

ROY B. MOSSER

LIST of PREVIOUS PROJECTS

MOSSER (Born - August 13, 1955)

A 1977 honor graduate of Millikin University with a B.S. in accounting, Mosser began his career as a public accountant. Not long after graduation, he became a mortgage banker specializing in FHA, VA, and conventional lending. After a year of mortgage banking, Mosser elected to enter the field of real estate investment and development. Mosser has extensive background in most phases of real estate with a focus in finance. For the last fifteen (15) years, Mosser has specialized in build-to-suit leasebacks, residential and commercial land development, and office building development. Below, a brief description of some projects are described ...

SOUTHEAST PLACE – Owner/Developer. This is a 15 acre 30 Lot residential development located within the Southeast Plaza TIF District. Opened in the Spring of 2018 with homes being targeted in the \$200,000 range with Mt. Zion Schools. Close to shopping and entertainment.

GOWDAR OFFICE BUILDING – 100% Owner – Developer. Located at 741 W. Pershing Road. This is a 3,192 SF, one-story professional medical office building. This facility is occupied by Decatur Memorial Hospital. Acquired in 2011.

DMH FAMILY MEDICINE – 100% Owner - Developer. Located at 4775 E. Maryland in Decatur. This is a professional office building specifically designed for medical use. The approximate 6100 SF one-story facility is occupied by Decatur Memorial Health Foundation. Completed and open in January 2007. Expanded in 2017 to 12,000 SF with new 25 year NNN Lease Agreement.

FORSYTH IMAGING CENTER - 100% Owner - Developer. Located at 389 West Weaver Road. This is an 11,000 SF, 1-Story professional medical office/imaging center situated within a 5 acre Forsyth Professional Park, PUD. 100% of the space is leased by Decatur Memorial Hospital. Completed and open in January 2004.

FORSYTH PROFESSIONAL PARK – 100% Owner - Developer. Located on Weaver Road. This is a 5 acre Planned Unit Development (PUD). In addition to Forsyth Imaging Center, there remains a developed site suited for up to 28,000 SF of office space.

FORSYTH PROFESSIONAL CENTRE (www.forsythoffice.com) - 100% Owner - Developer. Located at 241 West Weaver Road in Forsyth. This is a 46,000 SF, 2-story professional office building situated on 2.88 acres. Completed and open in January 2003.

GKC THEATRES, INC. - 33% Owner-Developer. This is an approximately 40,000 SF ten (10) screen movie theatre located in Southeast Plaza, Decatur, Illinois. Opened in Spring 1998.

SOUTHEAST PLAZA - 100% Owner - Developer. This is a 48 acre retail-residential development located in Decatur's southeast side. Retail development of approximately 25 acres will include a 10-screen Cinema, Hotel, various Restaurants, and up to 80,000 SF of retail space. Opened in Spring 1997.

CRAYCROFT AT SOUTH LAKE (www.craycroftatsouthlake.com) - 100% Owner - Developer. This is a 260 acre Plus lot master-planned residential community. Bordered by Lake Decatur and heavily wooded. High-end residential features including Mt. Zion Schools, 7 - 10 acre lake, extensive parkland - common areas, and lot sizes averaging about three quarter of an acre with all city utilities. Phase I consists of 92 lots and opened in the Fall of 1997. Phase II opened in the Fall of 2004 and consists of 32 lots.

MONTEZUMA PLACE - 100% Owner - Developer. This is a 26 lot residential subdivision bordering Hickory Point Golf Course located in the Village of Forsyth, Illinois. Opened in Fall 1997.

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PROJECTS CONTINUED

AIRPORT PLAZA ADDITION - 33% Owner - Developer. This is a 12 acre retail development located in the southeast part of Decatur, Illinois. The Kroger Company acquired approximately 8 acres and has built a superstore which opened in December 1996. 3 acres was used to develop an approximate 25,000 SF retail center. The remaining acre was purchased by Burger King. Total project development exceeded \$8,000,000.

ILLINOIS POWER COMPANY MATERIAL DISTRIBUTION FACILITY - 100% Owner - Developer. This property was developed in 1994. Located in Decatur, Illinois ... this is a 117,000 SF office, warehouse, distribution facility occupied and NNN leased for 15 years by Illinois Power Company (NYSE). Valued in excess of \$5,000,000.

