

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction/development management services



SOUTHEAST CENTERS AT A GLANCE

Our Company

Southeast Centers was established 45 years ago as a shopping center development, management, leasing, and construction management enterprise. We have developed 39 centers – grocery anchored (29 Publix anchored) and power centers – and have built deep and lasting relationships with many industry leading national and regional tenants.

Today, our committed focus is in providing best-in-class property management, accounting, leasing, and construction management services to private and institutional owners.

Our Services

**PROPERTY MANAGEMENT
ACCOUNTING • LEASING
CONSTRUCTION/DEVELOPMENT
MANAGEMENT**

Our Team

Committed, Principled and Proactive

32

Team Members

11

Years Average Tenure

8

Team Members with Tenure of 20+ Years

5

Executives Chairman, CEO, CFO, COO, and CCO

4

Property Managers

3

Property Manager Assistants

3

Maintenance Supervisors

4

Skilled, Experienced Leasing Agents

10

Accountants

2

Construction Managers

Our Executives/Principals are closely involved in the stewardship of our clients' assets... **everyday**

Our Third-Party Portfolio

49 Centers Managed and Leased **±4.3M** Square Feet **97%** Portfolio Occupancy Rate

Notable Tenants Include:

Publix



T.J. Maxx

Marshalls

Michaels
Where Creativity Happens™

FIRST WATCH
THE DAYTIME CAFE

ROSS
DRESS FOR LESS



Leasing Expertise

We handle everything including marketing, canvassing, prospecting, cold-calling, lease proposal/LOI, lease preparation (including internal and legal review), lease execution, tenant improvement coordination/construction management, and space delivery.

2021 **81** **148** **509,572**
New Leases Renewals Total SF

2022 **83** **106** **580,789**
New Leases Renewals Total SF

2023 **54** **118** **476,876**
New Leases Renewals Total SF

Recent Significant Assignments

- Development of new Publix store, replacing Fresh Market. Identified opportunity, pitched to Publix; negotiated optimum lease terminations with pertinent tenants, prepared Publix real estate committee package, received RE committee approval April 23; prepared development proforma, timeline, negotiated Publix lease; coordinated all municipal approvals/permits. Completed in February 2024.
- Assignment awarded to market and lease three retail outparcels to a Publix shopping center in a high-growth Fort Myers market, in addition to pre-leasing an 11,000 SF expansion phase to the Publix center.
- Executed long-term corporate ground leases with Wawa, Starbucks, Raising Canes, First Watch, and Pollo Campero in 2023 to add significant value to our clients' portfolio.

CONSTRUCTION & DEVELOPMENT MANAGEMENT

The legacy senior management team of Southeast Centers has extensive experience in locating, evaluating, acquiring, and developing commercial retail properties, having successfully developed, built or purchased over 30 shopping centers since 1978. Today, our development and construction management team has over 100 years of combined experience and has worked with some of the industry's most high profile and demanding tenants including Publix, Aldi, Whole Foods, Walgreens, CVS, TJ Maxx, Ross, Starbucks, Office Depot, Ulta, Five Below, Dollar Tree and many others. We have earned a reputation for completing projects on schedule and under budget, and stand ready to provide our clients with a full menu of development and construction management services, from taking raw land through the planning, construction, lease-up and stabilization phases to large-scale redevelopment and renovation, and tenant build-out.



Over 4 million square feet of retail space developed/ redeveloped throughout Florida.



Our projects are consistently brought in on schedule, and under budget.



Ground-up development of 26 Publix anchored centers and redevelopment/replacement of five Publix stores



Rolling Oaks Commons • Kissimmee, FL • Before



Rolling Oaks Commons • Kissimmee, FL • After

CONSTRUCTION MANAGEMENT/TENANT COORDINATION

We monitor tenant design and plan preparation, and manage all matters of tenant build-outs from permitting through occupancy. Our tenant delivery and build-out process includes:

- Plan review to:
 - ensure build-outs are designed to the appropriate quality for the asset
 - ensure the proposed build-out will accommodate proposed improvements (structurally, mechanically, and electrically)
 - ensure the design includes measures to protect the structure from damage (water damage in wet areas, protect rooftops from grease, etc), and mitigate tenant specific issues such as noise generation,
- Collection of contractor certificates of insurance in accordance with owner requirements
- Collection and tracking of lien waivers to protect the owner from liens and clouds on title
- Pre-construction meetings and regular inspections to ensure construction does not interfere with ongoing operations, and that construction is proceeding on schedule and is in general conformance with the plans
- Prior to disbursement of tenant improvement funds: final inspection, and collection of post-construction documents as required per lease requirements (typically as-built drawings, receipts/invoices, certificates of occupancy, ADA compliance documentation, etc.)

