



► V3 Corporate Center / Woodridge, Illinois



To secure an acceptable location to design and develop a building to serve as V3 Companies' headquarters for its various business units, V3 Realty was to serve as the developer and manager of the entire process. Specific goals dealing with location, budgets, capital structure, timing and function needed to be met.

Solution:

V3 Realty selected an 8.14-acre land site that met the immediate goals of V3 Companies and also provided V3 with a 3.7 acre expansion site. A strong project team was assembled for the design and construction of an attractive and functional 44,000 square foot single story office building. A lease was then negotiated to provide V3 Companies and the investment partnership that would own the property with appropriate controls and responsibilities. V3 Realty then created an investment vehicle to raise equity and debt to execute on the project. All phases of the project were managed by V3 Realty, resulting in an attractive and functional home for V3 Companies and a well-conceived transaction for the investors. In 2007, V3 determined that market forces provided an opportune time to sell. V3 restructured its lease with V3 Companies into a NNN lease to maximize its sale value potential and



initiated a marketing program that resulted in an above market sale price. ▲