

Coldwell Banker Commercial Prime Properties inc. and Paragon Prime Funding Associates have been involved in developing, financing and real estate brokerage services for numerous notable area projects. Below is a partial list of projects and related involvement.

Luther Forest Technology Campus: A 1,350 acre pre-permitted site for the nanotechnology industry requiring heavy utilities, located in Malta and Stillwater, Saratoga County.

Services Included: Site selection and confidential land acquisition, along with project management through the engineering and governmental approval process.

Project Value: \$18 billion at full build out



Crossroads: A 900,000 square foot industrial portfolio consisting of 12 properties on 122 acres in Fulton County, NY.

Services Included: Brokerage and financial services including confidentially marketing the property and securing the buyer.

Project Value: \$31.3 million



Pavilion Grand: 70,000 square foot mixed used building in Saratoga Springs to include retail, office and Penthouse housing units.

Services Included: Site selection and land acquisition, financial analysis and projections, development through the governmental and building approval process, RFP's for engineering and construction, facilitation of an owner's construction representative and present management, construction, and permanent financing.

Project Value: \$22 million

www.paviliongrand.com



Oak Hill: A 220 unit apartment and townhouse community on 23 acres in North Greenbush.

Services Included: Site selection and land acquisition, financial analysis and projections, development through the governmental and building approval process, RFP's for engineering and construction, facilitation of an owner's construction representative. Letter-of-credit enhancement. Tax pilot, construction, and permanent financing, current property management.

Project Value: \$36 million

www.albany-oakhill.com



Shelter Cove: A 311 unit housing complex consisting of 200 Class A apartment units and 111 single family carriage homes, a pool and clubhouse.

Services Included: Site selection and land acquisition, financial analysis and projections, development through the governmental and building approval process, RFP's for engineering and construction, facilitation of an owner's construction representative, construction, and permanent financing and current management.

Project Value: \$65 million





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Watersview: Is a 222 unit condominium project at the junction of the Mohawk and Hudson Rivers.

Services Included: Site selection and land acquisition, financial analysis and projections, development through the governmental and building approval process, RFP's for engineering and construction, facilitation of an owner's construction representative, Letter-of-credit enhancement. Tax PILOT, construction and permanent financing and current management.

Project Value: \$52 million

www.watersviewcondos.com



ACE Hardware Distribution Warehouse, Wilton, NY: An 800,000 square foot distribution center in Wilton, NY, serving hardware stores from Maryland to Maine. Facility employs over 425 people.

Services included: Site selection and assistance with purchase of real estate.

Coordinated governmental approvals.

Project Value: \$32 million



Wal-Mart Distribution Johnstown, NY: A 207,600 square foot distribution center.

Services Included: Brokerage and financial services including successfully marketing the property and securing the buyer.

Project Value: \$10 million



Sysco Central Warehouse Gloversville, NY: A 59,965 square foot warehouse facility.

Services Included: Brokerage and financial services including successfully marketing the property and securing the buyer.

Project Value: \$4 million



Homewood Suites: A 92 room hotel located in Victor NY

Services Included: Site selection and land acquisition, financial analysis and projections, financing, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owners construction representative and present management.

Project Value: \$14 million





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Allentown Holiday Inn Express: A 100 room hotel located in Allentown PA.
Services Included: Site selection and land acquisition, financial analysis and projections, financing, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owners construction representative and present management.
Project Value: \$13 million



Holiday Inn Express: A 104 room hotel located in Victor NY.
Services Included: Site selection and land acquisition, financial analysis and projections, financing, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owners construction representative and present management.
Project Value: \$13.5 million



Epimed International Gloversville, NY: A 26,529 square foot medical device manufacturing facility and corporate offices.
Services Include: Brokerage and financial services including successfully marketing the property and securing the buyer.
Project Value: \$4.2 million



Citizens Bank: A 3,400 square foot bank branch in Colonie, NY
Services Included: Tenant representation in site selection and lease negotiations for a long term lease.
Project Value: \$1.2 million



The Wingate Hotel: A 107 room hotel located next to the Albany Airport in Albany NY.
Services Included: Site selection and land acquisition, financial analysis and projections, financing, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owners construction representative and present management.
Project Value: \$11 million
www.albanywingate.com





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621 Columbia Street: A 27,000 square foot office building in Cohoes, NY.

Services Included: Location of property, financial projections, project financing, and current management.

Project Value: \$2.5 million



Hannaford Plaza: A 38,000 square foot shopping center in Voorheesville, NY.

Services Included: Brokerage, property management and Financial services including confidentially marketing the property for the Seller, representation of the Buyer, securing financing for the acquisition and managing and leasing the property.

