

YOUR VISION + OUR EXPERTISE = REALITY

INVEST WITH VISION...

Giving back to your city.

Commercial:
Eiden Building
201 W. Broadway
Minneapolis, MN

Commercial:
The Keg House Bld.
34 13th Ave NE
Minneapolis, MN

Commercial:
120 W. Broadway
Minneapolis, MN

Commercial:
25 West Broadway
Minneapolis, MN

Commercial:
The Waterbury Bld.
121 Jackson Ave
Minneapolis, MN

Commercial:
2112 Broadway Ave
Minneapolis, MN

Mixed Use:
SOHO Building
718 Washington Ave
Minneapolis, MN

Mixed Use:
Greenleaf
2000 Nicollet
Minneapolis, MN

Commercial:
The North Field
3000 Hennepin
Minneapolis, MN

Commercial:
The Landmark Bld.
300 Hennepin
Minneapolis, MN

Residential:
The Annex Condos
4100 Vernon Ave
St. Louis Park, MN

Residential:
Brookside Lofts
4100 Vernon Ave
St. Louis Park, MN

Commercial:
1007 Lyndale Ave
Minneapolis, MN

Residential:
Steel Flats
4500 Chicago Ave
Minneapolis, MN

Mixed Use:
Fulton Lofts
50th & Xerxes
Minneapolis, MN



master

- ENGINEERING
- REAL ESTATE
- CONSTRUCTION

URBAN DEVELOPMENT . . .

