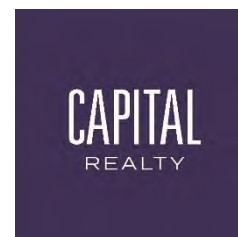




CAPITAL REALTY

COMMERCIAL REAL ESTATE ADVISORS



Commercial Real Estate Advisors

Tenant Representation & Trusted Advisory Service

ABOUT US



CAPITAL REALTY is a privately held real estate company offering tenant representation and trusted advisory services to emerging brands and the classics in retail real estate. Our services and approach is tailored for each client and their unique brand.





Emerging Brands | The Classics | Retail Real Estate

Our relationships represent some of the most forward-thinking brands and owners. We are proud to have been chosen to work with such a respected and diverse group.



THANK YOU

THANK YOU

On behalf of **CAPITAL REALTY** and our team, thank you for the opportunity to present our unique features and how you benefit from our exclusive representation and advisory services. Enclosed is a sample of **CAPITAL REALTY'S** work, transaction history and relevant experience which demonstrates our ability to deliver results for your brand.

We are unique because our background is leading expansion as in-house real estate executives for high growth brands. We've been where you are and understand how critical these decisions are to long term success. This is the reason we are hired as trusted advisors.

We view our role as an extension of your organization, working to ensure that your real estate needs are identified and ultimately achieved. Achieving your immediate and long-term business objectives is our objective.

Although the scope of our relationship and services is tailor-made for you, our services generally include market and location strategy, lease negotiation, design and construction coordination and management.

Looking forward to further discussing the prospects of becoming your trusted real estate advisor. We are certain we have the capabilities to help execute your brand expansion.

OUR WORK

Retail Brands+



Drybar
US Expansion
21 stores / 36 mos.



Bellacures
California Expansion
5 stores / 24 mos.



Bellami Beauty
US & Vancouver Expansion
5 stores / 6 mos.



East 18th
Costa Mesa, CA

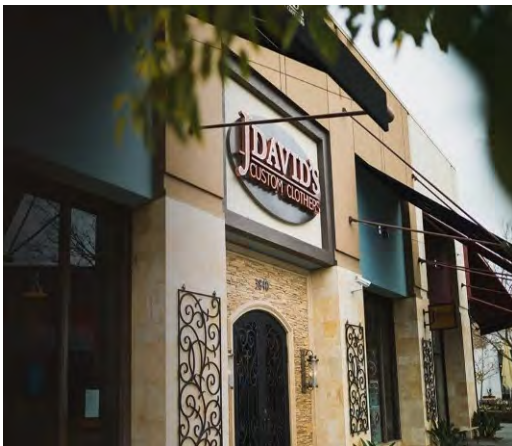


We Play Music
Irvine, CA
California Expansion

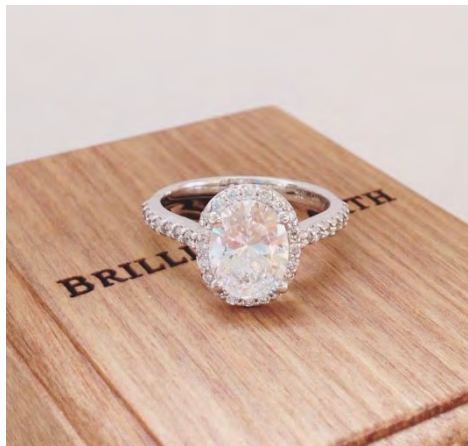


Bronzed Bunny
US Expansion
3 stores / 18 mos.

Retail Brands+



J. David's
Valencia, CA



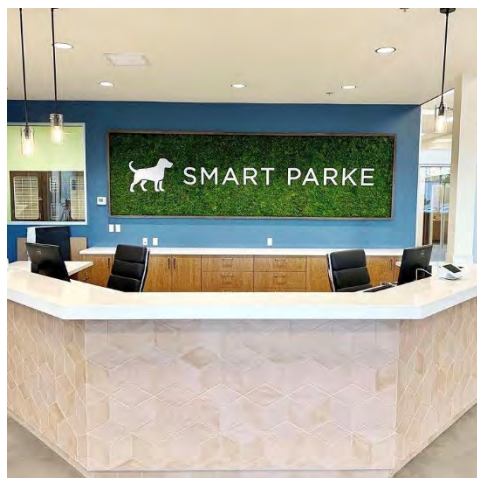
Brilliant Earth
West Hollywood, CA



NVA Compassion-First
Irvine, CA



Healthy Spot
California Expansion
8 stores / 18 mos.



