Two Decades of Industrial Development
Denver/Aurora, CO

Presented by: Randall C. Hertel
Executive Vice President
Majestic Realty Co.
# Majestic Realty Co.
## Portfolio by Region

<table>
<thead>
<tr>
<th>STATE</th>
<th>SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOUTHERN CALIFORNIA</td>
<td>42,600,000</td>
</tr>
<tr>
<td>COLORADO</td>
<td>4,200,000</td>
</tr>
<tr>
<td>FLORIDA</td>
<td>3,000,000</td>
</tr>
<tr>
<td>GEORGIA</td>
<td>14,300,000</td>
</tr>
<tr>
<td>NEVADA</td>
<td>5,800,000</td>
</tr>
<tr>
<td>OTHER</td>
<td>1,300,000</td>
</tr>
<tr>
<td>PENNSYLVANIA</td>
<td>3,500,000</td>
</tr>
<tr>
<td>TEXAS</td>
<td>5,900,000</td>
</tr>
</tbody>
</table>

| TOTAL SQ.FT.              | 80,000,000 |
Majestic Realty Co.
Developer of the Year

Reviving a Toronto Mixed-use Building
Rooftop Farms
Retail in Transit Stations

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Denver Industrial Market

QUICK FACTS

• 235 Million Square Feet (1996 - 200 MSF)
• 2nd Tier Distribution Market
• Center of the Rocky Mountain Region (up to 10 states)
• Large Geographic Area/Small Population-5% of U.S.
MAJESTIC COMMERCENTER

• 1,000 Acre Business Park
• 6 million square feet total
• 4+ million square feet by Majestic
• 500 acres vacant
• 50% built out
Majestic Commercenter
Aurora, Colorado
VICINITY MAP
1996
All in Costs: $36.00
Rent: $3.60 NNN
Return: 10%

2017
All in Costs: $65.00
Rent: $5.00 NNN
Return: 7.5%
## Land Prices

<table>
<thead>
<tr>
<th>Date</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996:</td>
<td>$1.50 psf</td>
</tr>
<tr>
<td>2017:</td>
<td>$6.00 psf</td>
</tr>
</tbody>
</table>