

September 2009

STREAMLINES

The World Economy 101

As presented by the Dallas Office Transaction Group

If \$1 is Good, \$2 Must Be Better

- All sectors of the economy borrowed at levels never seen before.
- Overall, the economy needs to absorb \$4.5 trillion of debt to get back to 2003 levels
- Federal spending will rise by an additional \$1.7 trillion next year.

Here We Go Again

- Bank loans backed by commercial real estate increased 67% from 2003 to 2008, while total bank loans increased just 45%.
- Material refinancing beginning next year will likely put additional pressure on commercial real estate prices.

The Turn is Here... We Think

- July economic reports support the forecast for solid GDP growth beginning this quarter.
- Institute for supply management manufacturing measure of production rises to 57.9, signaling an end to the "Great Recession."
- GDP forecast for 4Q09 raised to 2.5%.
- Since March 9th, the S&P 500 has increased 46%.

This is Going to Take TIME

- We are through the storm, and Armageddon is off the table given the global stimulus.
- However, the shock to the system has changed the way businesses and consumers view debt/leverage.
- We are moving from a want-based society, to a need-based society, and as a result, consumption as a percentage of GDP will decline as the savings rate rises.
- At this point, it's unclear where the next growth wave will come from.

Keep This All in Perspective

- There is always opportunity in a down market. Here at Stream, many of us are transaction-oriented professionals and for a market to turn, transactions will have to occur. Although many of these transactions will be at lower pricing levels than in previous years, deals will get done.



Graphic Design USA presents Stream's nationwide marketing group with five American Graphic Design Awards for 2009, sweeping their respective categories. Our award-winning marketing team keeps on winning!



**Labor Day Holiday
Monday, September 7th**



Congratulations to Stream Austin Leasing Associate Steve Blight and his wife Sarah on their new baby boy. Jackson William Blight was born at 2:56 AM weighing in at six pounds and four ounces. Baby Blight and Mom are both doing well.

Atlanta

- Stream Atlanta competed against five other brokerage firms and was awarded the leasing of Lakeside at Peachtree Corners in Norcross, GA. Ben Hautt and Kyle Luby will lease the 181,351 sf project on behalf of Block & Company.
- 360 Venture Law hired Stream Atlanta to represent them in their 3,000 sf relocation to Buckhead. Ben Hautt and Kyle Luby will assist the law firm in their search.

Austin

- The CIM Group awarded Stream Austin the management of Penn Field — a 16-acre, ten-building, 228,000 sf, mixed-use asset that includes office, showroom, retail, and warehouse space. Penn Field currently offices 38 tenants and is located in South Austin at 3601 S. Congress.
- Kevin Granger, Matt Frizzell and Steve Blight represented Aspen Properties' 8303 MoPac in a 13,972 sf lease with The City of Austin and a 4,075 sf office lease with United Lending in Northwest Austin.
- Matt Frizzell, Rachel Coulter and Steve Blight represented USAA's Stratum Executive Center in three leases totaling 7,964 sf in Northwest Austin at 11044 Research Boulevard.
- Kevin Granger and Jim Ballard represented Reit's Wild Basin in a 3,564 sf lease with Associated Consulting in Southwest Austin.
- Kevin Granger represented Reit's Wild Basin in a 2,603 sf lease with Austin Stock Research in Southwest Austin.
- Steve Blight represented Centennial Towers in a 2,753 sf office lease with Capital Farm Credit Union in North central Austin.
- Daniel Farrar represented 500 Whitestone in a 5,745 sf office lease with Vista Solutions in Cedar Park.
- Daniel Farrar and Will Nichols represented the following transactions: PS Business Parks in a 32,241 sf industrial lease at Rutland 13 with J3 Operations, a 8,634 sf industrial lease in Waterford B with Structura and an 3,150 sf industrial lease in Ben White 5 with BMI, Weingarten in two leases totaling 4,290 sf at Southpoint Service Center, AmorRon 6 in a 2,944 sf lease with Pediatric Services, and Agellan's Braker 4 in a 2,322 sf lease with Cuddle Bug.
- Derek Lewis represented Boundless Network in an 11,702 sf lease at Hanning Row.
- Derek Lewis and Steve Blight represented Structura in an 8,634 sf industrial lease at Rutland 13.
- Alan Peters represented PDF Complete in a 5,927 sf lease at Lake Pointe Center I.
- Patrick McCown represented Revel Financial in a 1,390 sf office lease at 3307 Northland Drive.