Project Value: \$3.4 million



90 State Street: A 200,000 square foot landmark office building in Albany, NY.

Services Included: Brokerage, property management and financial advisory including managing and leasing the property.

Project Value: \$11.5 million



Target Distribution Center, Wilton, NY: A 1,600,000 square ft. distribution center in Wilton, NY.

Services Included: Assistance in purchase of real estate, assistance through the governmental approval process.

Project Value: \$82 million





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Area Residential Projects: Over 40 residential housing projects have been developed by Coldwell Banker associates in the Albany, Syracuse, and Rochester Markets. The sites range from 9 lots to 450 lots. In most cases we located the land, financed the infrastructure, completed all financial analysis, project financing, completed the governmental approval processes, sold the project to a builder, and through our affiliate Coldwell Banker Prime Properties marketed the end product to homeowners.

Total Value: +/- \$400 million

Regional Commercial Mortgage Projects Financed: The principals of Paragon Prime Funding have financed and/or managed portfolios exceeding \$475 million over the past 20 years. A brief list of these financings include: a \$15 million multi-family, tax-exempt, private-placement bond, a \$13.4 million bridge facility for a 183-unit senior living center, a \$1.8 million permanent loan for a series of self storage units, a \$6.5 million construction loan for an assisted living facility, and an \$18 million permanent loan for a high profile urban office project. Paragon Prime Funding maintains an active portfolio of \$250 million which includes office, multifamily, retail, warehousing, and special use projects.

River's Edge: A mixed use development with 190 apartment units and office.

Services Included: Site selection and land acquisition, financial analysis and projections, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owners construction representative and present management. Tax exempt bond financing; tax credit syndication; letter-of-credit enhancement.

Project Value: \$19 million

www.albanyriversedge.com

Center Island South: A mixed use site consisting of an office building and carwash

Services Included: Site selection and land acquisition, financial analysis and projections, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owners construction representative and present management.

Project Value: \$5 million

Time Warner Regional Headquarters: An 80,000 square foot office building in Rotterdam, NY.

Services Included: Assistance in purchase of real estate, assistance through the governmental approval process.

Project Value: \$9 million





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Riverwalk On The Hudson: A 176 unit apartment complex located on the Hudson River in Cohoes NY.

Services Included: Site selection and land acquisition, financial analysis and projections, financing, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owners construction representative and present management.

Project Value: \$17 million

www.river-walk.com



Days Inn: A 167 unit hotel in Colonie, NY.

Services Included: Location of property, financial projections, project financing and current management.

Project Value: \$7.2 million



Partridge Run: A Planned Development District in North Greenbush, NY to include 200 single family twin homes and condominium housing units, 390 apartment units, and 200,000 square foot of office.

Services Included: Site selection and land acquisition, financial analysis and projections, financing, development through the governmental approval process, RFP's for engineering and construction, facilitation of an owners construction representative and present management.

Project Value Built Out: \$87 million



73 Troy Road: A 25,000 square foot office building.

Services Included: Location of property, financial projections, project financing, and current management.

Project Value: \$2.3 million



1760 Union Street: A 13,000 sq. ft. office building

Services Included: Site selection and land acquisition, financial analysis and projections, development through the governmental approval and construction process, RFP's for engineering and construction, facilitation of an owner's construction representative and present management. Tax pilot, construction, and permanent financing.

Project Value: \$2,200,000





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Bellevue Medical Arts Complex: A 15,000 square foot medical building with 60,000 square foot of "shovel ready" additional office space.

Services Included: Marketing and sale of building to end user. Marketing of final approved product.

Project Value: \$2.5 million



Marshall's Plaza: 75,000 square foot retail plaza, Balltown Rd. Niskayuna NY.

Services Provided: Marketed the property and sold to end user.

Project Value: \$5.6 million



Mid America Seminary: A 30,000 square foot seminary with 120 dormitory housing units in Rotterdam, NY.

Services Included: Marketing site, securing purchaser, site development and governmental approval processes.

Project Value: \$21 million



Albany ARC: An ARC facility and 50 residential housing units in Bethlehem, NY.

Services Included: Land location, financial analysis and projections, obtaining governmental approvals.

Project Value: \$3 million



CEO Day Care: A 20,000 square foot day care center in North Greenbush, NY.

Services Included: site selection and land acquisition, financial analysis and projections, development through the governmental approval process, RFP's for engineering and construction, facilitation of an owners construction representative.

Project Value: \$2 million





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33-37 Warehouse Row, Town of Colonie NY: Coldwell Banker Commercial Prime Properties represented the interests of the purchaser, "The Old Brick Furniture Co.", in their acquisition of an 88,000 square foot warehouse/distribution facility. Broker services included site location, negotiation of terms, and advising on third party vendors necessary to complete the purchaser due diligence period. Sale of property: \$1.6 million

