



ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Retail Development Brokerage Construction Management Property Management

ARMSTRONG DEVELOPMENT THE COMPANY



Armstrong Development is an award-winning developer of retail and office properties.

Our mission is to help our clients, partners, and tenants reach their real estate goals.

With headquarters in Butler, PA and offices in strategic American cities, Armstrong has a vast knowledge-base that makes us the first and best choice in commercial development.



- *Founded in 1984*
- *Subsidiary of the Armstrong Group of Companies*
- *Offers services in:*
 - *Retail Development*
 - *Brokerage*
 - *Construction Management*
 - *Property Management*
- *National leader in developing commercial real estate*
- *Expanding in markets across the country*

THE PARENT COMPANY CORPORATE STRUCTURE



Parent holding company with interests in cable, television, monitored security, electronics, real estate development and restaurants.



19th largest cable multiple system operator in the nation, offering broadband video, high speed internet and local phone services.



Nation's largest privately held security company. Designs, installs and monitors security, fire alarm and medical emergency systems for homes, businesses and institutions.



Local and long distance telephone services provided to customers in five states for over fifty years.

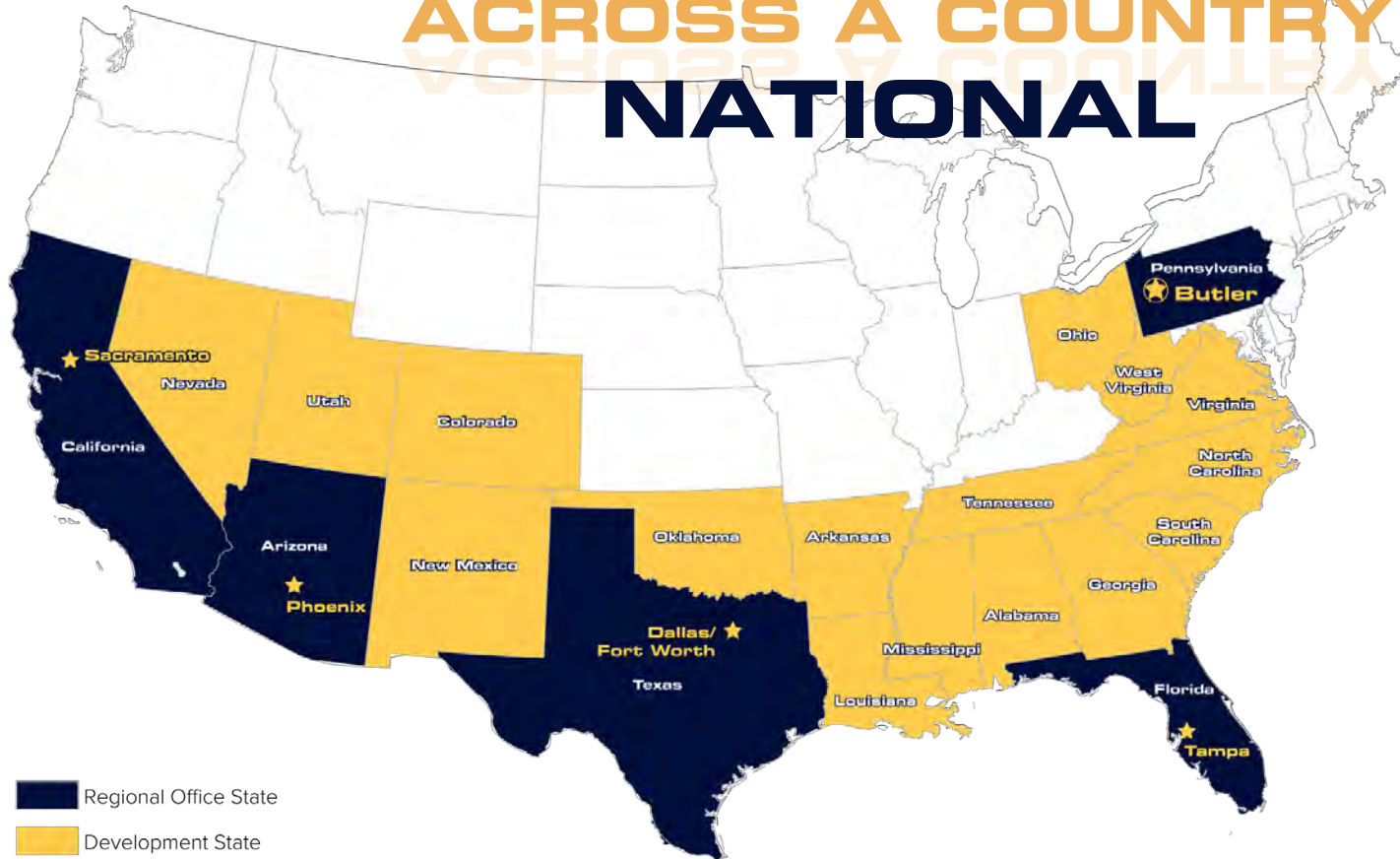


Commercial retail and office development across the nation.

