



BARROW
STREET



THE KEITH CORPORATION



LARKIN
Regional Commerce Park
Statesville, NC
07.07.2017 | LDI#1016273

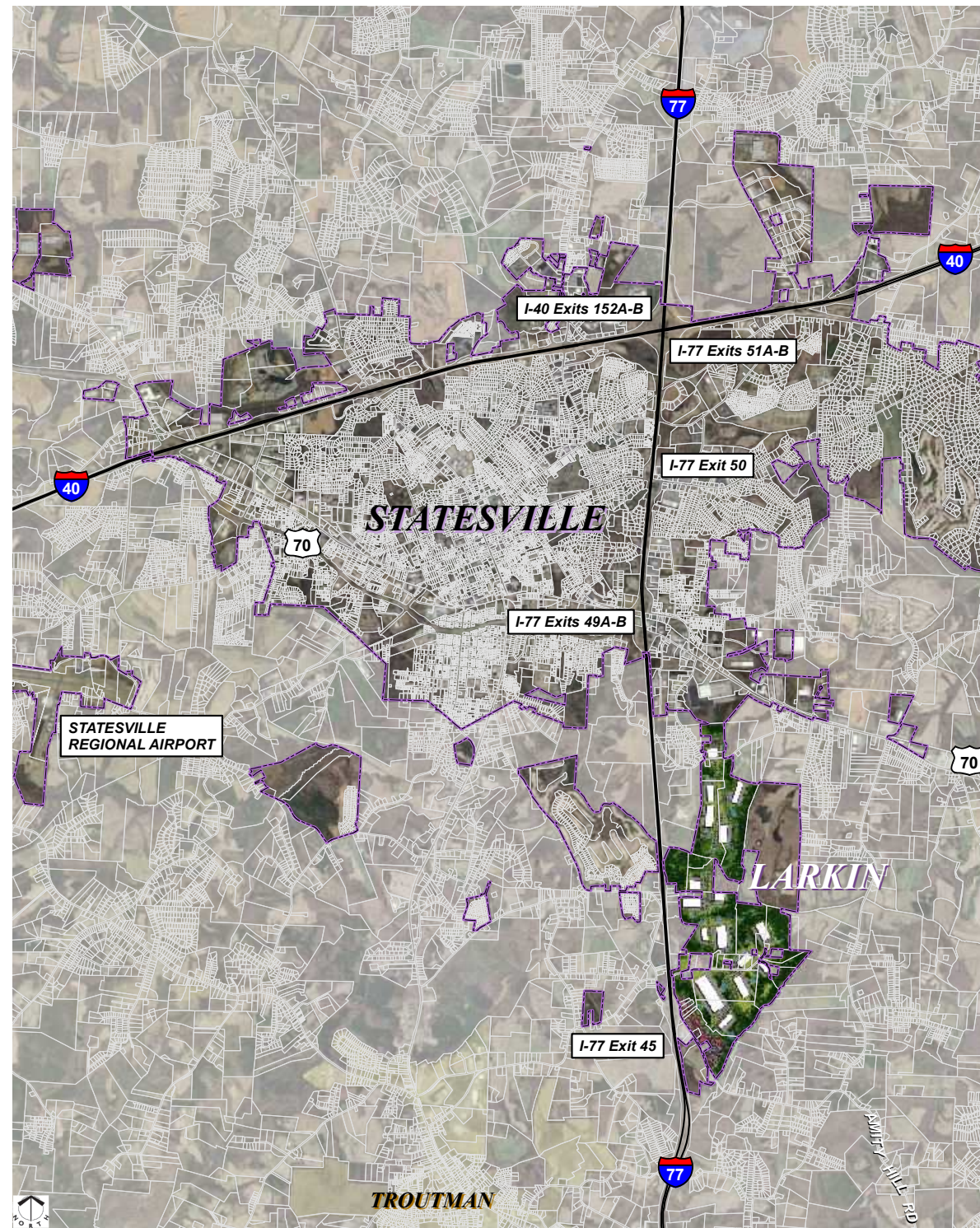
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REGIONAL COMMERCE PARK
PRESS CONFERENCE JULY 7, 2017





ALAN LEWIS
PARTNER
THE KEITH CORPORATION

Alan Lewis is an Industrial and Office Development Partner at The Keith Corporation with over 28 years of experience in commercial real estate. Since joining The Keith Corporation in 1992, Alan has steadily grown The Keith Corporation's industrial build-to-suit and business park development platform into one of nation pre-eminence. Notable projects include Build-to-Suit & Speculative Development of over 16.5 million square feet of Distribution and Manufacturing Facilities; development of two of North Carolina's first LEED Certified industrial build-to-suit facilities; and the 719,812 square foot LEED Gold Certified East Coast Distribution Center for Becton, Dickinson and Company (BD) in the Four Oaks Business Park in Johnston County, NC.



JEFF USAS
MANAGING DIRECTOR
GREENFIELD PARTNERS

Jeff joined Greenfield Partners, LLC in August 2006 and is a Managing Director. His primary responsibilities include identification and evaluation of new investment opportunities, asset management of Greenfield's existing investment portfolio and management of its operating partner relationships. Prior to joining Greenfield, Jeff was an Associate with Landmark Atlantic Capital, a private real estate development company located in Washington, DC. His responsibilities included asset management of the company's multifamily, office and industrial portfolio. He was also responsible for the execution of both debt and equity placement in the acquisition of new real estate investments.