Dallas

Construction

- Randy Hart secured a Tenant Rep Construction Management agreement with Leprechaun, HCC for a second office in Fort Worth totaling 20,360 sf. Randy also completed Wischmeyer Benefit Partners' (Stream's Benefit Provider) new office location in North Dallas.

Office & Leasing Management

- Hines has selected Stream Realty Partners to lease One Victory Park, a premier 18-story, 450,000 sf office building located in the heart of Victory Plaza. Sarah Payne and Ryan Collier will lease the LEED Silver building anchoring the office component in the prized development. Stream also represents Hines' Uptown/Downtown assets, Chase Tower and Citymark.
- Rebecca Rambie and Tim O. Terrell represented Rosewood Court in a ten-year, 40,000 sf lease transaction. AlixPartners, a leading global business advisory firm, will take all of the eleventh floor and a portion of the tenth floor in the luxury Uptown tower starting January 2010.
- Sarah Payne and Jeff Schweitzer negotiated an 11-year, 23,000 sf lease transaction with Headington Oil, a leader in fire and life safety products and services, at The Tower at Cityplace. With this lease, the building is now 81% leased.
- Sarah Payne and Ryan Collier completed a 5,000 sf renewal with Transition Capital Partners, Ltd. at Chase Tower in Downtown Dallas.

Industrial

- Cannon Green and Blake Kendrick completed a 240,000 sf lease transaction with Ceva Logistics U.S., Inc on behalf of the landlord, DCT Industrial Trust, at 4255 Patriot Dr. in Grapevine, TX.
- Blake Kendrick and Seth Koschak signed a 60,000 sf lease with Amerisource Companies at 1745 Hayden Road in Carrollton. Blake and Seth represented the Landlord, Sealy & Company, in the transaction. Blake and Seth also represented DCT Industrial in a 3,520 sf direct lease with David Mason & Associates at Freeport Tech Center in Irving.
- Blake Kendrick and Tim Terrell represented Jackson Shaw on a long-term lease with Palm Beach Tan for 18,910 sf at Vista Point in Coppell, TX. The location will serve as Palm Beach Tan's corporate headquarters.



- Russ Webb and Damian Rivera completed a 24,000 sf lease in North Ft. Worth with Weatherford Artificial Lift.

Investment Sales

- Patrick Blasdell and Keith Fisher represented Hillcrest Lodge in the sale of 5019 McKinney, a 16,022 sf office building in Uptown Dallas.

Tenant Representation

- Patrick Blasdell represented a 1,300 sf lease for Slate River Management at 4514 Cole Avenue in Dallas.
- Todd Noonan completed a 10,000 sf lease with Dallas By Definition at 511 E. John Carpenter Freeway in Las Colinas, a 6,400 sf lease with WaveTwo at The Embassy in Las Colinas, and a 4,000 sf lease with NTA at 1548 Valwood Parkway in Carrollton.
- Tim O. Terrell completed a 20,000 sf, 10-year renewal for Leprechaun.
- Kyle Jacobs and Chad Hennings completed four QVL leases in Texas and Louisiana.
- Kyle Jacobs completed a lease for Sterling Bank's Richardson, Texas location.

Houston

- Justin Robinson and Chris Money completed the following transactions: a 12,500 sf renewal with AM Worldwide, Inc. at AMB IAH Airfreight Center on behalf of AMB Property Company, a 10,000 sf renewal with Efficient Attic Systems at Pineforest Business Park on behalf of Agellan Capital Partners, and a 1,878 sf renewal with GSA at Village Green Service Center on behalf of Cabot Properties.
- Chris Money completed a 6,369 sf deal withUSIC, Inc. at Park North Center on behalf of Maylar.
- The Greenway leasing team completed the following transactions: 5 Greenway Plaza – Seahawk Drill – 13,129 sf; 11 Greenway Plaza – IBERIABANK fsb – 7,977 sf; 5 Greenway Plaza – Mercuria Energy Trading, Inc. – 9,585 sf; 8 Greenway Plaza – Fairfield Financial Group, Inc. – 6,959 sf; 2 Greenway Plaza – Coldwell Banker United – 6,957 sf; 1 Greenway Plaza – Buckeye Partners – 4,887 sf; 1 Greenway Plaza – J.L. Allen Exploration Ventures, LLC – 4,458 sf; 1 Greenway Plaza – Gammon & Associates – 3,693 sf; and 8 Greenway Plaza – Equus Total Return – 3,285 sf.