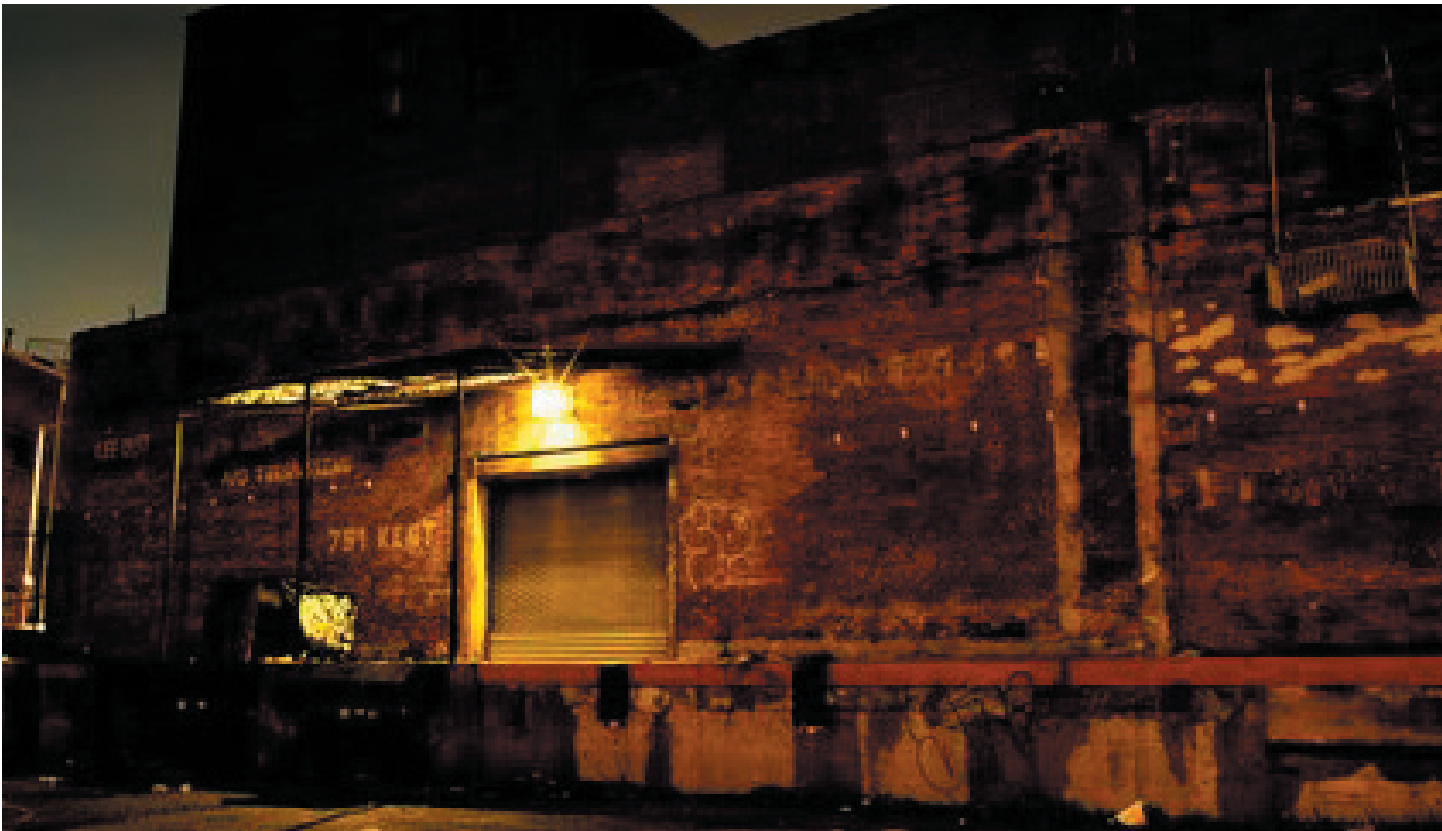
SOME SEE . . . problems & risks

A former gas station...
a vacant parking lot or...
a dilapidated building beyond repair.

- As part of the urban fabric, at Master we embrace and enhance these irreplaceable sites.
- At Master, we've built our reputation on valuing the existing urban environment and unique neighborhoods.
- We also believe in respecting Minneapolis' history, building on its community strengths and being socially responsible to the neighborhood.

Many developers won't look at challenging sites. They see pollution, unproven neighborhoods and a regulatory process that intimidates them about where to start.

This is where Master is different . . .



WE SEE...opportunity

A new neighborhood corner...
a revitalized commercial hub...
urban ownership housing.

- We take on challenging sites. We know the city process. We understand the risks.
- We breathe new life into old warehouses, creative commercial spaces and retail corners.
- We develop urban ownership housing that enhances the tax base and cleans up neighborhood trouble spots.

Master creates distinctive spaces that once again surge with life and are enduring community assets for residents, businesses and the community.



OTHERS SEE . . . a group that is doing it right

- A company with a proven track record
- A company that has demonstrated leadership in rebuilding urban communities
- A company with a reputation of revitalizing neighborhoods everyday

CITY OFFICIALS SEE . . .

- Good design is good business...for our city and its residents. Good urban planning together with good building design is the backbone of any city and its neighborhoods.
- Master helps neighborhoods grow and flourish through our vision of urban renewal. We put this vision in place without city subsidies.

INVESTORS SEE . . .

