



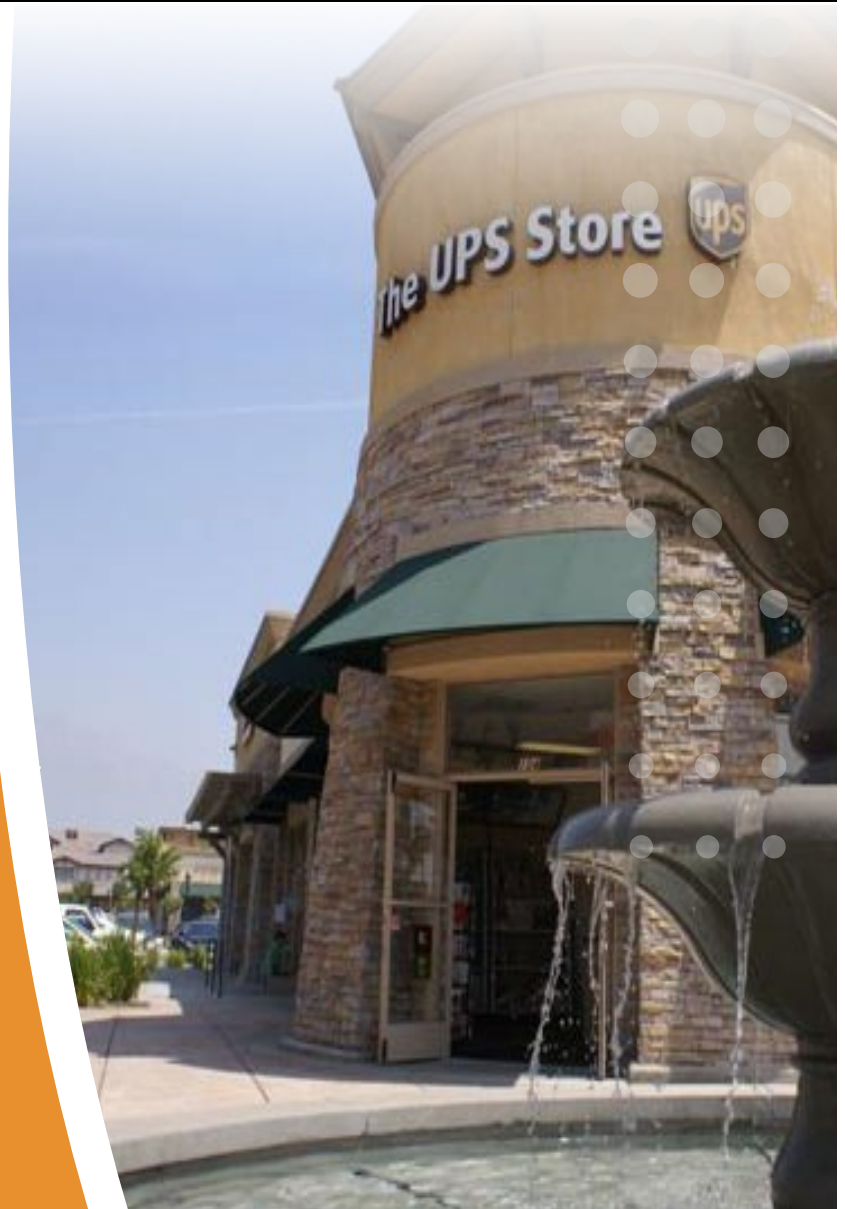
KMS
PROPERTIES, INC



KMS
PROPERTIES, INC

Partnering With Clients to Increase
the Value of their Assets

Full Service Property Management
RETAIL • INDUSTRIAL • OFFICE
MULTI-FAMILY • ASSOCIATIONS



888.567.6727

www.kmsproperties.com

Introduction

KMS Properties, Inc is a full-service commercial property management company. We manage real estate assets in a diverse range of markets and provide detail-oriented and creative service for a broad range of clients. We have designed our operating model to provide a boutique-style service platform commensurate with the demands of any kind of property.

