

# WHERE BIG MONEY MEETS BIG HEART

Catalysing community development in underserved markets, by repositioning urban shopping centres to serve experiential retailers.

Opportunity Fund – Public Private Partnership

Ford Mance Investment Builders



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# WHAT WORLD WILL YOUR GRANDCHILDREN LIVE IN?

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Our communities used to be the home of our memories. Where we had our first drink, our first date, spent time with family, and adventured. In this new age where your child gets an iPad at 8, and knows more about apps than you do at 10, where will their moments be? We want to merge the worlds of technology and physical community together, to create something new. A place where everyone is welcome, and no moments are left behind.

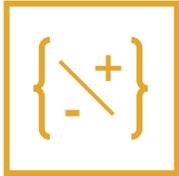


# INVESTMENT HIGHLIGHTS



## EXPERIENCED ETHICAL TEAM

Our company has been positively impacting communities and making profits for over 40 years.



## OUR FORMULA

We've perfected our strategy for success for decades, becoming experts at creating the biggest profits, and the lowest risk.



## ECONOMIC BENEFITS

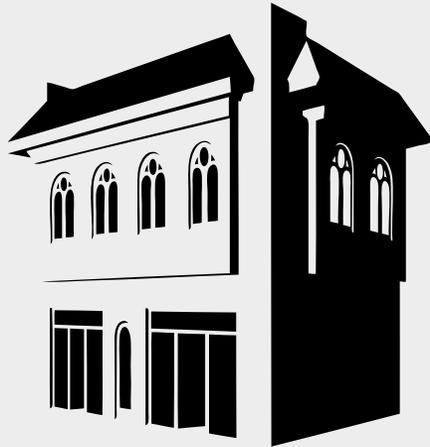
Our strategic renovations will result in higher rents, more customers, and more money in your pocket.



## SOCIAL BENEFITS

By creating an economic local hub, the communities involved will grow and prosper as we do.





# FORD MANCE

## CAPITAL ADVISORS

REAL ESTATE INVESTMENT BUILDERS

## ABOUT US

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Unlike most Funds, we function as both the fund manager of this project *and* the real-estate developer. As both owners and investors, we've created long term economic value with commercial real estate for over 44 years. We have the knowledge and experience to ensure your investment generates real results, with minimum risk.



# A COMPANY YOU CAN TRUST

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Ford Mance Capital Advisors is a company whose tradition has always been deeply rooted in ethical business conduct, common wealth, and value based capitalism. Tying together social and economic benefits is the only way we believe powerful change can be made within our communities, big and small.

Part of standing the test of time is adapting to the ever changing world around us. We always approach new ideas and technologies with curiosity. Combining the wisdom of the old, and the innovation of the new, to create something truly unique and valuable for all generations.

We see investment as a partnership, built on trust and transparency. Where each party is supported, and successful.

# OUR MANAGEMENT TEAM



**Robert Mance**  
Director of Operations

Robert has been the catalyst for thriving communities since 1975 when he began his career in San Jose, CA. . With a long history of community and property development, Robert uses his skills to enhance the value of the individual, communities, and companies A graduate of the USC (Bachelor of Science in Finance) and the University of Hawaii (MBA), Robert is a licensed California Real Estate Broker,



**Sandra Daniels**  
Director of Operations

With awards for “Entrepreneurs of the Year” “Emerging Business of the Year” and years of experience in her field, Sandra is a valued member of the Ford Mance Team. She handles operations, customer engagement, and financial management duties within the holding companies of Ford Mance Capital Advisors.



**Mia Regala**  
Director Branding & Marketing

Mia has spent years working with clients from all over the world to create refined, concise and potent marketing content that speaks to the heart and soul of customers. With her expertise in large scale and consistent brand representation. Her role in Ford Mance is to ensure that the core message of value-based capitalism is understood on every level of client interaction.



**Laurie Rabittini**  
IT Management

With 18 years of IT management and leadership experience, Laurie is a dedicated and core contributor to the Ford Mance management team. She has led multiple teams and projects while simultaneously working with 3rd party vendors that require collaboration and alignment in multiple Fortune 500 organizations.

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# TRACK RECORD

**271,402 sq ft**

*of commercial real estate in 44 years*

- **Triad Office Building**  
20,000 square ft/ 16 offices/ Value 3.2M
- **Landmark Centre Office Building**  
65,000 square ft/ 84 offices/ Value 8.5M
- **Lakeview Office Building**  
21,800 square ft/18 offices/ Value 3.5M
- **Valley Rim Office Building**  
57,000 square ft/Leased Investment/ Value 10.5M
- **Monarch Court Office Building**  
30,922 square ft/Leased Investment/ Value 6.3M
- **Triad Commercial Centre**  
7,020 square ft/Leased Investment/ Value 1.85M
- **Airways Industrial Park**  
55,000 square ft/ Industrial Suites/ Value 3.5M
- **Guild Building**  
7,010 square ft/Leased Investment/ Value 4.25M
- **Chesterfield Building**  
7,650 square ft/Leased Investment/ Value 4.5M

# OUR SECRET FORMULA - MINIMIZE **R.I.S.K.**

## R ESOURCE



We make sure that what ever retailers we invite to our shopping centers have the following and cash flow to sustain themselves. We've studied the regional retail marketplace, and know how to pick out emerging new talent.

