



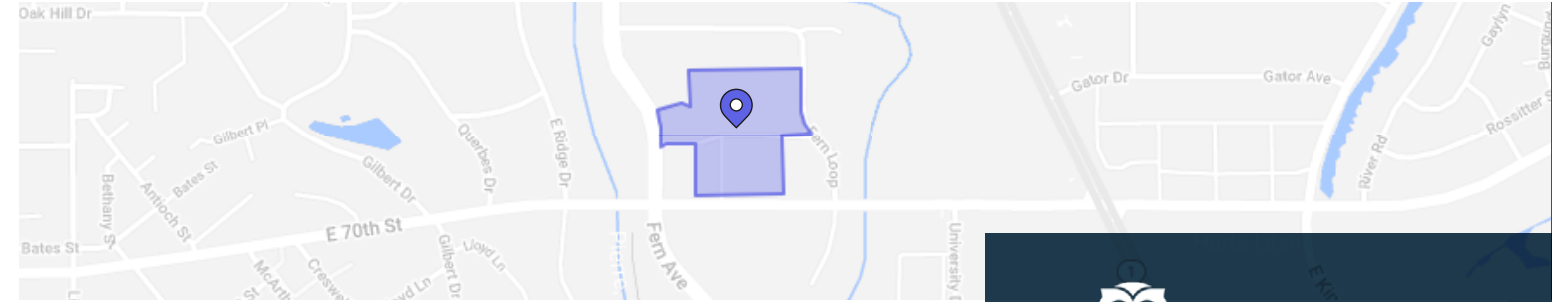
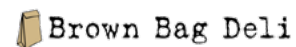
TENANT REPRESENTATION

Read King
Commercial Real Estate

READ KING'S TENANT REPRESENTATION TEAM delivers by compiling years of market knowledge with the best technology and tools available.

