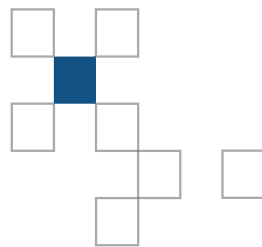




KING & ASSOCIATES
COMMERCIAL REAL ESTATE COMPANY



***Positioning our Clients
For Success***



RJ KING & ASSOCIATES

RJ King & Associates, headquartered in Tampa, Florida, provides commercial real estate brokerage, leasing and management services to its corporate, private and healthcare clients in Florida and the southeast United States. Our seasoned principals and highly qualified associates, specialize in the sale, leasing and management of office and healthcare properties. Competition in today's commercial and investment real estate marketplace dictates that investors and owners must have an advantage. We understand that superior transaction, leasing and management service and expertise equates to value and gives our clients that advantage.

Integrity and reliability are our constant watchwords. We treat every transaction and property as if we are the principal. Let us demonstrate to you our absolute commitment to serving each of our client's individual needs.

“Our business is built on repeat business with clients who have trusted us as their strategic real estate partner, experienced our superior service, professionalism and expertise and profited from our contribution. We owe our success to our client's success.”

*Robert J. King, CCIM
President*

PROFESSIONAL ASSOCIATIONS



Certified Commercial Investment Member
CCIM Institute



Institute of Real Estate Management

WEBSITE

www.rjkingassociates.com

OUR SERVICES

Transaction Services

- Asset Disposition
- Buyer Representation
- Due Diligence
- Valuation & Market Analysis
- Financial Analysis
- Financing
- 1031 Tax Deferred Exchanges
- Tenant-in-Common Investments

Property Management

- Physical Plant Management
- Accounting
- Cash Management
- Lease Administration
- Tenant Relations
- Construction Supervision
- Capital Improvement Planning

Leasing

- Office Project Leasing
- New Development Leasing
- Medical Office Project Leasing

Tenant Representation/Site Selection

- Market Analysis
- Space/Site Identification and Analysis
- Lease vs. Purchase Analysis
- Lease/Purchase Negotiation
- Improvement Supervision
- Lease Renewal, Restructuring, Buyouts
- Build-to-Suit
- Space Planning



TRANSACTION SERVICES

RJ King & Associates consistently provides the highest level of professional commercial real estate transaction services to our private and corporate clients. These services include:

- ASSEST DISPOSTION SERVICES
- INVESTOR ACQUISITION SEVICES
- MARKET ANALYSIS
- DUE DILLIGENCE
- ASSET VALUATION
- STRATEGIC PLANNING
- PORTFOLIO REVIEW AND MANAGEMENT
- FINANCING
- 1031 TAX DEFERRED EXCHANGES
- TENANT-IN-COMMON INVESTMENTS

ASSET DISPOSITION SERVICES

The successful marketing of a commercial real estate asset is the result of market knowledge, product knowledge and sales acumen. Different disposition techniques and subtleties apply to different sellers and property types. Our understanding of these fundamental marketing elements and our sophisticated sales approach gives RJ King & Associates' clients a competitive advantage.

Relationships are the essential element in the divestiture of commercial properties. We have longstanding relationships with qualified buyers of all types of commercial real estate assets including private individuals, private syndicates, corporate users, institutional buyers, public and private real estate investment trusts, 1031 "Like Kind Exchange" buyers and foreign real estate investors. We have an extensive proprietary database of prequalified investors and have access to thousands of potential purchasers via state of the art technology.

In addition to our superior relationship base, our thorough market knowledge and expertise in asset valuation allows us to maximize our client's return on investment. We take pride in the fact that most of our disposition clients are repeat clients who have been entirely pleased with our service.

INVESTOR ACQUISITION SERVICES

RJ King & Associates' forte is the representation of buyers of investment grade commercial properties with specialization in the office and healthcare sectors. We have excelled at identifying and presenting opportunities specific to our client's individual investment criteria and advising buyers on opportunities for value in these specific asset categories for over 20 years. We take the time necessary to understand the motivations, criteria and subtleties of our investment client's platforms and concentrate on serving a limited number of core investors.

We serve our clients best in that we "bring assets to market" that are not otherwise openly available based on our years of relationships with owners and developers. We are confident we can be your source for properties, which fulfill your investment requirements.

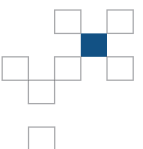
DUE DILIGENCE/VALUATION SERVICES

Our extensive experience in real estate transactions, management, leasing, law, accounting and finance enable us to perform professional in-depth pre-acquisition investigation services for our investor clients. Our superior attention to detail allows us to be of service in even the most complex transactions.

We offer our clients superior market and asset analysis in determination of valuations of owned assets and potential acquisitions.

FINANCING

RJ King & Associates are licensed mortgage brokers in the State of Florida and we provide assistance to our clients respecting their acquisition financing and refinancing requirements. We have excellent relationships with several commercial lenders and can provide competitive financing arrangements for all types of assets.