Smart Parke
California Expansion
Concept Store +



Owney
California Expansion
Concept Store

Retail Brands+



All Amusement
Burbank, CA
Relocation & Expansion



PGA Tour Superstore
Palm Desert, CA
California Expansion



RevZilla
California Expansion



EGT CPA's
Woodland Hills, CA
Relocation & Expansion



In Line Co.
Newport Beach, CA
Office Expansion

Retail Brands+



Dollar General
Desert Hot Springs, CA
Land Sale



Walgreens
Southern California Expansion
2 stores / 24 mos.



Ralph's/Kroger
California
Expansion / Lease Restructures



Vons/Safeway
Arizona, California, Nevada
\$2.89M Revenue / over 12 mos.

Retail Brands+



Arroyo Capital Partners
Pasadena, CA
Relocation & Expansion



Fox Credit Union
Century City, CA
Relocation & Expansion



Cycle Gear
California Expansion



Service Tire
Van Nuys, CA
Relocation & Purchase



QuickQuack Car Wash
Desert Hot Springs, CA
Land Sale



Arby's
California Expansion
5 stores / 12 mos.



Arby's
Yucca Valley, CA
\$1.5M Investment Sale



Walgreens
Tarzana, CA
\$9.3M Investment Sale



Yucca Valley S/C
Yucca Valley, CA
\$20M Investment Sale



Blockhead Brands
California Expansion



Expert Witness
Real Estate and Business



Leasehold Investment Sales
Arizona, California, Nevada
\$11.7M / over 34 mos.

Advisory | Cost Segregation



Retail Center/ 24Hr Fitness & Ross
El Cajon, CA
\$291k Benefit/Savings



DaVita
Indiana, Indianapolis
\$265k Benefit/Savings



Walgreens
Venice, Florida
\$244k Benefit/Savings



Walgreens
Callaway, Florida
\$238k Benefit/Savings



Sapphire Estate Resort
Sharon, MA
\$184k Benefit/Savings



Rite Aid
Wildomar, CA
\$173k Benefit/Savings



Pacific Precision Products
Irvine, CA
\$169k Benefit/Savings



Sound Studio
Pacific Palisades, CA
\$129k Benefit/Savings



Round About Media
Burbank, CA
\$114k Benefit/Savings



XCEL Steel
Detroit, Michigan
\$98k Benefit/Savings



Office/Warehouse
Norwalk, CA
\$81k Benefit/Savings

CREDENTIALS | OUR NETWORK | CONTACT



CREDENTIALS

We only represent tenants. We view our role as an extension of your organization. Achieving your immediate and long-term business objectives is our objective.

We've been where you are. **That's what makes us unique.**

Garry E. Adams, Founder and CEO, CCIM, CPA

Garry Adams is Founder and CEO of Capital Realty, Inc., a privately held commercial real estate company offering tenant representation and trusted advisory services to emerging and classic retail brands. Garry brings more than 25 years of successful and diversified experience in providing financial and real estate services for growth companies and individual clients.

During his career, he has produced more than 550 new locations and \$1 billion in development, acquisition and leasing activities with international, national and regional brands. He has held senior leadership and advisory roles with notable brands **Bellami, Bronzed Bunny, Drybar, Healthy Spot, Smart Parke, CyleGear, RevZilla, Brilliant Earth, Bellacures, Arby's, J. David's, Safeway/Vons, Walgreens, and FedEx/Kinko's**. Garry provides P&L guidance, long range forecasts and cost segregation. His reach and relationships can be found in major markets throughout the US, UK, Canada and Australia.

Garry is a graduate of The University of Alabama, a Certified Public Accountant (CPA), a Certified Commercial Investment Member (CCIM), a longstanding member of International Council of Shopping Centers (ICSC) and active member of Board of Directors Center of Excellence (BODCOE). He holds a real estate brokerage license in California. He is an expert witness and an accomplished public speaker on business and real estate matters.

Garry is a member of The University of Alabama Board of Visitors where he provides guidance and mentorship to students at Culverhouse School of Business and is a frequent guest speaker in graduate real estate classes. Garry is also a member of Lakeside Golf Club where he previously served on the Finance Committee and currently on the Green Committee. He has served for the last 3 years on the Finance Committee of ThinSpace Africa.

