



- ENGINEERING
- REAL ESTATE
- CONSTRUCTION

E N G I N E E R I N G

R E A L E S T A T E

C O N S T R U C T I O N

*Your Vision + Our Expertise = Reality*

readaptive use - commercial/retail



mixed use - condos



Master a different type of development Services Company. One that delivers more to its clients, customers and investors, with its unique approach to business.

- A company that views a challenge as an opportunity.
- A company that employs a cross functional, interdisciplinary approach to the development process.

3rd party



readaptive use - office



- A company with proven expertise in urban planning & design, readaptive use of existing buildings, and a focus on function & design in new construction

visit our projects  
[www.masterproperties.com](http://www.masterproperties.com)

Our on staff professionals in all aspects of the development process we can deliver more to our clients faster and with less expense. It only makes sense that it's easier to walk down the hall to ask your team a question than to organize endless meetings. With licensed professionals in Engineering, Real Estate & Construction there isn't a challenge that we cannot overcome.

## Engineering

### CIVIL ENGINEERING

- CAD drafting
- Hydrology analysis
- Stormwater management plans
- Retaining walls
- Grading design
- Utility design
- Pavement maintenance programs

### SITE DESIGN

- Residential developments
- Commercial Sites
- Lighting designs
- Landscape designs
- City Approvals

### SURVEY

- Topographic survey
- Boundary survey
- Construction staking

### DATA PREPERATION

- Data preparation services for GPS-based earthmoving equipment

### SITWORK CONSTRUCTION

- Design-build
- On-site construction management
- Parking lot construction
- Drainage Solutions

## Real Estate

### DEVELOPMENT

- Land use plans
- Profitability analysis
- Code compliance and/or identification of regulatory issues
- City approvals & permits
- Retail
- Office
- Industrial
- Residential
- Build-to-suit

### COMMERCIAL

- Corporate Services
- Sales
- Leasing
- Tenant Representation
- Buyer Representation
- Investment Sales
- Land

### RESIDENTIAL

- Full service realtor
- Marketing program development
- Specialists in condominium and townhome sales
- Specialists in new urban construction

### PROPERTY MANAGEMENT

- Commercial and Residential
- Owner/Tenant Services

## Construction

### BUILDING CONSTRUCTION

- Design-build construction
- New buildings
- Additions
- Historic restoration & renovation
- Mixed-use projects
- Office/industrial/multi-family/manufacturing
- Parking structures

### SITWORK CONSTRUCTION

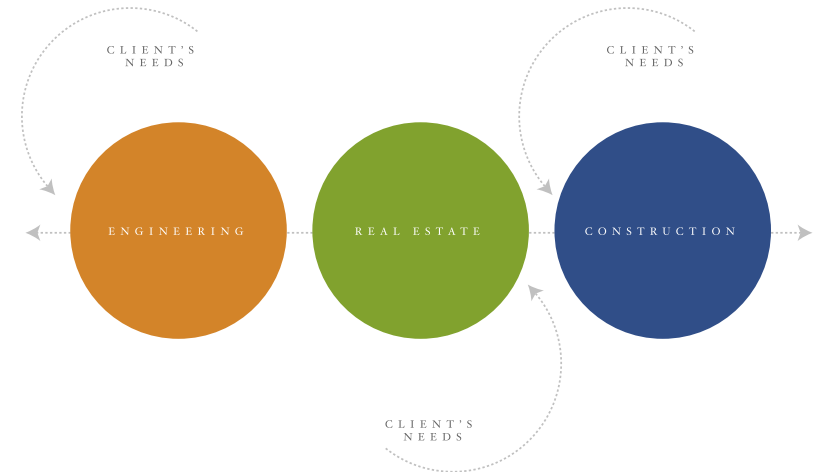
- Design-build
- New & redevelopment
- Parking lot construction
- Drainage solutions
- Inspections

### CONSTRUCTION MANAGEMENT

- On-site construction management

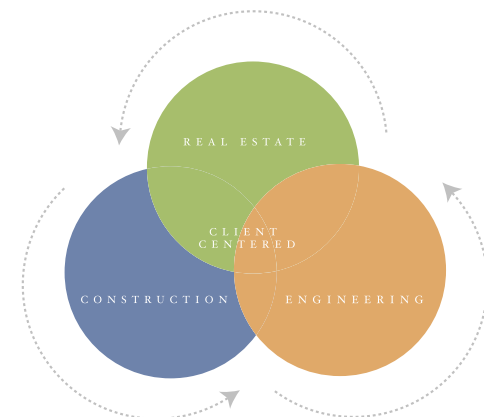
### TENANT IMPROVEMENTS

- Complete tenant build-outs



SINGLE SERVICE APPROACH: Here at Master we can handle clients services individually or...

Or



...take the CLIENT CENTERED APPROACH: Where we work together as a team to handle a project from start to finish.



## featured project of the month



## awards

- Top Commercial Real Estate Brokerage Firms - 2005
- 40 under 40 "Charlie Nestor" - 2006
- Best in Real Estate "Landmark 2104" - 2001
- NAIOP Award of Excellence "Arts Alley" - 2005
- Whittier "Good Business" Award - 2005
- Minnesota Shopping Center Assn. "Star Award"
  - best mixed use development - 2005
- Minnesota Business Journal Best in Real Estate
  - "Readaptive Use" - 125 W Broadway - 2006

## experience

- 2104 2nd 4th Ave So - readaptive use - office -100% leased
- 2937 Lyndale Ave So - readaptive use - office/comm. - 100% leased
- Fulton Lofts - mixed use / condos - 100% leased - 100% sold
- Hiawatha Square - readaptive use - comm. / condos - 100% sold
- Keg House - readaptive use - commercial - 100% leased
- Greenleaf Lofts - mixed use / condos - 60% leased - 85% sold
- Arts Quarter Lofts - mixed use / condos - 35% leased - 70% sold
- 125 West Broadway - readaptive use - office / comm. - 85% leased
- The Waterbury Bldg - readaptive use - commercial - 65% leased
- Steele Flats - condos - new construction - 50% sold
- 718 Washington - readaptive use retail / commercial / live work
  - under construction - 40% sold
- 46th & 46th - condos - new construction - 25% sold
- 28th & Cedar - condos - construction complete - 3rd party contract
- 2nd and Plymouth - light industrial / office - new construction
- Dan Patch Commons - mixed use / condos - 100% leased - 65% sold
- Brookside Lofts - condos - under construction - 50% sold
- Terrace Park Homes - condos - summer 2006
- 2112 Broadway - readaptive use - office / commercial
  - under construction - 30% leased
- Central Bank - construction complete - 3rd party contract
- Xcel Center Holiday Inn Parking Ramp
  - construction complete - 3rd party contract