The KMS Properties, Inc corporate headquarters is located in Newport Beach, California. Three satellite offices are located in the cities of Glendale, Chino, and La Quinta, California. Our experienced professionals manage retail, office, industrial, and multi-family assets as well as commercial associations in both California and Arizona.

KMS Properties, Inc partners with clients to develop a resourceful management plan for their asset(s). We adhere to an established and efficient management protocol, which includes superb financial reports, keen attention to tenant relationships, timely rent collection and cost-effective maintenance. Immediate response to emergencies, management flexibility, and detailed consideration of each component of a property are all standard services provided by KMS Properties, Inc.

KMS Properties, Inc functions upon a foundation of experience, knowledge and professionalism. We provide high quality service to each asset within our portfolio.

We look forward to working with you!



Core Services

KMS Properties, Inc oversees every component of the physical and financial performance of your asset. Prompt rent collection, frequent site visitations and inspections, customized monthly financial reports, accurate annual budgets and clear communication with our clients are just some of our standard services.

RENT COLLECTION

KMS Properties, Inc prioritizes rent collection. We adhere to a strict rent collection program. We also maintain close relationships with every tenant in order to monitor their financial health and ability to pay rent. We understand that revenues are vital to the health of the asset.

MAINTENANCE

The physical health of a property has a direct affect on value sustainability. The client's asset must out-compete other like-assets in its locality. First-rate maintenance is an integral part of sustaining the value of the asset. In addition to frequent property inspections, we develop a preventative maintenance program to further protect your asset from physical deterioration of structural and common area elements.

FINANCIAL PLANNING

KMS Properties, Inc provides superb financial planning and reports to its clients. Accurate, timely and clear financial reports are integral to understanding the health of your asset and assessing its performance. Our accountants and property managers will compile a comprehensive annual budget as well as reconcile your common area expenses (if applicable). We utilize Yardi Management Systems, an industry-leading accounting software program for property management.



LEASE ADMINISTRATION

KMS Properties, Inc administers the lease process immediately upon lease execution. We store all lease data onto our system and administer the entire tenant turnover and occupancy process.

LEASING/MARKETING

KMS Properties, Inc has strong relationships with premier, high-performance brokers. In conjunction with these relationships, we develop a strong marketing plan to catch the attention of new tenants, including website marketing, on-site promotions, local mailings, creative signage and tenant meetings to generate awareness and profitable ideas.

CONSTRUCTION

KMS Construction Services, a subsidiary of KMS Properties, Inc, will bid, monitor and facilitate all tenant improvements as well as capital improvements for your project.

Philosophy

Our philosophy that sets us apart from our competition begins with our people. Our executive management team recruits, hires and trains the best property managers in the industry. They possess numerous skills acquired through many years of managerial experience. Our managers are the driving force behind creative management solutions, first-class response and wise decision-making. This is the standard set for all our professionals and the daily expectation of our company.

Our company culture is built upon a strong sense of camaraderie and excellence. Our objective is to keep our management personnel at peak performance levels by supplying them with industry-leading technology and knowledge. Our managers are trained to develop an extremely organized system around their daily job requirements.

Our management philosophy is built on service, dependability and creativity. It is defined by exceptional management of commercial properties and long-lasting partnerships. This kind of philosophy generates tremendous financial and practical value. Landlords who expect the very best to manage their assets and who demand excellent performance choose KMS Properties, Inc as their property management partner.



Existing Relationships & Resources

BROKERAGES

Argent Retail Advisors
 CB Richard Ellis
 Colliers International
 DAUM Commercial Real Estate Services
 Grubb & Ellis
 FARIS LEE Investments
 Hanley Investment Group
 Holliday Fenoglio Fowler, L.P.
 Lee & Associates
 Marcus & Millichap
 NAI Capital
 Progressive Real Estate Partners
 REZA Investment Group
 Sperry Van Ness
 TAFCO Real Estate
 Voit Commercial



