



MadisonMarquette
A Capital Guidance Company

Madison Marquette

Leading U.S. Investor, Service Provider and Owner/Operator



As a full-service real estate provider, Madison Marquette delivers integrated leasing and management services to a diverse portfolio of 330 assets in 20 states and manages an investment portfolio valued at over \$6 billion. The company partners with global, institutional and private investors to provide industry-leading investment and advisory services across asset classes. Founded in 1992, we built our reputation on the successful development, repositioning and redevelopment of landmark mixed-use assets, and now leverage that performance legacy to provide clients with exceptional asset services and investment advice.

Strategic Growth, New Leadership Team

Following our 2018 and 2019 mergers with the Houston-based PMRG and Boston-based Roseview Group, Madison Marquette added a robust national property management and leasing platform as well as capital markets and corporate advisory services to our integrated capabilities. Roseview's Vince Costantini also joined Amer Hammour, Executive Chairman and John Fleury, President to complete our executive management team.

"2019 is an exciting time to be CEO of Madison Marquette, We are transitioning from the company's legacy as a successful and innovative developer to provide exceptional third-party management and leasing services, as well as informed investment advice and asset management to our clients," Vince Costantini, Chief Executive Officer and Chief Investment Officer.

Roseview's capabilities are fortifying Madison Marquette's already robust full-service platform. The company brings its distinguished real estate fund management and investment track record, as well as its capital markets expertise raising equity for private real estate companies and investment managers. In addition, Roseview brings its corporate advisory practice, which provides value-added asset management services to corporations with complex real estate portfolios and under-utilized property holdings.



1000 Maine Avenue SW, Washington DC

Madison Marquette
Headquarters

Full-Service Provider with Expertise Across Asset Classes

Madison Marquette provides full-service advice and service across all major asset classes. The company has a market-leading specialty in adding value through the integration of multiple uses – creating vibrant new projects and enhancing the performance of existing properties. In addition, our investment management expertise provides a sharp ownership focus that drives our performance as a third-party service provider.

Adding insight at every stage of the real estate life-cycle, comprehensive services include:

- ▶ Investment Management
- ▶ Property and Asset Management
- ▶ Marketing, Leasing and Sales
- ▶ Capital Markets Advisory
- ▶ Corporate Advisory
- ▶ Construction and Project Management
- ▶ Development Services

Assets served:

- ▶ Mixed-use
- ▶ Office
- ▶ Retail
- ▶ Multi-family
- ▶ Senior Housing
- ▶ Medical
- ▶ Industrial
- ▶ Land

National Platform, Local Execution

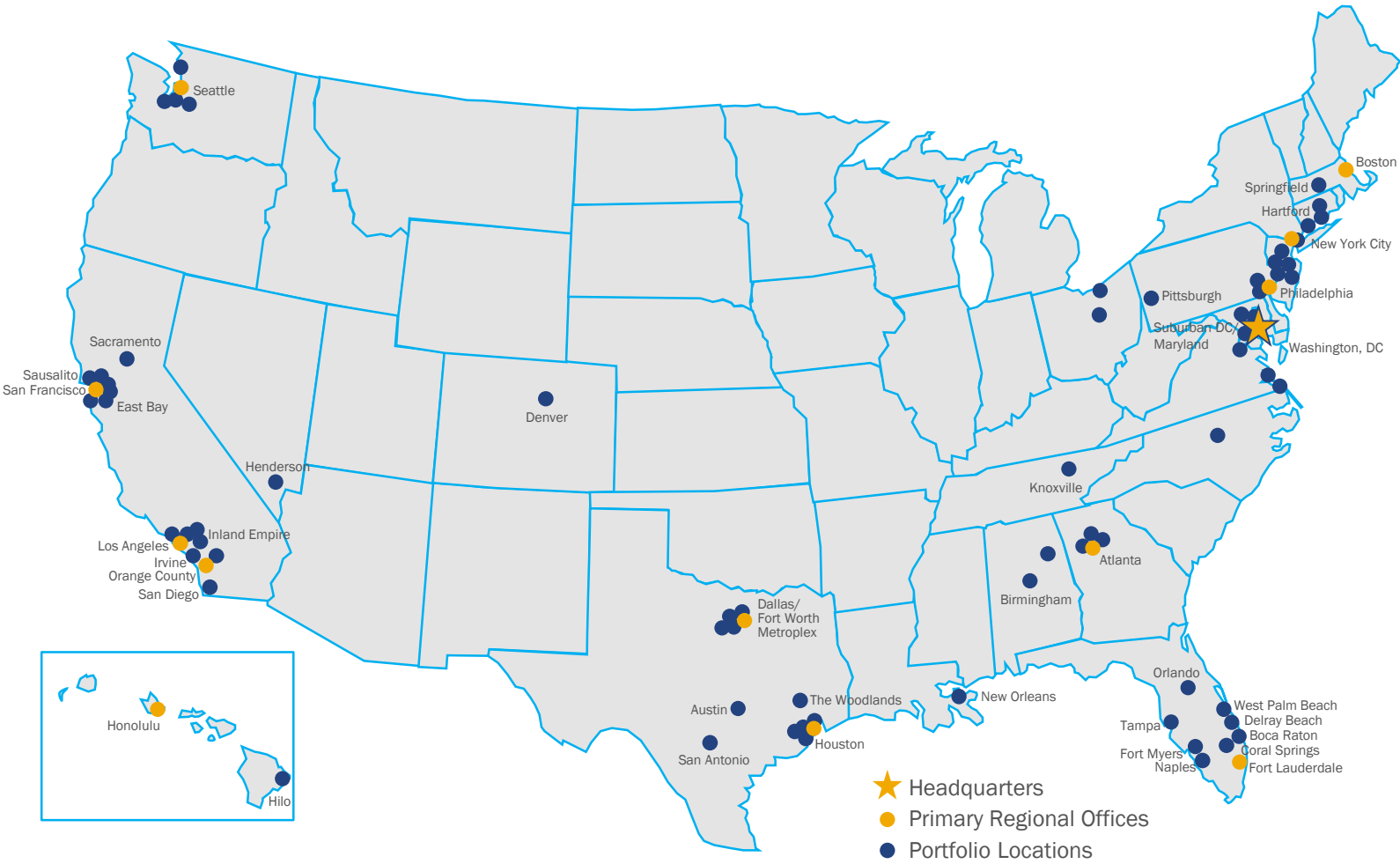
With offices in major markets in the US from coast to coast, the company offers a national platform that is staffed to execute at the local level. Madison Marquette is headquartered in Washington, DC with a major presence in Houston.

