



LEVIN

— MANAGEMENT —

{ 60 + years specializing in retail real estate }



For *two* consecutive years,
Chain Store Magazine named **LEVIN**,
one of America's top redevelopers.

why LEVIN

Six Decades of Creating Added Value for
Institutional and Private Owners of Retail Real Estate.

Since 1952, we have evolved into one of America's
leading retail real estate services firms, offering
clients the widest possible range of services needed
to successfully operate any retail venue.

We have been selected as one of America's five
fastest-growing third-party management companies
by Chain Store Age magazine; were named three
times among the nation's top property managers by
Commercial Property Executive magazine; credited
as one of the state's top 10 real estate developers by
New Jersey Business magazine; and ranked sixth on
NJBIZ's list of New Jersey's top commercial real
estate developers.

Based in North Plainfield, N.J., we currently manage
a portfolio of some 90 properties totaling more than
12.5 million square feet of retail GLA, in New Jersey,
New York, Pennsylvania, Virginia, and North Carolina.
The properties include the full spectrum of retail
developments, including neighborhood, community,
power and lifestyle shopping centers, as well as an
enclosed mall and mixed-use properties.

{ *some of* }

OUR CLIENTS

Aegon / USA Realty Advisors
AEW Capital Management
BlackRock Realty Advisors
Capital One Bank
Federal Realty Investment Trust
Flushing Bank
Garrison Investment Group
Grosvenor Investment Management
Clarion Partners
IKEA
J.P. Morgan Asset Management
LaSalle Advisors Capital Management, Inc.
PNC Realty Investors
RREEF
Wells Fargo

Our commitment to

REDEVELOP REINVENT RENOVATE

LANDLORD REPRESENTATION

We are a “landlord focused” retail real estate services provider. Our clients include individual owners, lenders, estates and trusts, as well as numerous institutional owners and fund managers. We understand our clients’ goals and consistently deliver “best in class” performance to maximize asset value. We specialize in repositioning, retensing and renovating retail properties and have completed a number of award-winning projects. Whether we are providing management, leasing, construction management or other services, we do everything from the landlord’s perspective and serving our clients’ best interest.

LEASING

The key to the financial success of all investment real estate is the ability of the owner to obtain and retain tenants. We execute marketing and leasing programs for owners and investors, securing tenants and negotiating lease terms that best meet our clients’ needs. We have built solid relationships with national and regional retailers and have more than 1,000 tenants in our portfolio.

PROPERTY MANAGEMENT

Our property management professionals ensure that buildings and grounds are well maintained and kept at a high standard of curb appeal. We competitively bid, contract, and supervise all maintenance services and repairs. Our property managers make response to tenants a high priority.

Levin provides a broad range of fully integrated retail real estate services for a diverse 90-property, 12.5 million square-foot portfolio.

FINANCIAL MANAGEMENT & REPORTING

Our reporting is straight-forward and easy to understand, providing all the necessary information needed by an owner to see the performance of the property. We provide our clients financial reporting packages at an institutional level of detail, which includes current rent rolls, cash flow statements, bank reconciliations, general ledgers and receivables.

We also provide frequent updates to clients on tenant delinquencies and recommend legal action, when other efforts have been exhausted to collect all rents due under the leases. We see our approach as being firm but fair.

MARKETING

Our marketing professionals possess a broad yet highly-specialized skill set to ensure the client’s asset’s benefits are noticed by your target audience and communicated effectively. In supporting our leasing team, we use the best available marketing resources to showcase their properties. Our marketing department works closely with our leasing team to develop an innovative marketing strategy tailored for your asset. In addition, our marketing department and in-house expert graphic designer provides such services as: production of digital content; print marketing; multimedia campaigns; video tours; frequent customized e-blasts to brokers and retailers; signage design; competitive aerials; photography; tenant retail survey reports; publicity; and extended marketing research with LoopNet, RetailTrac, and CoStar.

CONSTRUCTION & DEVELOPMENT

We manage the design and construction of complex real estate projects from beginning to end, handling every detail so owners don’t have to. Our construction - related services range from fitting out individual tenant spaces to complete shopping center renovations, or redevelopment and expansion of an entire center.

Our tenant coordination personnel monitors tenant submission of construction and signage plans, and makes sure tenants obtain proper permits for their work.

LEASE ADMINISTRATION

Our lease administration services include monitoring the delivery of possession as well as lease construction time frames, tracking lease terms and option exercise dates, new lease and renewal set-up and implementation, lease abstracting, tracking insurance certificates, lease assignment requests, and processing estoppel and related tenant requests.

PROPERTY ACQUISITION AND DISPOSITION

Our detailed knowledge of retail properties and trade areas enables us to provide valuable insight to our clients that are evaluating a purchase or a sale. We work closely with major investment sales firms within our markets.

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