PROFESSIONAL PARTNERS

Allen Mankins Leek Gamble Mallory & Natsis LLP
 Arthur J. Gallagher Insurance
 Bank of America
 Buchalter Nemer
 George Elkins Partners
 Johnson Capital
 Newport Venture Capital
 Northern Trust Bank
 Wells Fargo



TRADE-ORGANIZATION AFFILIATIONS

Commercial Real Estate Women Network (CREW)
 ICSC NextGeneration Southern California Committee
 Institute of Real Estate Management (IREM)
 International Council of Shopping Centers (ICSC)
 National Real Estate Development Association (NAIOP)
 Urban Land Institute (ULI)



Retail Properties

KMS Properties, Inc management model maximizes property values by adhering to a comprehensive and innovate service platform.

PRODUCT TYPES INCLUDE:

- Strip Centers
- Neighborhood Shopping Centers
- Grocery-Anchored Shopping Centers
- Power Centers
- Mixed-Use



Industrial Properties

KMS Properties, Inc has developed an efficient management program for industrial properties. With over a decade of ownership and management experience in industrial product, our comprehensive knowledge enables us to outperform our competitors and achieve the highest values for our clients.

PRODUCT TYPES INCLUDE:

- Multi-Tenant Industrial Complexes
 - Light or Heavy Manufacturing
 - Flex
 - R&D
- Big Box Distribution Centers

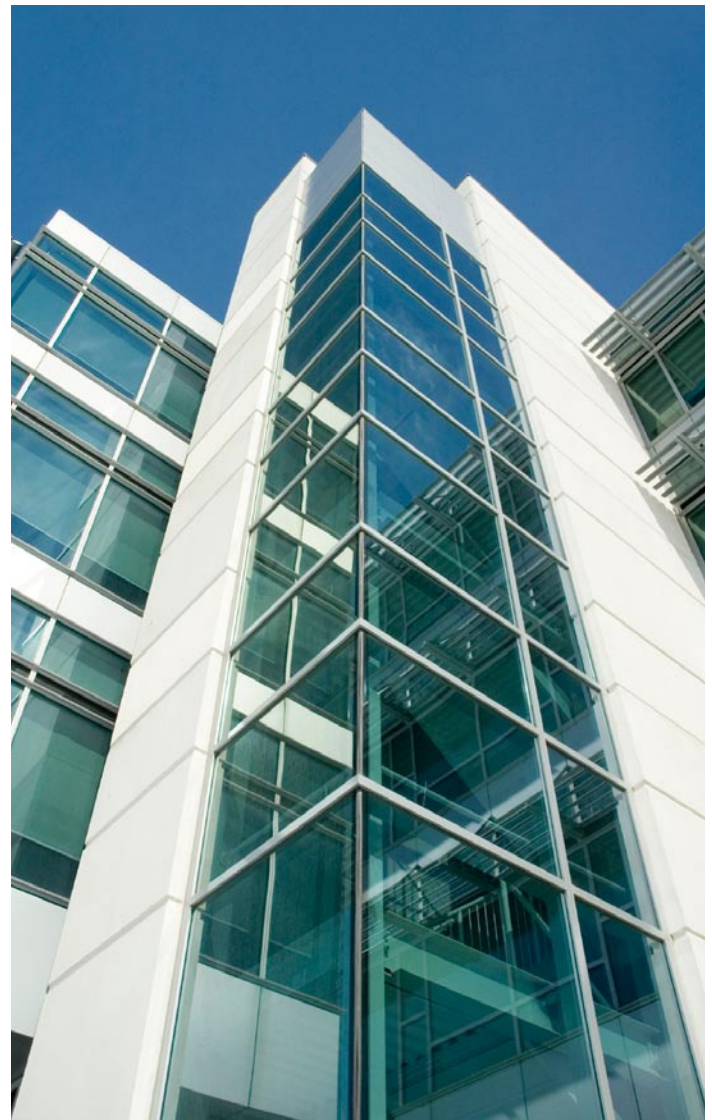


Office Properties

KMS Properties, Inc retains substantial experience managing Class-A and Class-B office properties. In addition to upholding the best standards of professionalism, our office management platform can service even the most management-intensive office properties.