- Regular communication of build-out status to the owner via formal reporting and during regularly scheduled calls
- Building sign plan reviews to confirm compliance with sign criteria, and subsequent evidence of final approved permit inspections



Project Manager Ulises Chirino and Chief Construction Officer Jeff Scott

RENOVATION EXPERTISE



Wellington Green Square • Wellington, FL • Before



Wellington Green Square • Wellington, FL • After



Plantation Promenade • Plantation, FL • Original



Plantation Promenade • Plantation, FL • Renovation



Plantation Promenade • Plantation, FL • Re-Build

RENOVATION EXPERTISE



Garden Shops at Boca • Boca Raton, FL • Before



Garden Shops at Boca • Boca Raton, FL • After



Garden Shops at Boca • Boca Raton, FL • Store



Darwin Square • Port St. Lucie, FL • Before



Darwin Square • Port St. Lucie, FL • After



Darwin Square • Port St. Lucie, FL • Store

SOUTHEAST CENTERS DEVELOPMENT HISTORY

Center	Project Scope	Completed	Location	SF	Anchor(s)
Higate Square	Ground-Up Development	1976	Miami-Dade County, FL	75,000	Publix
Charlotte Square	Ground-Up Development	1977	Charlotte County, FL	75,000	Publix
Holiday Square	Ground-Up Development	1978	Pasco County, FL	75,000	Publix
Village Square	Ground-Up Development	1978	Broward County, FL	80,700	Publix
Tamarac	Ground-Up Development	1981	Broward County, FL	130,000	Publix
Wellington Town Square	Ground-Up Development	1981	Palm Beach County, FL	105,000	Publix
Village Square at Golf	Ground-Up Development	1982	Palm Beach County, FL	132,900	Publix
Westgate Square	Ground-Up Development	1984	Broward County, FL	133,000	Winn Dixie
Garden Shops at Boca	Ground-Up Development	1985	Palm Beach County, FL	120,075	Publix
Countryside Shops	Ground-Up Development	1985	Broward County, FL	195,000	Publix
Pinewood	Ground-Up Development	1986	Palm Beach County, FL	111,500	Publix
Sawgrass Square (Site Work 30 Acres Building Pad Area 257,000 SF)	Ground-Up Development	1987	Sunrise, FL	N/A	Publix , Kmart
PGA National Shops on the Green	Ground-Up Development	1987	Palm Beach Gardens, FL	90,150	Publix
Plantation Promenade	Ground-Up Development	1987	Broward County, FL	228,000	Publix
Shops of Marco	Ground-Up Development	1987	Collier County, FL	110,000	Publix
The Crossroads	Ground-Up Development	1988	Royal Palm Beach, FL	106,300	Publix
Riverside	Ground-Up Development	1988	Broward County, FL	115,000	Publix
Meadows Square	Ground-Up Development	1988	Palm Beach County, FL	106,600	Publix
Courtyards	Ground-Up Development	1990	Palm Beach County, FL	96,550	Publix
Aberdeen	Ground-Up Development	1990	Palm Beach County, FL	71,000	Publix
Woods Walk	Ground-Up Development	1991	Palm Beach County, FL	74,050	Publix
Shenandoah Square	Ground-Up Development	1992	Broward County, FL	124,000	Publix
Regency Square	Ground-Up Development	1992	Broward County, FL	126,700	Publix
Coral Creek	Ground-Up Development	1994	Broward County, FL	116,300	Publix
Sawgrass Square (Retail OfficeMax Land Payoff)	Ground-Up Development	1997	Sunrise, FL	60,000	Office Max