Orange County

- Stream Orange County was recently awarded the 110,000 sf sublease for Valmont Pharmaceuticals at One Enterprise in Aliso Viejo, CA.

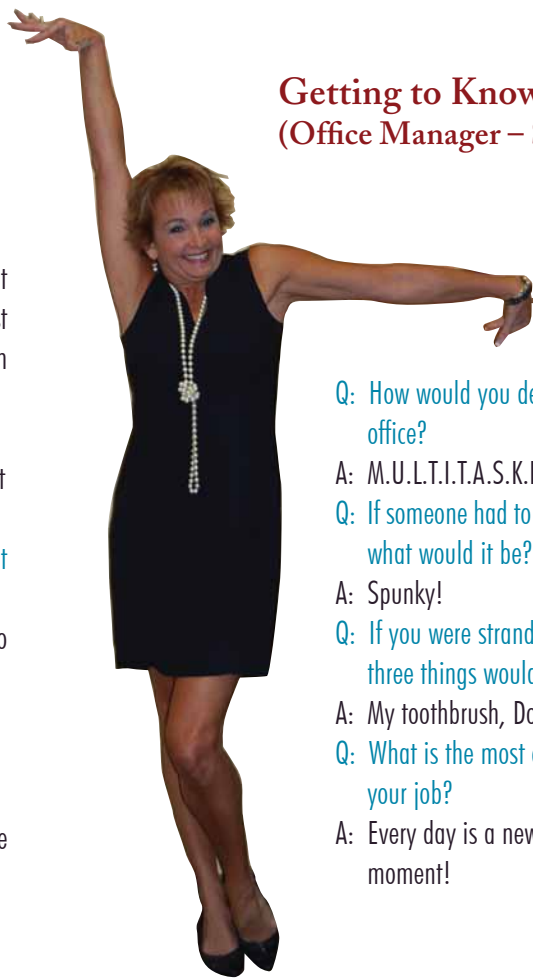
San Antonio

- Jason Schnittger and Jason Adkison represented and completed a new 19,485 sf tenant, EPower Recycling at 5108 Ritiman Road.
- Shannan Schnittger and Jason Adkison completed a new 1,494 sf deal with Jesse B. Gonzales at Park Oaks Centre.
- Jason Adkison and Jason Schnittger completed the sale of the Sutherland Building located at 9905 Perrin Beitel Road. The building consisted of approximately 36,360 sf and sat on 5.222 acres of land.
- Christine Kotzur and Jason Adkison completed the following transactions: a new 3,065 sf deal with Standard Waste Services, LLC at 6655 First Park Ten Blvd., a new 1,552 sf tenant, Oneida Total Integrated Enterprises at Independence Plaza building, and a new 1,369 SF deal with Farmer's Insurance agent Melissa J. Brumbalow at Hollaway Centre.
- Jonathan Collins represented and completed 4,754 sf tenant, Good Time Travel, at Sonterra Office Building.
- Shannan Schnittger and Christine Kotzur completed a new 702 sf deal with Daniel Hunter at Woodlake Plaza.
- Jason Schnittger completed new 9,359 sf deal with Alamo Workforce Development at KB Homes Building located at 4800 Fredericksburg Road.
- Shannan Schnittger completed a new 1,200 sf deal with Joseph Stucki at One Castle Hills.

“Today I am taking Erin Miller to lunch to celebrate the final dissolution of the MSDW SW Partners portfolio. As you know, Stream hired Erin in 2005 to manage the accounting for this portfolio. Although the portfolio was small in terms of asset count, it was extremely complicated due to the ownership structures, reporting needs, and complex accounting issues. Erin has been there for this account, truly 24/7 for four long years. She has kept meticulous, accurate records, and always goes the extra step for quality work. Erin Miller is a shining star! She carries out your principals through the accuracy of her work, her accounting intellect, and her work ethic.”

– Helen Rivero, Vice President, Joint Venture Asset Management
Crescent Real Estate Equities, LLC

Getting to Know Janine Bordelon (Office Manager – San Antonio)



Q: What is the best advice you have ever received?

