

RER Management Takes Responsibility for Property Management of RER Portfolio



*Highway 7 Corporate Center,
St. Louis Park MN*



*Stadium Business Park IV,
Milwaukee WI*

At the beginning of 2009, RER established RER Management to manage properties.

RER Management is now responsible for the management of the entire RER property portfolio of over 900,000 square feet of commercial buildings across two markets—Minnesota and Wisconsin. RER management independently manages all properties located in Minnesota, and works cooperatively with Inland Companies on the management of properties in Wisconsin.

Paul Hyde explains more regarding the value RER Management brings to the buildings we manage:

Q: What is the benefit to using RER Management over a 3rd party management company?

R: As a locally-based developer with over 15 years of experience in real estate, RER understands the importance of local relationships and maintaining exceptional properties. We add value by providing a local presence for our tenants, focusing hard on minimizing operating costs in all of our buildings while ensuring that each property remains in outstanding condition.

Q: What is unique about the RER Management approach?

R: Our management team visits our properties every week to make sure that the buildings are maintained and any issues are promptly addressed. As an owner and manager of all of our properties, our #1 priority is our tenants' satisfaction.

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Points of Interest for 2008-2009

- RER Management begins management of RER property portfolio
- Lake Street Medical Office Center Receives Best in Real Estate Award
- Highway 7 Corporate Center Receives EDAM Award
- RER receives Jefferson Award for work in Sierra Leone

PROJECT UPDATES

Minnesota

Lake Street Medical Office Center Receives Best in Real Estate Award



The Lake Street Medical/Office Center, was recently the recipient of the Business Journal's Best in Real Estate Award.

This marks RER's fifth Best in Real Estate Award in our fifteen year history!

This project is the culmination of a complex cleanup and redevelopment of a former small engine repair shop, located directly across from the former National Lead Superfund Site.

An investigation at the Site revealed that former lead smelter activity on the adjacent parcel polluted soils at this site, warranting extensive cleanup. RER assembled four

funding sources to complete the remedial activities at the Site.

The resulting 4,000 square foot state-of-the-art office facility has transformed a previously contaminated property.

The attractive modern office building incorporates a number of state-of-the-art green technologies, resulting in increased energy savings and a cleaner environment.

Highway 7 Corporate Center Receives EDAM Award



The Highway 7 Corporate Center was awarded the Economic Development Association of Minnesota's (EDAM) Redevelopment Award at the organization's award ceremony on June 17, 2009.

The EDAM awards are given annually to recognize outstanding economic



development achievement. The Highway 7 Corporate Center received the award after a complex cleanup and redevelopment was accomplished on a notorious Superfund Site known for its significant contamination and blight.

Redevelopment of this site resulted in an attractive 79,000 sf office showroom building that cleans up the Highway 7 corridor, adds over 350 new jobs and over 5 million in new tax base to the formerly blighted site.

CORPORATE UPDATES

RER Management LLC

(continued from page 1)



Twin Lakes II, Brooklyn Center MN



Stadium Business Park II, Milwaukee WI

Q: Why now?

R: 2009 brought with it a sluggish development market and RER saw the opportunity to apply the knowledge and experience gained from our years as a developer of green buildings on brownfield sites to property management.

Q: Have you seen results?

R: During 1st Quarter of 2009 we re-bid all of the work for our properties, and also contested taxes where appropriate. We have developed relationships with new contractors and have seen great results both from a cost perspective and from a quality of service perspective. We also value the closer relationships we have with our tenants.

For more information regarding RER Management contact Jenny Hanson at 612-904-1641.

RER Management Property Portfolio

- Twin Lakes Business Park—buildings I, II, III
Brooklyn Center MN
- Highway 7 Corporate Center
St. Louis Park MN
- Lake Street Medical Office Center
St. Louis Park MN
- Stadium Business Park—buildings I, II, III, IV
Milwaukee, WI
- Stadium Business Center—buildings I & II
Milwaukee, WI
- Brookfield Properties
Brookfield, WI

Available for Lease!

Minnesota

Hwy 7 Corporate Center



23,787 sf office/showroom; 18 foot clear. Excellent visibility and access on Hwy 7 in St. Louis Park

Hwy 7 Medical Office Center



1,200 square feet office/medical space. Excellent visibility and access on Hwy 7 in St. Louis Park

Contact Steve Nilsson at (952) 897-7899 for more information

Wisconsin

SBC I



Up to 8,500 sf office/warehouse; 24 foot clear with 1 dock. Highly visible and convenient location near Miller Park Stadium in Milwaukee

SBP III



12,889 sf office/warehouse; 24 foot clear with 2 docks. Highly visible and convenient location near Miller Park Stadium in Milwaukee

Brookfield



60,000 sf; 20 foot clear; 6 docks, 1 drive-in. Excellent visibility and access to Hwy 94 in Brookfield

Contact Tom Shepherd at (414) 278-6815 for more information



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Real Estate Recycling is an award-winning developer of contaminated real estate with over fifteen years of experience as an innovation leader in managing risk and adding significant value to polluted property.

RER IN THE COMMUNITY

RER Receives Jefferson Award for Work in Sierra Leone

The Minneapolis/St. Paul Business Journal awarded Real Estate Recycling LLC its Jefferson Award for corporate philanthropy. The award recognizes businesses that support local and international community work.

Real Estate Recycling was given the award due to its strong financial and in-kind support for economic development in Sierra Leone. Jeff Hall, founder of the project that works to measurably improve the quality of life each year in his former Peace Corps village, visits for a service trip each year with about 15 fellow travelers. Initially, the group provided new roofs as the 5,000 people in three villages recovered from violent conflict in the 1990s. More recent projects have included a new 4-room school addition, water wells to provide clean water and mosquito nets and latrines to



improve basic health. Sierra Leone is one of the poorest countries in the world, and the project's aim is to increase average income from less than \$200 a year to over \$1,200 so that families join the middle class and can be self-sufficient.

LOOKING FOR SITES:

We are always looking for new redevelopment opportunities in the Midwest.
If you know of any sites in your area, please contact Jenny at: 612-904-1641
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