SOUTHEAST CENTERS DEVELOPMENT HISTORY

Center	Project Scope	Completed	Location	SF	Anchor(s)
Crestwood Square (Publix and Site)	Ground-Up Development	1997	Royal Palm Beach, FL	51,000	Publix
Town Center Shops at Jensen Beach	Ground-Up Development	1998	Jensen Beach, FL	109,290	Publix
Wellington Green Square Phase II (Outparcel Retail Building)	Center Expansions/Tenant BTS	Pre-1998	Wellington, FL	5,040	Local Retail
Garden Shops at Boca Phase II	Center Expansions/Tenant BTS	Pre-1998	Palm Beach County, FL	4,160	Local Retail
PGA National Shops On The Green Phase II	Center Expansions/Tenant BTS	Pre-1998	Palm Beach Gardens, FL	17,875	Local Retail
Westgate Phase II (Tire Store, Outparcel Building)	Center Expansions/Tenant BTS	Pre-1998	Weston, FL	6,180	Goodyear
Countyside Shops Phase II	Center Expansions/Tenant BTS	Pre-1998	Davie, FL	12,300	Local Retail
Marco Island Phase II	Center Expansions/Tenant BTS	Pre-1998	Marco Island, FL	14,325	Local Retail
Plantation Phase II	Center Expansions/Tenant BTS	1998	Plantation, FL	21,650	Daycare
New Tampa Center Phase II	Center Expansions/Tenant BTS	1998	Tampa, FL	13,650	Local Retail
Sunset Lakes	Ground-Up Development	1999	Miramar, FL	70,950	Publix
Poinciana Promenade	Ground-Up Development	1999	Osceola County, FL	86,000	Publix
Miramar Commons	Ground-Up Development	1999	Miramar, FL	87,000	Publix
Crestwood Square Phase II	Center Expansions/Tenant BTS	2000	Royal Palm Beach, FL	15,000	Local Retail
Plantation Promenade Phase III (Free-Standing OP Retail, Sitework)	Center Expansions/Tenant BTS	2001	Plantation, FL	14,500	Retail Outparcel
Crestwood Square Phase III	Center Expansions/Tenant BTS	2002	Royal Palm Beach, FL	12,035	Local Retail
Woods Walk Phase II	Center Expansions/Tenant BTS	2004	Palm Beach County, FL	15,000	Local Retail
Lake Worth/441 (Site Infrastructure, 5 outparcels, 33,500 SF Building Pad)	Ground-Up Development	2005	Palm Beach County, FL	N/A	Eckerds, Wendy's, BoA,TBD, Gas
Davie Shopping Center (Façade)	Center Renovations	2005	Davie, FL	N/A	N/A
Solivita Marketplace (Drugstore, Retail, and Site Infrastructure)	Ground-Up Development	2006	Osceola County, FL	34,300	Walgreens
Sawgrass Square (Kmart Subdivision)	Anchor Redevelopment	2006	Sunrise, FL	95,000	Haverty's Box, HomeGoods, Ross Box
Lake Worth / 441 (Retail, Goodyear Site, Building Construction)	Center Expansions/Tenant BTS	2006	Palm Beach County, FL	6,370	Goodyear
Sawgrass Square Kmart Subdivision (Ross Interior Build-to-Suit)	Center Expansions/Tenant BTS	2006	Sunrise, FL	30,190	Ross
Regency Office Park	Ground-Up Development	2007	Davie, FL	31,000	Local Office
Village Shops Bellalago	Ground-Up Development	2007	Osceola County, FL	102,660	Publix

