



Equus Acquires a 310,771 SF Class-A Office Building in Dallas, Texas

Equus Capital Partners, Ltd. ("Equus"), one of the nation's leading private equity real estate fund managers, announced today that an affiliate completed the acquisition of Rambler Park, a 310,771 square-foot Class A office building in Dallas, Texas. The acquisition was made on behalf of Equus Investment Partnership XI, L.P. ("Fund XI"), a discretionary value-added equity fund managed by Equus, which opened for investment in July 2018.

Rambler Park benefits from its location directly off the North Central Expressway nestled between Dallas' most premier neighborhoods such as Park Cities, Preston

Hollow, Lake Highlands, and Lakewood. Furthermore, new retail and multifamily developments surrounding the property have created vibrant entertainment centers and provides further densification to a growing population and employment area. The property is less than a mile from The Hill, an experiential community focused retail development, and Preston Hollow Village, a 42-acre mixed-use development that includes 100,000 square-feet of retail, 1,200 apartments, and 122 townhomes. In addition to The Hill and Preston Hollow Village, Rambler Park is approximately one mile away from NorthPark Center and The Shops at Park

Lane, two of Dallas' most popular retail destinations.

Rambler Park was built in 1981 and

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Equus Completes over \$357 Million in Sales During the Quarter

During the third quarter, Equus Capital Partners, Ltd. ("Equus"), completed six (6) commercial property dispositions totaling \$357,350,000.

The properties sold included Cityview Plaza, a premier nine-building, 11-acre office and retail complex totaling 579,541 square-feet located in downtown San Jose, CA., Metro Executive Park, a two-building office park totaling 123,826

square-feet, located in Rockville, MD, 500 Chesterfield Parkway, a 30,815 square-foot office building located in Malvern, PA, Fremont Research Center, a five-building R&D complex totaling 215,733 square-feet located in Fremont, CA, and Interchange 7 Business Park, a 226,531 square-foot industrial property located in Bordentown, NJ. ■



500 Chesterfield Parkway



Cityview Plaza



Fremont Research Center
255 Fourier Avenue



Metro Executive Park



Fremont Research Center
47621 Westinghouse Drive



Interchange 7 Business Park



Madison Ellis Preserve Celebrates its One Year Anniversary

What a difference a year makes. In fall 2017, the first building at luxury residential community Madison Ellis Preserve opened its doors. Fast forward 12 months, and Madison Ellis Preserve is 100 percent complete and one of the most coveted apartment communities on Philadelphia's Main Line.

Equus has been moving quickly to keep up with demand. Following the first building, Equus delivered the final two buildings in January and May, 2018. This spring, Equus also completed the resort style pool, clubhouse, and shared amenities to round out the 251 unit luxury lifestyle community, which is already 80 percent leased.

Located in Ellis Preserve, a 218-acre, master-planned development located in the heart of Newtown Square, Pennsylvania, Madison at Ellis Preserve was designed specifically to offer residents a unique live/work/play lifestyle in an idyllic setting. The luxury project has been recently featured in Philadelphia Magazine, and in September was awarded Pennsylvania Apartment Association (East)'s BOLA Award for leasing excellence.

The unique character of this master-planned community is unlike any other

development in suburban Philadelphia. With contemporary architecture and resort style amenities, Madison Ellis Preserve Apartment Homes offer residents 14 different floor plan options from studios up to three-bedroom homes.

The open and spacious apartment homes offer 9' ceilings, and luxury kitchens fully appointed with quartz countertops, ceramic backsplashes, frameless contemporary wood grain cabinetry with soft close hardware. In addition, the kitchens boast GE stainless Energy Star® appliances and 5-burner gas ranges. There are even USB ports installed in kitchens and bedrooms; and for the ultimate in convenience, full-size washer/dryers are included in every home.

Madison Apartment Group is also bringing some of the area's finest amenities to Newtown Square. Residents enjoy a beautiful club house where resident get-togethers will take place, a business center, resident lounges and an on-site fitness center outfitted with Well Beats on-demand programming. Each offering has been designed to provide residents with options for relaxation, exercising and socializing, from the resort style heated pool, putting green and outdoor yoga studio, to the outdoor

kitchen, seating areas, and year-round outdoor fireplace.

