

Future Equus Headquarters



Ellis Hilton Garden Inn Hotel



Madison Ellis Preserve

Equus is Moving to Newtown Square

Equus Capital Partners, Ltd. ("Equus"), one of the nation's leading private equity fund managers, has announced plans to consolidate its Philadelphia area executive offices in 2018 to a new headquarters building to be located at Ellis Preserve, a 218-acre master planned mixed-use community located at Routes 3 and 252 in Newtown Square, PA (14 miles west of Center City Philadelphia). Equus affiliates have owned and have been developing the project since 2004.

Ellis Preserve currently contains 975,000 square feet of office space, which is 99% occupied, as well as a new and 100% leased 110,000 square-

foot retail center anchored by Whole Foods. Equus will be moving into a new 42,000 square-foot building that the firm commenced constructing earlier this spring. Additional construction nearing completion at Ellis includes a 138-room Hilton Garden Inn Hotel, a 252-unit mid-rise multi-family community to be known as Madison at Ellis Preserve, and 66 for-sale townhomes. In addition, Toll Brothers recently acquired land at Ellis Preserve, which is being developed, into 76 carriage-style townhomes. The site adjoins the 100 acre, 650,000 square-foot North American headquarters of SAP America, Inc.

In moving to Ellis Preserve, Equus seeks to have its staff of real estate

professionals experience first-hand the unique Ellis Preserve environment, the many convenient amenities provided by

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The Rotunda, Charlotte, NC

Acquisitions

The Rotunda, Charlotte, NC
Office | 230,790 SF

Madison Druid Hills, Atlanta, GA
Multi-Family | 500 Units

Dispositions

Madison Reed Farm, Reading, PA
Multi-Family | 242 Units

Madison England Run, Fredericksburg, VA
Multi-Family | 476 Units

Madison Logan West, Norristown, PA
Multi-Family | 46 Units

Promotions

Equus Capital Partners, Ltd.

Philadelphia, PA Office
Edward Baraniewicz, *Asset Manager*

New Hires

Equus Capital Partners, Ltd.

Philadelphia, PA Office
Heather Riggs, *Cash Manager*

Equus Capital Partners, Ltd.

Los Angeles, CA Office
Leslie Zankich, *Administrative Assistant*

Equus Acquires Class-A Office Building in Charlotte, North Carolina

In April 2017, affiliates of Equus Capital Partners, Ltd. (“Equus”) acquired The Rotunda, a four-story Class A office building totaling 230,790 square feet located in the SouthPark office submarket of Charlotte, North Carolina. At the time of acquisition, The Rotunda was 91% leased by 28 tenants. The acquisition was made on behalf of Equus Investment Partnership X, L.P. (“Fund X”), a discretionary equity fund managed by Equus.

Ryan Clutter and Scot Humphrey of Holliday Fenoglio Fowler, L.P. (“HFF”), represented the seller in the transaction.

The Rotunda is located at the highly visible intersection of Congress Street and Carnegie Boulevard, directly across from SouthPark Mall, in the center of the SouthPark office submarket. This location is approximately five miles south of Uptown Charlotte. The property enjoys convenient accessibility from across the greater Charlotte Metro.

The 5.34 acre property was developed in 1988, and is situated atop a two level parking deck. On-site amenities include a full service restaurant known as Village Tavern, a conference center, and outdoor seating areas.

The highly visible Rotunda acts as the front door of the Carnegie office micro market of SouthPark. This mixed-use hub is comprised of office, retail, hotel,

and multi-family residential uses and boasts the highest Class-A office rents in the SouthPark submarket. The Rotunda is highly walkable to an abundance of amenities including the SouthPark Mall and Piedmont Town Center. Within one mile of The Rotunda there are approximately 2.5 million square-feet of high-quality retail, 65 restaurants, 1,200 hotel rooms, 6 daycare centers and 3 grocery stores. There are currently over 3,000 multi-family residential units with an additional 2,600 units either under construction or proposed. The Rotunda’s strategic location also provides convenient access to Southpark’s most affluent neighborhoods of Foxcroft and Myer’s Park.

“This transaction presented an excellent opportunity to acquire an iconic office building in the highly dynamic live/work/play Southpark Submarket of Charlotte. Upon completion of our capital improvement plan and added onsite amenities, we believe Rotunda will compare favorably with other best in class assets in the submarket.” commented Joseph F. Felici, Acquisitions Manager of Equus Capital Partners, Ltd. who along with Tim Feron, Acquisitions Associate and George Haines, Vice President oversaw the acquisition for the firm. ■



Madison England Run, Fredericksburg, VA



Madison Reed Farm, Reading, PA



Madison at Logan West, Norristown, PA

Equus Completes \$112.55 Million in Sales During the Quarter

During the second quarter 2017, Equus Capital Partners, Ltd. ("Equus"), completed three (3) apartment dispositions totaling in excess of \$112 million.