TOM SCOTT
PRESIDENT AND CEO
SCOTT DEVELOPMENT GROUP

Tom Scott has over 37 years of experience in the real estate development industry including high level positions at GS Carolina, LLC as Partner, Arvida as Vice President, Mid-Atlantic Region and Land Resources Manager at Crosland/Centex Homes. Mr. Scott has developed over 25 master planned communities in the southeast ranging in size from 100 acres up to 1,000 acres with the majority of these developments averaging 500 acres in size. In conjunction with his residential experience, he has developed over 1,000,000 square feet of retail space and over 1,000 apartment units. Mr. Scott has development and building experience in the states of Virginia, North Carolina, South Carolina and Georgia.



DALE C. STEWART
PE, PARTNER
LANDESIGN

Dale is a Partner, Civil Engineer and immediate past president of LandDesign. Dale understands not only the opportunities and challenges of today's engineering projects, but the important role and impact these projects play in the development of a larger region. This expertise has made him a valuable member of a number of community organizations, appointed committees and task forces concerned with water quality protection and effective infrastructure. Community service, long term relationships, mentoring staff and dedication to ethical engineering practices matter to Dale.



Regional Commerce Park
Statesville, NC
Context Plan 07.07.2017 | LDI#1016273





Statesville is quickly becoming a breath of fresh air in one of the country's most dynamic regions. It is the county seat of Iredell County, located at the intersection of 2 major interstates. With a population of 26,000, Statesville boasts a wide variety of cultures, businesses, industries, outdoor activities and an historic downtown that still thrives as the heart of the community. The City's investment in the construction of a downtown streetscape, unique parks and gardens, airport improvements and updated infrastructure keep the City fresh and attract thousands to come discover all that Statesville offers – many of them deciding to make it their home!

statesvillenc.net



Scott Development Group is a privately held real estate development and management firm located in the Charlotte, North Carolina metropolitan area. Its multi-disciplined real estate professionals collectively have over 100 years of experience in real estate development in the states of North Carolina, South Carolina, Virginia and Georgia. Scott Development Group has developed retail, commercial and residential communities ranging in size from fifty acres to well over one thousand acres including golf course communities, park facilities and exquisite amenity centers proportionate to the needs of their respective communities.

scottdevelopmentgroup.com



Statesville Regional Development (SRD) is a public-private partnership of local governments and business leaders dedicated to promoting the vast industrial, commercial and lifestyle advantages of the region. Representing the cities of Statesville and Troutman, as well as upper Iredell County, North Carolina, SRD provides a variety of services to help new and existing businesses locate, expand and thrive in the area. SRD specializes in recruiting new business, working to make a company's transition to the area as smooth and cost-effective as possible.

statesvilleregion.com



Founded in Charlotte, North Carolina, LandDesign has evolved into a multi-disciplined firm offering urban design, planning, landscape architecture, civil engineering and branding. LandDesign has over 150 professionals located across the nation in the firm's offices in Charlotte, Washington DC, Dallas, Orlando and San Francisco. All offices are fully linked to foster collaborative efforts that take advantage of the firm's combined expertise and experience to meet each client's individual needs through reasoned solutions. For nearly 40 years, LandDesign's uncompromising passion has characterized its people and its work.

landdesign.com



BARROW STREET



Regional Commerce Park
Statesville, NC
Concept Plan 07.07.2017 | LD#1016273





Greenfield Partners is a privately held investment management firm founded in 1997 by Eugene A. Gorab. Greenfield is based in Westport, Connecticut with additional offices in Chicago, Illinois, Austin, Texas and Arlington, Virginia. Greenfield has sponsored numerous investment funds that have been focused largely on U.S. Real Estate, and have invested in office properties, industrial properties, hotel properties, retail properties, student housing facilities, senior housing facilities, rental and for-sale multi-family properties, and land. Greenfield Partners has approximately \$3.6 billion in gross real estate assets under management.

greenfieldpartners.com



Founded in 1997, Barrow Street Capital LLC is an investment management firm based in Stamford, Connecticut. Since its inception, Barrow Street and its affiliates have invested over \$500 million in value-oriented private equity strategies. The firm serves pension funds, sovereign funds, endowments, foundations, family offices and high net worth individuals. Nicholas Chermayeff and Robert Greenhill, Jr. are the Co-Chief Executive Officers of the Barrow Street Real Estate Funds.

barrowstreetcapital.com



Regional Commerce Park
Statesville, NC

Architectural Elevation 07.07.2017 | LDI#1016273



The Keith Corporation (TKC) is a full service commercial real estate firm headquartered in Charlotte, North Carolina. TKC was founded by Graeme M. Keith Sr. and Graeme (Greg) M. Keith Jr. in 1989 as a single-tenant, net lease development company. Since then, TKC has completed over \$2 billion worth of development consisting of 300+ projects in 31 states and 4 countries. TKC's philosophy has always been to cultivate trust, build long-lasting relationships with clients and leverage development expertise so that clients can focus on their core competencies.

thekeithcorp.com

QUICK FACTS:

- 1,025 acres
- 5 million square feet of industrial
- 750,000 square feet of commercial/retail
- \$650 million estimated market value
- \$37 million estimated infrastructure development
- Estimated 3,400 jobs created

Plans for the 1,025-acre Larkin Regional Commerce Park feature 5 million square feet of commercial space and 750,000 square feet of retail space at a major supply chain hub strategically located within reach of the intersection of I-77 and I-40 in Statesville, North Carolina. The commerce park will host industrial and advanced manufacturing and e-commerce with a retail/commercial space featuring retail, restaurants, hotel and supporting amenities. It is estimated that 3,400 jobs will be created.

The park itself will be architecturally controlled with the illustration above being representative of the planned architecture. The project will have an estimated market value of \$650 million and will feature an estimated \$37 million of infrastructure development.

At over 1,000 acres and over 5 million square feet of industrial development potential, Larkin will become one of the largest concentrations of Class A industrial development in North Carolina and the Southeast.