LEASING SERVICES

Leasing efforts are essential to maximizing a property's value. Exceptional marketing and proper space planning, tenant mix and lease negotiations are critical to the maintenance and enhancement of real estate investments. For the RJ King & Associates leasing team, tenant relations and tenant retention is the number one responsibility. It is far less costly to retain and existing tenant that to acquire a new one. Through the years we have established an impressive record of tenant retention and satisfaction on all our leasing accounts. We have excelled at leasing existing vacant space and tenaning new developments.

Our staff is comprised of leasing experts in office and health-care assets. An extensive marketing network and Internet exposure together with our proprietary database of contacts and aggressive direct mail campaigns and personal contact marketing ensures comprehensive market coverage for our property owners. We provide all our owners with a customized marketing plan based on thorough research and

analysis of the competing market. Our leasing specialists have the experience, market knowledge and expertise to deliver complete transaction services from inception to lease completion. All are experienced, professional and known in the industry for their integrity and specialized expertise.

In addition to general office leasing, RJ King & Associates has been specializing in leasing medical office properties, for over 15 years. We are the area industry leader in the medical facilities leasing field. We have a thorough understanding of the dynamics of physician tenant mix, complementary practices, referral patterns, practice growth models and hospital mandated tenant restrictions necessary to maximize a buildings value. Over the years we have established personal relationships with scores of medical office users and we have developed an unrivaled, state of the art database of medical office tenants.

PROPERTY MANAGEMENT ■

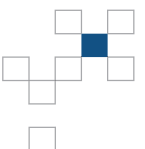
PROPERTY MANGEMENT

RJ King & Associates does not subscribe to the old adage that "real estate is a passive investment." One of the essential elements of a successful real estate investment is always superior day-to-day management of the property. From long term strategic planning to most detailed of maintenance functions, we manage our clients' properties as if they were our own. We "think like owners" with a constant view to maximizing the potential of an investment in accordance with the particular requirements of our clients.

With over 15 years of commercial property management experience, we are knowledgeable and experienced in physical plant and mechanical system operation and maintenance, tenant relations and retention, accounting, strategic planning, building enhancement programs and all other aspects of property management. We have repositioned and improved the performance of many properties over the years.

PROPERTY MANAGEMENT SERVICES:

- Physical plant management
- Lease Administration
- Annual budgeting and business plan development
- Comprehensive monthly reporting
- Vendor selection and contract negotiation
- On-site inspection and physical property audits
- Tenant relations
- Cash management and financial analysis
- Tenant billings and collections
- Regulatory compliance and remittances
- Accounting
- Construction management of tenant improvements
- Tenant retention programs
- Constant attention to life/safety issues
- Energy management analysis



TENANT REPRESENTATION / SITE SELECTION

TENANT REPRESENTATION

RJ King & Associates provides tenant representation services for office and healthcare space users.

A tenant usually leases office space only a few times in their business life, while landlords lease space over and over again. You can level the playing field by working with a good tenant representative.

In keeping with our commitment to providing services customized to each of our clients, we take the time to fully understand our tenants space requirements and recommend the most effective solutions. We help clients identify and meet their real estate needs with strategic business, financial and operational objectives in mind. Our tenants gain access to current in-depth market inventory analysis and comprehensive alternative location identification. We assess all possible locations and recommend the best alternatives to our clients thus making the tenants time more cost effective.

RJ King & Associates clients benefit from our years of lease negotiation experience and consistently secure the best available lease terms in the marketplace. We are experts in evaluating the economic and legal impact of lease provisions and negotiating the details of a lease agreement, which may not seem critical initially but can prove vitally important later.

Our tenant representation services are an excellent solution for companies and healthcare providers whose staff are unable to provide such services due to location or workload, and for tenants with only occasional leasing requirements. Our service is all-inclusive, allowing clients to focus on other aspects of the business's relocation or expansion. We have the capability of providing tenant representation services in any market in the southeast United States.

Our tenant representation services include:

- Business and business plan analysis
- Real estate objective identification
- Market analysis
- Strategic alternative identification
- Comparative property financial analysis
- Lease negotiations
- Construction supervision



SITE SELECTION

RJ King & Associates offers site selection services to both our specific user clients and developers. Our work ranges from build-to-suit office requirements and single tenant users to multi-tenant office and medical office developers. We excel at "creating a site" where multi-parcel assemblages are necessary and identifying uses for sites, which are not readily apparent.

Market knowledge and expertise coupled with attention to our user and developers objectives has repeatedly produced an excellent closing ratio of sites submitted to our clients. Our brokers are skilled at evaluating alternative sites, assessing potential sellers and determining the usability of particular sites. Our professionals are thoroughly knowledgeable with regard to such critical land issues as zoning, environmental mitigation, concurrency and land planning. We also provide build to suit facility development services to our clients.

Positioning our Clients For Success.





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