CHEDDAR'S CASUAL CAFE - 100% Owner - Developer. This restaurant facility was developed in 1994. Located in front of Hickory Point Regional Mall just north of Decatur, Illinois (Forsyth) ... this \$2,100,000 facility is NNN leased from Mosser by Bilroy, Inc. for 15 years. Bilroy, Inc. is a franchisee of Cheddar's Inc. based in Dallas, Texas.

BILROY, INC. - 100% Owner of franchise rights for Cheddar's Inc. based in Dallas. Currently owner of casual theme restaurant/bar with sales exceeding \$2,700,000 annually. Franchise rights acquired in 1994.

HICKORY POINT APARTMENTS - 100% Owner - Developer. An 80 unit, 62,500 SF apartment complex developed in 1994 - 1995. Consisting of 40 - 1 Bedroom and 40 - 2 Bedroom units, this \$5,000,000 townhouse development was created using low-income housing tax credits. The property is located in Decatur, Illinois near Hickory Point Mall.

STEVENS CREEK POINTE - 50% Owner - Developer. This is a 51 lot residential subdivision located in the Village of Forsyth, Illinois. Opened in April 1993. Lot prices ranging from \$26,900 to \$32,900 with homes in the \$150,000 - \$300,000 range. Phase I consists of 34 lots. Phase II - 17 lots. (1993 to present - 51 - lots developed / 50 sold)

LAKE POINTE - 12 ACRES ON LAKE DECATUR - 100% Owner - Developer. Heavily wooded and bound on 3 sides by water, opened in July 1992. This area targets high-end residential home owners with 6 lake lots and 6 lots with lake access. Elegance and detail is stressed in the development plan. This is the last large undeveloped site on Lake Decatur with lot prices ranging from \$75,000 to above \$200,000. Homes ranging from \$500,000 to over \$3,000,000. All lots have been SOLD.

40 ACRES IN ATLANTA, GEORGIA - 100% Owner - Developer. Acquired in Spring of 1992, this property is located in North Fulton County ... rated number 1 choice for Corporated Relocation/Expansion nationwide ... a survey conducted by Ernst and Young. Atlanta, host of the 1996 Olympics-presents an ideal residential development opportunity. This site will yield approximately 26 - 28 residential homesites with lot prices ranging from \$40,000 to \$50,000. Currently undeveloped and valued at \$12,000/acre or \$480,000. SOLD for \$480,000.

MORGAN PRODUCTS LTD. - 100% Owned by Mosser. This property was acquired in December 1991. Located in Gainesville, Virginia (25 miles west of Washington, D.C.) ... this is an 80,000 SF office, warehouse, distribution center occupied and NNN leased by Morgan Products. Ltd. (NYSE). Valued in excess of \$4,000,000. Spring 1999, Andersen Windows announced acquisition of Morgan Products Ltd. Sold in September 2000.

FORSYTH PARK ESTATES - 50% Owner - Developer. This is a 53 lot residential subdivision located in the Village of Forsyth, Illinois (Just North of Decatur). Lot prices range from \$22,000 to \$27,000 with homes in the \$130,000 to \$225,000 range. (1990 to present - 53 lots developed / 53 sold.)

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PROJECTS CONTINUED

STEVENS CREEK NORTH - 50% Owner - Developer. This is a 71 lot residential subdivision located in the Village of Forsyth. Lot prices range from \$30,000 to \$45,000 with homes in the \$175,000 to \$450,000 range. (1987 to Present - 71 lots developed / 71 sold.)

EQUITABLE FINANCIAL CENTER - 100% Owner - Developed by Mosser. This is a 7,500 SF office building in Decatur and occupied by Equitable Life Assurance Society, Marshall Supply, Inland Mortgage Corporation, and Coldwell Banker. Valued in excess of \$600,000. Sold in 1994.

MORGAN PRODUCTS LTD - 100% Owned by Mosser. This is a 91,000 SF office, warehouse, distribution center occupied and NNN leased by Morgan Products Ltd. (NYSE) Purchased and leased back in 1986 and located in Decatur, Illinois. Valued in excess of \$2,600,000. Sold in December 1991.

PEAT MARWICK MAIN & CO - 100% Owned by Mosser. This is an 18,000 SF office building occupied and NNN leased by Peat Marwick Main & Company, which, at the time, was the largest accounting firm in the world. Purchased in 1982 and located in Decatur, Illinois. Originally valued in excess of \$850,000.

ROY B. MOSSER

EDUCATION

A 1977 honor graduate of Millikin University (Decatur, Illinois), with a Bachelor of Science Degree in accounting and minor in Business.