Pet lovers are also drawn to Madison Ellis Preserve's flexible and welcoming pet policy, which welcomes dogs and cats with no weight restrictions. Resident dog owners can enjoy the 15-acre green space right outside their doors, and there's even an indoor, complimentary pet spa.

Other unique amenities at Madison Ellis Preserve include a Package Concierge system, bicycle storage and repair area, and several car charging stations.

But the real benefit to Madison Ellis Preserve is access to all that the community has to offer. Residents will enjoy easy access to the Ellis Athletic Center, walking trails, and all the shops and restaurants at Ellis Preserve Retail. Residents can grocery shop at Whole Foods Market, have dinner at Firepoint Grill, Mod Pizza or Zoës Kitchen, and enjoy a host of other retail options and conveniences. The community is strategically located near the Main Line with its unique and inspired shops, restaurants, and entertainment offerings. ■



*Madison Ellis Preserve
Resort-Style Pool*



*Madison Ellis Preserve
Outdoor seating area and fireplace*



*Madison Ellis Preserve
Putting Green*



*Madison Ellis Preserve
Residential Unit - Kitchen/Living Room*



*Madison Ellis Preserve
Residential Unit - Kitchen*



*Madison Ellis Preserve
Bicycle Storage and Repair Area*

(Continued from page 1)

underwent a modest renovation in 2014. The property was the first existing building in Dallas to be awarded a LEED Platinum certification for its operational efficiency. The building was 82% leased at the time of acquisition and boasts two tenant lounges, an outdoor space, a conference center, onsite café/deli with catering services, and a 3.2 per 1,000 square-foot parking ratio. Equus' business plan is to further enhance the quality of the asset through a \$2 million capital improvement program, focused on the creation of a hospitality-style lobby, indoor/out tenant amenity lounges, and the addition of a state-of-the-art fitness center.

"This transaction provided the opportunity to acquire a best-in-class niche office asset located within an in-fill amenity-rich area which caters to a highly educated, growing population and employment base. With our plans for significant capital upgrades and added amenities on-site, we believe Rambler Park will become even more attractive and sought after by tenants in the marketplace," commented Kyle Turner, Vice President – Director of Investments of Equus, who along with Scott Miller, oversaw the acquisition for the firm. ■



2018 Best of Living Awards

Madison Providence | Collegeville, PA
Gold in Leasing Excellence
Silver in Maintenance Excellence

Madison Ellis Preserve | Newtown Square, PA
Silver in Leasing Excellence

Madison Glen Mills | Glen Mills, PA
Gold in Leasing Excellence
Platinum in Community Excellence

Madison Hill House | Philadelphia, PA
Gold in Community Excellence

Acquisitions

Rambler Park,
Dallas, TX
Office | 310,771 SF

Dispositions

Cityview Plaza,
San Jose, CA
Office/Retail | 579,541 SF

Interchange 7 Business Park,
Bordentown, NJ
Industrial | 226,531 SF

Metro Executive Park,
Rockville, MD
Office | 123,826 SF

Fremont Research Center,
Fremont, CA
R&D | 215,733 SF

500 Chesterfield Parkway,
Malvern, PA
Office | 30,815 SF

New Hires

BPG Management Company, L.P.
Newtown Square, PA Office
Paula Rivera, *Property Manager*

BPG Management Company, L.P.
Newtown Square, PA Office
Kristen Hileman, *Assistant Property Manager*

BPG Management Company, L.P.
Newtown Square, PA Office
Gina Marie Fusaro, *AP/AR Specialist*

BPG Development Company, L.P.
Newtown Square, PA Office
Dennis McGinnis, *Vice President, Director of Construction*



The Knitting Mills Rises Again

In late 2016 Equus purchased the 34-acre 1,000,000 SF VF Outlet Center spanning both West Reading and Wyomissing in East Central PA with the intention of converting the early 1900's distinctive brick mill building complex into cool office and retail space. A little more than 1/2 of the older structures were demolished to make way for what is now known as The Knitting Mills. Just two years from acquisition the 445,000 SF renovated mixed use development is already 93% leased to such anchor users as the regional headquarters for UGI Energy Services (146,000 SF), the executive offices for Tower Health Systems (132,000 SF) and VF Outlets (73,000 SF). The Knitting Mills

is within walking distance of Berks County's most exclusive housing and the rejuvenated downtown of West Reading.