SOUTHEAST CENTERS DEVELOPMENT HISTORY

Center	Project Scope	Completed	Location	SF	Anchor(s)
Woods Walk (Three-Story Office Building)	Center Expansions/Tenant BTS	2007	Palm Beach County, FL	25,500	Bonefish Grill (Ground Floor)
The Venture (Ground Floor Retail)	Center Expansions/Tenant BTS	2007	Aventura, FL	17,700	Local Tenants
Pelican Preserve	Ground-Up Development	2008	Fort Myers, FL	69,400	Sweetbay
Prima Vista Crossing Phase II (Retail)	Center Expansions/Tenant BTS	2008	Port St Lucie, FL	24,050	Ace Hardware
Rolling Oaks Commons (Site Infrastructure, Local Retail, and Retail Site)	Ground-Up Development	2009	Osceola County, FL	46,400	Target
Glenbrook	Ground-Up Development	2009	Lake County, FL	76,400	Sweetbay
Darwin Square	Anchor Redevelopment	2009	Port St Lucie County, FL	77,000	Publix
PGA National Shops On The Green (Façade and Landscaping)	Center Renovations	2009	Palm Beach Gardens, FL	N/A	LA Fitness
Garden Shops at Boca	Anchor Redevelopment	2010	Palm Beach County, FL	66,342	Publix
Regency Square (Façade and Re-Roof)	Center Renovations	2012	Davie, FL	N/A	N/A
Plantation Square (Outparcel Renovation for Chase Bank Pad)	Center Renovations	2012	Plantation, FL	N/A	Chase Bank
Sawgrass Square	Center Expansions/Tenant BTS	2012	Sunrise, FL	16,050	Office Depot
Rolling Oaks Commons (Big Box Retail and Site)	Ground-Up Development	2013	Osceola County, FL	65,000	Ross, TJ Maxx, Dollar Tree, Payless
Town Center Aventura (Loehmann's and Barnes & Noble Subdivisions)	Anchor Redevelopment	2013	Aventura, FL	60,000	Saks off 5th
Woods Walk (Façade)	Center Renovations	2013	Palm Beach County, FL	N/A	N/A
Plantation Square (Façade, Sidewalks, Re-Roof and Landscaping)	Center Renovations	2013	Plantation, FL	N/A	N/A
Davie Shopping Center (Restaurant Outparcel Shell Building)	Center Renovations	2013	Davie, FL	7,000	Hoops
Sawgrass Square (Office, Party City)	Center Expansions/Tenant BTS	2013	Sunrise, FL	11,314	Party City
Davie Shopping Center (Site Redevelopment for Outparcel and Retail)	Center Renovations	2014	Davie, FL	1,435	N/A
Crestwood Square (Façade)	Center Renovations	2014	Royal Palm Beach, FL	N/A	N/A
Sawgrass Square (Façade)	Center Renovations	2014-2015	Sunrise, FL	N/A	N/A
Steeplechase Phase II	Center Expansions/Tenant BTS	2015	Alachua County, FL	8,000	Local Retail
Sandalfoot	Center Renovations	2016	Palm Beach, FL	N/A	N/A
Poinciana Towne Center (Self Storage and ALDI)	Center Renovations	2016	Osceola County, FL	N/A	N/A
Rolling Oaks Commons (Five Below, Ulta)	Center Expansions/Tenant BTS	2016	Osceola County, FL	20,000	Five Below, Ulta

SOUTHEAST CENTERS DEVELOPMENT HISTORY

Center	Project Scope	Completed	Location	SF	Anchor(s)
Davie Shopping Center (Publix Replacement)	Anchor Redevelopment	2018	Davie, FL	46,031	Publix
Davie Outparcel (Starbucks, Retail)	Center Expansions/Tenant BTS	2018	Davie, FL	5,520	Starbucks
Sawgrass Square (Michaels, Five Below)	Center Expansions/Tenant BTS	2019	Sunrise, FL	38,400	Michaels, Five Below
Southland (Soffit Collapse and Replacement)	Center Renovations	2020	Ft Lauderdale, FL	N/A	N/A
Jensen Daycare	Center Expansions/Tenant BTS	2020	Martin County, FL	10,000	Home Away From Home
Plantation Square (Publix Replacement)	Anchor Redevelopment	2021	Plantation, FL	55,617	Publix
Wellington Green (Replace Fresh Market with Publix)	Anchor Redevelopment	2023	Wellington, FL	38,539	Publix
Steeplechase Phase III	Ground-Up Development	2024	Alachua County, FL	17,770	Pet Supermarket
Totals	83 Projects			4,316,768 SF	



Davie Shopping Center • Davie, FL • Anchor Replacement



Steeplechase Phase III • Alachua County, FL • Center Expansion/Tenant BTS

PROPERTY MANAGEMENT

Our comprehensive approach to expert property management and accretive asset enhancement demands that we anticipate, innovate, collaborate, and communicate with our clients. We execute thanks to an impressive team of highly experienced Property Managers, Property Management Assistants, and Maintenance Supervisors who seek to exceed all internal and external performance expectations. Over the years, our portfolio has reached over 4 million square feet and we have distinguished ourselves as one of the most conscientious and effective property managers in the Southeast.