- *The Armstrong Group of Companies is the parent firm of Armstrong Development*
- *Headquartered in Butler, PA*
- *Privately held corporation with great financial strength*
- *Financial ability to develop multiple sites in multiple markets*

ACROSS A CITY LOCAL

ACROSS A COUNTRY NATIONAL



- We are ideally positioned to serve clients looking to expand into many different regions
- All part of our continuing effort to serve clients with local needs and national requirements

Pennsylvania Butler

Corporate Headquarters

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NATIONAL RETAILERS DEVELOPMENT



In 1997, Armstrong Development won a bid to build one CVS Pharmacy in a small Pennsylvania town. We made an impression.

That modest first effort paid dividends. We then built pharmacies in ten states as a 'preferred developer' for CVS/Pharmacy.

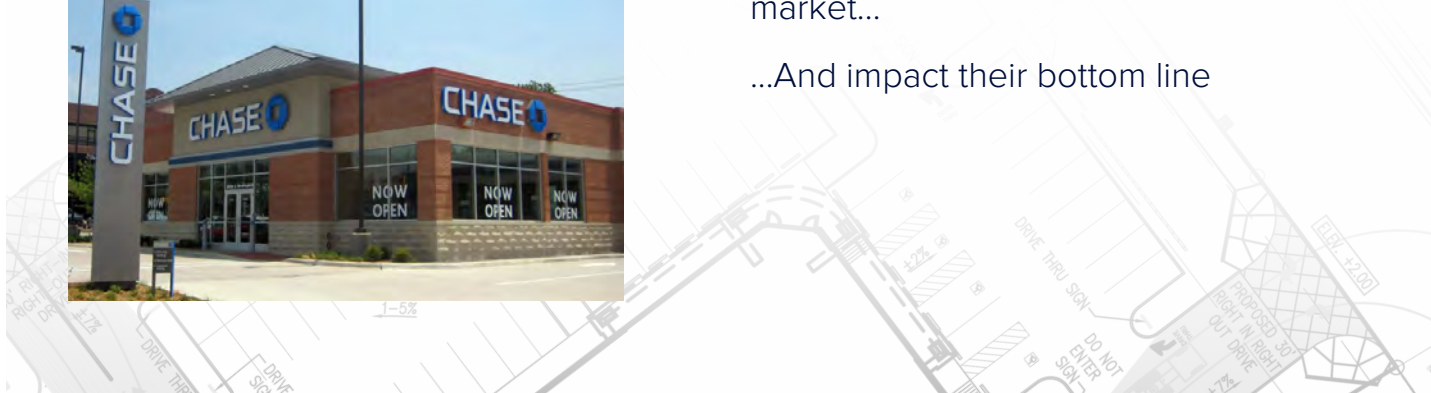
Our development program has also expanded to include several national and regional retailers.

An expanding retailer requires multiple sites in multiple markets. Our development capabilities allow retailers to quickly impact a new market..

