

THE TRATT REPORT

C O M M E R C I A L N E W S

Amazon.com Leases 1.2 Million Sq. Ft. Project



"It is not the strongest of the species that survive, nor the most intelligent, but the one most responsive to change."

-Charles Darwin

"Simplicity is the ultimate sophistication"

-Leonardo Da Vinci

In the 4th Quarter of 2010 Amazon.com began operations out of their third and largest facility in the metro Phoenix area. 4750 W. Mohave Street is located in the Riverside Center and is approximately 1.2 million SF. The long-term Lease tenant improvements are being constructed and coordinated to be LEED certified. At the time of construction in 2008 this was the largest speculative industrial project in Arizona's history. We are very pleased and honored that the world's leading and most successful internet fulfillment company chose our property to make their most recent home in Phoenix and we welcome them to our "family" of Tenants.

Maricopa Industrial Center Sells to Canadian Investor

Maricopa Industrial Center, LLC, a wholly owned affiliate of Tratt Properties, LLC sold the leased 75,786 square foot building located within the Freeport Center. The buyer was Maricopa-Phoenix (KBP), LLC who purchased the facility for \$4.2 million. The buyer was represented by Steve Farrell of Lee & Associates and the Seller was represented by Allen Lowe of Lee & Associates. "The sales price represented the value and quality of the asset" said Jonathan Tratt, Principal of Tratt Properties, LLC who developed the project eight years ago as a quasi build-to-suit for Ethan Allen, Inc. who originally occupied half of the building.

This property was the smallest Project we had developed in the past decade and our smallest holding. Its disposition was and is part of our ongoing strategy to opportunistically dispose of our smaller projects and to redeploy capital and focus into our core holdings of major state-of-the-art facilities in our strategically chosen markets.

LEED Certification for all Tratt Properties' Projects & Employees

Tratt Properties has committed to the green building movement and has therefore chosen to ensure that all employees be "LEED" accredited.

Tratt Properties has been a proud member of the U.S Green Building Council since 2008 and continually increases efforts of sustainability in construction and development. Improvements to Tratt facilities include: low flow toilets, energy efficient lighting and indigenous plants in landscape areas. As an example of our commitment to sustainability in our portfolio of 3.5 million SF, approximately 75% of our properties utilize high energy efficient T5 or T8 fluorescent lights. Additionally, we have pledged to develop only LEED certified projects on a go forward basis. If a project cannot support such added sustainability features or cost, then it is a project we will simply not do.

For more information about the USGBC and LEED Certification please click the link above on www.trattproperties.com.



"It's not only the right thing to do, but it's the smart thing to do."

Tratt Properties- Sponsor of **NAIOP** "Feed the Homeless"



Tamar Schneider in the food line

Tratt Properties was a proud sponsor of NAIOP's 2nd annual Human Services event on Friday December 17, 2010. Approximately 30 NAIOP volunteers gathered at Central Arizona Shelter Services (CASS). An estimated 700-750 Homeless Individuals were fed.

Tratt Properties-Sponsor of luncheon at **ACBA**



Tamar Schneider, Latonya Finch and Jonathan Tratt

On Tuesday, October 12, 2010 Tratt Properties sponsored a lunch meeting of the Arizona Commercial Brokers Association (ACBA) with guest speaker Latonya Finch, Economic Development Manager of BNSF Railway.



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