Over 4 million square feet of retail under management across more than 49 properties, including 41 grocery-anchored centers



Over \$1 billion in net asset value



Focused on driving value and efficiencies in our managed properties for over 40 Years



May River Crossing



Gladiolus Gateway

COMPREHENSIVE ACCOUNTING AND REPORTING

Each property team, led by the Regional Property Manager, includes a Property Accountant and support staff supervised by the Controller and Chief Financial Officer. The property accounting department is responsible for the billing of recurring monthly rent, pass-throughs, reserves, tru-ups and other items as applicable. At startup, and throughout the engagement, tasks typically include:

- Input all owner data in **MRI/Yardi** accounting software and review inputs to ensure billings to tenants are accurate. Send letters to tenants with the necessary management company and emergency contact information
- Setup and verify the chart of accounts, monthly reporting package – supplemented with proprietary budgeting and reporting, and confirm the information is consistent in detail and scope with New York Life
- Implement “cloud-based” **AVID** accounts payable platform for expense tracking, invoice approval, and vendor payment
- Timely preparation of tenant account analyses and detailed and accurate year-end CAM/RET reconciliations and true-ups
- Understand utility data tracking trends and activity to optimize potential cost savings
- Prepare budgets utilizing advanced **Kardin** budget software
- Coordinate the set-up of new/replacement tenants in **MRI/Yardi** system as necessary
- Customize the monthly reporting package to suit all owner/lender needs
- Review accounts receivable aging and collections
- Understand/implement appropriate expense allocation methodology for mixed-use/shared-burden assets, as applicable
- GAAP accounting reporting considerations



Town Park Shopping Center

LEASING

Our exceptional leasing professionals leverage deep experience, meaningful relationships, and diligent strategy execution to ensure maximum occupancy and rental rates, and reliable revenue streams. We stay focused on our clients' desires and measure our success by the level to which we have exceeded those expectations.

Our key activities:

- Marketing/Exposure/Cold-Calling
- Foster Interest/Maximize Economics
- LOI negotiation and review
- Lease preparation and review
- Execution
- Regular leasing updates provided on monthly Teams calls and through VTS. Lease documents will be prepared with review, input, and coordination by the Southeast Centers leasing team and client/counsel.

2023 HIGHLIGHTS



54 new leases totaling 118,508 square feet
118 lease renewals totaling 358,368 square feet



Year-over-year portfolio rent growth of 5.57% in 2021
Year-over-year portfolio rent growth of 3.48% in 2022
Year-over-year portfolio rent growth of 8.85% in 2023



Portfolio was 97.03% occupied as of December 31, 2023



Publix at Plantation Promenade



Rolling Oaks Commons

OUR TEAM



Village Shops at Bellalago
Kissimmee, FL

EXECUTIVE TEAM



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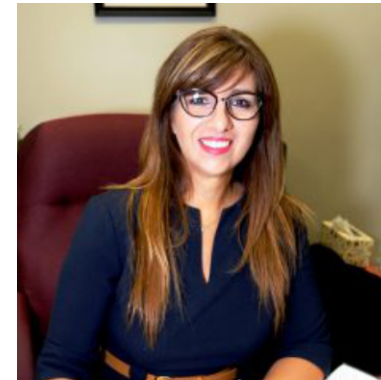
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Garden Shops at Boca • Boca Raton, FL

