

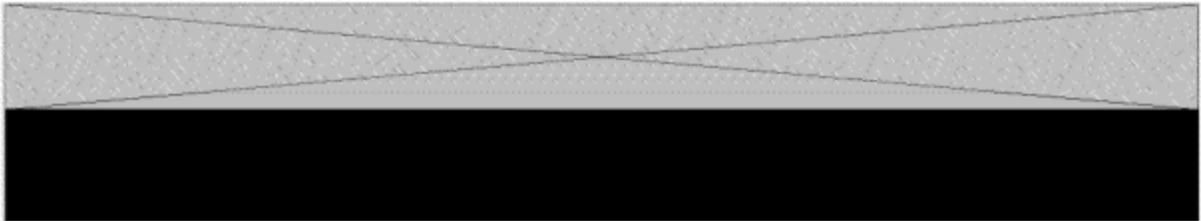
To: Jeff[jeevacation@gmail.com]
From: "Second City Capital Partners" <[REDACTED]> on behalf of Second City Capital Partners <[REDACTED]>
Sent: Mon 5/14/2012 11:07:46 AM
Subject: Second City Capital Acquires Century Fairwinds in Orlando, FL

Title: Second City Capital Acquires Century Fairwinds in Orlando, FL

For our summary deck please contact Kyle Dunn, kdunn@secondcitycapital.com.

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ACQUISITION HIGHLIGHTS

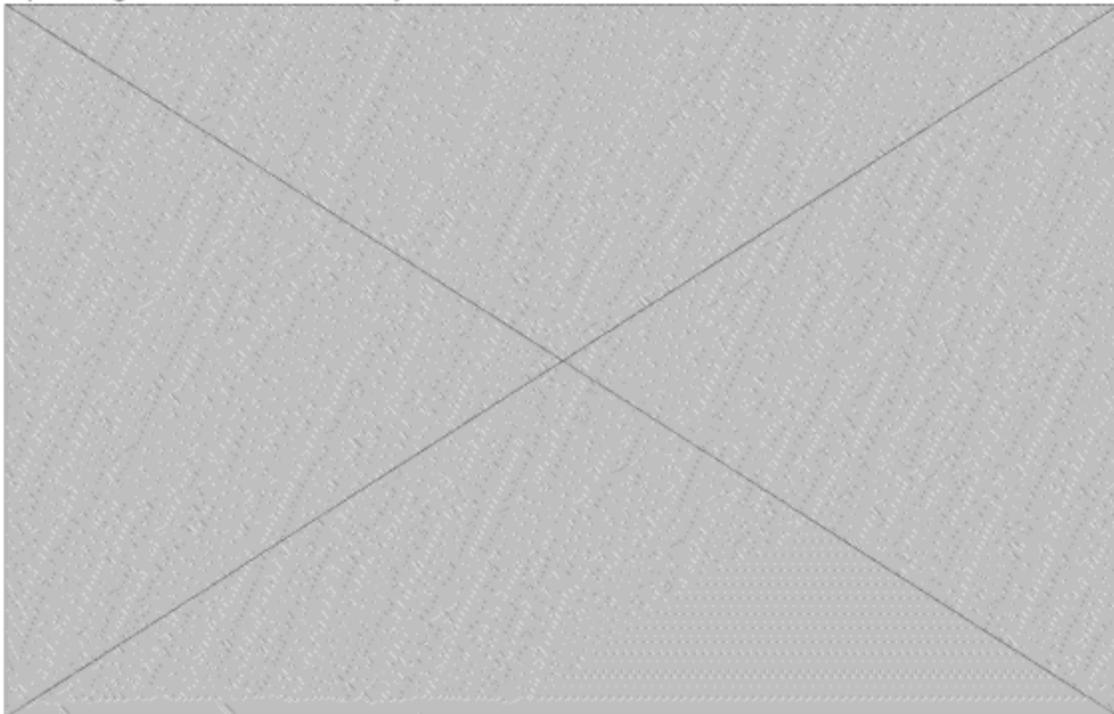
Un-leveraged Capitalization of 14%

Purchase Price: \$14.2 million | \$84 / SF

Discount to Replacement Value: 65%

Square Footage: 170,000

Operating Partner: Tower Realty Partners



CENTURY FAIRWINDS: ORLANDO, FL

Central Fairwinds offers a compelling value proposition with a low purchase price of \$84PSF for a well maintained building. The building is centrally located in Orlando's CBD abutting Interstate 4 and offers some of the best visibility in the market. Throughout City II's due diligence period, Central Fairwinds experienced significant leasing activity with occupancy increasing from 73% to 83%. The in-place net operating income equates to a 14% implied unlevered capitalization rate on the purchase price.

Historically, Orlando has been a strong office market with 32 million square feet of buildings and significant institutional ownership concentration. The market appears to have stabilized and has reverted to positive employment growth with leasing rates/occupancy trending upwards. Given the positive market dynamics, we believe the timing of our acquisition into the Orlando market is favorable.

INVESTMENT STRATEGY

- Execute capital improvements.
- Reduce excess operating costs to materially enhance profits.
- Implement a targeted leasing program.

SECOND CITY CAPITAL (www.seconddcitycapital.com)

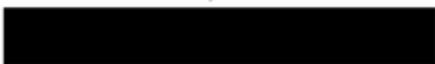
Second City Capital is a research intensive investor focused on a low risk strategy of deploying capital into high quality real asset sectors, such as: Real Estate, Oil and Gas, Energy Services, Power, Industrials, Infrastructure and Mining.

Second City Capital is currently raising capital for City II, an opportunistic real estate fund targeting assets in the United States. To date the fund has deployed over \$110 million across 5 acquisitions, with 3 more under contract.

I would like to receive City II's Summary Deck and latest Quarterly Report.

Kyle Dunn

Vice President, Investor Relations



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Real Estate Investor

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