



Property Management
Accounting & Reporting
Budgeting & Forecasting
Project Management
Lease Structuring & Negotiation
Acquisition & Development
Asset Management
Texas Receiver

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Why Benchmark?

- **Accessibility:** Our size and flat organizational structure allow us to be more responsive to our clients.
- **Flexibility:** We will adjust our processes and reporting to fit your needs, rather than expecting your business to conform to a standard platform.
- **Quality:** We know we have to stand out to compete with the giant corporations that dominate our industry. That makes us committed to ensuring that our products and services are second to none.
- **Accountability:** As a family-owned business, relationships and reputation aren't just buzz words to us, they are essential to our survival. If you ever have a concern, finding a solution will be our top priority.

Who we are:

Benchmark Opportunity Partners, LLC specializes in the ownership, operation, acquisition, and development of anchored neighborhood and community shopping centers. Since 1980, the company and its predecessors have owned and operated more than seven million square feet of retail assets throughout the continental United States and Alaska. The company is headquartered in Dallas, Texas.

What we can do for you:

Property Management

- Care for your assets as if they were our own
- Proactively maintain insurance certificates for the property, tenants, and vendors
- Accurately prepare annual NNN reconciliations in a timely fashion
- Practice consistent collection efforts to ensure reliable cash flow

Accounting and Reporting

- Provide accurate and informative financial reporting, customized to your needs
- Issue monthly statements to all tenants
- Prepare and distribute 1099s to all applicable vendors
- Quickly respond to ad hoc requests for data

Budgeting and Forecasting

- Prepare revenue and expense projections, subject to your review and approval
- Provide guidance regarding the need for capital improvements and major repairs

Project Management

- Oversee all aspects of the construction project
- Hold managers and general contractors accountable for their work and their billing

Leasing

- Recommend reputable and reliable brokers that are experts in the local market
- Work with anyone you already have a relationship with

Acquisition Criteria:

- **Type:** Anchored neighborhood and community shopping centers.
- **Targeted Investment Size:** \$6 million to \$20 million.
- **Preferred Markets:** Central and Western United States (west of the Mississippi) and Florida.
- **Market Sizes:** Primary, secondary and tertiary markets will be considered.
- **Yield Targets:** 12% (leveraged) and above. Yield is dependent upon risk.
- **Capital/Structure:** Private capital with no committees involved.
- **Maximum Leverage:** 65% LTV.
- **Risk Levels:** Benchmark's ideal investment will have some upside opportunity. This can vary from contractual rent growth over time, improved leasing, lease-up of existing vacancy and/or complete redevelopment. Benchmark's targeted



Looking for a partner?

Over the years, we have formed strong relationships with key investment partners. Our equity partners have included prominent real estate investors from the life insurance, pension, opportunity funds, public REITs, mutual funds, as well as high net worth individual investors.

Our relationships with lenders have been equally important to our success. We, therefore, conduct repeat business with long-time partners in the financing of our transactions. Our banking and lending relationships include national and regional banks, life companies, and CMBS lenders.

We have maintained long-standing repeat business relationships with a broad range of leading equity and debt providers. This provides us with the flexibility to match the appropriate type and cost of capital to each transaction. Specific references can be provided upon request.

Benchmark Opportunity Partners, LLC seeks investment opportunities in individual properties of all sizes, as well as larger portfolio investments, with an emphasis in anchored neighborhood and community shopping centers. Our investment strategy encompasses four distinct strategies:

- Core Asset Holdings
- Value-added Opportunities
- Redevelopment Opportunities
- New Development Opportunities



Career Property List:

Property	Location	Sq. Feet	Anchors
12 th Street	Brownsville, Texas	63,000	Ross Dress For Less
Aurora Center	Fairbanks, Alaska	125,000	Sportsman's Warehouse, Barnes & Noble, PETCO, Old Navy
Bannockburn Green	Bannockburn, Illinois	180,000	Dominick's, Walgreens
Bear Valley Shopping Center	Denver, Colorado	355,000	King Soopers, Home Depot
Bell Gardens Marketplace	Bell Gardens, California	160,000	Food 4 Less, Rite-Aid, Big 5 Sports, Factory 2-U
Brickyard Plaza	Salt Lake City, Utah	37,000	Media Play
Broadmoor Towne Center	Colorado Springs, Colorado	173,000	Bed Bath & Beyond, PetSmart, Ross Dress for Less, Michaels, Sports Authority
Cheyenne Plaza	Cheyenne, Wyoming	60,000	Hobby Lobby
Coronado Shopping Center	Santa Fe, New Mexico	117,000	Trader Joe's, Blockbuster Video
Cottonwood Plaza Shopping Center	Hartland, Wisconsin	54,000	Piggly Wiggly
Country Hills Plaza	Ogden, Utah	127,000	Smith's (Kroger), Hollywood Video
Court Street Plaza	Pasco, Washington	117,000	Albertsons, Rite-Aid, Factory-2-U
Cruces Norte Shopping Center	Las Cruces, New Mexico	24,000	Albertsons, Family Dollar
Custer/McDermott	Allen, Texas	45,000	Albertsons
Dimond Crossing	Anchorage, AK	85,000	CompUSA, Bed Bath & Beyond, David's Bridal
Fairwood Square	Renton, Washington	33,000	Albertsons
Farmington Village	Aloha, Oregon	33,000	Albertsons, Bi-Mart
Franklin Park Commons	Spokane, Washington	135,000	Bed Bath & Beyond, Ross Dress for Less, Guitar Center, Rite-Aid
Fremont Hub	Fremont, California	492,000	Target, Long's Drugs, Ross Dress for Less, Office Max, Safeway, Michaels, Bed Bath & Beyond, Marshalls, Borders
Frontier Square	Cheyenne, Wyoming	70,000	Target, Ross, TJ Maxx, PETCO
Gallatin Center	Bozeman, Montana	400,000	Target, Costco, Borders, PetSmart, Michaels, Ross Dress for Less, Marshalls
Glenn Square	Anchorage, Alaska	250,000	Bed Bath & Beyond, Old Navy, PETCO, Michaels
Green Oaks Plaza	Arlington, Texas	18,000	Albertsons, Blockbuster Video
Greentree Plaza	Everett, Washington	79,000	Target, Gart Sports
Highland Center	Kennewick, Washington	123,000	Hastings Books and Music, Recreational Equipment, Inc. (REI), Rite-Aid
Holly Farms Shopping Center	Milwaukee, Oregon	112,000	Albertsons, Staples, Big 5 Sports
James Village Shopping Center	Lynnwood, Washington	53,000	G.I. Joe's
Keller Crossing	Keller, Texas	80,000	Winn Dixie
Knox Street Promenade	Dallas, Texas	35,000	Knox Street Pub, Enterprise Leasing
Lake Worth Shopping Center	Lake Worth, Texas	90,000	Albertsons, Blockbuster Video
Marketplace Shopping Center	Independence, Missouri	244,000	Price Chopper (AWG), Old Navy
Marysville Towne Center	Marysville, Washington	226,000	Albertsons, Staples, Gottschalks, Rite-Aid, JCPenney
Midland Staples	Midland, Texas	24,000	Staples
Mission Plaza Shopping Center	Cathedral City, California	73,000	Albertsons
Monroe Pad	Monroe, Louisiana	5,000	IHOP
Morrison Crossing	Brownsville, Texas	200,000	Home Depot, Kohl's, PETCO, Dollar Tree
Odessa Staples	Odessa, Texas	24,000	Staples

Career Property List:

Property	Location	Sq. Feet	Anchors
Ontario Village Shopping Center	Ontario, California	40,000	Stater Brothers, Big Lots
Park Manor Shopping Center	Bellingham, Washington	28,000	Albertsons
Pecanland Commons	Monroe, Louisiana	90,000	Target, PETCO, Bed Bath & Beyond, Ross Dress for Less
Piedmont Plaza	Apopka, Florida	151,000	Albertsons, Bealls
Pinnacle Park	Dallas, Texas	83,000	Best Buy, Ross, Dollar Tree
Plaza de Monterey	Palm Desert, California	37,000	Albertsons
Plaza Rios Shopping Center	Dallas, Texas	103,000	Tom Thumb (Safeway), Hollywood Video, McDonald's
River Run Shopping Center	Miramar, Florida	93,000	Publix, Walgreens
Russell Square	Missoula, Montana	13,000	Albertsons, Hollywood Video
Salt Lake City Retail	Salt Lake City, Utah	100,000	Rite-Aid, Blockbuster Video
San Mar Plaza	San Marcos, Texas	186,000	Hobby Lobby, Hastings Books and Music, Tractor Supply, Factory-2-U, Eckerd's
Sierra Vista Plaza	Dallas, Texas	163,000	Fiesta Mart, Marshalls
Silver Plaza Shopping Center	Las Cruces, New Mexico	8,000	Albertson's
Skillman Abrams Shopping Center	Dallas, Texas	134,000	Tom Thumb (Safeway), Blockbuster Video, Atlanta Bakery
Sonora Plaza	Sonora, California	162,000	Orchard Supply Warehouse (Sears), Cost-U-Less, Sonora Carpet Mart
Sugar House Center	Salt Lake City, Utah	347,000	Shopko, Toys "R" Us, Nordstrom Rack, Cinemark Theaters, Michaels
The Shops of Uptown	Park Ridge, Illinois	70,000	Houlihan's, Jos. A. Banks, Chico's, Trader Joe's
Tacoma Place Shopping Center	Tacoma, Washington	234,000	Gart Sports, Starbucks, HomeBase
Teller Arms Shopping Center	Grand Junction, CO	128,000	Hastings, Big Lots, Rent A Center, O'Reilly, Dollar Tree
Triangle Mall	Longview, Washington	252,000	Winco, Michaels, Ross Dress for Less, Rite Aid, PETCO, Washington Mutual
University Square	Bozeman, Montana	127,000	Albertsons, Staples, Checker Automotive
University Place Shopping Center	Lincoln, Nebraska	120,000	HyVee, Savers, Blockbuster Video
Village East Shopping Center	Salem, Oregon	136,000	Borders, Big 5 Sports, Ross Dress for Less, Albertson's
Vista Ridge Village	Lewisville, Texas	374,000	Barnes & Noble, Marshalls, Michaels, Burlington, OfficeMax, Old Navy
Washington Plaza	Richland, Washington	145,000	Safeway, Big Lots, Rite-Aid

