



STREAM

NAIOP
BEHIND THE SCENES

AGENDA

- I. ABOUT **STREAM**
- II. VALO PARK **CASE STUDY**
- III. **Q&A**

OUR CORE VALUES

RELATIONSHIPS FIRST, THEN REAL ESTATE.

At the core of this belief are the talented people who create our distinct culture best defined by our core values.

SMART

We are intelligent, creative, innovative and sharp.

HONEST

We tell the truth and conduct ourselves ethically; we consider this value paramount to our success.

NICE

We are nice to all people all of the time; we respect and seek diversity in thought and background.

PASSIONATE

We love our company, our colleagues, our customers and our work; we incessantly strive to win for our clients and our associates.



ABOUT STREAM

ABOUT **STREAM**

270 M

SF OF LEASING &
MANAGEMENT ASSIGNMENT

Fully integrated Commercial Real Estate firm

Leasing | Capital Markets | Property Management | Investment Management

Founded 1996

15 offices



\$5^B

IN PROPERTIES
DEVELOPED &
ACQUIRED

47^M SF

DEVELOPED
& ACQUIRED

1300+

PROFESSIONALS

\$750^M

IM PLATFORM
ON FUND IV

2.4^X

EQUITY
MULTIPLE

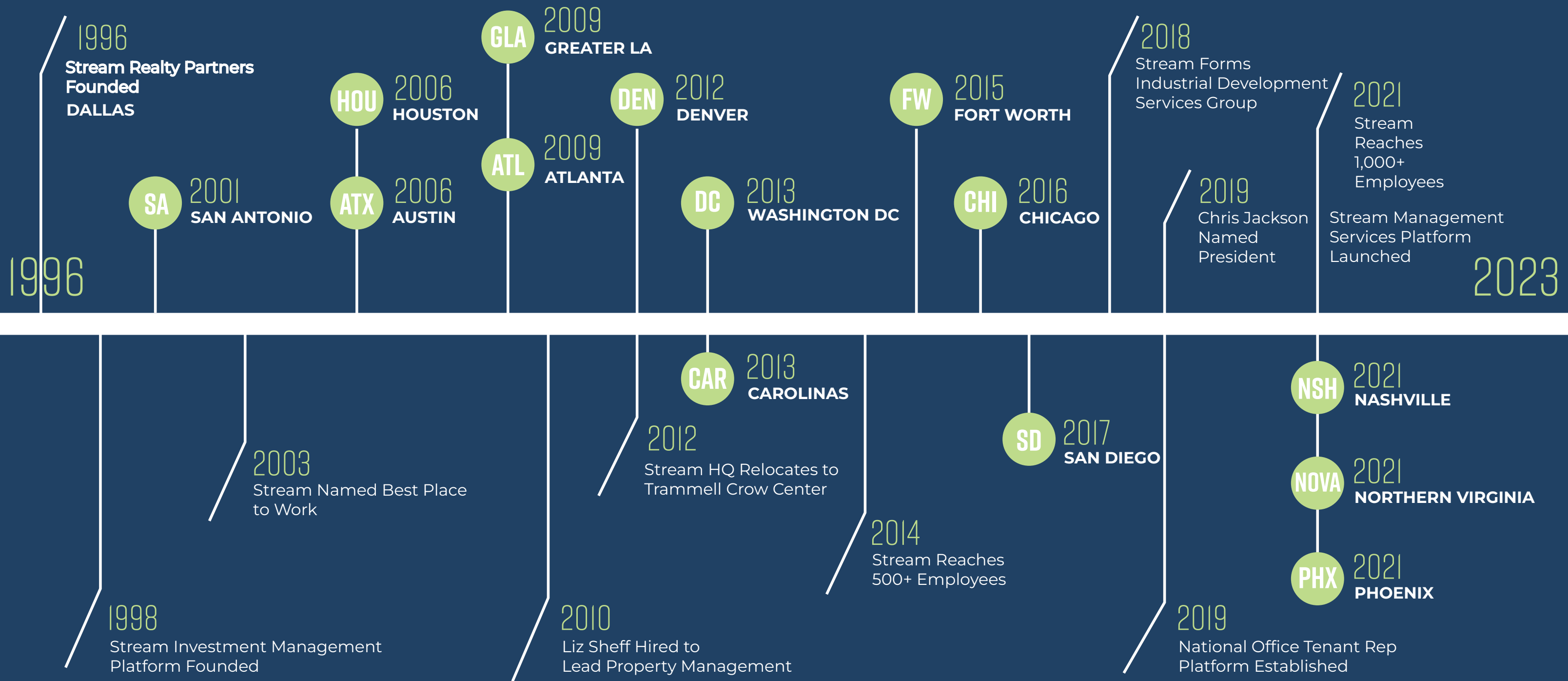
33.8%

IRR

KEY **DIFFERENTIATORS**

- > Privately Owned
- > Operate with a developer/owner mindset
- > Mission critical expertise locally & nationally
- > Proactive vs Reactive