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OUR PORTFOLIO

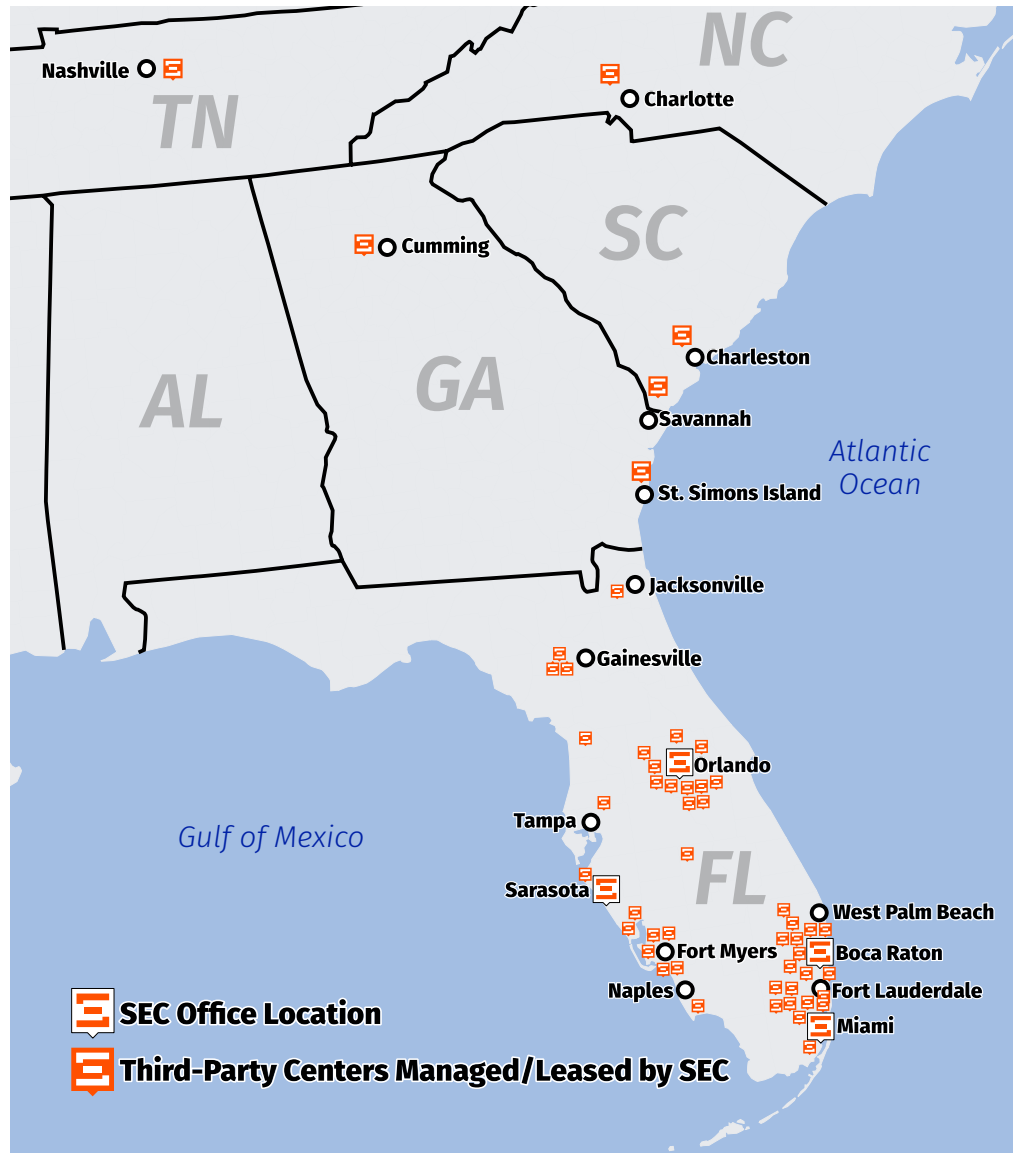
publix
SUPER MARKET

PIZZA

Presto!

Publix at Cape Haze
Placida, FL

CLIENT TESTIMONIALS



"Southeast Centers has been an invaluable resource for our grocery anchored portfolio in Florida. They offer extensive construction and development capabilities, an experienced management and leasing team, and strong relationships throughout Florida."

"What has always stood out with Southeast is their dedicated client focus and active principal involvement in all of the day-to-day activities."

