



kgip.com

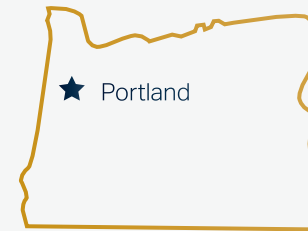
Asset and Property Management that Makes a Difference

We're a boutique firm with the depth and sophistication of a larger, national provider. Our mission is to ensure that our clients maximize the potential of their commercial real estate investment portfolios. Simply put, our clients and their tenants' needs come first. This personalized approach continues to deliver above-market results. Let us at KGIP make that difference in your investment portfolio.

KGIP Properties Managed



+9.1M Total SF
Office +2.7M, Industrial +6.2M, Retail +165,000



+4.1M Total SF
Office +2M, Industrial +2.1M



+2.9M Total SF
Office +1M, Industrial +1.8M

Our Services

Tenant Relations and Customer Service
Financial Reporting
Property/Portfolio Budgeting

Operating Expense Audits
Property Inspections and Audits
"In-house" Engineering

Emergency Planning and Preparedness
Project Management
Lease enforcement

Marketing and Leasing
Overall Asset Performance

Our Clients Include



By the Numbers

KGIP manages over **16M SF** of **commercial real estate** valued at over **\$4 Billion**

150+ buildings managed

Over **\$260M** in annual revenue managed

Over **\$80M** in annual operating spend

Over **\$100M** comprised in over **80 capital projects in 2019**



Experienced leadership that puts clients' needs first.

About KGIP

KG Investment Properties is a boutique real estate services firm offering development, investment, and property/asset management services to the most innovative institutional owners and private investors throughout the Western US.



Steve Penn
President, Management
Services

In this role, **Steve** oversees all aspects of our management services business across Washington, Oregon and Northern California providing an "asset management" perspective to our teams and ensuring our clients receive the highest levels of service and strategic direction.

Steve brings 28 years of diverse commercial real estate experience in the areas of leasing, property and asset management, development and construction. Steve joined KGIP in 2016 after spending 26 years in the industry working for CBRE and Equity Office. Beginning in 2005, Steve was responsible for the financial performance and customer service delivery for CBRE's Seattle's Asset Services Group, which included over 200 management and engineering professionals servicing over 40M square feet of institutionally-owned real estate. During his last three years, Steve coordinated CBRE's Investor Services business (Agency Leasing, Property Management and Capital Markets professionals) throughout the Northwest Region (Bay Area, Portland and Seattle).



Jill Rinde
Regional Director
Washington • Office

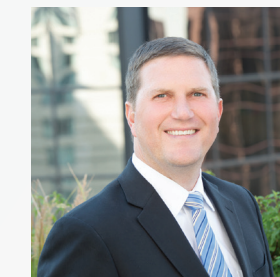
Jill Rinde is responsible for the overall performance of our office management business in Washington. She will leverage her 25 years of experience to provide strategic support and direction to both KGIP employees as well as our clients. Her management career has included property management, asset repositioning, construction management, leasing, and client reporting.

For the past 10 years Jill Rinde has served in a leadership position for CBRE's Seattle Asset Service Division responsible for the performance of multiple management teams overseeing a portfolio that consists of Seattle office, (all classes), mixed use retail, and residential (Associations), as well as a variety of Eastside Suburban office projects.



Josh Shearer
Regional Director
Washington • Industrial

Josh is responsible for the overall performance of our industrial management business in Washington. Josh offers insights and market knowledge gained over his 20 years of experience in commercial property management, leasing, acquisitions & dispositions, and development. Prior to joining KGIP in 2001, Josh was a Property Manager at Spieker Properties / Equity Office where he was responsible for the leasing and property management services of a 2.5 million square foot industrial portfolio in the Kent Valley.



Kyle Latta
Regional Director
Oregon

Kyle is the Regional Director for KGIP's Oregon property management operations and has over 17 years of commercial property management experience specializing in office and retail leasing, management and development. Kyle oversees a team of nine real estate professionals handling KGIP's Oregon management portfolio.



Beth Madrid
Regional Director
Northern California

Beth Madrid has over 19 years of experience in commercial real estate property management and operations. She serves as the Regional Director for KGIP's Northern California operations. Beth is responsible for the oversight and operations of property management and leasing services of KGIP's Bay Area portfolio.

KGIP EMPLOYS **80 REAL ESTATE PROFESSIONALS** IN ALL OF OUR MARKETS