



HOLLADAY
PROPERTIES

Building Solutions Since 1952

The Haskell Building

Michigan City, Indiana

The Haskell Building is the first industrial project in a new AmeriPlex business park in Michigan City, Indiana - AmeriPlex-Marquette. The park, located near the intersection of US - 421 and US - 20, is also home to a 26,000 square foot automotive dealership.



HOLLADAY PROPERTIES

Your BEST Home Investment... In A NEW and PROGRESSIVE Community

Maple Heights

YOU CAN STOP COLLECTING RENT RECEIPTS! Maple Heights provides a golden opportunity to own the home of your choice in the modern, progressive suburban area of Fairborn... close to excellent shopping facilities, churches, schools, and all the conveniences of city living. Drive out, today, and see the luxurious model homes.

FOR FURTHER DETAILS WRITE OR CONTACT:

GRANT-HOLLADAY
CONSTRUCTION CORPORATION

Office: 307 Colburn Bldg. Downtown Office Phone: M4-0732

1955

Maple Heights



An Exciting NEW HOME Community... for Progressive Suburban Living... in The Dayton-Fairborn Area

\$11,750 UP

ECONOMICALLY PRICES... EASY TO FINANCE

You've Been Waiting For This Kind of Financing

on V.A.

\$250⁰⁰ Down

Closing Cost **\$160⁰⁰**

Monthly Payment As Low As **\$70⁰⁰**

Including Principal, Interest, Taxes and Insurance

With V.A. or F.H.A. financing an entry, you're in right away! These quality constructed homes represent your best home investment... they provide of experience, planning and fore better living tomorrow! Only Maple Heights for you all these luxurious features at a price to fit your family's budget. Don't miss this wonderful chance to own a modern home in a progressive community!

Features

For Every Modern Living Convenience

OUTDOORS

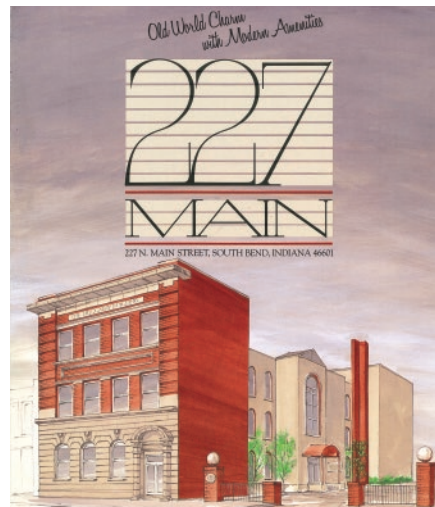
- 5 Minutes from Downtown Fairborn Shopping Center Planned
- Aluminum Windows and Screens
- New Elementary School 3 Blocks Away
- Blocktop Drives
- Landscaped Lots
- All Utilities In—No Assessments
- Lots Average 7200 to 7500 Sq. Ft.
- School and Playground Areas Planned
- 15 Minutes from Dayton—Springfield—Xenia

INDOORS

- Floor Area Over 1,000 Sq. Feet
- Natural Birch Kitchen Cabinetry
- Double Bowl Sink in Kitchen
- Ample Closet and Storage
- Full Dining Room
- Forced Warm Air Heat
- Automatic Washing Machine Pl. Connections Already Installed
- 220 Volt Outlet Installed for Space-Saving Modernized Doors



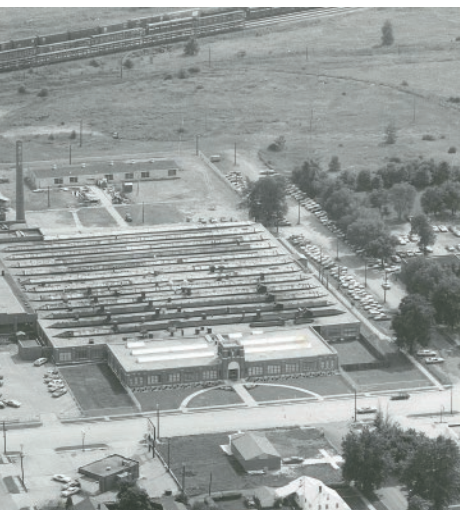
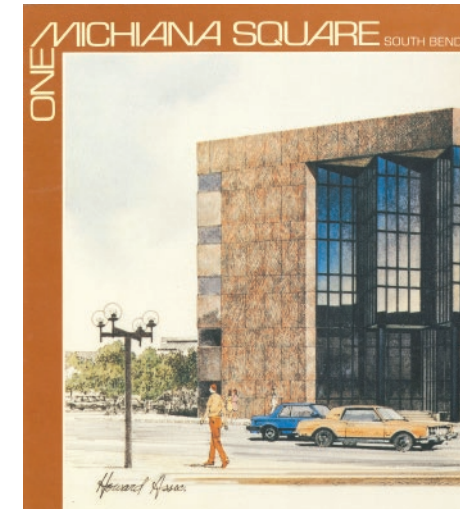
HOLLADAY PROPERTIES