Publix

"Southeast Centers and Publix have had a great working relationship since 1980... For all those years Southeast Centers has ranked in the top of all our Landlords in performance as well as honesty."

Private Client
Newport Beach, CA

"I continue to buy assets in Florida only because I know I can rely on the professionals at Southeast Centers."

MANAGED PORTFOLIO

Property	Location	Major Tenants	Total Center SF
Pembroke Crossing	Pembroke Pines	Dicks, Trader Joe's, Petsmart, Barnes and Noble	289,005
Sawgrass Square	Sunrise	Publix , Ross, Homegoods	215,614
Target - Orlando	Kissimmee (Orlando)	Super Target	184,007
Southland Shopping Center	Ft. Lauderdale	Winn Dixie, Big Lots	173,110
Rolling Oaks Commons	Kissimmee (Orlando)	Ross, Ulta, 5 Below, Bahama Breeze	155,604
Publix at Plantation Promenade	Plantation	Publix	151,209
Garden Shops at Boca	Boca Raton	Publix	142,566
The Crossings	Nashville, TN	Publix , Harbor Freight Tools, Pet Supermarket	131,877
Davie Shopping Center	Davie	Publix , Baptist, Starbucks	106,374
Village Shops at Bellalago	Kissimmee (Orlando)	Publix	102,660
Regency Square	Davie	Publix	98,967
New Tampa Center	Tampa	Publix	93,666
Wellington Green Square	Wellington	Publix	90,341
Woods Walk I-II	Lake Worth (West Palm Beach)	Publix	87,972
Santa Barbara Center	Cape Coral	Publix	87,917
Poinciana Promenade	Kissimmee (Orlando)	Publix	86,007
Miramar Commons	Miramar	Publix	83,740
Publix at Steeplechase	Newberry (Gainesville)	Publix	83,522
Magnolia Plaza	Cornelius, NC	Publix , Petsmart, F45 Training	83,411
Summerlin Crossings	Fort Myers	Publix	80,835
Gateway Crossings	Altamonte Springs (Orlando)	Publix	79,991
Kings Ridge	Clermont (Orlando)	Publix	78,979
Crestwood Square	Royal Palm Beach	Publix	78,405

MANAGED PORTFOLIO

Property	Location	Major Tenants	Total Center SF
Gladiolus Gateway	Fort Myers	Publix	77,386
Town Park Shopping Center	Orlando	Publix	76,544
Point Hope Commons	Charleston, SC	Publix	75,056
Loughman Crossing	Orlando	Publix	74,637
Seminole Shoppes	Palm Beach Gardens	In Re-Development	73,235
Shoppes at Hammock Cove	Naples	Publix	72,189
Lake Nona Plaza	Orlando	Publix	69,945
May River Crossing	Bluffton, SC	Publix	69,447
Quail Roost	Cutler Bay (Miami)	Dollar General, FedEx	69,148
Shoppes at North Cape	Cape Coral	Publix	68,280
Publix at Gulf Cove	Port Charlotte	Publix	65,795
The Shoppes at Sarasota Row	Sarasota	Whole Foods	59,341
Publix at Eagle Landing	North Fort Myers	Publix	57,840
Town Center at Orange Lake	Kissimmee (Orlando)	Publix	56,775
Publix at Cape Haze	Placida (SW Florida)	Publix	40,050
Solivita Marketplace	Poinciana (Orlando)	Walgreen's, McDonald's	38,473
Poinciana Towne Center	Poinciana (Orlando)	ALDI	35,035
Altos Plaza	Miami	Publix Sabor	35,000
Regency Office	Davie	Office Building	32,550
Lake Worth Plaza	West Palm Beach	CVS, Bank of America, Wendy's	29,011
Shoppes on the Bluff	Ocoee (Orlando)	Future Development	23,052



In Loving Memory of



Jerry Higier
Founder

November 6, 1938 - December 3, 2023



***BEST-IN-CLASS SERVICE AND VALUE CREATION THROUGH
DILIGENT, RETURN-DRIVEN PROPERTY MANAGEMENT, LEASING,
AND DEVELOPMENT & CONSTRUCTION MANAGEMENT***

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SOUTHEASTCENTERS.COM