27 YEARS AND GOING STRONG



MAKING WAVES ACROSS OUR MARKETS

OFFICE INVESTOR SERVICES FAST FACTS

64M SF

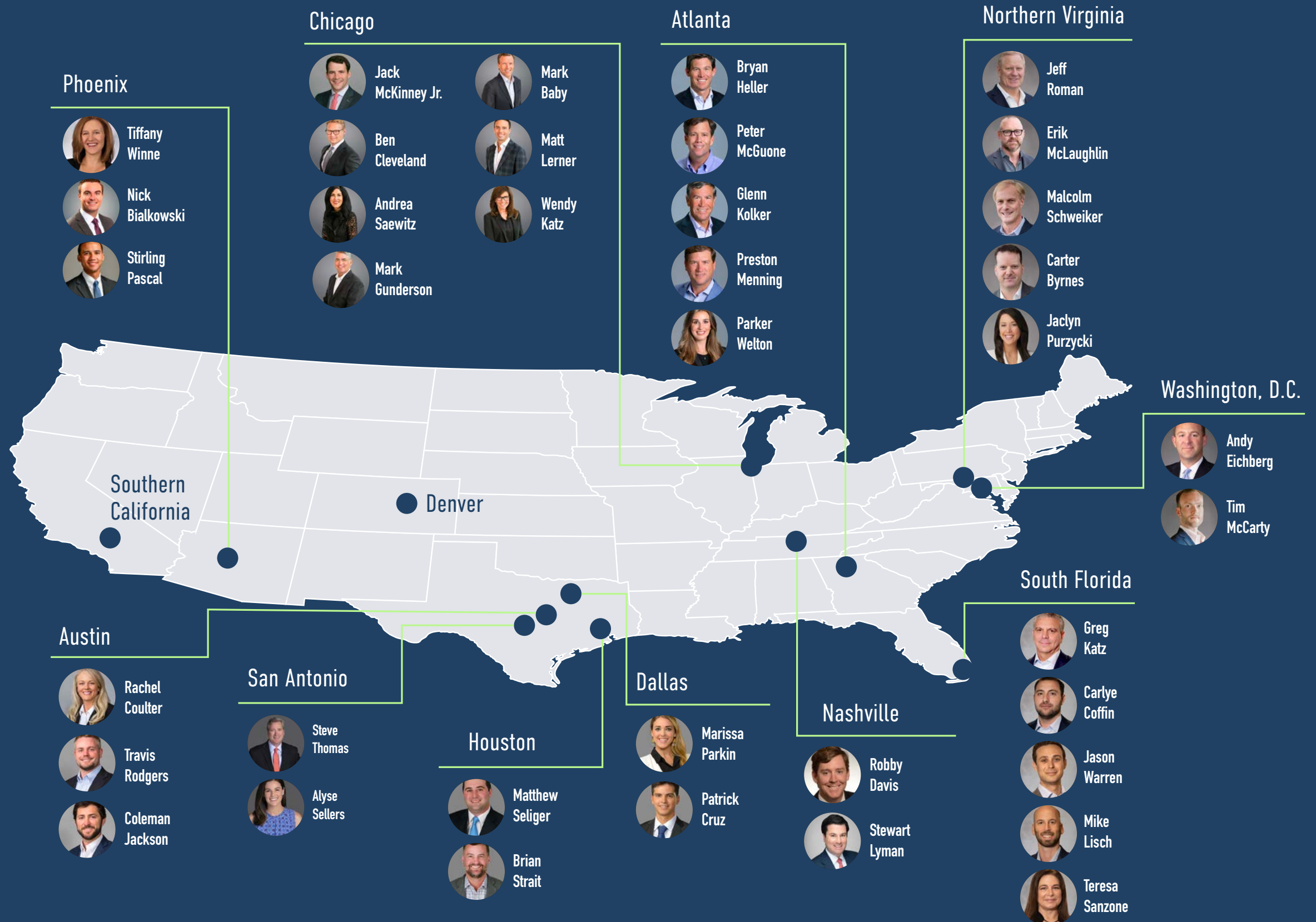
NEW ASSIGNMENTS SINCE 2020

2,877

TRANSACTIONS SINCE 2020

\$3.1B

DEAL VOLUME SINCE 2020



REGIONAL SNAPSHOT

85

