



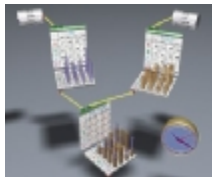
Landmark Square – Downtown Long Beach

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**MetroWest Realty Consultants, Incorporated**, is an investment real estate research, valuation and consulting firm.



The foundation of our business philosophy is our commitment and dedication to ethics, professionalism and service. Concise and thoroughly researched and supported reports have brought us our hard-earned and enviable reputation.

Long-term associations based on trust and performance characterize our Client relationships. Financial Institutions, Conduits, Pension Funds and their Advisors, Insurance Companies, Law Firms, Mortgage Brokers, Developers and Investors rely on us for unparalleled service, and meticulously researched and realistic valuations.

We offer our Clients the confidence, experience, knowledge and expertise that can only come from over 4,000 valuation, consulting, evaluation assignments and reviews for a variety of Clients with equally diverse goals and requirements.



**MetroWest Realty Consultants, Inc.**, maintains a recognized leadership role in the industry. This is the result of our steadfast belief that *specialization* is the key to success.

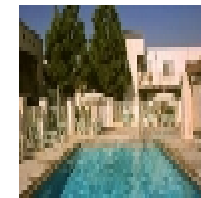
*Specialization* means that Valuation and Consulting is our business, *our only business*. We do not have brokerage or mortgage divisions to worry about or divert our focus.

It is only as specialists that we can excel in staying ahead of the rapid rate of change in today's dynamic Real Estate and business environment.

**SCOPE OF SERVICES**

**Apartment and Multifamily**

- Low and high-rise apartment complexes



- Planned unit developments [PUD]
- Senior's housing
- Mobile home parks
- Bond financing
- Housing tracts
- Tax incentives

- Townhouse projects
- Condominium projects
- Mixed-use projects

**Commercial Properties**

- Professional office buildings
- Medical office buildings
- Community shopping centers
- Power centers
- Factory outlet malls
- Feasibility analysis
- Regional malls
- Broadband centers
- Strip centers
- Regional Centers



## Industrial Properties

- Corporate headquarters
- Single-tenant industrial buildings
- Mini-storage warehouse facilities
- Multi-tenant industrial buildings



- Lofts
- Flex space
- Warehouse bldgs.
- Business parks
- Distribution facilities
- Industrial parks
- R&D facilities

- Manufacturing bldgs.

## Land Development

- Developmental analysis
- Cash flow [DCF] modeling
- Consulting and valuation services for income-producing properties, commercial, industrial, multifamily and mixed-use developments

### OUR PLEDGE

We are so confident in the quality of our service and work product that if either of the two fails to meet your expectations, we will refund the fee in full.

### CLIENT PROFILE

**MetroWest Realty Consultants, Inc.**, provides valuation and consulting services for Clients involved in different sectors of the Real Estate industry.

The following is a partial list of the Clients we have served:

### Financial / Institutional

- Citicorp Real Estate
- Berkedia Commercial Mortgage LLC
- Beech Street Capital
- Prudential Mortgage Capital Company
- Centerline Capital Group
- Equitable Real Estate
- First Banks, Inc.
- PNC/ARCS, LLC
- SunAmerica Life Insurance Company
- Bank of America
- GE Capital Corporation
- M&T Realty Capital Corporation
- Israel Discount Bank of New York
- Sun Life Financial
- The Ohio National Life Insurance
- Newark Realty Capital, Inc.
- State Farm Bank, FSB
- Walker & Dunlop
- TIAA-CREF
- Wells Fargo Multifamily Capital
- Wells Fargo Bank

### Law Firms and Their Clients

- Gibson, Dunn & Crutcher
- Manatt, Phelps, Phillips & Kantor
- Jeffer, Mangels, Butler & Marmaro
- Shearman & Sterling LLP
- Buchalter, Nemer, Fields & Younger
- Sulmeyer Kupetz Baumann & Rothman
- Rosenfeld, Meyer & Susman LLP
- Harding Larmore & Mullen
- Bryan Cave LLP
- Lewis Brisbois Bisgaard & Smith LLP

### ASSIGNMENT PROFILE

- Landmark Square - Long Beach, CA  
Twenty-four story, Class "A" office building. Last high-rise complex developed in downtown Long Beach.
- Sands of Monterey - Monterey, CA  
40-acre waterfront parcel. Proposed mix-use development, including hotel, retail and condominium units.
- El Monte Shopping Center - El Monte, CA  
473,000 square foot Power Center anchored by Sears and Longo Toyota
- Mini-Storage Warehouse Portfolio  
Portfolio of 22 mini-storage warehouses and industrial buildings located from San Diego to San Francisco Bay Area.
- Carroll Ridge Business Park - San Diego, CA  
High-Tech - 306,000 square foot - research and development complex
- Buena Vista Garden Apts. - Claremont, CA  
Feasibility and market valuation of a 946-unit apartment complex.
- Brea Plaza and Office Park, Brea, CA  
Mixed-use 510,000 square foot retail and office development.
- Mobile Home Park Portfolio  
Portfolio of 12 mini-storage warehouses from San Diego to the San Francisco Bay Area.
- Scranton Road Plaza - San Diego, CA  
A 400,000 square foot, multi-tenant, office complex