



Phoenix Property Tour

November 19, 2012



Tour Agenda

Property Tour Map

Building Information

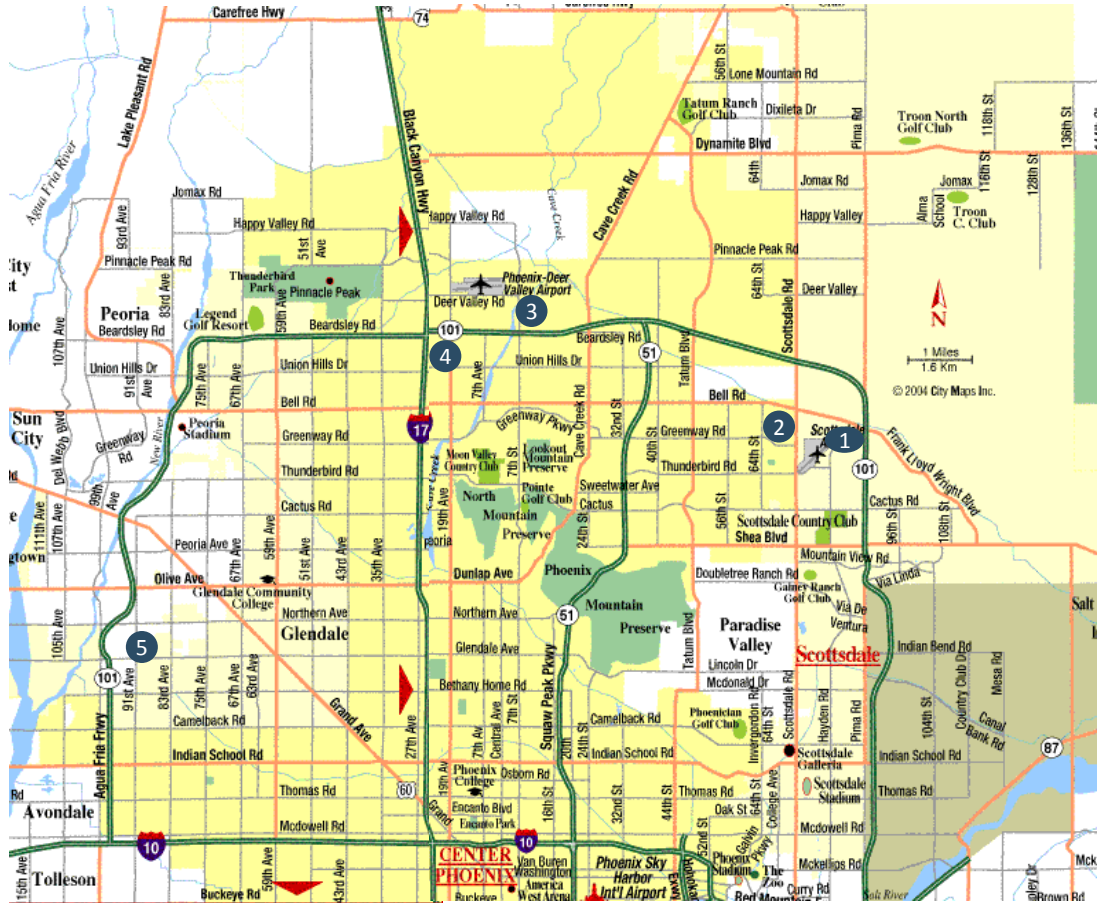
- 7499 East Paradise Lane
- Max At Kierland
- GSA Professional Office Building
- Union Hills Office Plaza
- Humana Building

TOUR AGENDA

- | | |
|---------|---|
| 2:00 PM | Bus Tour Departs Westin Kierland |
| 2:05 PM | 7499 East Paradise Lane |
| 2:30 PM | MAX At Kierland |
| 3:15 PM | GSA Professional Office Building |
| 4:15 PM | Union Hills Office Plaza |
| 5:15 PM | Ryan Office – Reception and Presentations |
| 6:15 PM | Depart to Westin Kierland |
| 7:00 PM | Dinner at Mastro's Ocean Club |



Metro Phoenix Area



Artis Properties

1. 7499 East Paradise Lane
2. Max At Kierland
3. GSA Professional Office Building
4. Union Hills Office Plaza
5. Humana Building



7499 EAST PARADISE LANE



Building Data

Floors: 1
Class: Industrial Flex
Site Area: 385,486 sq. ft.
Parking: 347 stalls, 3.5 stalls per 1,000 square feet

GLA (sq. ft.)	Tenant
98,555	Sungard Availability Services LP

Tenant Profile- Sungard Availability Services

- Services include IT operations support, disaster recovery, managed services, IT consulting & business continuity management soft ware solutions.
- Headquartered in Wayne, Pennsylvania; locations throughout North America and internationally.
- 70% of Fortune 500 companies rely on Sungard services.