Retail leasing has been very active with Wawa and McDonald's both recently signing long term land leases. Sly Fox, a popular regional brewer located in Pottstown, leased 5,500 SF for a brew Pub. Activity is very strong on the remaining 20,000 SF of retail space.

Most recently, Equus signed a 53,000 SF build to suit lease with medical device maker, Teleflex, and is working under a Memo of understanding with Tower Health / Drexel University to establish a Drexel Medical College branch on the north campus of The Knitting Mills. ■

Equus would like to thank the following brokers and their firms for helping us lease 346,663 SF in the 3rd Quarter 2018:

► Anders Commercial Properties (GA)	Kirk Anders
► Avison Young North Carolina, LLC (NC)	James R. Jones, III
► CB Richard Ellis Raleigh, LLC (NC)	Benjamin B. Everett
► CBRE, Inc. (AZ)	Bryan Taute
► CBRE, Inc. (CO)	Melanie Davis and Blake Harris
► CBRE, Inc. (IL)	Mark Konieczka
► CBRE, Inc. (TX)	Rich Pancioli
► Colliers International (FL)	Claire Calzon
► Colliers International (IL)	Dave Florent and Francis Prock
► Colliers International (MA)	John Carroll, III
► Colliers International (MN)	Mike Gelfman, Nat Karrick, Kevin O'Neill, and Eric Rapp
► Colliers International (NY)	Kenneth Enos
► Commerical Realty Advisors (GA)	Matthew T. Henderson
► Cresa Global Inc. (NC)	Robert S. Dumler
► Cresa Partners (IN)	Jim Teskey
► Cushman & Wakefield (AZ)	Curtis Chickerneo and Jack Tunnicliff
► Cushman & Wakefield (CA)	Kai Lauren Kolodziejski
► Cushman & Wakefield (IN)	John Crisp
► Cushman & Wakefield (VA)	Todd Brinkman and Erin Cotter
► Donohoe Real Estate (MD)	Dean Drewyer
► Echelom Realty (IN)	Jason Challand
► Funderburk Signature Properties, LLC (NC)	Richard Collins Funderburk
► Jones Lang Lasalle (DC)	Yolanda Morgan-Wells
► Jones Lang LaSalle (IL)	Pat McDowell and Kellen Monti
► Jones Lang LaSalle (IN)	Nick Arterburn, John Robinson, and Abby Zito
► Jones Lang Lasalle (NC)	Barry Fabyan, Charley Leavitt, and Alexandra Mann
► Lee & Associates (AZ)	Colton Trauter
► NAI Brannen Goddard (GA)	David Beak and Stephen Pond
► Nemark Knight Frank (AZ)	Trisha Talbot
► Nemark Knight Frank (CO)	Megan Davis and David Hart
► Newmark Southern Region, LLC (NC)	Gregory A. Capps
► Phoenix Commerical Properties, LLC (NC)	James R. Thomas
► Prism Corporate Realty, Inc. (IL)	Tony Guido
► Seaford Capital Partners (GA)	Matt Klump
► Selwyn Property Group (NC)	Roger Cobb
► Southern Asset Service Corp. (TX)	Pamela Ball and Harold Ginsburg
► Stream Realty (GA)	Kevin Driver and Brian Howell
► Stream Realty (TX)	Matt Asvestas and Brad Fricks
► Summit Rock, LLC (NC)	Matthew Thomas Diachenko
► Transwestern (MN)	Mike Honsa and Mike Salmen
► Transwestern (TX)	Doug Little, Louann Pereira, and Matthew Seliger

Equus Capital Partners, Ltd.® is one of the nation's leading private equity real estate fund managers. Equus' diversified portfolio consists of office, multi-family, R&D, industrial, and retail properties located throughout the United States.

Philadelphia | Chicago | Washington, D.C. | Los Angeles | Raleigh | Atlanta

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