

Ground Breaking of a New Retail Development

In September 2007, Mordini Watters closed on a 10.5-acre parcel of land located on the north east corner of Arapahoe Road and Jordan Road in south Aurora, known as The Shoppes at Arapahoe Commons. After a winter of preparation, the team broke ground on the retail development this month. When complete, the center will contain 14,260 SF of inline retail space, along with six pad sites.

Marketed by David, Hicks, Lampert Brokerage, Mordini Watters expects the project to be close to 100% reserved by the projected completion date of late summer 2008. To date, 30% of the inline space is leased and three of the pad sites are under contract.

Residential development has exponentially grown over the past five to ten years to the east, and retail development is now starting to catch up. Arapahoe Road serves many residents in the South Aurora area, being the major corridor to the I-25 Freeway. Recent vehicle counts indicate over 50,000 cars pass by Arapahoe Commons every day. Furthermore, the development of Corner Star, a 680,000 SF power center located one block east of Arapahoe Commons, is expected to draw more traffic to the area.

About Mordini Watters Capital Partners:

Mordini Watters Capital Partners ("MWCP"), a private commercial real estate and capital investment group based in Colorado, has generated a leveraged return to its investors of more than 30% by focusing on undervalued assets in key market segments.

Since 1999, the principals of Mordini Watters Capital Partners, Bob Mordini and Dan Watters, have made over 60 real estate investments and have acquired almost \$300 million of real estate assets in the western United States, generating more than \$371 million in value through a diverse array of asset classes including raw land, commercial properties, mixed-use development, multi-family housing, and operating companies.