WHO WE ARE

Established in 1952 as Grant Holladay Construction Company, a developer of single-family tract housing, Holladay started building its first Midwest residential project in 1967 in South Bend, where we opened an office in 1978. While originally focused on residential development - apartments, condominiums and retirement housing - since 1981 Holladay's Midwest operations have focused on commercial development - office, medical office, build to suit, industrial, hotels and large-scale land developments. In 1999, Holladay was split into two companies: the Washington D.C. office took the name Holladay Corporation and remains an active developer in the land, multi-family and condominium markets. The Midwest operations were renamed Holladay Properties with controlling interest sold to John T. Phair and a group of active partners based in South Bend, Indianapolis, Portage, Indiana and Nashville, Tennessee. Through the years, Holladay has grown and diversified into a full-scale land development, design/build and fully-integrated commercial real estate company. We have developed over 25 million square feet of commercial space and are one of the largest medical office management companies in the country. With more than 230 employees in a variety of specialties working from 30+ offices throughout the U.S., Holladay has the knowledge, experience and people to complete any type of project for any kind of client.



WHAT WE DO

Holladay Properties is a commercial real estate company with a long tradition of success. Our developments include industrial, commercial, hospitality, medical, and retail facilities as well as large-scale business parks with projects ranging from \$750,000 to \$75 million and a total valuation of over \$2.5 billion. We provide a full range of real estate solutions and offer a wide-ranging mix of products and services including:

- Accounting
- Acquisitions
- Adaptive Reuse
- Appraisals
- Architecture
- Asset Management
- Brokerage & Leasing
- Build to Suits
- Capital Budgets
- Consulting
- Construction Management
- Development
- Facility Maintenance
- Financing
- Interior Design
- Joint Ventures
- Land Planning
- Landscaping & Snow Removal
- Lease Administration
- LEED® Certification
- Master Planning
- TIF & Infrastructure Services
- Property Management
- Real Estate Tax Appeals
- Real Estate Valuation
- Sustainability Practices
- Tax Abatement
- Tenant Improvements





This \$40 million mixed-use development will offer 304 residential apartment units and 10,200 sq. ft. of ground floor commercial space, framing Founders Square Park in downtown Portage, Indiana when fully complete. Construction of the first five buildings in the multi-phased project began in April 2017, and The Promenade at Founders Square welcomed its first residential tenants in June 2018.

**The Promenade at
Founders Square**
Portage, Indiana

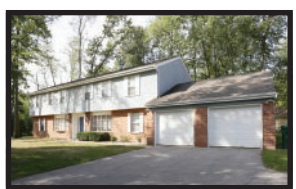
OUR STORY

Holladay Properties has gone through a lot of changes over the years - from our humble beginnings as the builder of single family housing specifically designed with WWII veterans in mind, to being one of the largest privately held commercial real estate developers in the Midwest today. We've developed, owned, and managed a variety of real estate products. We've had successes, and failures that we've done our best to fix and learn from; and we are no stranger to tough decision making. We've survived economic recessions, thrived during economic booms, and we enjoy strong leadership at many levels with long-term values intact. As our founder and mentor Wallace F. Holladay often said, "You are only as good as yesterday. The past is a stepping stone to the future."

1st build to suit completed for Signature Insurance; South Bend, IN - 1985



Last phase of apartment development, 300 units at Maple Lane, completed; Elkhart, IN - 1990



1st Midwest apartment complex, West Jefferson Apartments, developed; Mishawaka, IN - 1967-1969



1st joint venture, Memorial Skyway Plaza, completed; South Bend, IN- 1989



Grant-Holladay Construction Group founded by Wallace F. Holladay (Wally) & Norbert Grant - 1952



John Phair joins the Holladay Corporation; South Bend, IN - 1978



Development office opens in Nashville, TN - 1986



Wally buys out Grant, forming The Holladay Corporation - 1957



South Bend office develops 1st commercial speculative office building, the River Glen Office Plaza - 1980