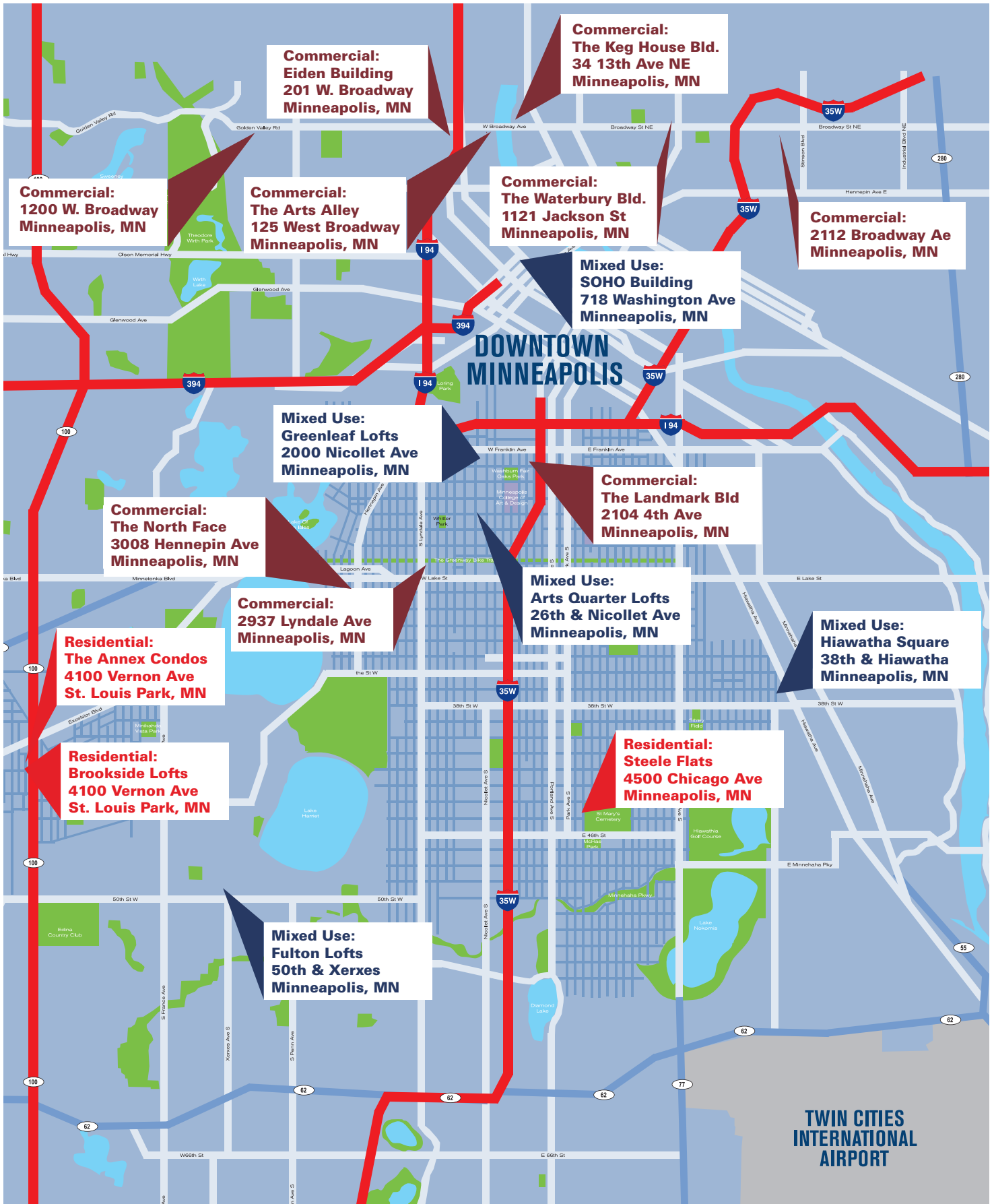
- An opportunity to invest in the greater good of Minneapolis, while achieving significant returns.
- A way to revitalize our city's neighborhoods and give back to our city.
- A way to create opportunity for new business and small business.
- A way to ensure sustainability.



WHERE WE'VE BEEN SEEN...

Over the last six years, Master has achieved the following benchmarks:

- 20 projects in and around Minneapolis
- First transit oriented development built on the Hiawatha Light Rail Line (next to 38th street LRT station)
- First land trust housing project in a Minneapolis condominium
- Environmental cleanup of 6 contaminated sites. Leveraged \$875,000 in cleanup funding into developments worth over \$47 million.
- Over 180 units of ownership housing
- Over \$70 million in project development
- Over 558,000 total square feet
- A home for over 120 new small businesses
- Over 125,000 rentable square feet
- Over \$12.6 million in equity raised



Commercial:
1200 W. Broadway
Minneapolis, MN

Commercial:
The Arts Alley
125 West Broadway
Minneapolis, MN

Commercial:
Eiden Building
201 W. Broadway
Minneapolis, MN

Commercial:
The Keg House Bld.
34 13th Ave NE
Minneapolis, MN

Commercial:
The Waterbury Bld.
1121 Jackson St
Minneapolis, MN

Commercial:
2112 Broadway Ave
Minneapolis, MN

Mixed Use:
SOHO Building
718 Washington Ave
Minneapolis, MN

Mixed Use:
Greenleaf Lofts
2000 Nicollet Ave
Minneapolis, MN

Commercial:
The North Face
3008 Hennepin Ave
Minneapolis, MN

Commercial:
The Landmark Bld
2104 4th Ave
Minneapolis, MN

Commercial:
2937 Lyndale Ave
Minneapolis, MN

Mixed Use:
Arts Quarter Lofts
26th & Nicollet Ave
Minneapolis, MN

Mixed Use:
Hiawatha Square
38th & Hiawatha
Minneapolis, MN

Residential:
The Annex Condos
4100 Vernon Ave
St. Louis Park, MN

Residential:
Brookside Lofts
4100 Vernon Ave
St. Louis Park, MN

Residential:
Steele Flats
4500 Chicago Ave
Minneapolis, MN

Mixed Use:
Fulton Lofts
50th & Xerxes
Minneapolis, MN

**TWIN CITIES
INTERNATIONAL
AIRPORT**

Before

ARTS ALLEY

Was: Built as a prefab metal building in the 1950s, this former bowling alley sat vacant and boarded for many years.