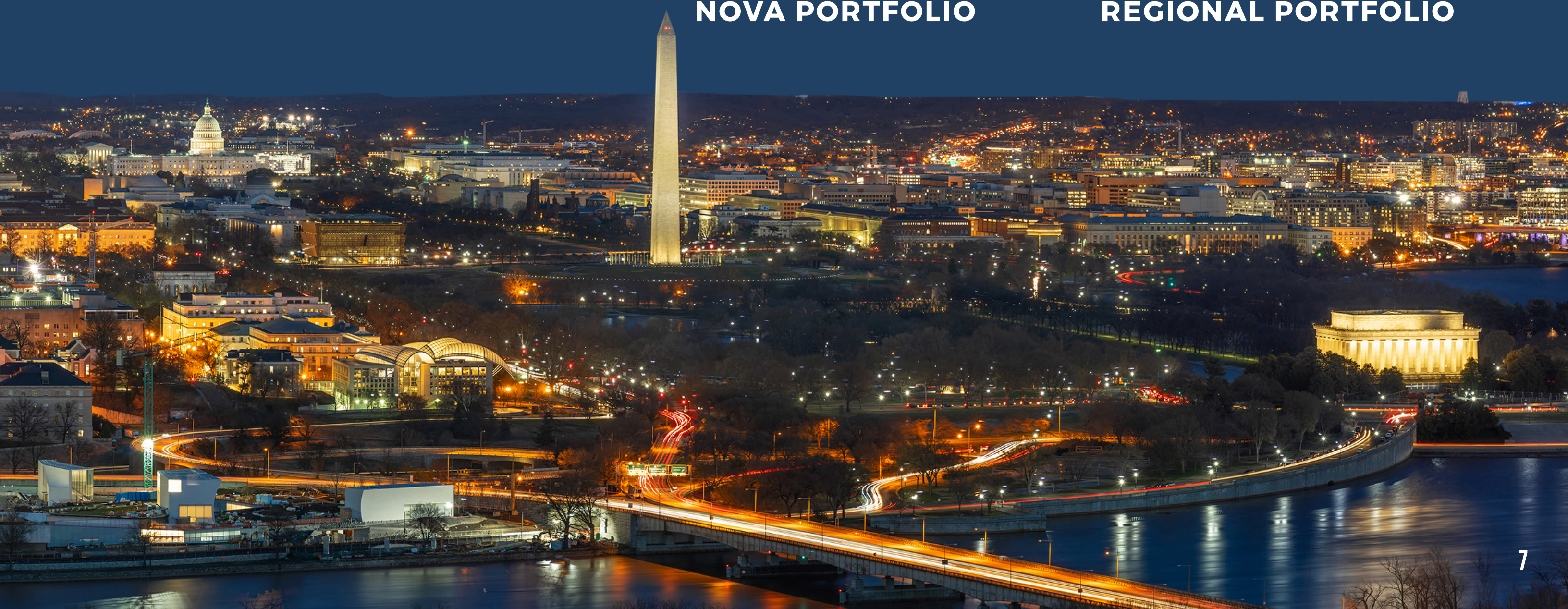
REGIONAL EMPLOYEES

7.6M SF

NOVA PORTFOLIO

15.7M SF

REGIONAL PORTFOLIO



NOVA SNAPSHOT

People are our passion. And real estate is our obsession. Known for outworking and outselling the rest — we are Stream Realty Partners.

