Document 1125

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The ULI is a non-profit research and education group based in Washington , D.C. , with 14,000 members nationwide q:i-h-h named:x-c v_id:e-p-i q:i-h-h n:x n:x _ n:
   With the market overbuilt , builders are finding limited opportunities and increased risks x:e-h-h q:i-h-h n:x n:x _ n_of:x-i _ v:e-i-p v:e-i-p n:x _ v_cause:e-i-p n_of:x-i _ v_cause:e-i-p n_of:x-i _ v:e-i-p v:e-i-p n:x _ v_cause:e-i-p n_of:x-i _ v:e-i-p v:e-i-p n:x _ v_cause:e-i-p n_of:x-i _ v:e-i-p v:e-i-p n:x _ v_cause:e-i-p n_of:x-i _ v:e-i-p v:e-i-p v:e-i-p n:x _ v_cause:e-i-p n_of:x-i _ v:e-i-p v:
           Developers and money managers are looking for bargains among the thousands of financially troubled properties around the country nof:x-i n:x n_of:x-i v_for:e-i-i n:x p:e-u-i q:i-h-h x:x-i a:e-e a:e-p n:x p:e-u-i q:i-h-h n_of:x-i n:x p:e-u-i q:i-h-h n_of:x-i n:x p:e-u-i q:i-h-h n_of:x-i n:x p:e-u-i q:i-h-h n_of:x-i n.x p:e-u-i q:i-h-h n_of:x-i n
                                                                                                                                                                                       ARGI

                                                                                                                                                                                                                                                                            (ARG2)
(BV)
           Developers are also eyeing the real estate portfolios of major corporations n_of:x-i _ a:e-h v:e-i-p q:i-h-h n:x n:x n:x n:x p:e-x-i a:e-p n:x
                                                                                                                                                                                                                                                                                                        (ARGI)—(compound)
         Some plan to pursue foreign development ventures , mostly in Europe . q:i-h-h v:e-i-h _ v:e-i-p a:e-p n_of:x-i n:x _ x:e-u p:e-u-i named:x-c _
 1 go into someone else 's pasture as long as it 's greener than the one they 're in now . "

v:e-i p:e-u-i person:x a:e-p _ n:x x:e-h-h x:e-h-h pron:x _ a:e-i _ q:i-h-h card:i-i-c pron:x _ p:e-u-i time_n:x _ _
                                                                                                                            ARGI)

ARGI

     [21125015]
     The builders are more willing to give up some equity and rely on management and consulting fees to stay afloat in the soft market q:i-h-h n_of:x-i _ comp:e-u-u a:e-i-h _ v_up:e-i-i _ q:i-h-h n:x _ v_on:e-i-i _ n:x _ v:e-i-p _ n:x x:e-h-h v_prd:e-i-h a:e-i p:e-u-i q:i-h-h a:e-p _ n:x
   "Developers are teaming up with institutions often acting as project managers, "says Smedes York, ULI president and president of York Properties Inc., of Raleigh, N.C. n.m. n.of:x-i _ v_up:e-i _ p:e-u-i _ n:x _ a:e-e _ v_as:e-i-i _ n:x _ n.of:x-i _ v_to:e-i-h-i _ named:x-c _ named:
"They are growing more pragmatic about their role pron:x v_to:e-u-h-i comp:e-u-u a:e-p p:e-u-i q:i-h-h n_of:x-i _
 [21125018]
         Real estate firms are also using their alliances with financial institutions to amass acquisition funds n:x n:x n:x = a:e-h v:e-i-i-h q:i-h-h n:x p:e-u-i a:e-p n:x = v:e-i-p n_of:x-i n:x
                                                                                                                                                                                                                                                                                                                                                                                                                                                             (ARG1)
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    a greater than expected , and has come from larger companies than initially anticipated , a=for:e-i q:x-h-h v:e-i-p _ _ _ v:e-i-p _ _
 And to succeed in the turnaround business , he says , developers may have to put in a lot of money and time ci-i-i x:e-h-h v:e-i-p p:e-u-i q:i-h-h n:x n:x pron:x v_to:e-i-h-i n_of:x-i v_modal:e-h v_qmodal:e-h v_in:e-i-i q:i-h-h n_of:x-i n:x n:x n:x n:x north terms of the control of the cont
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