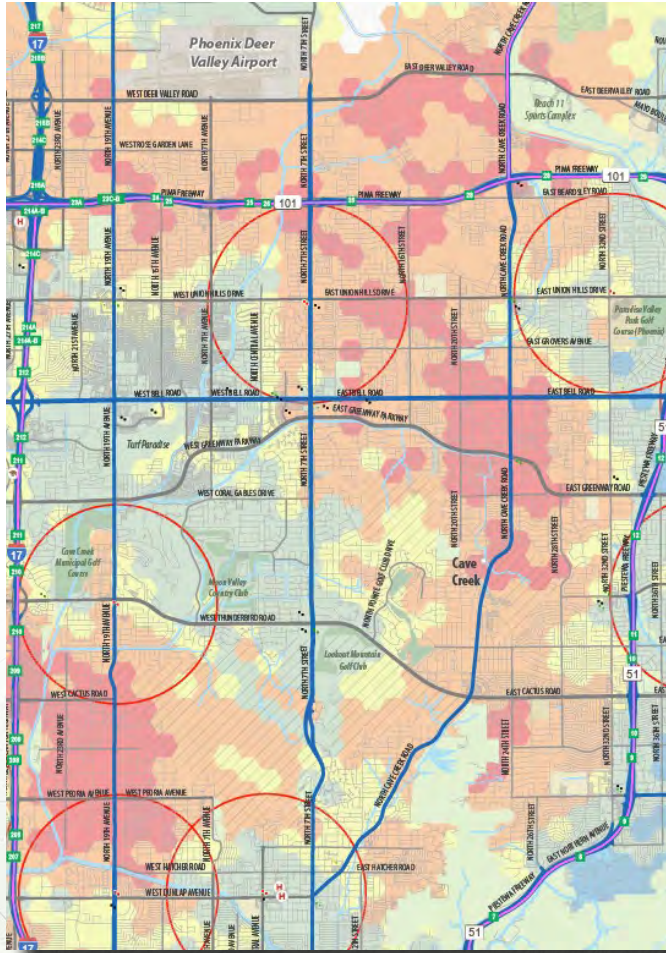
...And impact their bottom line



- *We are experts in developing multiple sites in multiple markets*
- *420+ CVS stores built across the country*
- *30+ JP Morgan Chase Bank locations completed across the country*
- *Existing in-house development team in all corporate and regional offices*



NATIONAL RETAILERS DEVELOPMENT



Retail is a high-stakes game that begins with site selection.

You bet on the correct sites early in the game, and you'll beat the competition.

Armstrong Development uses state of the art technology in the search for the best retail sites in each market, presented in formats designed to accelerate the site decision process.

The right tools in the right hands make all the difference.

Why Choose Us?

Our Financial Strength

We have the financial fortitude to support the pre-development costs of our preferred clients.

Our Organization

We have spent more than a decade perfecting procedures to evaluate, select, and build locations. There is no need to reinvent the wheel.

Our Qualified Staff

Let us be your real estate department. We are trained, experienced and possess the market knowledge vital to expansion.

Our Technology

We have a trained staff that can offer a range of in-house technology services.

- **In-house database development:** delivering the most accurate and complete information.
- **GIS Analysis:** providing you with the best mapping and spatial analysis tools.
- **Demographics & Market Research:** sharing in-depth knowledge of demographic and market research practices.

RETAIL CENTERS RETAIL DEVELOPMENT



Our reputation is built on retail development.

With over two million square feet in our portfolio, Armstrong Development has developed long-standing relationships with Walmart, Sprouts, Lowe's Home Improvement, Target, Kohl's, Publix, Raleys, AutoZone, Chipotle, US Cellular, Visionworks, The Joint, NextCare and other strong national retailers.

Where retail opportunities exist, we have the financial strength and experience to bring development visions to life.



What Sets Us Above the Rest?

Our Financial Strength

Our strong corporate backing allows us to develop multiple large projects concurrently

Our National Coverage

Geography is not a limiting factor in our development efforts

Our Years of Experience

We have nearly 30 years of experience, and have worked on projects with values up to \$500 million

Our Qualified Staff

We have an in-house team, with more than 100 years of experience combined, that can handle development, entitlements, legal, and construction control

Our Relationships

We cultivate relationships with local and national brokers in addition to maintaining long-established relationships with strong national retailers:



ARIZONA RETAIL DEVELOPMENT



Armstrong Development's first regional office was the heart of the CVS Pharmacy expansion program, with hundreds of stores built to date.

Now it's the heart of a dynamic retail development effort in one of America's great cities.

Expert knowledge of the Phoenix retail market was gained through the CVS development process. We have committed over \$100 million dollars to retail development throughout the region.



Arizona Market Activity

Retail Development

Retail sites are under development throughout the Phoenix Metropolitan Area

CVS Development

Hundreds of CVS/Pharmacy stores built to date

Awards

Portico Place nominated for 'Best of NAIOP' -2009

CALIFORNIA RETAIL DEVELOPMENT



Lodi, CA

Our office in Sacramento, CA is one of our busiest.

We are currently developing sites throughout California, including San Francisco and Los Angeles.



Sacramento, CA

We are also developing a grocery store with a focus on sustainability for Raley's Family of Fine Stores.

Our newest office has yielded impressive results, and it is all part of our effort to become a preferred developer for retailers throughout California.



Modesto, CA

Spring Tower Lofts
639 S Spring St
Loft Style Apts
38 Units

California Market Activity

CVS Development

Over 75 CVS/Pharmacy stores built to date

Retail Development

Premier Raley's shopping center

Actively seeking retail site locations throughout California

Developing multiple sites for banking, fast food, and automotive retailers

Our regional staff works as a team with the real estate departments of major retailers

6th St

S Ma

COLORADO RETAIL DEVELOPMENT



Our Colorado development efforts hit the ground running.

We've found abundant retail development opportunities. Our first site, Westminster Crossing, was anchored by a 116,000 sf Lowe's Home Improvement Center. We continue to work with Lowe's on additional sites in Colorado and across the country.