2022 OVERVIEW

47 LEASES

7.57 MSF LEASED & MANAGED

25+ EMPLOYEES

UNPRECEDENTED GROWTH

THE LEASING & MARKETING TEAM GREW FROM 2 TO 12

Powerhouse Brokerage Team Joins in March 2022



Anthony Chang
MANAGING DIRECTOR



Jeff Roman
MANAGING DIRECTOR



Erik McLaughlin
MANAGING DIRECTOR



Malcolm Schweiker
EXECUTIVE VP



Carter Byrnes
EXECUTIVE VP



Jaclyn Purzycki
SENIOR ASSOCIATE



Austin High
SENIOR ASSOCIATE



Office Move to Valo Park, Tysons



Kenneth Williams
ANALYST



Gary Climo
STRATEGIC MARKETING MANAGER



Maya Hamedeh
GRAPHIC DESIGNER



Kathryn Ciliberti
TRANSACTION COORDINATOR



15 NEW PROPERTY MANAGEMENT HIRES

DRIVING VALUE, DELIVERING RESULTS

OUR STATS TELL ONLY PART OF THE STORY...

...OUR CLIENTS TELL THE REST

“ The Stream team does a great job of aligning themselves with the owners they represent—they tend to think like an owner and always have thoughtful reasons behind every recommendation. We’ve had a great experience with Stream across the U.S. and have similarly experienced that same entrepreneurial spirit in all cases.