1st hotel developed, the Inn at Saint Mary's; South Bend, IN 1991

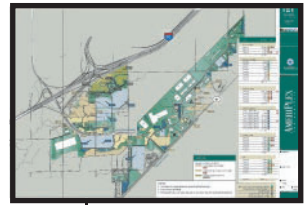
Nashville begins offering 3rd party medical office property management and development services - 1992



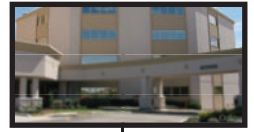
1st building, a 40,000 SF build to suit for the Hirata Corporation, breaks ground at AmeriPlex; Indianapolis, IN - 1998



Master-planning of 1,500 acre mixed-use business park begins; Indianapolis, IN - 1992



Nashville gains 1st large-scale MOB management contract, 1.2 M SF - 1998



Portage, IN office opens, breaks ground on 400-acre AmeriPlex at the Port business park - 2000



1st retail development opens, Heritage Square Shopping Center; Mishawaka, IN - 2006



Planning of 3rd large-scale business park, a joint venture with the Purdue Research Foundation called AmeriPlex at the Crossroads, begins; Merrillville, IN - 2004



Retail division established - 2004



1st LEED development, Building A at AmeriPlex at Elm Hill, completed; Nashville, TN - 2009



LifeWorks Business park, a joint venture with Indiana University Health - LaPorte Hospital, established, Michigan City, IN - 2010



Nashville offices completes Sheds on Charlotte, a 50,000 SF industrial to office adaptive reuse development - 2015



Indianapolis office celebrates milestone of 2 million SF of new construction at AmeriPlex - 2013



Portage office opens 1st of 15 planned WoodSpring Suites hotels; Romeoville, IL - 2016



Indianapolis office completes \$26 million, 378,000 SF Grand Park Events Center; Westfield, IN - 2016



Holladay breaks ground at AmeriPlex; Indianapolis, IN - 1995



Indianapolis, IN office opens - 1996



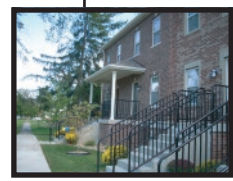
Midwest & D.C. operations split, John Phair becomes lead partner & 1st President of Holladay Properties - 1999



1st building, the Huron, developed at AmeriPlex at Interstate 80/90 in South Bend - 2005



Richmond office, Holladay Construction Group, LLC established - 2007



Development of 1st multi-family student residence begins; South Bend, IN - 2011



99-bed Hampton Inn & Suites in Mishawaka completed; new hospitality initiative established - 2014



Holladay creates 15-property industrial portfolio, closes on historic \$65.5 million loan - 2017