PRODUCT TYPES INCLUDE:

- Urban and Suburban Office Parks
- Low to High Rise Office Buildings
- Garden Office Buildings



Multi-Family

KMS Properties, Inc possesses extensive multi-family management experience. Our staff provides phenomenal quality customer service, consistent attention to detail and creative problem-solving skill.

PRODUCT TYPES INCLUDE:

- Urban or Suburban Class A or B Multi-Family Complexes
- Senior-Assisted Living Complexes
- Senior Living Complexes



Associations

KMS Properties, Inc offers association management services for retail, office and industrial properties. Our strong performance track record points to effective planning and leadership, ultimately helping association members to thrive in their business.

ASSOCIATIONS INCLUDE:

- Condo Associations
- Multi-Tenant Industrial
- Parcelized Retail



Geographical Servicing Area

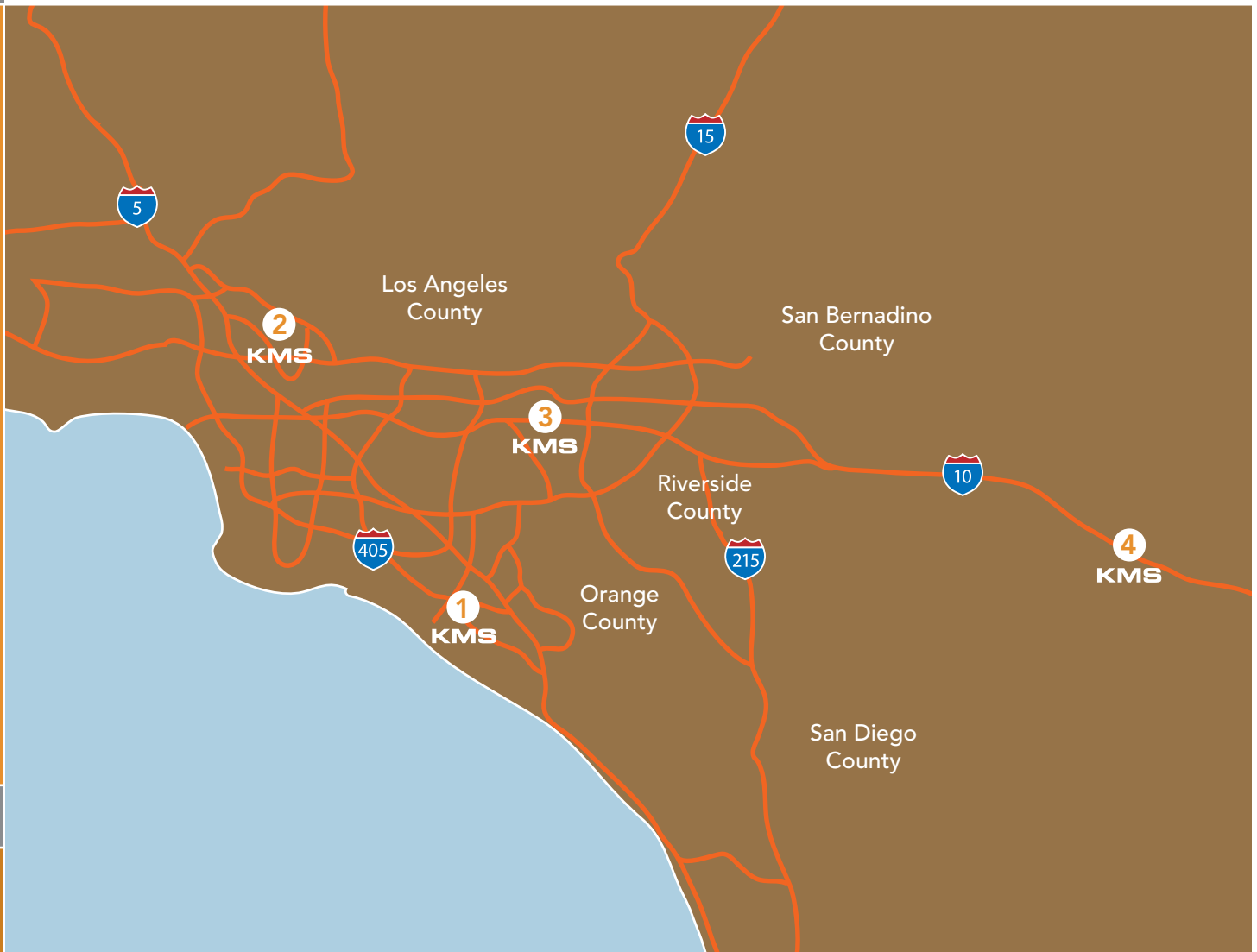
With expanding offices in Newport Beach, Glendale, Chino and La Quinta, California, **KMS Properties, Inc** is positioned to serve you immediately.