Now: Master moved its company headquarters to the The Alley at 2nd St & Broadway Ave N. The building now houses engineers, architects, contractors, real estate brokers, a law firm and three other businesses.



After



Before

2937 LYNDAL AVE

Was: An abandoned tire warehouse.

Now: Home to an upscale restaurant, dentist and chiropractic offices, a Pilates studio and web design firm.



After



Before

SOHO LOFTS

Was: A former warehouse that stood 60% vacant and was deteriorating rapidly.

Now: Creative office condominiums and live/work spaces. The 100,000 sf SOHO project provides affordable spaces for many of the small businesses and artists forced out of the warehouse district by condo conversions.



After



Before

STEELE FLATS

Was: This site was polluted by a former gas station. More recently, it was used as a hearse repair business and parking lot.

Now: Steele Flats is 32 units of ownership condominiums in an area of South Minneapolis that has not seen new housing construction in a number of years. A perfect complement to the successes at 48th & Chicago.



After



Before

HIAWATHA SQUARE

Was: A former gas station with polluted soils and parking lot for inoperable vehicles.

Now: The first transit-oriented development on the Hiawatha Light Rail Line. Sixteen moderately priced condominiums and a neighborhood coffee shop in walking distance of the 38th Street LRT station.



After





Before

FULTON LOFTS

Was: A former gas station with polluted soils at the corner of 50th & Xerxes.

Now: This new urban mixed-use project houses nine homes and 7,000 sf of commercial space for four neighborhood businesses.



After



Before

ARTS QUARTER

Was: A vacant parking lot on one side of the alley with the abandoned "Artist Quarter Jazz Club" next door.

Now: The new Arts Quarter Lofts. Environmental grants helped remediation of existing soil pollution. Twenty-nine units of ownership housing with two new restaurants located on "Eat Street" in the Whittier neighborhood.



After



Before

KEG HOUSE

Was: A vacant 50,000 sf building used for industrial storage.

Now: This total renovation—which included cutting in 74 new windows and doors—now houses 17 new arts-related businesses in the Keg House Arts Building.



After



Before

GREENLEAF LOFTS

Was: The site of a gas station—more recently vacant and polluted land—in one of Minneapolis' busiest intersections.

Now: Master leveraged environmental remediation funding to clean-up the site and construct 27 new homes with 6,800 sf of new retail on the corner of Franklin and Nicollet Avenues, in a transitional neighborhood of South Minneapolis.



After



Before

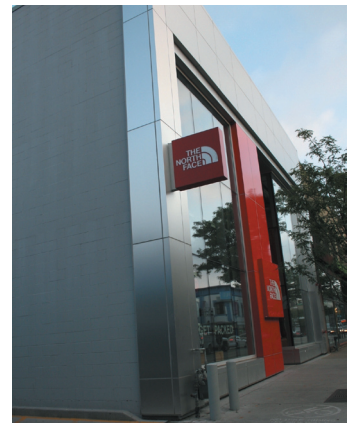
THE NORTH FACE BUILDING

Was: Two small and outdated commercial buildings in the burgeoning retail center of Uptown.

Now: The trendy home of The North Face, bringing another major retailer to the heart of one of the city's liveliest neighborhoods.



After



Before

2112 BROADWAY

Was: Former home of the Dairy Fresh Creamery. Then sat vacant.

Now: The building is readapted for small businesses who have needs for loading docks and warehouse space. The décor is edgy and industrial and built out in small user spaces for small businesses who need up-to-date power systems.