Total: 7,845,000

Career Receiver List:

Date Appointed	Property	Location	Sq. Feet	Case #
6/18/2009	Star Village Commons	3980 Boat Club Road Lake Worth, Texas	40,549	342-238145-09
7/16/2009	Expo Center	3801 Lakeview Parkway Rowlett, Texas	28,511	C-09-08863
3/30/2010	Luna Crossing	3933/3937 North Central Expressway Plano, Texas	21,817	01297-2010
4/27/2010	Keller Springs Tech	3220 Keller Springs Carrollton, Texas	80,000	10-049555
9/27/2010	140 Heimer	140 Heimer Road San Antonio, Texas	105,003	2010CI16140
6/28/2011	Knox Street Promenade	4415, 4425, and 4447 N. Central Express- way and 4430, 4438, and 4447 McKinney Avenue Dallas, Texas	35,227	11-7873
9/19/2011	Stone Oak Crossing	19141 Stone Oak Parkway San Antonio, Texas	41,470	2011-CI-11488
2/10/2012	Bell Street Shopping Center	251 N. Bell Street Cedar Park, Texas	30,748	12-0068-C368
3/1/2013	11500 Northwest Freeway	11500 Northwest Fwy Houston, Texas	81,538	2013-10296
Total:			464,863	

Meet the team:



Wm. Douglas Archer: President, Chief Executive Officer, and Founder

Mr. Archer joined P.O'B. Montgomery & Co. in 1993 and purchased the assets of the company in 2014. His duties include acquisition, development, funding and financing activities of the company. Prior to joining P.O'B. Montgomery & Co., Mr. Archer served as Controller for Montford Companies, where he was responsible for the accounting and administration of residential real estate. From 1990 to 1993, Mr. Archer served as a Senior Auditor for Kenneth Leventhal & Co. and prior to that he was with Arthur Andersen & Co. Mr. Archer holds a BBA in Accounting from Southern Methodist University. Mr. Archer is a Texas-licensed Certified Public Accountant. Mr. Archer can be reached via email at darcher@benchmarkop.com or at (972) 455-4904.



Darin Comstock: Senior Property Manager

Mr. Comstock joined P.O'B. Montgomery & Co. in 2011 as Property Manager and is responsible for overseeing retail shopping centers in the Dallas/Ft. Worth area. Mr. Comstock has over a decade of real estate experience, and prior to joining P.O'B. Montgomery & Co., was a property manager for Cencor/Weitzman (2009-2011). Mr. Comstock's property management experience includes management duties as a manager of joint venture properties with Inland Southwest management (2006-2009), where he handled management for a portfolio of six retail properties totaling 900,000 square feet. He also served as general manager with Tanger Outlet Centers, Inc., in Terrell, Texas and Branson, Missouri. (2000-2006). Mr. Comstock is a member of the International Council of Shopping Centers (ICSC), is a licensed Texas Real Estate Salesperson and earned ICSC's prestigious Certified Marketing Director (CMD) certification. Mr. Comstock attended Northlake Community College in Irving, Texas. Mr. Comstock can be reached via email at dcomstock@benchmarkop.com or (972) 455



Lauri Rothballer: Property Accountant

Ms. Rothballer joined Benchmark Opportunity Partners, LLC in early 2014. Prior to joining Benchmark, Ms. Rothballer had served in a variety of positions including Vice President of Treasury for Lomas Financial Corporation. Ms. Rothballer can be reached via email at lrothballer@benchmarkop.com or at (972) 455-4902.



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