

ASSET MANAGEMENT PLAN | TOWNES CROSSING



**1031 EXCHANGE
ELIGIBLE**

Please consult with your tax professional concerning 1031 exchange eligibility.

A straightforward business plan focused on creating value has been developed by First National Realty Partners' Asset Management Team with the goal of maximizing investor returns. The Business Plan consists of the following key criteria:

- 1** FNRP will work to procure tenants for the existing 4,800-square-feet of vacant space. The company believes that leasing these spaces should increase net operating income, enhance the tenant mix and drive additional cross shopping at the property.
- 2** FNRP anticipates renewing over 21,000-square-feet of approximately 28,000-square-feet of expiring inline tenants during the hold period.
- 3** FNRP will utilize its existing relationship with Jewel-Osco to explore a longer-term lease extension as well as potential outparcel opportunities.
- 4** FNRP will implement a cost segregation study to accelerate the depreciation of the property which should provide significant tax benefits to our partners throughout the holding period. These tax benefits have the potential for additional upside as a result of the passage of the CARES Act in March 2020.
- 5** The final element of the business plan is to exit with a sale in year 5. The successful execution of the components of the business plan should allow for the opportunity to dispose of the property at, what we believe to be, a significantly higher net operating income at the conclusion of our hold period.

DISCLAIMER

FIRST NATIONAL REALTY PARTNERS

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