## I NTERDEPENDENCE



The businesses renting our space will be incorporating service and merchandise retail into one single experience. These businesses are adaptive, innovative, and ready to expand.

## S TRATEGIC



By focusing on experiential retail, we become leaders in a new and developing market, where the profit opportunities are at an all time high. We place ourselves in the perfect place, at the perfect time.

## K NOWLEDGE



Our expertise in development gives us an unparalleled advantage. Each mixed used transit development will be customized to the local area, ensuring that our properties are always relevant and needed in their individual locations.

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# EXPERIENTIAL RETAIL

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**What:** Experiential retail is a completely new innovation that is currently emerging in the marketplace. This type of retail combine both commercial and service retail into a completely unique experience. An example of this would be a clothing store where watch outfits being displayed on a run way, while you electronically select the items you wish to take home with you on iPads. Is it a fashion show event or a clothing store? It's both

**Why:** Because this is such a new idea, there is virtually no competition, which means we can dominate the market quickly and easily.



# UNIQUE INVESTMENT STRATEGY

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## 02 BUILD COMMUNITY INFRASTRUCTURE

Our properties will be positioned near local transit centers. We will optimize the light rail system and surrounding amenities of the transit center. This creates incredible value for the local community, but it also puts us in an ideal position for our property to become a shopping hub of that area.

## 03 REPOSITION SHOPPING CENTRES

The bottom floor of our mixed use transit center development will be dedicated to experiential retailers. By offering retailers the ideal space to grow, we fill a huge gap in the market. Our 2<sup>nd</sup> and 3<sup>rd</sup> floors will residential. This creates even more traffic and profits for our transit center.

## 01 FIND IDEAL PROPERTY

We find commercial shopping centers with 5,000 square feet available per tenant, to accommodate growing retail stores looking to eventually break into the regional retail market.

## 04 RAISE RENTS AND PROFIT

After renovations are complete, the once run down transit center will have become a community hub filled with fascinating stores, and convenient living courtyards.



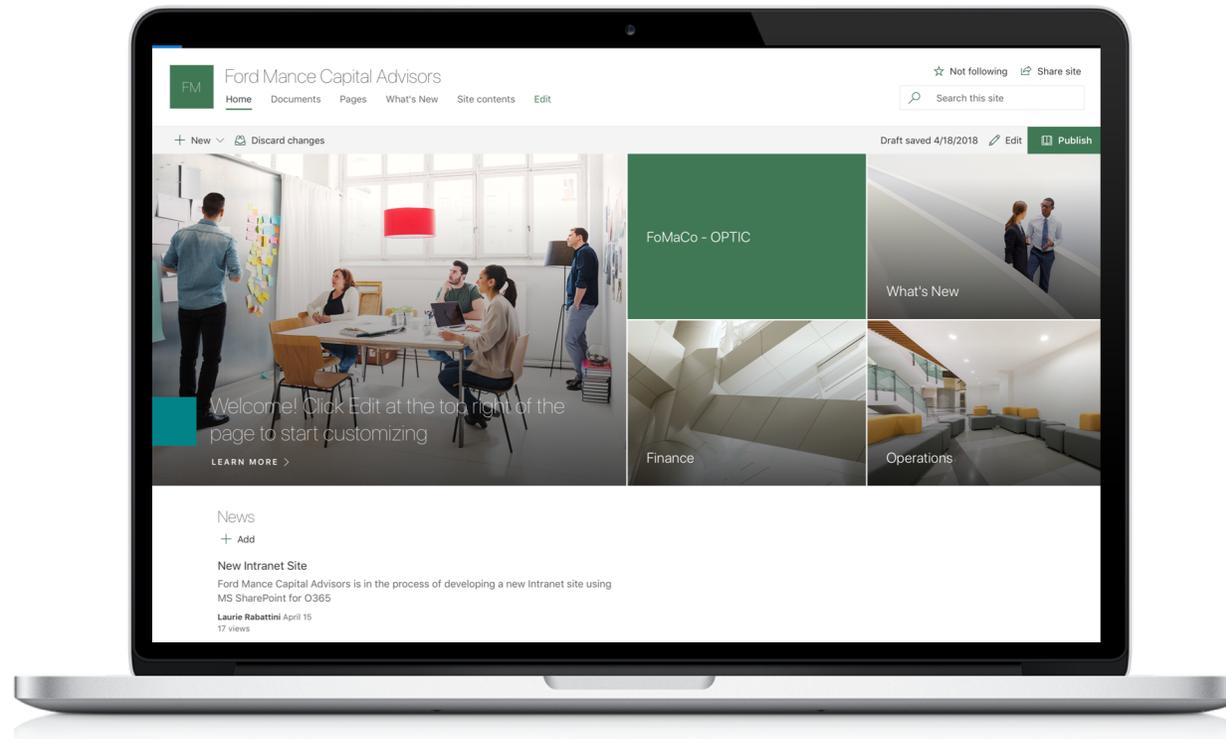
# KEYS TO SUCCESS

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# Ford Mance Investment Builders

# TRANSPARENCY



## WHATEVER WE KNOW, YOU KNOW.

We deeply value your support in this project, and want you to feel included through out the process. Our online secure system will give you access to detailed updates about current renovations, property dealings, and other helpful information.

So you can stay up to date about what's happening, always.



# BUILDING A BRIGHTER FUTURE

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