After





Before

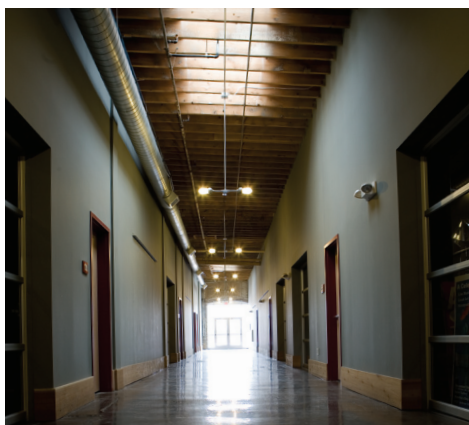
WATERBURY BUILDING

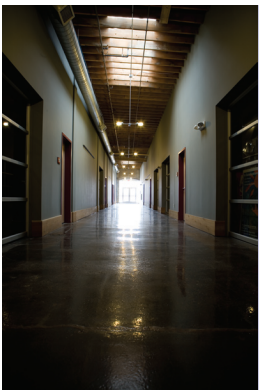
Was: A former warehouse that stood 80% vacant and was in very poor condition.

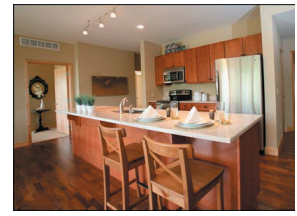
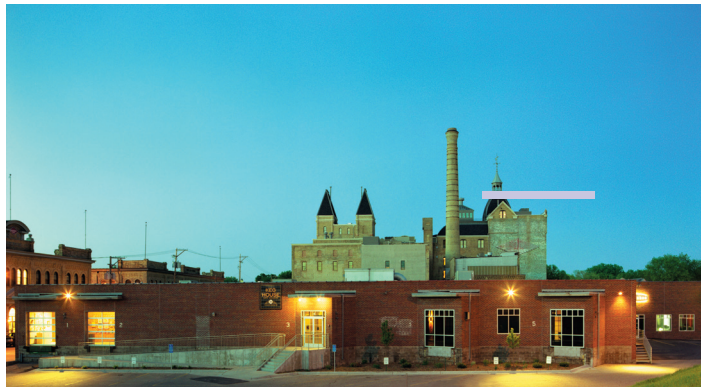
Now: The Waterbury Arts Building is home to 19 varied and exciting small businesses. With 100,000 sf of space, the building's cashflow is positive. Full occupancy will host up to 32 new businesses in spaces complete with 24' ceilings, and edgy, industrial finishes with historic wood floors & skylights.



After









- ENGINEERING
- REAL ESTATE
- CONSTRUCTION

Master is a Twin Cities-based, full-service development, construction and engineering firm with extensive experience in the Minneapolis metropolitan market.

Our **real estate** development team specializes in urban infill, mixed-use, redevelopment and new construction projects. We create value for our clients through our extensive knowledge of the urban development process and our relationships with the City of Minneapolis. We partner with local, regional and national developers who are seeking local expertise and comprehensive knowledge of the local housing and commercial leasing and brokerage markets.

Associations:

- Minneapolis Area Association of Realtors
- Minnesota Commercial Association of Realtors
- Institute of Real Estate Managers
- National Association of Industrial & Office Properties
- Minnesota Shopping Center Association
- Building Owners Management Association
- Minnesota Construction Association
- Associated General Contractors
- Associated Builders & Contractors, Inc.
- American Institute of Architects
- Associations Institute—MN Chapter
- N.E. Chamber of Commerce - Minneapolis
- Nicollet Avenue Business Association
- University of St. Thomas School of Real Estate: Faculty
- CCIM—Certified Commercial Investment Managers

Awards:

- Top Project (2007): *Finance and Commerce*
- Best mixed-use project (2007): National Association of Industrial & Office Properties
- Top Real Estate Developers (2006): *Minneapolis/St. Paul Business Journal*
- Best in Real Estate Finalist (2005): *Minneapolis/St. Paul Business Journal*
- Top 25 Commercial Brokerage Firms (2005): *Minneapolis/St. Paul Business Journal*
- Best Mixed-Use Development (2005): MSCA Starr awards
- Business of the Year Award (2005): Whittier Business Association
- Award of Excellence (2004): National Association of Industrial & Office Properties

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