*Giovanni Cordoves,
KBS, President,
West Region*



BRAM QUARTER



1861 INTERNATIONAL DRIVE



TYSONS TOWER



VALO PARK



4807 STONECROFT



DOMINION POINT



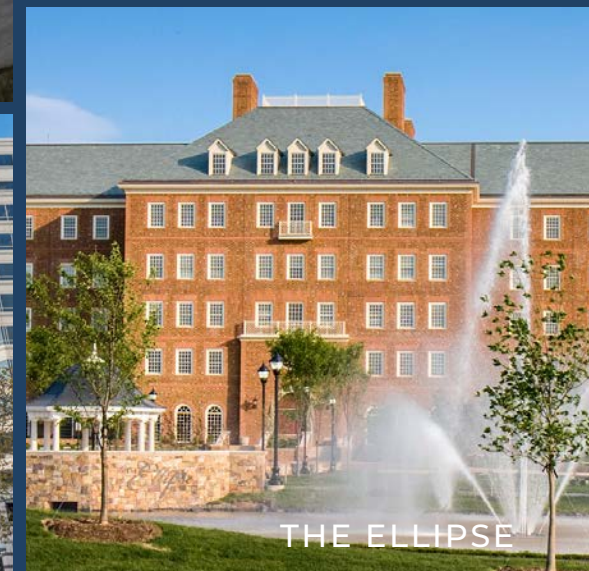
8150 LEESBURG PIKE



COOPERATIVE PLAZA



PLAZA AMERICA



THE ELLIPSE

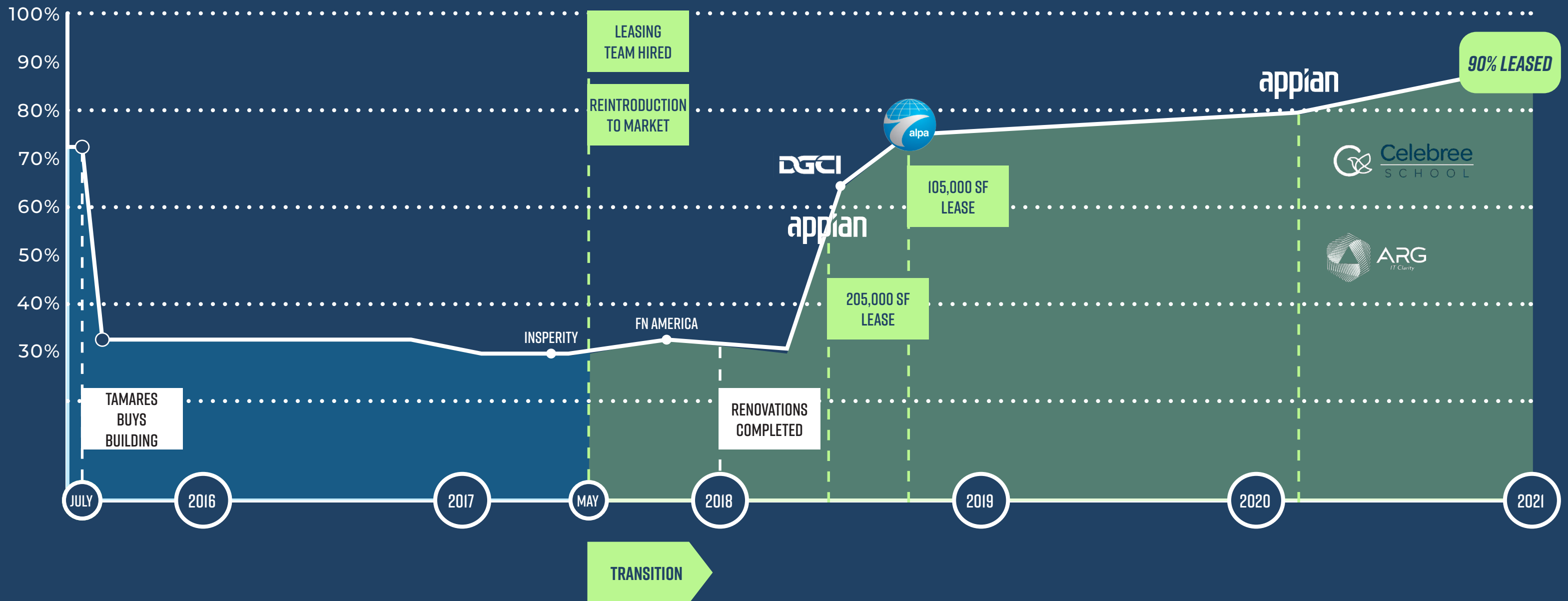


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VALLO
PARK

CASE STUDY

VALO PARK TIMELINE



VALO PARK BEFORE & AFTER

MAIN LOBBY BEFORE



MAIN LOBBY AFTER



THE EATERY BEFORE



THE EATERY AFTER



VALO PARK BEFORE & AFTER

THE BAR BEFORE



THE BAR AFTER



THE MARKET BEFORE



THE MARKET AFTER



VALO PARK BEFORE & AFTER