CLIENT BASE

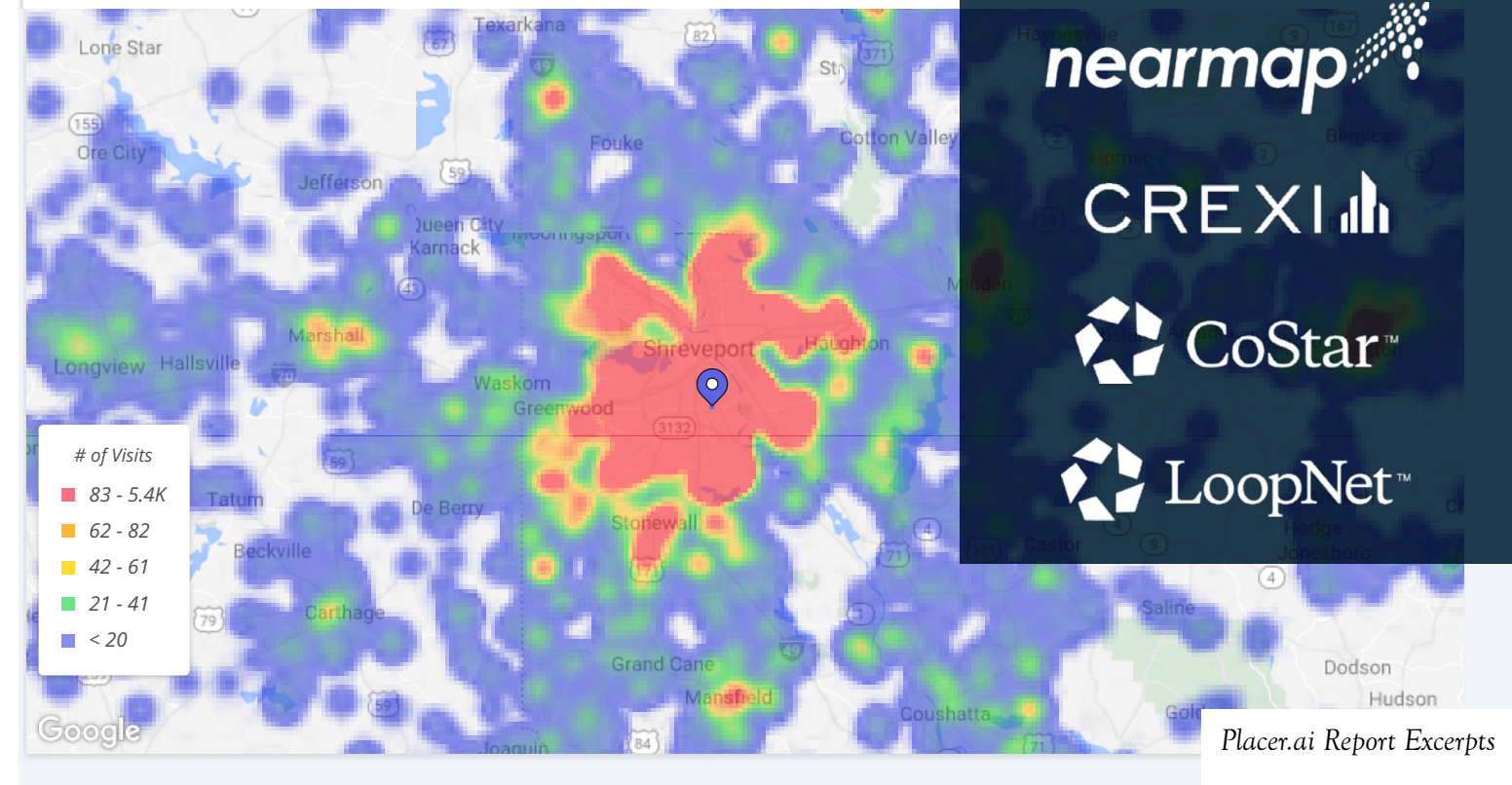
Past and Present



Metrics

	Est. # of Customers	Est. # of Visits
Fern Marketplace / E 70th St	476.4K	1.96M

Trade Area



LANDVISION

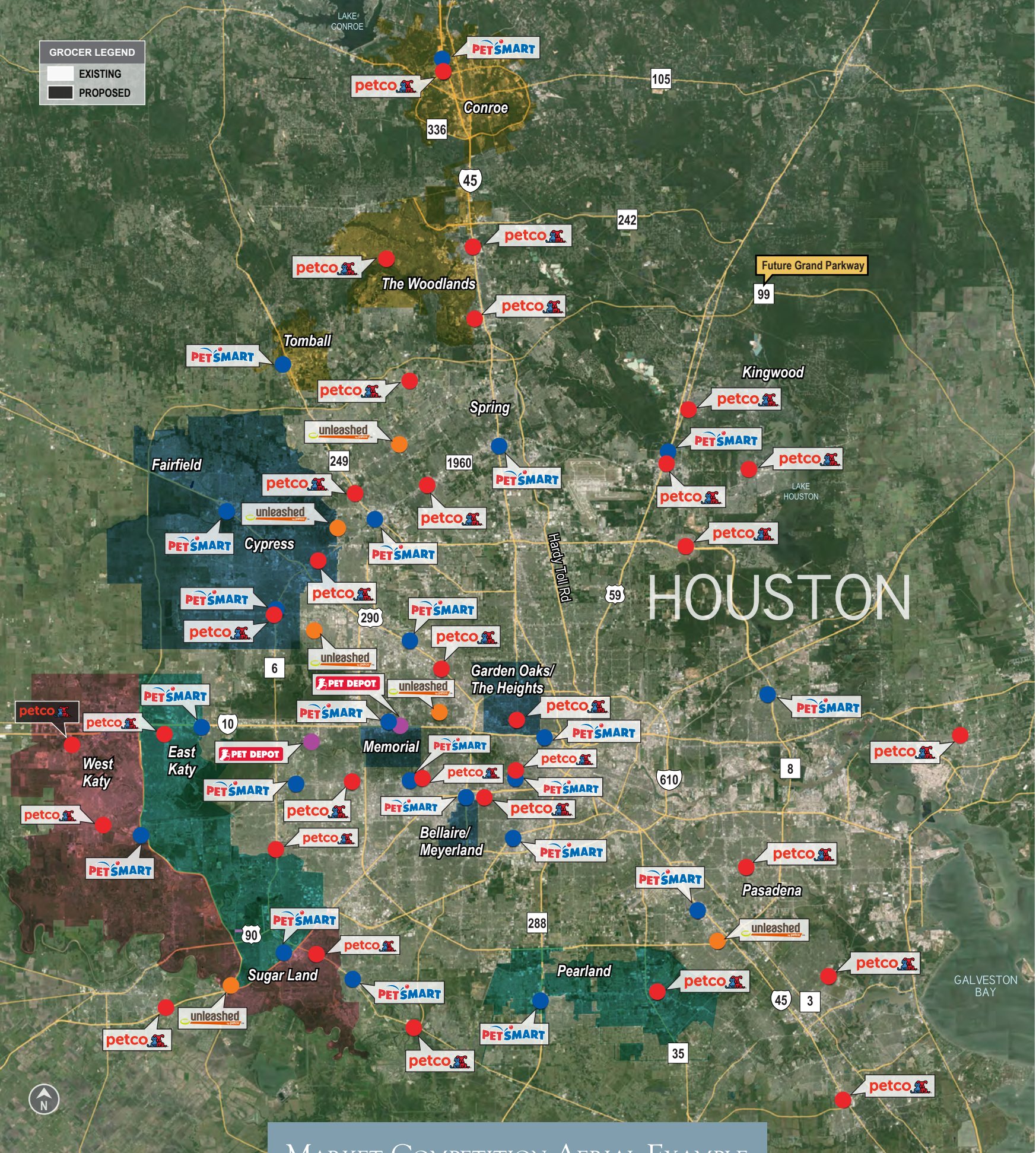


SERVICES OFFERED:

- Market Roll-Out Strategy and Planning
- Lease/LOI Negotiations
- Competitor Analysis
- Demographic Studies
- Impact Analysis
- Void, Traffic and Location Analysis

Placer.ai Report Excerpts

GROCER LEGEND
 EXISTING
 PROPOSED



MARKET COMPETITION AERIAL EXAMPLE

SITE SPECIFIC AERIAL EXAMPLE



The Berry Center
 1.5 million visitors per year
 One of the finest high school sports stadium & cultural event complexes in the country
 11,000-seat outdoor stadium, an 8,328-seat arena, 16,100 SF conference center, & a 456-seat theatre

CYPRESS
BUSH'S CHICKEN!

BOARDWALK
 TOWNE LAKE
 CYPRESS, TX

TOWNE LAKE
 2,400 ac, 3,000 homes

Towne Lake ranked #18 in the top-selling master planned communities mid year of 2014.
 Over 1,500 closed homes in the community already

LONE STAR COLLEGE SYSTEM
 Cy Fair is one of five colleges that comprise the Lone Star College System (LSOS)
 ±18,000 students on campus & 2,000 faculty

30,200* CPD

13,630* CPD

32,310* CPD

THE TEAM



RYAN ORR
Managing Partner

Ryan Orr joined Read King in 2004 and currently serves as Managing Partner. In his tenure at Read King, Ryan has played, and continues to play, an integral role in identifying and brokering new development opportunities. He is also a member of Read King's Executive Committee. Ryan began his career as a broker focused on the strategic roll out of several key retailers throughout the Houston market. Most notably Starbucks and Panda Express. He also served as a primary Landlord representative on all of Read King's development projects. His leadership has resulted the sale or lease of over 2,000,000 SF of space on various retail and medical projects and the development of 36 free standing emergency centers, dozens of convenience stores, best in class day care facilities, grocery stores, restaurants and countless other uses.