SERVICE AREAS:

- Orange County
- Los Angeles County
- Inland Empire
- Desert Region
- San Diego Area

KMS OFFICE LOCATIONS:

- 1 (Headquarters) 23 Corporate Plaza #247, Newport Beach, CA 92660
- 2 601 East Glenoaks Blvd, Glendale, CA 91207
- 3 11902 Central Avenue, Chino, CA 91710
- 4 79835 Highway 111, La Quinta, CA 92253



Letters of Endorsement



August 20, 2009

To Whom It May Concern:

Our company engaged KMS Properties Inc after poor reporting, collections, and tenant retention efforts by the prior management company. Our goal was to find a more proactive, accountable and flexible management company to fit our company needs and property renovation and operating plan.

KMS Properties Inc has fit this role perfectly. Their property manager has put forth substantial effort to stabilize the property and manage tenant relations while we renovate the center. In addition, monthly reporting has improved dramatically, making life much easier for our accounting department. KMS Properties Inc has shown an attention to detail and the prior firms lacked. We are happy to have engaged KMS Properties Inc and look forward to building a strong business relationship going forward.

Sincerely,

Benjamin Rotter
Latitude Management Real Estate Investors
(Formerly Legg Mason Real Estate Investors)

August 20th, 2009

To Whom It May Concern:

I have thoroughly enjoyed working with KMS Properties Inc after purchasing retail property in the Inland Empire. Their personnel are attentive, accountable, resourceful and punctual. My property has remained in excellent condition and all financial reporting is on-time. KMS excels at adhering to the annual property budget.

In addition, my property manager is very personable and understands my needs as an Owner. I am very happy with their monthly financial reporting and market reports. Despite the dire realities of the market today, the KMS team has greatly assisted in stabilizing cash flow and servicing my property.

I look forward to having KMS Properties Inc manage my center and recommend them to any commercial real estate owner who is interested in hiring a third-party management company.

Sincerely,

Sung Park
Private Investor

Letters from Our Partners

Northern Trust Bank
16 Corporate Plaza
Newport Beach, California 92660
(949) 717-5500



Northern Trust

February 21, 2010

John Sharpe
Director, Business Development
KMS Properties Inc.
23 Corporate Plaza #247
Newport Beach, CA 92660

RE: KMS Properties Incorporated – Management Services Provider

To Whom It May Concern:

Northern Trust Corporation (Nasdaq: NTRS) is a leading provider of investment management, fiduciary trust services and banking solutions for corporations, institutions and affluent individuals worldwide.

Northern Trust Corporation office located in Newport Beach, California has worked with the principals of KMS Properties, Inc. since 2002 and has enjoyed a growing financial relationship since that time. We have worked closely with KMS Properties, Inc. to implement an efficient processing of all financial transactions associated with the operation of multiple commercial real estate assets located throughout the Western United States. All financial transactions with KMS Properties, Inc. have been handled satisfactory and as agreed throughout the years.

If there are further inquiries, please contact the undersigned directly at (949) 717-5501

Sincerely,

Tom Smykal
Senior Vice President
Northern Trust Bank

Contact Us

For more information, please contact us:

888.567.6727

949.718.4847

Info@kmsproperties.com



KMS Properties, Inc Headquarters

KMS PROPERTIES, INC.

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