



# CHILI PAUL VILLAGE 2004 TO PRESENT

## Project Highlights:

- Scouting and Negotiation of underperforming distressed retail plaza;
- Execution of PSA at 70% of market value for untenanted shopping center totaling 132,000 square feet;
- Complete renovation oversight with construction budget of \$4.25 Million;
- Complete tenancing of all units to 100% capacity;
- Negotiation of ten year tax abatement status for local contribution;
- Currently, still held and managed within personal portfolio, with an appraised value approaching \$16 Million, representing a total increase of \$6.5 Million in equity.

132,000 SQUARE  
FEET OF FULLY  
RENOVATED RETAIL  
SPACE

ROCHESTER, NY  
MSA

TRANSFORMATION  
INTO 95% LEASED  
DESTINATION WITH  
OVER 50% OF  
SPACE LEASED BY  
NATIONAL TENANTS

WINNER OF 2005  
CHAMBER OF  
COMMERCE  
BEAUTIFICATION  
AWARD

## CHILI PAUL VILLAGE

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