The properties sold included Madison Reed Farm, a 242-unit apartment community located in Reading, Pennsylvania, Madison England Run, a 476-unit apartment community located in Fredericksburg, Virginia, and Madison Logan West, a 46-unit apartment community located in Norristown, Pennsylvania.

"Investor demand for well-maintained and professionally managed apartment communities remains robust," commented

Greg Curci, Vice President of Equus, who oversaw the apartment dispositions for the firm. "Increasingly, we see investors' appetites turn towards suburban assets in locations exhibiting compelling population and job growth." ■

Joseph I. Neverauskas Honored by the Kelley School of Business Center for Real Estate Studies



Joseph I. Neverauskas
Senior Vice
President

Joseph I. Neverauskas, Senior Vice President of Equus Capital Partners received the 2017 Jeffrey D. Fisher Real Estate Legacy Award, presented to him by Jeffrey D. Fisher, Ph.D., at the annual IU Real Estate Alumni & Friends Dinner on April

27, 2017. The award was in recognition of his many years of outstanding leadership, commitment, and service to the growth and excellence of the commercial real estate industry.

Mr. Neverauskas, who is located at the firm's Chicago office, is responsible for the acquisitions, management and operations of Equus' Midwest and Western U.S. portfolio. Since joining the firm in 2001, he has acquired more than 8,500,000 square feet of office and industrial space and has overseen the development of a 1.1 million square foot industrial park and the redevelopment of several major commercial properties.

He holds a B.S. in Real Estate from The Kelley School of Business at Indiana University where he is an advisory board member for the Benecki Center for Real Estate Studies. ■

Equus would like to thank the following brokers and their firms for helping us lease 478,927 SF in the 2nd Quarter 2017:

▶ Avison Young (FL)	Mark Montgomery
▶ Avison Young (MN)	Rob Youngquist
▶ Avison Young North Carolina, LLC (NC)	Gary Lyons
▶ Bell Commercial, Inc. (NC)	Brandon Fryer
▶ Benchmark Commercial Real Estate Services (GA)	Kevin Mitchell
▶ CBRE (AZ)	Bryan Taute
▶ CBRE (CA)	Mike Grado
▶ CBRE (FL)	Billy Kuntz
▶ CBRE (IL)	Pete Adamo & William Elwood
▶ CBRE (IN)	Nick Svarczkopf
▶ Charles L. Smith Realty (NC)	Charles L. Smith
▶ Colliers International (CA)	Dion Campisi, Susan Gregory & Gregg Von Thadden
▶ Colliers International (IL)	Dave Florent & Francis Prock
▶ Colliers International (IN)	Tom Hadley
▶ Colliers International (MN)	Mike Gelfman, Nate Karrick & Kevin O'Neill
▶ Cushman & Wakefield (AZ)	Peter Menna
▶ Cushman & Wakefield (FL)	Todd Brandon, Paula Buffa, Lauren Coup, Traci Jenks & Tony Terrell
▶ Cushman & Wakefield (GA)	Carla Williams
▶ Cushman & Wakefield (IN)	John Crisp
▶ Element Commercial Real Estate (MN)	Kevin Kuppe
▶ Flinn Ferguson (WA)	Zach Dinsmore & Tom Rogers
▶ Fritsche Anderson Realty Partners (TX)	Sam Pouns
▶ Gillooly & Associates Realty, LLC (NC)	Mike Gornek
▶ ICO Commercial (TX)	Greg Millwater
▶ Intero Real Estate Services (TX)	Bridgett Badillo
▶ ITRA Global (MN)	Wayne Teig
▶ J Kephart Real Estate, LLC (NC)	Jerry Kephart
▶ Jones Lang LaSalle (IN)	Denice Michel, John Robinson & Abby Zito
▶ Jones Lang LaSalle (NC)	Barry Fabyan & Charley Leavitt
▶ Kidder Mathews (CA)	Phillip Thrappas Coup, Traci Jenks & Tony Terrell

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Madison Druid Hills, Atlanta, GA

Equus Acquires a 500-Unit Multi-Family Community in Atlanta, GA

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the Ellis Preserve retail stores, fitness center, and restaurants, as well as the vibrant residential growth underway on-site. “We have worked hard on making Ellis Preserve what it is today. We have long been big believers in Ellis Preserve as a live/work/play destination, and now we are happy to join the 35 other companies who have established headquarters and operations within the Ellis Preserve campus,” explained Steve Spaeder, CEO of Equus’ development arm, BPG Development Company, L.P.

Dan DiLella, CEO of Equus, commented, “Our decision to move to Ellis Preserve is a reflection of our firm’s broader office investment strategy. We have targeted in-fill suburban vibrant communities because the majority of job and population growth has been realized in suburban areas that provide an energetic, creative and livable environment. Ellis Preserve, as a prime example of one of these communities, will support our business goals of attracting and retaining talented professionals who seek to balance a career and an active social life with good schools and safe neighborhoods.” ■

In June, affiliates of Equus Capital Partners, Ltd. (“Equus”), acquired Viera Briarcliff, a 500-unit garden-style multi-family community located in the desirable Druid Hills neighborhood of Atlanta, GA. The property was 93% occupied at the time of closing. The acquisition was made on behalf of Equus Investment Partnership X, L.P. (“Fund X”), a \$361 million discretionary equity fund managed by Equus. Madison Apartment Group, L.P. (“Madison”), the multi-family operating arm of Equus, will manage the community.