A: Sometimes you just have to take the leap and build your wings on the way down!

Q: Why did you choose Stream Realty Partners?

A: I had worked with a few of the brokers while at AmeriPoint Title. When I was laid off, Stream was one of the first companies I sent my resume to because of its reputation and the great people.

Q: Do you have any hidden talents / hobbies?

A: I love to make jewelry, (although I don't have time to do it much anymore), and I love to dance and cook.

Q: What is one interesting thing nobody at Stream knows about you?

A: I did the Bike to the Beach (rode my bike from San Antonio to Corpus Christi 150 miles) twice for MS.

Q: Describe a learning experience from early in your career.

A: It's not what you know, it's who you know.

Q: What motivates you to do the best on your job?

A: I'm a single mom of two; therefore, I always strive to do the best I can do and to excel in every way I can.

Q: How would you describe your typical day at the office?

A: M.U.L.T.I.T.A.S.K.I.N.G.

Q: If someone had to use one word to describe you, what would it be?

A: Spunky!

Q: If you were stranded on a desert island, what three things would you bring with you?

A: My toothbrush, Dos Equis and Hugh Jackman!

Q: What is the most exciting/interesting aspect of your job?

A: Every day is a new adventure — Never a dull moment!

Hire Anniversaries

Name	Position	Hire Date	Years
Brenda Kindt	General Manager	9/1/2001	8
Kevin Faust	Accounting Manager	9/1/2005	4
Janet Beard	Manager of First Impressions	9/16/2005	4
Greg Pell	Senior Vice President	9/18/2006	3
Chase Crawford	Property Assistant	9/4/2007	2
Kristin Elston	Property Administrator	9/4/2007	2
Robert Pena	Building Technician II	9/10/2007	2
Ryan Collier	Senior Associate	9/17/2007	2
Terry Dyson	Senior Project Manager	9/19/2007	2
Rita Aves	Assistant Property Manager	9/21/2007	2
Tim Hayes	Building Technician II	9/21/2007	2
Manuel Rueda	Building Technician II	9/21/2007	2
Lee Belland	Partner	9/1/1996	13
Mike McVean	Partner	9/1/1996	13
Tim Terrell	Executive Vice President	9/26/1997	12
Gary Grigsby	Building Operations Supervisor	9/1/1999	10
Lisa Hoffman	Senior Property Manager	9/1/1999	10
Parker Handlin	Associate	9/1/2008	1
Jim Cook	Building Technician II	9/2/2008	1
Caroline Lancaster	Marketing Coordinator	9/8/2008	1
Scott Ferguson	Property Manager	9/10/2008	1
Michelle Lane	Accounting Assistant	9/15/2008	1
Barbara Raskob	Property Administrator	9/15/2008	1
Belinda Slaker	Property Administrator	9/15/2008	1
Janine Bordelon	Office Manager	9/17/2008	1
Cort Sikes	Maintenance Technician	9/22/2008	1
Derek Lewis	Senior Vice President	9/29/2008	1
Jason Wyatt	Project Manager	9/30/2008	1

New Hires

Name	Title	Hire Date	Location
Rebecca Como	Property Administrator	7/20/2009	Dallas
Anthony Squillante	Vice President	7/27/2009	Houston
Hudson Smythe	Associate	8/1/2009	Atlanta
Tom Morris	Senior Property Manager	8/7/2009	San Antonio
Traci Salter	Office Administrator	8/7/2009	Houston
Jill Bomar	Marketing Coordinator	8/18/2009	Atlanta

September Birthdays

Location	Name	Date
Houston	Vicky Pendlum	September 1
Dallas	Matt Flory	September 2
San Antonio	Joe Garza	September 8
Dallas	Parker Handlin	September 11
Dallas	Ray Mackey	September 11
San Antonio	Dena Welch	September 11
Houston	Logan Hawkins	September 17
San Antonio	Maria Higby	September 17
Houston	Robert Pena	September 18
Austin	Penelope Kemper	September 20
Houston	Robert Cerda	September 23
Austin	Taylor Hodge	September 23
Austin	Derek Land	September 27
Austin	Phil Baker	September 28

Do you have a submission you would like to see in Streamlines?
E-mail Meredith Hubble at mhubble@streamrealty.com.