TONY PATRONELLA
Vice President - Brokerage

Tony Patronella joined Read King in 2011 to enhance and expand the land brokerage capabilities of the company. As a dedicated land broker with over 40 years of experience serving both buyers and sellers, Tony has a proven track record of tirelessly providing his clients with best-in-class service throughout the entire transactional process.

Tony provides his clients and the Read King Land Advisory team with the insight, experience, and judgement that only a veteran broker can. Throughout the course of his career, he has facilitated over \$1 billion in transactions with a wide range of clients including numerous regional and national multi-family developers, industrial users and developers, retail developers, single-family residential developers and government agencies.



ERIN DYER
Vice President - Brokerage

Erin Dyer has been an active commercial real estate broker in Houston since 2006. She has extensive experience in development, dispositions, and tenant and landlord representation. Prior to joining Read King, Erin worked for Houston developer Lovett Commercial, where she was responsible for all leasing activities across their 1.5 million sf retail portfolio, which included suburban grocery anchored projects along with boutique adaptive re-use developments. She also brings valuable experience from the tenant side of the business, having served as a top producing Real Estate Manager for McDonald's. Erin has a special passion for her work in the urban core of Houston, where she has helped clients navigate the challenges of redevelopment, leasing, site selection, and disposition in dense infill markets.