Viera Briarcliff is located on North Druid Hills Road, NE just over a mile from Interstate-85 and at the focal point of four economic centers: the Emory/Clifton Corridor, Buckhead, Midtown/Downtown, and Perimeter Center. These four submarkets alone employ more than 500,000 area residents and are home to 16 Fortune 1000 headquarters, one of the largest concentrations in the country. Viera Briarcliff further benefits from its close proximity to the brand new \$1 billion pediatric hospital being developed by Children’s Healthcare of Atlanta. The Property is conveniently located near high quality neighborhood retailers while the high-end regional retail destinations

of Lenox Square and Phipps Plaza are located only a 10-minute drive away.

Viera Briarcliff has been renamed Madison Druid Hills. The garden-style community includes a mixture of recently renovated one, two and three bedroom apartments. Amenities include an outdoor swimming pool, expansive fitness center, car care center, BBQ grills and picnic area with a fire pit, and two tennis courts. Over the coming months, Equus will invest almost \$3 million to improve the community including a comprehensive rebranding program, making improvements to the exteriors and enhancing the apartment interiors.

“The transaction provided us with an opportunity to acquire a well located multifamily community in the thriving Atlanta market,” commented Steve Pogarsky, Vice President of Equus who oversaw the acquisition for the firm. “We’re excited to expand our Atlanta multi-family footprint and provide our residents best in class living at this unique property. We continue to seek opportunities to expand our national multi-family portfolio with strategically located assets in primary and secondary markets nationwide.” ■

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Equus would like to thank the following brokers and their firms for helping us lease 478,927 SF in the 2nd Quarter 2017:

▶ Kidder Mathews (WA)	Dan Harden & Joe Lynch
▶ KW Commercial North Raleigh, LLC (NC)	Marquis Bennett
▶ McSharry Real Estate (MN)	Tom Dillon
▶ NAI Brannen Goddard (GA)	David Beak & Stephen Pond
▶ Newmark Cornish & Carey (CA)	Allison Pitigoi & Sean Whitney
▶ Newmark Grubb Knight Frank (GA)	Kirk Adams
▶ Newmark Knight Frank (IL)	Brian Reaney
▶ Orion Realty Leasing Partnership (AZ)	Tom Imperato
▶ Real Estate Associates, Inc. (NC)	Charles Allen
▶ Savills Studley (IL)	Marc Brash
▶ Stream Realty (TX)	Ryan Bishop & Katy Stewart
▶ Swift Lease (TX)	Lesley Rice
▶ The Lewis Group, LLC (NC)	William Lewis
▶ Trademark Properties, Inc. (NC)	Brian Farmer
▶ Transwestern (MD)	Guy Copperthite & Scott Randolph
▶ Transwestern (MN)	Mike Honsa & Mike Salmen
▶ Transwestern (TX)	Doug Little & Louann Pereira
▶ The Robert R. Hemphill Company (TX)	Robert Hemphill
▶ Transwestern (MD)	Guy Copperthite & Scott Randolph
▶ Transwestern (MN)	Mike Honsa, Will McDonald, & Mike Salmen
▶ Transwestern (TX)	Doug Little & Louann Pereira
▶ Trinity Partners (NC)	Spencer Hawkins
▶ Vista Realty Partners, LLC (PA)	Andrew Spillard
▶ Wm Leonard & Co. (GA)	Bill Leonard
▶ Zen Realty, LLC (NC)	Pinjen Chen

Equus Capital Partners, Ltd.[®] is one of the nation's leading private equity real estate fund managers. Equus' diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States.

Philadelphia | Yardley | Chicago | Washington, D.C. | Los Angeles | Raleigh | Atlanta | Boston

Acquisition Contacts

COMMERCIAL

East Coast / Texas

George Haines	215.575.2493
Daniel DiLella, Jr.	215.575.2352
Kyle Turner	215.575.2447
Joseph Felici	215.575.2313
Timothy Feron	215.575.2343

Midwest & Mountain States

Joseph Neverauskas	312.427.8740
Brant Glomb	312.673.3593
Matthew Latimer	312.673.3390

West Coast

Joseph Neverauskas	312.427.8740
Jonathan Praw	310.725.8435
Robert Butchenhart	310.725.8432

MULTI-FAMILY – NATIONAL

Joseph Mullen	215.575.2429
Steven Pogarsky	215.575.2445
Greg Curci	215.575.2307

Disposition Contacts

COMMERCIAL

Christopher Locatell	215.575.2349
Mark Ledger	215.606.1828

MULTI-FAMILY

Greg Curci	215.575.2307
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Investor Relations

Joseph Nahas	215.575.2363
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