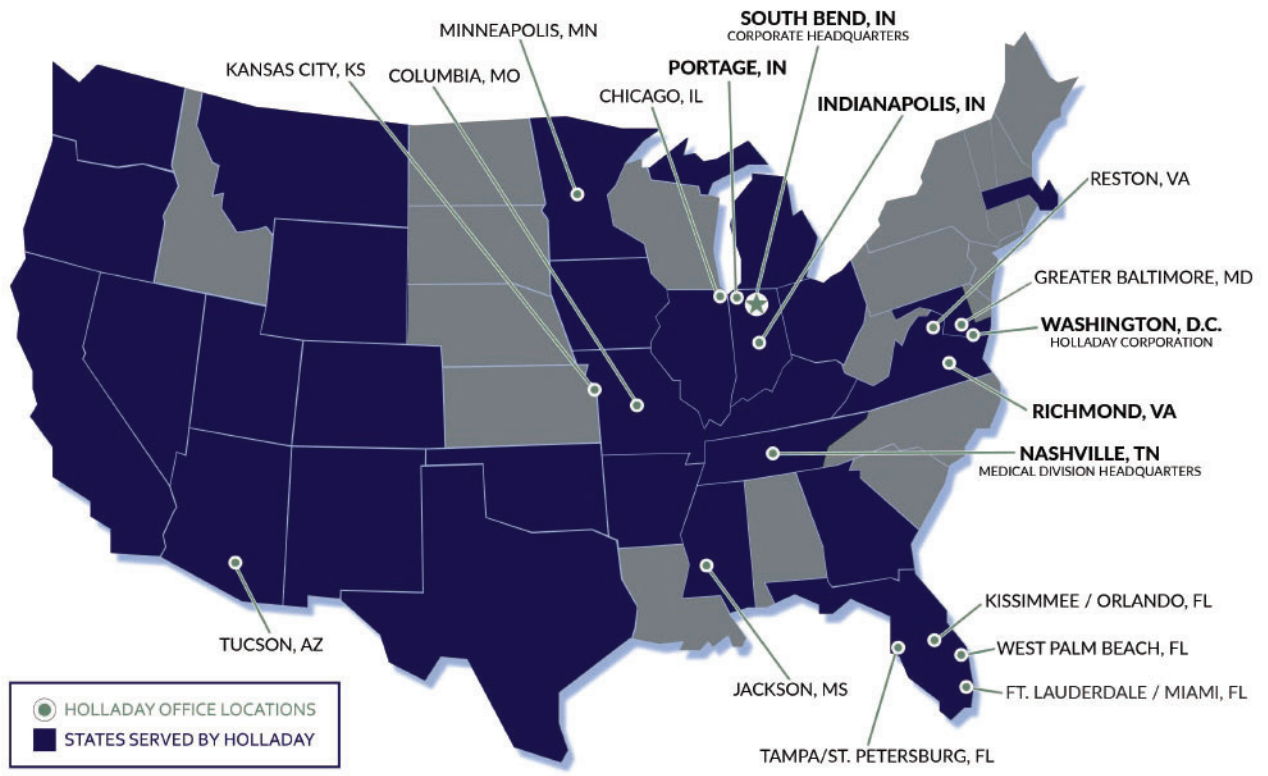


The Sheds on Charlotte Nashville, Indiana

The Sheds on Charlotte transformed 50,000 sq. ft. of 1940s-era corrugated metal sheds into a light-filled office/retail complex. Throughout the design and construction process, attention was given to keep many of the architectural elements of the existing structure in place. The buildings have aluminum and glass garage doors that open into spacious courtyards featuring original steel trusses. Translucent wall panels on the end of the buildings provide additional natural light, as well as a dramatic glow in the evening that can be seen along the Charlotte Avenue corridor.

EXTENDED COVERAGE

Holladay Properties has about 30 offices located throughout the United States. Each office offers a variety of services to our clients and tenants, including: development, property management, brokerage, architecture, interior design, construction management, and real estate consulting. We have developed properties in multiple states and we are currently expanding our development presence throughout Illinois, Indiana, Maryland, Tennessee, and Virginia.



OUR PEOPLE

At Holladay Properties, we know that it's our employees who are the foundation of our success. Our highly skilled, well trained and highly educated workforce gives us a competitive edge that sets our company apart from other commercial real estate firms. Our employees come to us from an array of backgrounds, including: accounting, finance, property management, business, architecture, interior design, graphic arts, marketing, advertising, journalism, development, real estate, brokerage, technology, engineering, construction, politics and customer service, as well as entrepreneurs who have owned their own businesses. We are also greatly invested in our employees and we encourage them to pursue continued education so that they can be the best in their fields. No matter what your need or expectation is, Holladay has a staff member within our ranks with the experience and knowledge needed to realize any objective.





Holladay has developed multiple mixed-use business parks under the brand name "AmeriPlex." The hallmarks of an AmeriPlex development are: understanding and respect of the community, comprehensive master plans, covenants and development guidelines to maintain financial viability and quality standards, respect for the natural setting, high standards of landscape design and attention to architectural detail.

AmeriPlex
Indianapolis, IN



Lobby - 1992

Lobby - 2009

Lobby - 2014

Lobby - 2016

Inn at Saint Mary's
South Bend, Indiana

Built in 1991, the Inn at Saint Mary's was Holladay Properties' first hotel development. A joint venture with the Sister's of the Holy Cross, the Inn at Saint Mary's is a three-story, 150 room boutique hotel featuring 1,200 sq. ft. of meeting/banquet room space. The hotel was designed to offer a luxury hotel experience with personalized service and stylish ambiance at an affordable price.

DEVELOPING RELATIONSHIPS

Holladay considers developing quality relationships with our tenants, partners, communities, and vendors one of our highest priorities. We have long-standing affiliations with some of the nation's foremost and most respected educational systems, corporations, banks, and healthcare systems. These trusted relationships have helped our company survive two economic recessions and emerge stronger through each one. Our mission to provide the highest level of customer service and our willingness to adapt and change to meet the needs of our clients has led to repeat business, increased word of mouth, and an ever expanding range of services.

