



Hillwood  
Investment  
Properties



Hillwood Investment Properties originated at the end of 1998 and was launched as a way for Hillwood to develop industrial and office properties outside of its AllianceTexas development in north Fort Worth, Texas. With projects across the country and around the world, Hillwood, a Perot company is one of the world's premier commercial real estate developers, investors, and advisors of high-quality real estate projects that provide a significant economic impact to their region. From the state-of-the-art American Airlines Center sports and entertainment facility near downtown Dallas, to prestigious estates on the breathtakingly beautiful Kohala coast of Hawaii, Hillwood's experience is unmatched.

Hillwood Investment Properties is actively involved in every stage of development, from acquisition and planning, to building design, construction, leasing and property management. Serving eight markets across the United States, Hillwood Investment Properties has office and

industrial projects in California, Florida, Georgia, Mississippi, Ohio, Pennsylvania, South Carolina and Texas.

Hillwood's developments impact many communities by building new infrastructure, recruiting new investment, creating new job opportunities and enhancing the quality of life for all.

Many services that add value and cost savings to its customers are prevalent in Hillwood's developments. These include Foreign Trade Zone, Enterprise Zone, Triple Freeport Inventory Tax Exemption, employment and job training services, U.S. Customs facilitation, expertise in airport and railroad developments and experienced customer service, property services and construction services teams.

Several of the largest developments include AllianceCalifornia, a 2,000-acre trade and logistics center located at the former Norton Air Force Base in San Bernardino, California.



A public / private partnership and anchored by San Bernardino International Airport, the visionary project is located in one of the top industrial markets in the nation and offers companies the most competitive space in Southern California. AllianceCalifornia features outstanding access to air, BNSF Intermodal, Roadway and Yellow Freight hubs, as well as immediate access to Interstates 10 and 215 and SR-210. Foreign Trade Zone status, state and local tax incentives, on-site job training programs and facilities offer substantial savings to companies who locate at AllianceCalifornia. To date, the project has a total of 9.6-million square feet of new industrial and office development.

Other Hillwood projects located in the Southern California market include InterChange Business Center and North San Bernardino Business Park in San Bernardino, Hofer Ranch in Ontario, Renaissance in Rialto, Vintner's Grove in Rancho Cucamonga and West Valley Logistics Center in Fontana.

DeSoto Trade Center is located in the largest suburban area of Memphis, Tennessee and just minutes from Memphis International Airport. The project offers aggressive tax savings to its customers and is located in Foreign Trade Zone #262. 4.1-million square feet of the 11-million square feet has been constructed. Other projects in the Southaven, Mississippi / Memphis, Tennessee area include Airways Distribution Center.

Two of the company's newest markets include Jacksonville, Florida and Charleston, South Carolina. A new Asian terminal at the Jacksonville Port has enhanced the area's position as one of the premier shipping hubs on the East Coast.

In May 2010, Hillwood announced it was selected as the master developer of AllianceFlorida at Cecil Commerce Center, a 4,474-acre development in Jacksonville.



Left to right:

Converse, Hofer Ranch, Ontario, CA;

Pep Boys, AllianceCalifornia, San Bernardino, CA;

Mattel, AllianceCalifornia, San Bernardino, CA;

Best Buy, Lakeside Trade Center, Flower Mound, TX

Charleston Trade Center, the 750-acre industrial and commercial project on I-26 near Charleston, began its first phase of development. Thirteen buildings with more than 8-million square feet of warehouse/distribution space is planned. The site is also 20-miles from the Port of Charleston Ocean Container Terminals. A Foreign Trade Zone application for the project has been filed and is pending approval.

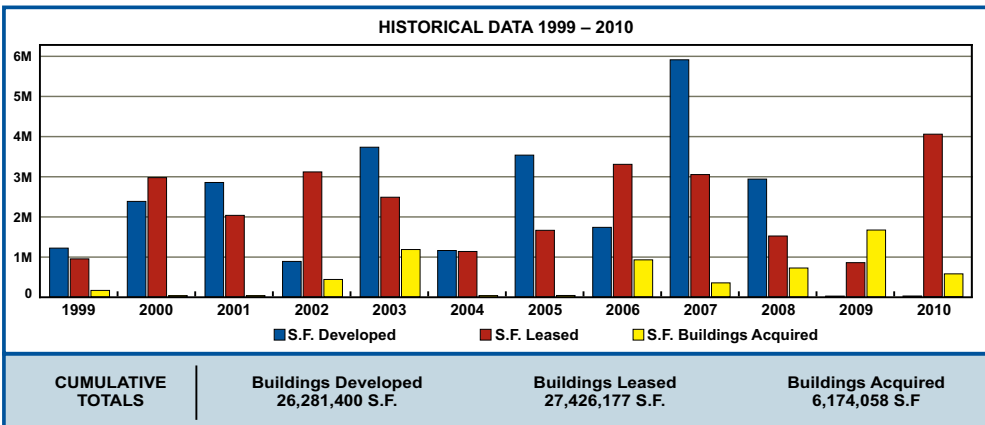
Hillwood Investment Properties expanded into the Ohio market in 2007 with the acquisition of three buildings in Columbus. Other recent acquisitions include a 659,000 square foot building in Dallas, Texas, two buildings with over 1-million square feet at AllianceCalifornia and a 602,000 square foot building in Carlisle, Pennsylvania.

Outside of its Fort Worth, Texas office, Hillwood Investment Properties has three offices for industrial and office development.

The Dallas office is led by Tal Hicks, President of Hillwood Investment Properties. The San Bernardino, California team is managed by John Magness, the Charleston, South Carolina team is managed by Gary Frederick and the Jacksonville, Florida team is managed by Preston Herold. The Sales/Leasing and Land/Building Acquisition associates include Dan Tatsch, Toby Rogers, Chad Cook, and Brian Wilson. The Development team includes Joe Bass, Kerry Roetzel, Richard Greth, Todd Finley, Ned Sciortino, and Mac Utsey. Franetta Savage and the Property Services team oversee a 20-million square foot portfolio of properties for Hillwood Investment Properties.

As of 2010, Hillwood Investment Properties has developed 26.3-million square feet, acquired 6.2-million square feet and leased 27.4-million square feet in twenty municipalities. The chart below represents Hillwood Investment Properties annual development, acquisition and leasing activity through 2010.

For additional information on Hillwood, please visit:  
[www.hillwood.com](http://www.hillwood.com)  
[www.hillwoodinvestmentproperties.com](http://www.hillwoodinvestmentproperties.com)



## HILLWOOD INVESTMENT PROPERTIES

A PEROT COMPANY™

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