While attending Millikin University, was 4 year letterman and starter for the Millikin University basketball team. (3 year Co-Captain). Was selected twice to the NAIA Division III Academic All-American Team. May, 1992 inducted into Millikin University Athletic Hall of Fame.

Also, while attending Millikin, was a 2 year Golf Letterman.

ADDITIONAL EDUCATION (Seminars attended, Sponsor, and Location)

THE MASTERS OF REAL ESTATE Knew Hope Corporation, Las Vegas, Nevada

LEADING EDGE STRATEGIES for LEASING COMMERCIAL REAL ESTATE, Northwest Center for Professional Education, Chicago, Illinois

RISKS and OPPORTUNITIES in REAL ESTATE Northwest Center for Professional Education, Orlando, Florida

DEVELOPING SMALL COMMERCIAL PROJECTS, Northwest Center for Professional Education, Nashville, Tennessee

HOW TO SYNDICATE REAL ESTATE, Northwest Center for Professional Education, St. Louis, Missouri

JOINT VENTURE FINANCING, Northwest Center for Professional Education, St. Louis, Missouri

DEVELOPING and SYNDICATION, Chet Allen and Robert Steele, Carmel, California

INCOME TAX ASPECTS of REAL ESTATE, Charles Considine, St. Louis, Missouri

BROKER ESTATE BUILDING, Colby Sandlian and Dann Murr, Louisville, Kentucky

TRADE SECRETS of EXCHANGING, Warren Harding, Ann Harbor, Michigan

GOLF DEVELOPMENT CONFERENCE, Crittenden News Service, Orlando, Florida

MEET the LENDER CONFERENCES, Crittenden News Service, Various Locations

REAL ESTATE PAPER, Pete Fortunato and Jay Turner, Louisville, Kentucky

BANKING TECHNIQUES, Don Tauscher, Ann Arbor, Michigan

MONEYMAKER IDEAS, Jim Napier, Ann Arbor, Michigan, Chicago, Illinois, Atlanta, Georgia, and Tampa, Florida

REAL ESTATE APPRAISING, VALUATION OF REAL ESTATE, REAL ESTATE FINANCE, and REAL ESTATE LAW, Richland Community College, Decatur, Illinois

EXPERIENCES - As owner - principal of all listed projects, the activities relating to Real Estate and Real Estate Finance since 1977 include

Real Estate Acquisition and Disposition, Property Management, Commercial Leasing, Tax Planning, Loan Packaging - Loan Originations, Sales and Pre-Sales, Zoning and Rezoning, Cash Flow Management, Land Development (Residential and Commercial), Office Development, Sale-Leasebacks, Investment Counseling, Structuring Transactions to Benefit All Parties, Purchase Illinois Tax Certificates throughout State of Illinois (35 Counties), Bought and Sold Mortgages for Exceptional Yields, Loan Servicing and Collections, Overall Extensive Background and Experience in Own Account

LICENSES

Illinois Real Estate Broker

National Association Securities Dealer (NASD Series 22 and 63)

AFFILIATIONS - (Past/Present)

Zevacor Molecular-Board of Directors - 2012/2017 (Chairman 2016 and 2017)

Decatur Memorial Hospital-Board of Directors – 2008/2016 (Chairman 2015 and 2016)

Macon County Economic Development Foundation

Decatur Metro Chamber of Commerce

Decatur Homebuilders Association & National Association of Homebuilders

Mortgage Bankers Association of America (M.B.A.)

American Institute of Certified Public Accountants (A.I.C.P.A.)

Decatur Board of Realtors & National Association of Realtors

Florida Real Estate Exchange (F.R.E.E.)

Michigan Area Real Estate Exchange

The Academy of Real Estate

APPOINTMENTS

Decatur Chamber of Commerce – Business Advocacy Committee since 2013

Village of Forsyth ... Pride and Progress Development Award (2005)

Mayor of Decatur ... appointed to the Community Development Strategy Committee and asked to serve on the Business Attraction sub-committee (1995)

Millikin Athletic Hall Fame ... Basketball (1992)

Big Blue Club - Charter Member (1996)

Board of Directors - Decatur-Macon County Economic Development Foundation (1996)

Downtown Decatur Council, Inc. - Economic Development Committee (1997)

Board Member - Illinois Economic Development Council (1997)

Community Bank Director - National City Bank (1998)