Our valued partners include:

- ***Purdue Research Foundation***
Joint Venture Partner
- ***Molto Properties***
Development Client
- ***Gateway Hospitality***
Joint Venture Partner
- ***Federal Express***
Tenant
- ***City of Portage***
Community Partner
- ***Schahet Hotels***
Joint Venture Partner
- ***Indiana Department of Revenue***
Build to Suit Client/Tenant
- ***Ameristar Life Insurance***
Joint Venture Partner
- ***Fronius USA***
Design/Development Client
- ***City of LaPorte***
Consulting Client
- ***Indianapolis Airport Authority***
Development Partner
- ***Hubbell-RACO***
Build to Suit Client/Tenant
- ***Guest Services, Inc.***
Joint Venture Partner
- ***City of Michigan City***
Economic Development Partner
- ***Sisters of the Holy Cross***
Joint Venture Partner

BUILDING SOLUTIONS

At Holladay, we demonstrate what we firmly abide by: customers first. We have been building solutions for our clients and partners for over 65 years. Our proactive approach to project management means that we have the experience and technical knowledge to evaluate a project's unique specification and ensure that results exceed expectations. In 2014, Holladay began working with Holladay Construction Group and the City of Westfield, Indiana to plan and develop an indoor sports facility that would allow the City's Grand Park recreational campus to become a year-round destination. After over a year of planning, the 377,560 square foot, \$26 million building project broke ground. With a project of this size and magnitude, issues were expected to arise; and they did, including timing, financing structure, and problems with the steel erection process. However, with Holladay Properties working side-by-side with Holladay Construction Group, the City of Westfield, and the building manufacturer, the problems that did present themselves were quickly overcome. Today, the Grand Park Events Center is the largest indoor soccer facility in the country, housing three full-size soccer fields available for both competitive and recreational matches and capable of adapting to many other sports and events. The building also houses office space, locker rooms, meeting rooms, dining space, as well as multi-use space for trade shows, live entertainment, conventions and special event programming.





Completed in Summer 2016, the 377,560 sq. ft. Grand Park Events Center marked a strategic partnership between Holladay Properties, the City of Westfield, Indiana and Holladay Construction Group. The arena houses the largest indoor soccer facility in the world with three full-size soccer fields, and is capable of adapting to many other sports and events such as trade shows, live entertainment, and conventions.

Grand Park Events Center
Westfield, Indiana



Michiana Cancer Center
Mishawaka, Indiana

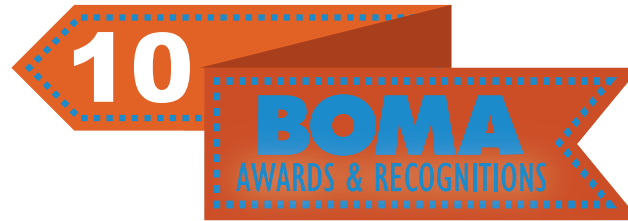
Holladay partnered with Michiana Hematology Oncology, P.C. to collaboratively develop, design and build this 50,000 sq. ft. state-of-the-art cancer treatment facility in Mishawaka, Indiana. Utilizing 'Safe by Design' and sustainable elements, the facility reflects the quality of care that is taking place in its exam rooms and corridors. The partnership further expanded to a 30,000 sq. ft. facility in Westville, Indiana.

CONSTRUCTION MANAGEMENT

Holladay already had a 50-year history in the construction field when, in 2007, Holladay Construction Group, LLC was formed to enable expansion by providing construction services to third-party companies. Today, Holladay Construction Group is a general contracting, construction management, and design/build firm with a dedicated team of project managers, LEED® certified construction managers, construction superintendents, accounting staff, and administrative staff. The firm has completed thousands of projects valued at hundreds of millions of dollars in a wide variety of market segments, including public buildings, office, medical, retail, sports and industrial facilities, and everything in between. Together, Holladay Properties and Holladay Construction Group provide the perfect solution for any project with management, design, planning and construction handled internally by a team of construction and development professionals who oversee every aspect of the construction process and ensure that the engineered design is realized to exacting specifications with the highest quality materials and standards.

AWARDS & RECOGNITION

Time and again, our company, our mission, and our people have been recognized for outstanding achievements. Some of these include:





Developed by Holladay in 2008, the 90,000 sq. ft. Building A was the first LEED® certified multi-tenant industrial building in the State of Tennessee. A reflective roof, dimmable and solar lights, a rainwater capture irrigation system, and an energy efficient HVAC system are just a few of the features that reduce energy consumption and lower costs.