Building Data

- Floors: 6
- Class: A Office – LEED Gold Certified
- Site Area: 6.7 acres (291,852 sf)
- Parking: 3.5 stalls per 1,000 square feet

GLA (sq. ft.)	Tenant
258,312	Houses corporate and regional headquarters of Universal Technical Institute, APL Ltd., Willis of Arizona Inc. and Ameriprise Financial, Inc.

Tenant Profile

Universal Technical Institute, Inc:

- UTI is the leading provider of post-secondary education for students seeking careers as professional automotive, diesel, collision repair, motorcycle and marine technicians, with more than 160,000 graduates in its 47 year history.
- Offer undergraduate degree, diploma and certificate programs at 11 campuses, enrolling approximately 18,500 students across the US.
- Headquartered in Scottsdale, AZ, UTI has approximately 2,260 full-time employees.



Tenant Profile

- **Willis of Arizona, Inc.**
- Global insurance broker headquartered in London, England with southwestern regional headquarters located at Max At Kierland
- 400 offices in 120 countries and approximately 17,000 employees
- Leading global insurance broker, developing and delivering professional insurance, reinsurance, risk management, financial and human resource consulting and actuarial service to corporations, public entities and institutions

- **Ameriprise Financial, Inc:**
- Headquartered in Minneapolis, MN
- Leading diversified financial services provider, offering financial planning, wealth management, asset management, insurance annuities and estate planning
- Nationwide network of financial advisors with more than \$650 billion in assets under management and administration
- Max At Kierland serves as regional headquarters for facilities within metropolitan Phoenix



GSA PROFESSIONAL OFFICE BUILDING



Buildings Data

Floors: 5
Class: A Office – LEED Silver Certified
Site Area: Gross 660,552 sq. ft./Net 535,645 sq. ft. (12.3 acres)
Parking: 405 stalls, 1.93 stalls per 1,000 square feet
Expansion potential of 52,000 square feet

GLA (sq. ft.)	Tenant
210,239	U.S. Government Services Administration

Tenant Profile- Federal Bureau of Investigation

- Federal Bureau of Investigation (FBI) occupant under GSA
- Approx. 500 employees including agents, administrators & specialists
- Security on site is absolute and as a result limited information on site/floor plans are available for distribution



UNION HILLS OFFICE PLAZA



Building Data

Floors: 3
Class: A Office
Site Area: 456,188 sq. ft.
Parking: 695 stalls, 4.9 stalls per 1,000 square feet

GLA (sq. ft.)	Tenant
Total: 142,773	
84,974	University of Phoenix
21,647	Tata America International
19,828	Progressive Casualty Insurance
9,968	IBM
6,356	Vacant



Tenant Profile

- **Apollo Group, Inc. (University of Phoenix):**
- Specializes in post-secondary education
- Industry thriving in down economy as displaced workers reeducate themselves
- Founded 1973, headquartered in Phoenix, AZ
- 2010 revenues reported \$4.93 billion, 25% increase over previous year

- **TCS America:**
- Software services and consulting company based in India
- Listed on the National Stock Exchange and Bombay Stock Exchange in India

- **Progressive:**
- One of the largest auto insurers in the United States, with over 10 million policies in force
- Core business underwriting nonstandard, high-risk personal auto insurance
- A+ credit rating - Standard & Poor's (S&P)

- **International Business Machines (IBM):**
- IBM acquired Initiate Systems in early 2010
- Helps healthcare providers and other government organizations manage and organize data across various sources
- IBM is publicly traded on the NYSE



HUMANA BUILDING



Building Data

Floors: 3
Class: A Professional Office Complex
Site Area: 300,555 sq. ft. (overall gross site area 958,140 sq. ft.)
Parking: 745 stalls, 7 stalls per 1,000 square feet

GLA (sq. ft.)	Tenant
106,418	Humana Pharmacy, Inc.

Tenant Profile- Humana Pharmacy, Inc.

- Leading health care company offering wide range of insurance products & health and wellness services
- Headquartered in Louisville, Kentucky
- Publicly traded on the NYSE



DIVERSIFICATION
VALUE CREATION
GROWTH



ARTIS

REIT