



FAMECO MANAGEMENT SERVICES

FOCUSED. RELIABLE. ACCOUNTABLE.



The Power of Retail

Fameco Management Services assists owners by enhancing their investments through unparalleled asset management, property management and construction management. Our success can be measured by the long term relationships we have developed with both owners and tenants of our centers. Our highly trained and experienced managers will assess the overall health of the property and present a comprehensive course of action designed to maximize its potential. This approach ensures the careful fiscal management of the asset and sets the standard for the industry.

Our property management portfolio has grown to include a diverse mix of over 80 properties throughout Pennsylvania, New Jersey, Delaware, Maryland and New York. Assignments range from small unanchored strip centers and supermarket-anchored community centers to regional power centers and malls.



Upland Square, Pottstown, PA
655,000 SF Under Construction • Opening July 2009

"Chain Store Age" Names Fameco Management Services as one of the Top 5 Fastest Growing 3rd Party Management Companies Nationally for Four Consecutive Years

**Chain Store Age,
2006, 2007, 2008, 2009**

Property Management

- Meticulous attention to detail
- Communication liaison between owners and tenants
- Contract administration coordination and oversight of all aspects of site maintenance and operations
- 24 / 7 accessibility – frequent site visitation

Fiscal Management

- Financial health assessment and action plan development
- Budget preparation and analysis
- Comprehensive monthly financial statement including operating report detailing actual to budget variance analysis, reforecasting and quarterly cash flow analysis
- Rent collection and accounts payable management
- Complete annual CAM reconciliations

Fameco provides asset management and due diligence services nationwide to assist owners, investors, TICs, lenders, retailers, and others with business interests in the retail real estate sector. The team combines local real estate intelligence, leasing expertise and retail relationships with institutional quality reporting, accounting and management services. Presently, Fameco provides asset management services for clients in California, Texas, South Carolina, Florida, Georgia, Tennessee and Oklahoma.

Asset Management and Due Diligence

- Acquisition due diligence
- Strategic planning
- Financial management and loan administration
- Lease administration
- Risk and insurance coordination
- Oversight of property manager and leasing agent
- Investor reporting and client relations
- Disposition planning and execution

Distressed Assets

The Distressed Asset Group provides targeted brokerage, advisory and management services to owners of challenged retail and mixed use properties as well as to capital investors and lenders facing distressed or underperforming assets in their portfolio. Services include:

- Workouts & Stabilization
- Property Repositioning
- Leasing
- Property & Asset Management
- Disposition
- Receivership Services

Fameco Management Services offers its clients a full range of construction coordination services, from ground-up development to tenant fit out.

Our team is comprised of professionals with extensive experience in Planning, Development, Design, Construction and Operations for the retail and commercial industries. From project inception, through approvals to grand opening, including the multitude of steps in between, Fameco works in conjunction with Ownership and Tenants to ensure the project's successful completion.

Construction Management

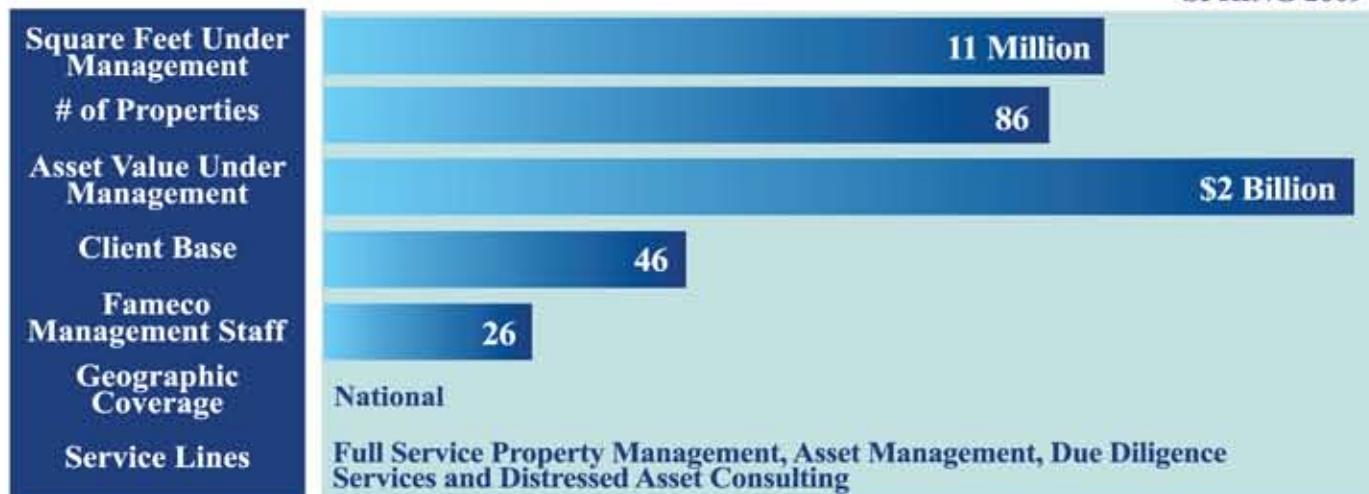
Our team will spearhead, coordinate and act as liaison with Ownership on each facet of the construction process including:

- Capital improvement planning
- Construction time line development
- Construction budget preparation
- Plans/specs approval by Ownership and governmental authorities
- General contractor bid qualification and selection process oversight
- Physical construction management



Bryant Square, Edmond, OK

SPRING 2009



REPRESENTATIVE CLIENTS

GIANT



URDANG
A BNY MELLON ASSET MANAGEMENT COMPANY



Pacific Crest Holdings



The Highland
Development Group



RD
Management



THE POWER OF RETAIL

What does "The Power of Retail" invoke? To us, it epitomizes all that we represent - market knowledge and expertise; dedication and values; and an ongoing, uncompromising commitment to our clients. The Fameco Team is that power!



PROPERTY MANAGEMENT • RETAILER REPRESENTATION • OWNER REPRESENTATION • INVESTMENT SALES

PHILADELPHIA, PA

633 WEST GERMANTOWN PIKE, SUITE 200 • PLYMOUTH MEETING, PA 19462 • PHONE: 610.834.8000 • FAX: 610.834.1793

WOODBRIIDGE, NJ

555 U.S. HIGHWAY 1 SOUTH, SUITE 400 • ISELIN, NJ 08830 • PHONE: 732.526.9100 • FAX: 732.526.9101