Armstrong developed HighPointe Park in Thornton, CO. This unique 33 acre mixed use development offers residential units, retail space, retail pads and office space.

Colorado Market Activity

Westminster Crossing

Our first Colorado development located in Westminster, CO

HighPointe Park

Offers a unique blend of retail out-parcels, retail shop space, commercial office and residential units

JP Morgan Chase Bank

Was an integral part of our initial Colorado development efforts



FLORIDA & GEORGIA RETAIL DEVELOPMENT

Ovation, FL



Armstrong Development has a long retail history in the Southeast.

We've historically focused on the development of Publix Supermarket anchored centers throughout Florida and Georgia. Our newest developments include urban infill sites as well as large scale, emerging market centers.

A growth mindset is needed to succeed in a growth market. That determination is found at Armstrong Development.

Tampa / St Petersburg, FL



Lake Wales, FL



Florida & Georgia Market Activity

Publix anchored centers

Haile Village

(Gainesville, FL)

Kingsway Crossing

(Brandon, FL)

Lutz Crossing

(Lutz, FL)

Port Charlotte Crossing

(Port Charlotte, FL)

Prima Vista Crossing

(Port St Lucie, FL)

Shoppes at Birmingham

(Alpharetta, GA)

Shoppes at Golden Acres

(New Port Richey, FL)

Shoppes at Locust Grove

(Locust Grove, GA)

Shoppes of New Tampa

(Tampa, FL)

Shoppes on the Ridge

(Lake Wales, FL)

Mixed Use Centers

Ovation

(Davenport, FL)

Telecom Park

(Tampa, FL)



PENNSYLVANIA RETAIL DEVELOPMENT



Armstrong Development got its start in Pittsburgh, PA and now calls Butler, PA (just one hour north of Pittsburgh) home.

Pennsylvania is also the starting point of our retail development efforts.

Rooftops are important numbers for retailers. However, our Pennsylvania locations show that success is also determined by other measures. Many sites are adjacent to major highways in low populated areas that attract above average numbers of consumers.

Pennsylvania is where Armstrong Development began cultivating relationships with major retailers. Our success in other states is a direct result of our local development efforts.

Pennsylvania Market Activity

A Who's Who
Of major national retailers

Hempfield Square



Rostraver Square



Strabane Square



TEXAS & OKLAHOMA RETAIL DEVELOPMENT



Our Texas regional office was originally established as the hub of CVS Pharmacy development throughout Texas, Oklahoma and Louisiana.

It soon became the center of retail development in some of the nation's fastest growing metro areas.

Exciting retail developments anchored by LA Fitness and Sprouts Farmer's Market were the result.

We are currently focusing on freestanding single-tenant developments throughout the region.

Texas Market Activity

CVS Development

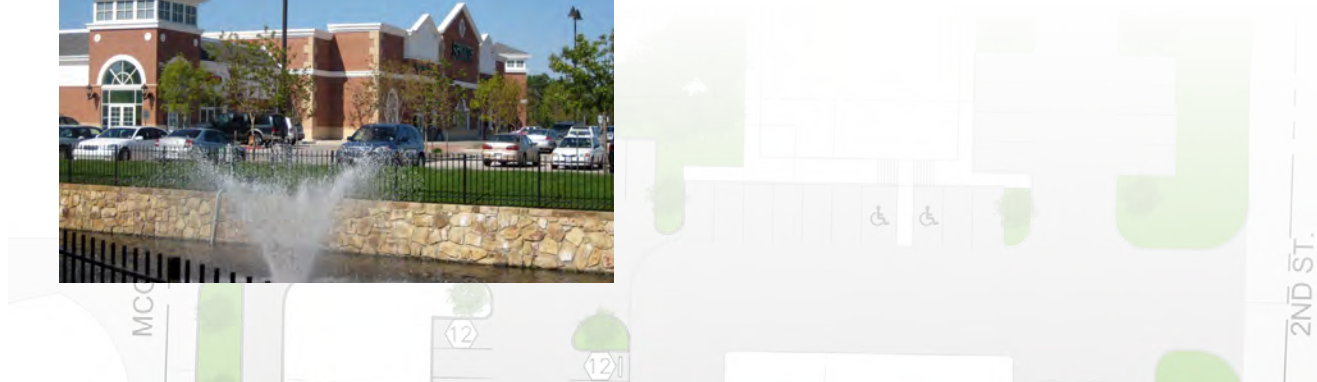
*Dallas / Fort Worth
100 CVS/Pharmacy
stores built*

*Oklahoma
35 CVS/Pharmacy stores
built*

*Louisiana
7 CVS/Pharmacy stores
built*

Sprouts Farmers Market
*Multiple stores built to
date*

**Stable market with
great retail potential**



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