

PEMBROKE CAPITAL LLC

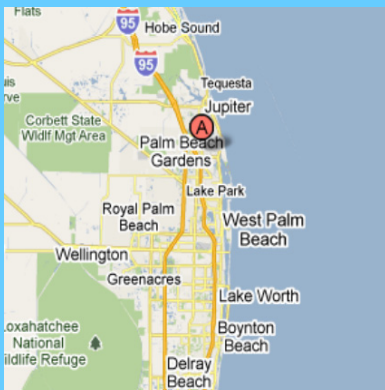
Real Estate and Capital Markets Expertise

4200 RCA Boulevard Palm Beach Gardens, FL

June 2009

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MSA:	West Palm Beach	
Type:	Office complex	
Use:	Headquarters	
Buildings:	Two	
Total Size:	114,518 sf	
	<i>Size</i>	<i>Built</i>
Building 1	96,118 sf	1996
Building 2	18,400 sf	1996
Site Area:	6.20 acres	
Parking:	402 spaces	



Land purchase leaseback to provide re-tenanting capital.

- This two building office complex built in 1996 is visible from its I-95 frontage 14 miles from Palm Beach International Airport.
- Two tenants occupy one building each: Wackenhut Corporation occupies 84% of the property (96,118 sf) and Office Suites Plus Properties, Inc. occupies the remaining 16% of the property (18,400 sf).
- Pembroke Capital LLC structured the transaction as advisor to Lexington Realty Trust (NYSE-LXP) and a private capital management company.

Purchase Price: \$4,750,000

Purchase Price psf: \$17.59 psf land

\$41.48 psf building

Lease: Unsubordinated ground lease

Term: 30 years commencing 6/30/2009

Options: (2) 10 year extensions

Repurchase Options: Years 5 and 6

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