AmeriPlex at Elm Hill
Building A
Nashville, Tennessee



Fairfield Inn & Suites
Richmond, Virginia

A joint venture development of Holladay Properties and Guest Services, Inc., the Fairfield Inn & Suites Ashland/Richmond is a four-story, 103 room hotel located right off of I-95 at exit 89 near Richmond, Virginia. The hotel opened in March 2017 and features free WiFi, a pool and fitness center, and a vibrant, modern design. Holladay's 9th operating hotel, the Fairfield Inn is located in the Winding Brook commercial development.

COMMITTED TO EXCELLENCE

As a company and as individuals, Holladay partners and employees have made community service a high priority. Holladay staff members have served in a variety of positions, ranging from service as elected officials to leadership of community organizations for the arts and social services, to volunteering as mentors to school children. For example, Wallace and Wilhelmina Holladay founded the National Museum for Women in the Arts, now ranked as one of the most popular museums in the nation. Holladay partners have also held national positions in the Boys and Girls Clubs of America, and Holladay as a company has been a proud supporter of the United Way since the early 1980s.



**HOLLADAY
LIVES UNITED**

SOLUTIONS FOR YOU

The demands of the commercial real estate business require a commitment to service, productivity and quality that the customers of Holladay Properties have come to expect. We understand that choosing the right partner for your real estate needs is a decision of critical importance. Over the last 65+ years, Holladay has grown into a nationally recognized, first-class provider of commercial real estate solutions. We are capable and committed to achieving success with you and adding value to projects both big and small. The steadfast dedication and incredible work ethic of our professional staff continually demonstrates our capacity to produce consistent quality and results that greatly exceed our clients' expectations. Holladay Properties' mission rests upon being the best at what we do, providing direction, encouraging growth and attracting business investment for our projects, clients and communities.

So please...Let us work with you to deliver the comprehensive, customized and creative building solutions you should expect from an industry leader!

DEVELOPMENT

retail
submittals
budgets
permits

reporting

valuation

property inspections

multi-family

compliance

BROKERAGE

office

acquisitions

accounting

LANDSCAPING



PROPERTY MANAGEMENT

medical

MASTER PLANNING

sustainability

marketing

industrial



interior design



zoning

build to suit

project close-out

entitlements

repairs

REDEVELOPMENT

CONSULTING

market study

tax appeals



contract negotiation

LEED® certification

financing

joint ventures

as-built measurement & documentation

schematic design

land-use analysis



covenants

ARCHITECTURE & DESIGN

disposition

renderings

capital improvements

leasing

code review



space planning

TIF & INFRASTRUCTURE

tenant improvements

SNOW REMOVAL

aerospace & defense



appraisal

hospitality

rent collection & processing

preventative maintenance

land

schematic design



FACILITY MAINTENANCE

design management

lease administration

CONSTRUCTION MANAGEMENT

LOCATIONS

CORPORATE HEADQUARTERS

227 S. Main Street, Suite 300
South Bend, IN 46601
574-217-4498

MID-SOUTH HEADQUARTERS

1508 Elm Hill Pike, Suite 100
Nashville, TN 37210
615-312-0525 | 615-312-0260

DEVELOPMENT OFFICES:

CENTRAL INDIANA OFFICE

231 South College Avenue
Indianapolis, IN 46202
317-548-4231

NORTHWEST INDIANA OFFICE

6370 AmeriPlex Drive, Suite 110
Portage, IN 46368
219-841-5746

EASTERN REGION OFFICE

11159 Air Park Road, Suite 2
Ashland, VA 23005
804-496-6182

CHICAGO OFFICE

324 West Burlington Avenue
LaGrange, IL 60525
312-545-5123

MANAGEMENT OFFICES:

TENNESSEE

Nashville-Centennial
615-342-2856

Nashville-Skyline
615-612-2868

Nashville-Southern Hills
615-598-9826

Hermitage
615-874-9941

FLORIDA

Atlantis
561-304-3528

Coral Springs
954-316-3255

Kissimmee

407-935-1723

Miami - Kendall

305-226-7720

Miami - Mercy

305-858-0417

Plantation

954-316-3255

St. Petersburg

727-894-1359

Tampa

813-875-3000

Winter Park

321-214-4592

MARYLAND

Ellicott City
410-964-2001

Prince Frederick

443-968-9854

MINNESOTA

Minneapolis
612-871-6868

MISSISSIPPI

Jackson
601-376-1029

MISSOURI

Columbia
573-442-0275

Kansas City
816-795-1220

VIRGINIA

Fairfax
703-573-4236

Reston

703-464-0013



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