Over 600 employees in 13 regional offices

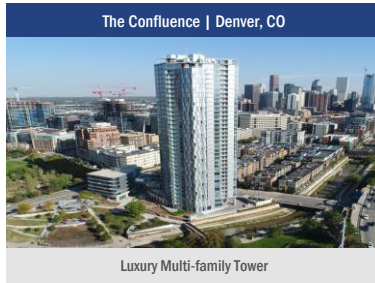
- ▶ Boston, MA
- ▶ New York, NY
- ▶ Philadelphia, PA
- ▶ Washington, DC
- ▶ Atlanta, GA
- ▶ Fort Lauderdale, FL
- ▶ Houston and Dallas, TX
- ▶ Los Angeles and Orange County, CA
- ▶ San Francisco, CA
- ▶ Seattle, WA
- ▶ Honolulu, HI

Value Creation Specialist with 25-Year Track Record of Success

The combined Madison Marquette is a savvy investor, manager and developer with a 25-year track record of delivering superior results across economic cycles. The company is a value creation specialist in urban and high-growth markets, serving as a trusted fiduciary partner to owners and investors alike. Our ownership mindset informs the best practices across our entire service platform to deliver property performance based on market insight, financial accountability and continuous improvement.



PROVIDING LEADERSHIP ACROSS ASSET CLASSES



Madison Marquette is a Member of the Capital Guidance Group of Companies



- Capital Guidance is a privately-held, international investment company
- Founded in 1965
- Offices in Washington DC, Geneva, Paris and Beirut
- Principal investors managing global portfolio of financial investments, real estate and operating companies employing 2,500+ people worldwide
- Expertise across diverse business sectors operating from 77 locations in 27 countries
- Real estate expertise – has invested over \$6 billion in 177 properties worldwide
- Provides:
 - International platform and business perspective
 - Global operations and investment track-record
 - Stable, committed private funding

NATIONAL RECOGNITION FOR DEVELOPMENT AND REDEVELOPMENT LEADERSHIP

Landmark Placemaking

On May 31, 2018, The National Building Museum honored Madison Marquette with its Annual Honor Award. As described by the museum, "The Honor Award recognizes individuals and organizations that have made significant contributions to the nation's built heritage. Recipients are leaders who have defined our culture, developed our communities, and crafted our built environment." Madison Marquette was recognized for demonstrating its commitment to placemaking in iconic neighborhoods in major gateway cities and emerging markets across America. In support of this prestigious honor, the company received tributes from the Governor of New Jersey, the Mayors of Washington, DC, Los Angeles and Baltimore, as well as the New Jersey Performing Arts Center. Madison Marquette joins a diverse list of past recipients, including world-class developers Hines and Brookfield, as well as Harry Connick, Jr. and Branford Marsalis, founders of the New Orleans Habitat Musicians' Village.