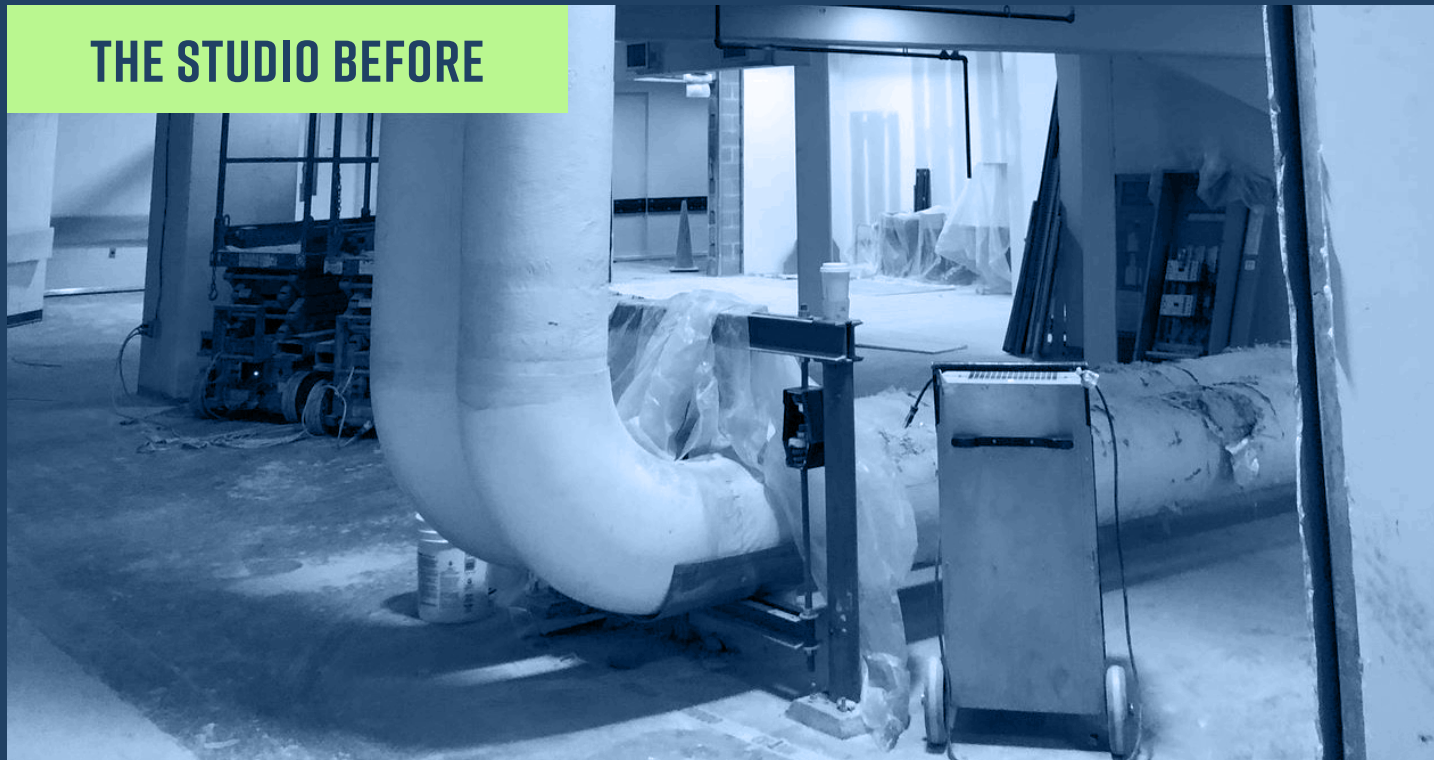
THE STUDIO BEFORE



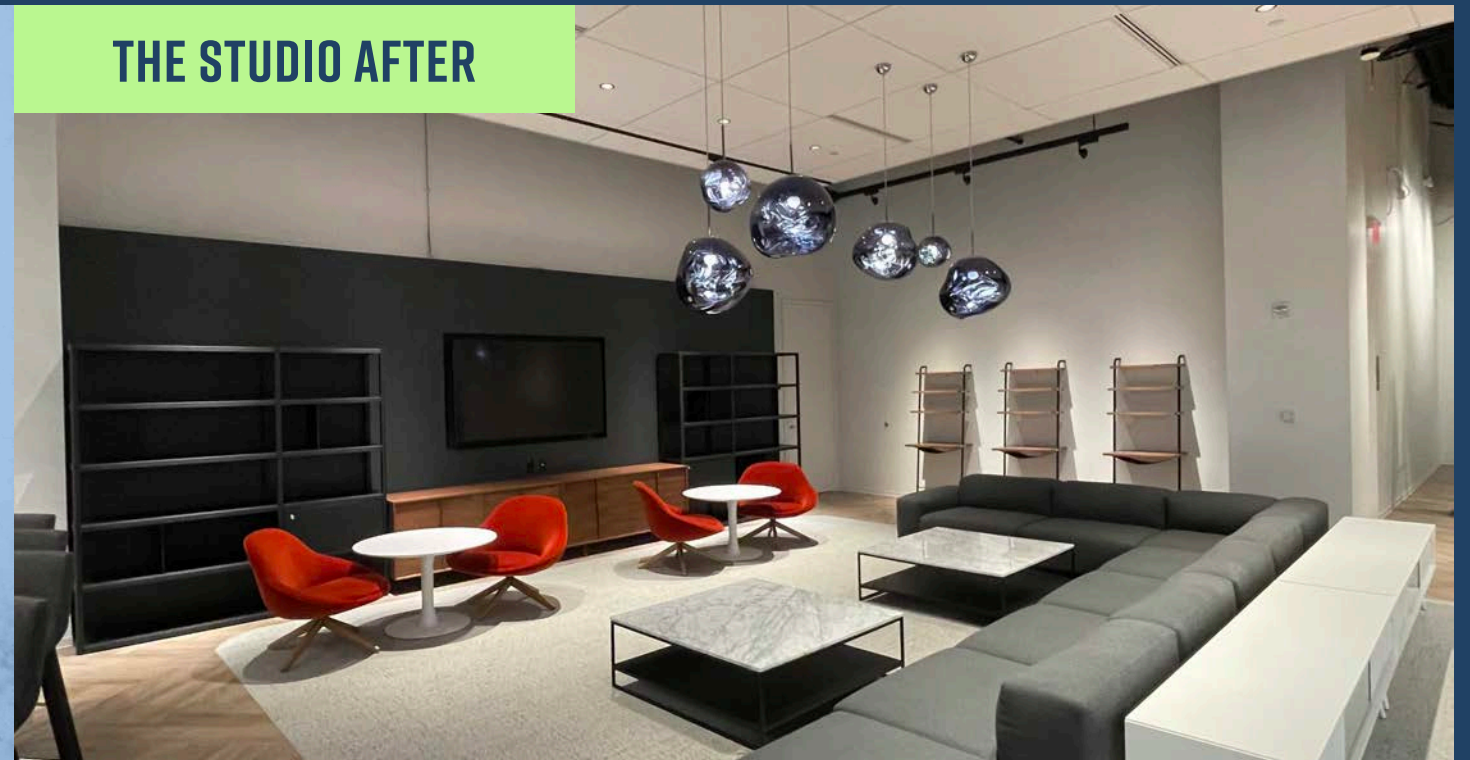
THE STUDIO AFTER



THE STUDIO BEFORE

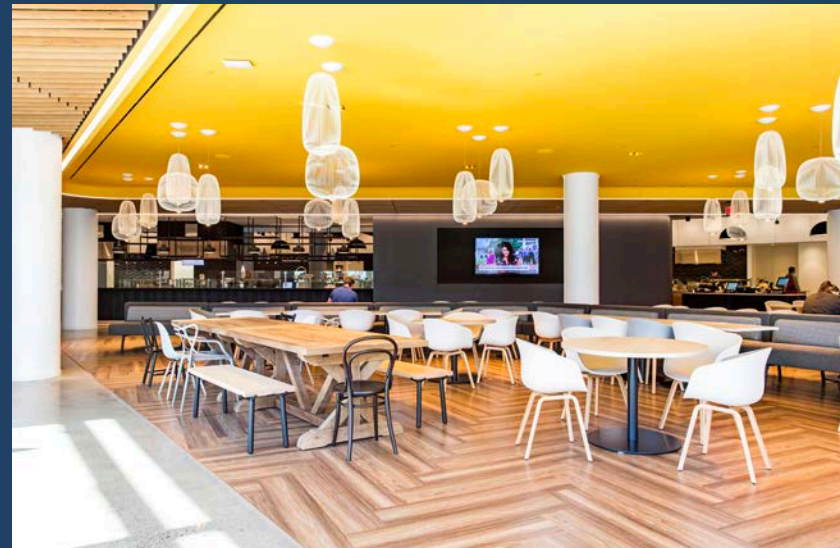


THE STUDIO AFTER



VALO PARK AMENITIES

THE EATERY



Newly-delivered gourmet food hall with creative culinary options + outdoor seating.

UBER BUSINESS

VALO PARK
UBER FOR BUSINESS

FREE UBER RIDES ARE AVAILABLE TO ALL VALO PARK TENANTS

TO AND FROM
 TYSONS GALLERIA
 TYSONS CORNER CENTER
 TYSONS METRO STATION
 MCLEAN METRO STATION

* RIDES LIMITED TO UBERPOOL AND UBERX, MONDAY-FRIDAY, FROM 6:00AM TO 9:00PM BETWEEN PERMITTED LOCATIONS

Free UBER rides for all Valo Park tenants.

DAYCARE/PRESCHOOL



Child care facility operated by Celebree School.

BE WELL AT VALO



On-site wellness team who coordinates daily tenant events and activities.

FITNESS & HEALTH



Huge fitness center, two basketball and two tennis courts located atop the parking structure. Integrate healthy-living into your work day.

AUDITORIUM



Corporate auditorium with photo studio, green screen & robust A/V technology. Accommodates 300+ people.

METRO SHUTTLE



Easy access to Metro and shopping malls for tenants and guests.



CLICK AND ENJOY THE RIDE





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Q & A