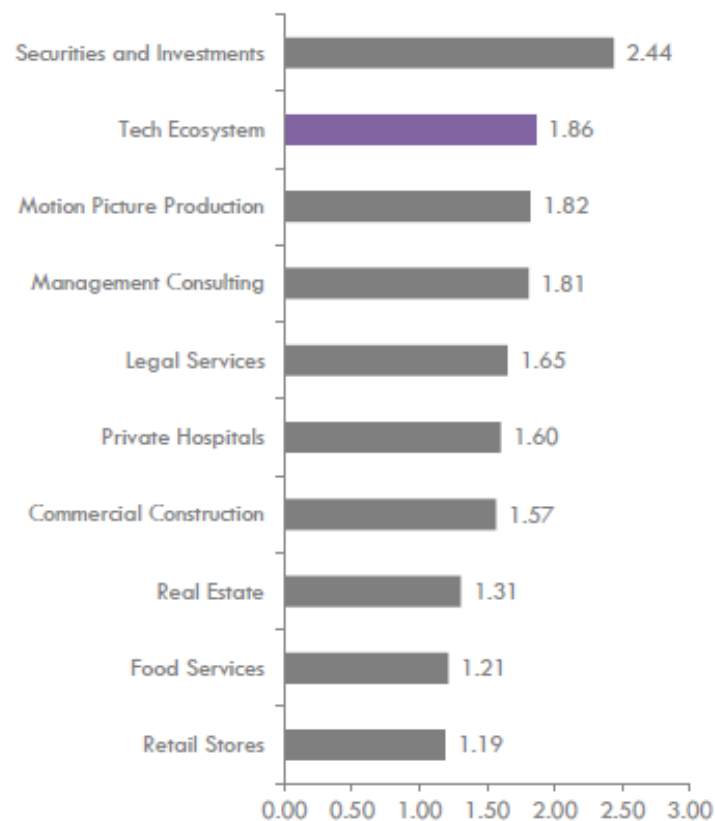


## Be Deliberate about Attracting Job Creators

### High Tech Job Growth

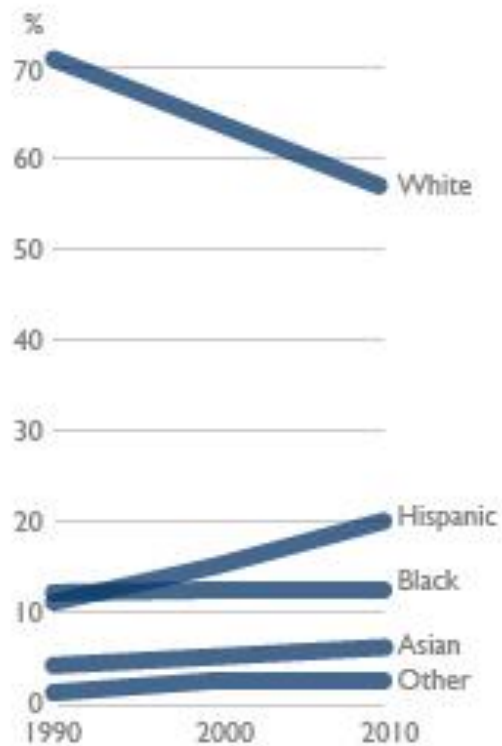
1	San Francisco	51.1%
2	Austin	34.2%
3	San Francisco Peninsula	30.1%
4	New York (Manhattan)	22.6%
5	Silicon Valley	19.9%
6	Chicago	19.3%
7	Seattle	16.9%
8	Raleigh-Durham	16.8%
9	Boston	15.7%
10	Salt Lake City	15.7%
11	Denver	13.3%
12	Portland	12.6%
13	Los Angeles	11.7%
14	Atlanta	10.7%
15	Baltimore	10.0%
16	Orange County	9.3%
17	Philadelphia	4.0%
18	San Diego	3.9%
19	Pittsburgh	2.2%
20	Washington, D.C.	0.8%

### Sector Job Multipliers



## Accommodate and Adjust to More Diverse Realities

Population Share of Top 100 Metros, by Race



Minority Share of Metro Population, 2010

Dark blue circles indicate minority populations over 50%