TRAVIS READ
Broker

Travis joined Read King in 2018 as a Broker specializing in site selection for retail and healthcare clients served by the company's Front Row initiative. Travis utilizes his industry experience and strong market knowledge to help develop and implement optimum expansion strategies for each client. He takes pride in actively working alongside clients from initial market assessment through to successful opening. In addition to his work for Front Row, Travis also leads the marketing program for Read King's office condominium projects including The Offices at Vintage Marketplace, The Offices at Cross Creek Ranch, and The Offices at Boulder Creek. Prior to joining Read King, Travis worked as an associate for EDGE Realty Partners assisting in market development and site selection for clients such as In-N-Out Burger, 7-Eleven, and Public Storage.



CORT KING
Managing Partner

Cort King joined Read King more than 10 years ago and has been actively involved in over 50 medical and grocery anchored developments across the Southwestern United States, including Texas, Colorado, and Louisiana. He is integral to the company's business development efforts and is responsible for sourcing and executing development opportunities, recently completing a multi-state roll-out for a leading hospital group. Additionally, Cort specializes in site selection and acquisition. A fourth generation Houstonian in the real estate industry, Cort brings strong market knowledge and relationships to his clients. Cort received his BA in Economics from the University of Texas and interned at the Weitzman Group while attending school. Cort is an active ICSC member and a Texas Exes Houston Chapter board member. In his spare time Cort enjoys spending time with his family and playing golf.



JEANIE GIBBS, CCIM
Vice President - Brokerage

Jeanie Gibbs is a motivated, experienced, and diligent broker who specializes in retail and land. Jeanie has expert market knowledge in the Houston area and works throughout Texas. She works closely with businesses to locate the right space or tract of land. She is an expert at understanding her client's requirements and then applying those requirements, along with strong in-house research and market intelligence to capitalize on market optimization and financial results. Jeanie has worked with a broad spectrum of clients including public lending institutions, Fortune 500 companies, private equity funds, specialty REITs, national retailers, restaurants, and specialty retailers. Jeanie has been involved in over 400 retail and land transactions totaling \$430 million and has been recognized by the Houston Business Journal as a Heavy Hitter.



MATT MCKINNERNEY
Broker

Matt specializes in retail project leasing and tenant representation. He leads Read King's project leasing team for all in-line leasing for both Read King's owned portfolio of shopping centers as well as for third-party leasing assignments. Prior to joining Read King, Matt worked as a Senior Associate for Hunington Properties, a Houston-based developer of neighborhood and convenience centers. At Hunington, Matt was responsible for leasing a portfolio of more than 25 shopping centers located throughout the Houston area. He also represented various local and national tenants. Matt has an extensive network of broker and tenant relationships in the Houston area, and he effectively balances leasing velocity, tenant mix, and lease terms to create the greatest long-term value for his clients.



LANE PLEASON
Broker

Lane Pleason joined Read King's project leasing team as a leasing associate after earning his Bachelor of Science in Marketing from Louisiana State University in Baton Rouge. He is responsible for helping to develop and implement leasing strategies for all Read King owned properties and third-party leasing assignments. Lane is a third-generation Houstonian with strong market knowledge who has quickly demonstrated his ability to build lasting relationships with tenants, brokers, and property owners through hard work and integrity.



BRITTANY PERNELL
Transaction Coordinator

Brittany is a native of Mississippi, and received her bachelor's degree from Mississippi State University. Shortly after graduating she moved to Chicago, where she began her career in commercial real estate. Prior to joining Read King, Brittany worked with a national brokerage firm, where she was responsible for leasing 300,000+ SF of office and retail space in Houston's Downtown and Midtown submarkets. Brittany has her real estate license in Texas, and was previously licensed in Illinois. She is also a member of ICSC and CREMM.



TENANT REPRESENTATION

RYAN ORR
713.979.0434
ryan@read-king.com

CORT KING
713.979.0437
cort@read-king.com

TONY PATRONELLA
713.828.4883
tony@read-king.com

JEANIE GIBBS, CCIM
281.923.5318
jeanie@read-king.com

ERIN DYER
832.647.6050
edyer@read-king.com

TRAVIS READ
713.979.0436
travis@read-king.com

MATT MCKINNERNEY
713.980.4722
mmckinnerney@read-king.com

LANE PLEASON
713.980.4753
lpleason@read-king.com

BRITTANY PERNELL
713.980.4745
bpernell@read-king.com

713.782.9000

Read King
Commercial Real Estate

www.read-king.com

1900 W LOOP SOUTH, SUITE 1250, HOUSTON, TX 77027