



CT REALTY

Background

Project: Bluff Road, Romeoville

CT Realty: Background

ENTERPRISE MANAGEMENT SERVICES

Over the past 23 years, CT has established itself as a leading developer of Class-A industrial warehouse/distribution buildings. CT is staffed with a highly skilled and experienced team of real estate professionals to manage all types of projects. CT's team is actively developing more than 9 million square feet of industrial properties across the United States, and has transacted in more than \$2 billion in real estate since inception.

DEVELOPMENT AND CONSTRUCTION MANAGEMENT

The ground-up development or repositioning of each asset is managed by CT's construction management team which leads each phase of the development process including construction cost budgeting, entitlement and environmental assessment, value engineering, construction related activity, and contracting. CT has created considerable value by utilizing cutting edge design and construction methods while engaging a team of highly experienced and award winning consultants.



DEVELOPMENT SERVICES

The principals of CT have entitled and developed a wide range of product types including: business parks, office campuses, warehouse/distribution facilities, R&D/Flex, retail, hotels, and residential. Projects have ranged from five (5) acre sites to five hundred (500) acre master developments.

Pre-Development Services: Identification of the land, product positioning, feasibility analysis, development management, land use planning, project budgeting, project scheduling and value engineering.

Entitlement Services: Develop strategies for the site including: identifying key stakeholders in the development process, assembling a project team with architects, engineers, contractors and consultants, interface with local, state and private interest groups, processing the project through environmental agencies and other focused studies, and negotiating with various city departments and municipalities for the approvals of the project.

Build-to-Suit: Identifying the owner or user objectives including site identification analysis, size of building, timing and scheduling and budget. Acquisition of the land, overseeing the entitlement process, project financing and development management.

Construction Management: Assemble the right team for the specific project that ranges from \$1 million to \$350 million that may include ground up construction, rehabilitation, code compliance, capital improvements and tenant improvements. Services include management of the bid process, value engineering of all aspects of the project, project scheduling, project cost tracking, construction administration and draw packages.

CT Realty: Background

LOCATION

CT manages a national development strategy from a headquarter office based in Newport Beach, CA and also has a fully staffed office in Dallas, TX that supports all efforts in the South and East Coast. Additionally we have satellite offices in Chicago and New York.

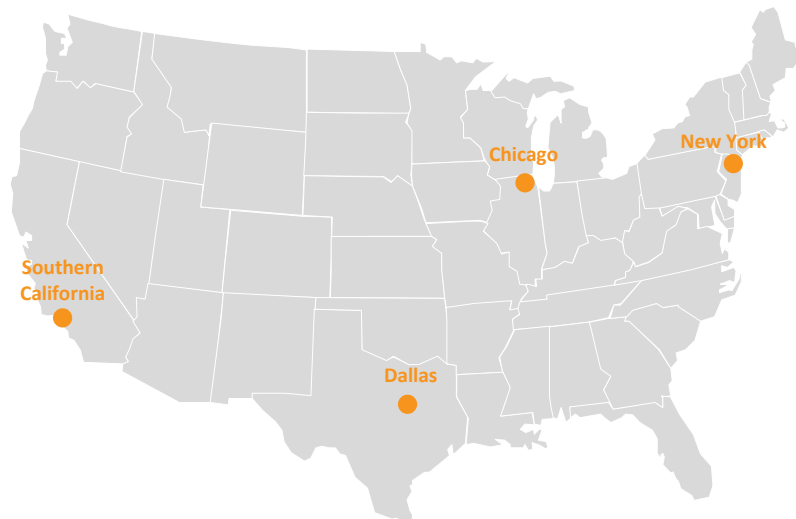
CAPITAL PARTNERS

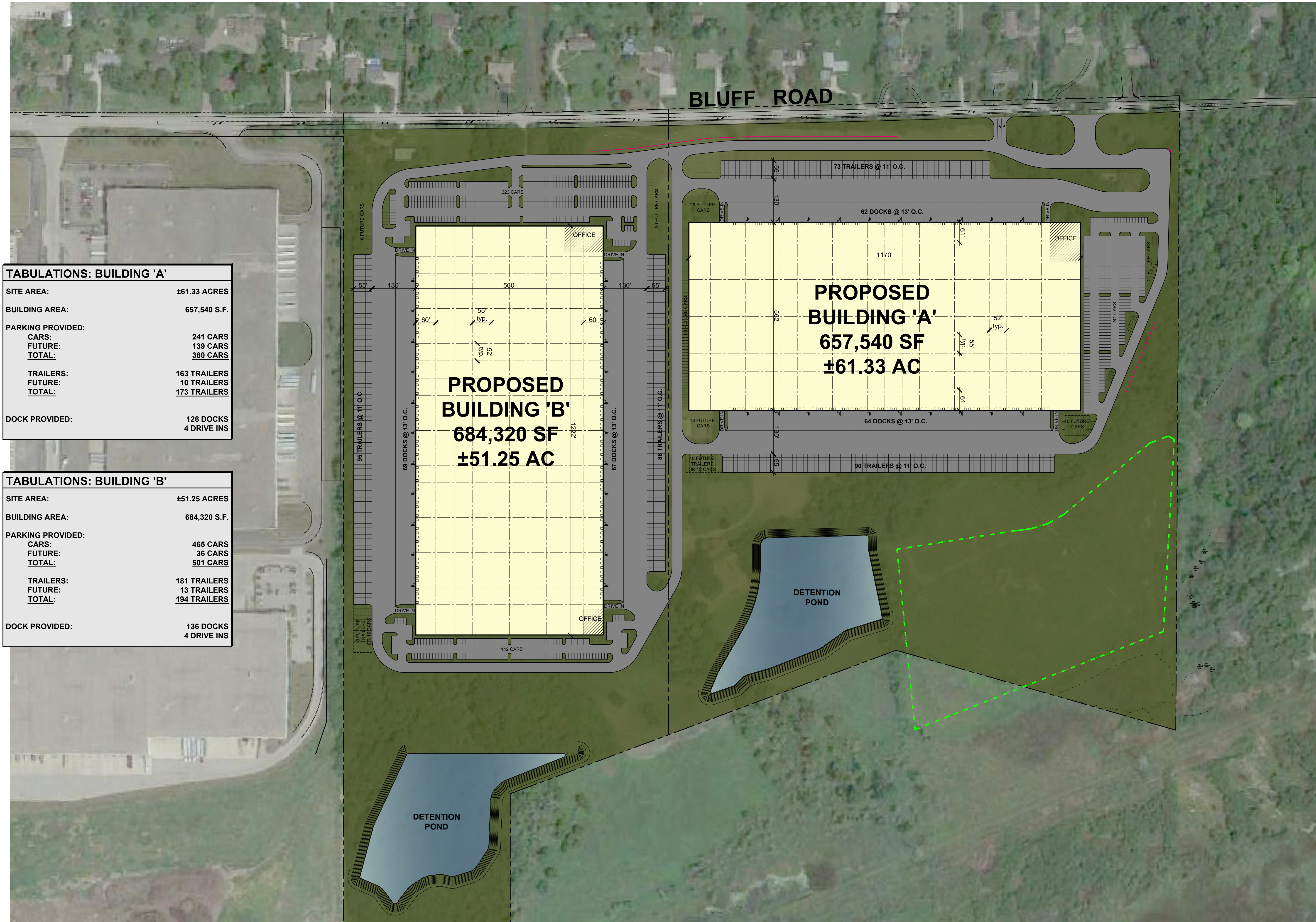
CT established itself as a leader in the acquisition, development and management of real estate through the ability to creatively and consistently capitalize quality investments. Through multiple cycles, the Management Team has fostered longstanding relationships with both private high net worth investors and institutional partners. CT has enjoyed equity relationships with multiple institutional partners including:

- Harvard Management Company
- Prudential Global Investment Management
- Mitsubishi / Diamond Realty Investments, Inc.
- New York Common Fund (Emerging Manager Program)
- Heitman

NEW VENTURE

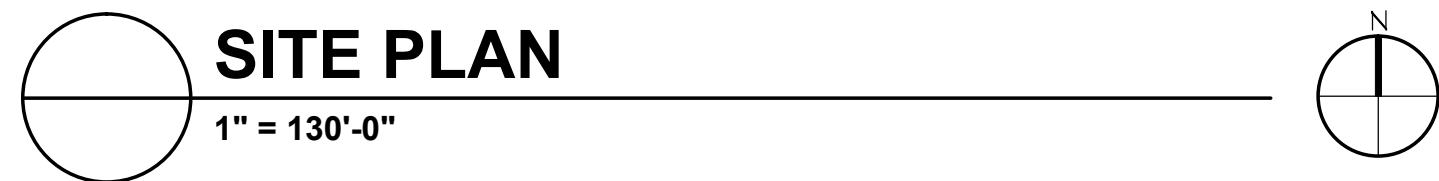
CT and Macquarie Infrastructure Corporation (“MIC”) have established a national joint venture to develop, acquire and own industrial real estate assets across the U.S. MIC is an NYSE-listed company (NYSE:MIC) with a market capitalization of more than \$6.5 billion, that operates a diversified group of infrastructure businesses. The company is investment-grade rated and has extensive liquidity through more than \$1 billion of undrawn debt facilities and the ability to efficiently raise equity capital via a standing shelf and WKSJ status. MIC is managed by Macquarie Infrastructure and Real Assets (“MIRA”), a global real assets manager with AUM in excess of \$118 billion across portfolios in real estate, infrastructure, energy and agriculture. MIRA forms part of Macquarie Capital’s broader asset management business that manages more than \$400 billion in assets globally. The objective of the CT/MIC venture is to establish a high-quality portfolio of new generation logistics facilities in major logistics markets throughout the U.S.





TABULATIONS: BUILDING 'A'	
SITE AREA:	±61.33 ACRES
BUILDING AREA:	657,540 S.F.
PARKING PROVIDED:	
CARS:	241 CARS
FUTURE:	139 CARS
TOTAL:	380 CARS
TRAILERS:	163 TRAILERS
FUTURE:	10 TRAILERS
TOTAL:	173 TRAILERS
DOCK PROVIDED:	
	126 DOCKS
	4 DRIVE INS

TABULATIONS: BUILDING 'B'	
SITE AREA:	±51.25 ACRES
BUILDING AREA:	684,320 S.F.
PARKING PROVIDED:	
CARS:	465 CARS
FUTURE:	36 CARS
TOTAL:	501 CARS
TRAILERS:	181 TRAILERS
FUTURE:	13 TRAILERS
TOTAL:	194 TRAILERS
DOCK PROVIDED:	
	136 DOCKS
	4 DRIVE INS



PRELIMINARY

SEAL

CLAYCO

THE ART & SCIENCE OF BUILDING

#1 BEDFORD AVE. SUITE 200
CHICAGO, IL 60640
PH 312.668.0200 FAX 312.668.0200

Architect

Civil Engineer
CONSULTANT NAME

Structural Engineer
CONSULTANT NAME

Landscape Architect
CONSULTANT NAME

PROJECT:

INTERCHANGE 55
LOGISTICS PARK

ROMEIOVILLE, ILLINOIS

Developer

CT REALTY

DRAWING ISSUE

10/04/2017

Description

Date

Drawing Title

SITE PLAN

Drawing No.

SK-1

Clayco
Job No.

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Consult
Job No.

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JMH