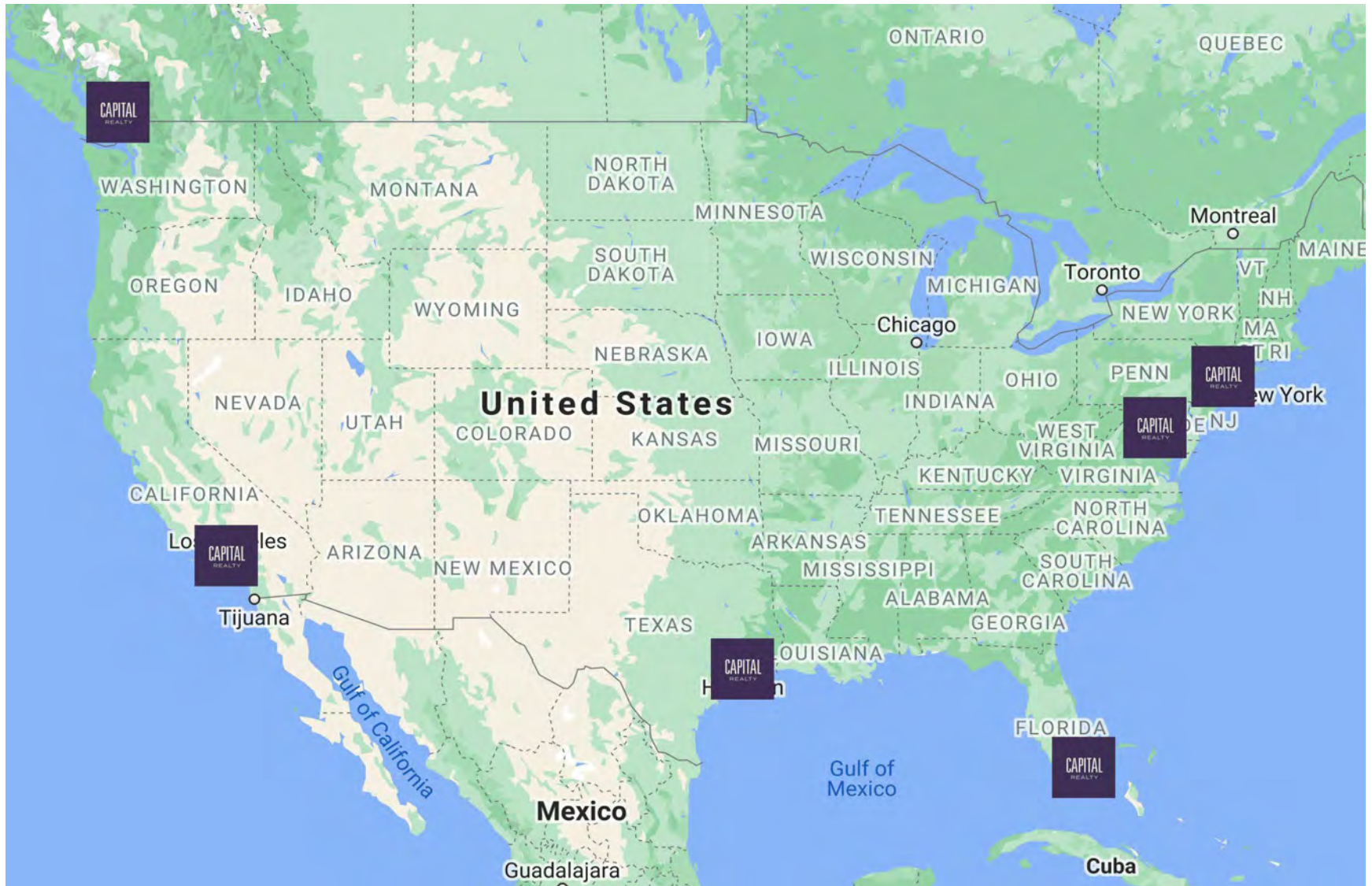
Deborah Morrow Adams, President

At Capital Realty, Deborah is focused on real estate advisory services and has delivered 600 hours in time saved and \$4.2M in value through acquisitions, expansions, lease restructures and Landlord negotiations for clients Safeway/Vons/Albertsons and Kroger/Ralphs in 24 months.

During her 20-year career, she has held senior real estate and leadership positions with Tesco/Fresh & Easy on the West Coast, Safeway/Vons in Southern California & Nevada, Food Lion/Delhaize in the Mid-Atlantic/Northeast, Blockbuster Video in the Mid-Atlantic/Southeast and McDonald's in the Southeast.

Deborah is a longstanding member of International Council of Shopping Centers (ICSC) where she serves as Western Division Retail Chair. She is Executive Director of ThinSpace Africa, a nonprofit organization whose purpose is to assist local leaders build sustainable communities in Africa.

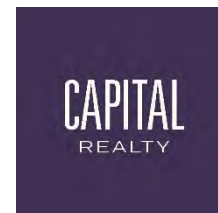
Our Network



Capital Realty, Inc

Burbank CA

Vancouver BC | Houston/Dallas TX | Miami FL | Washington DC | New York NY



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