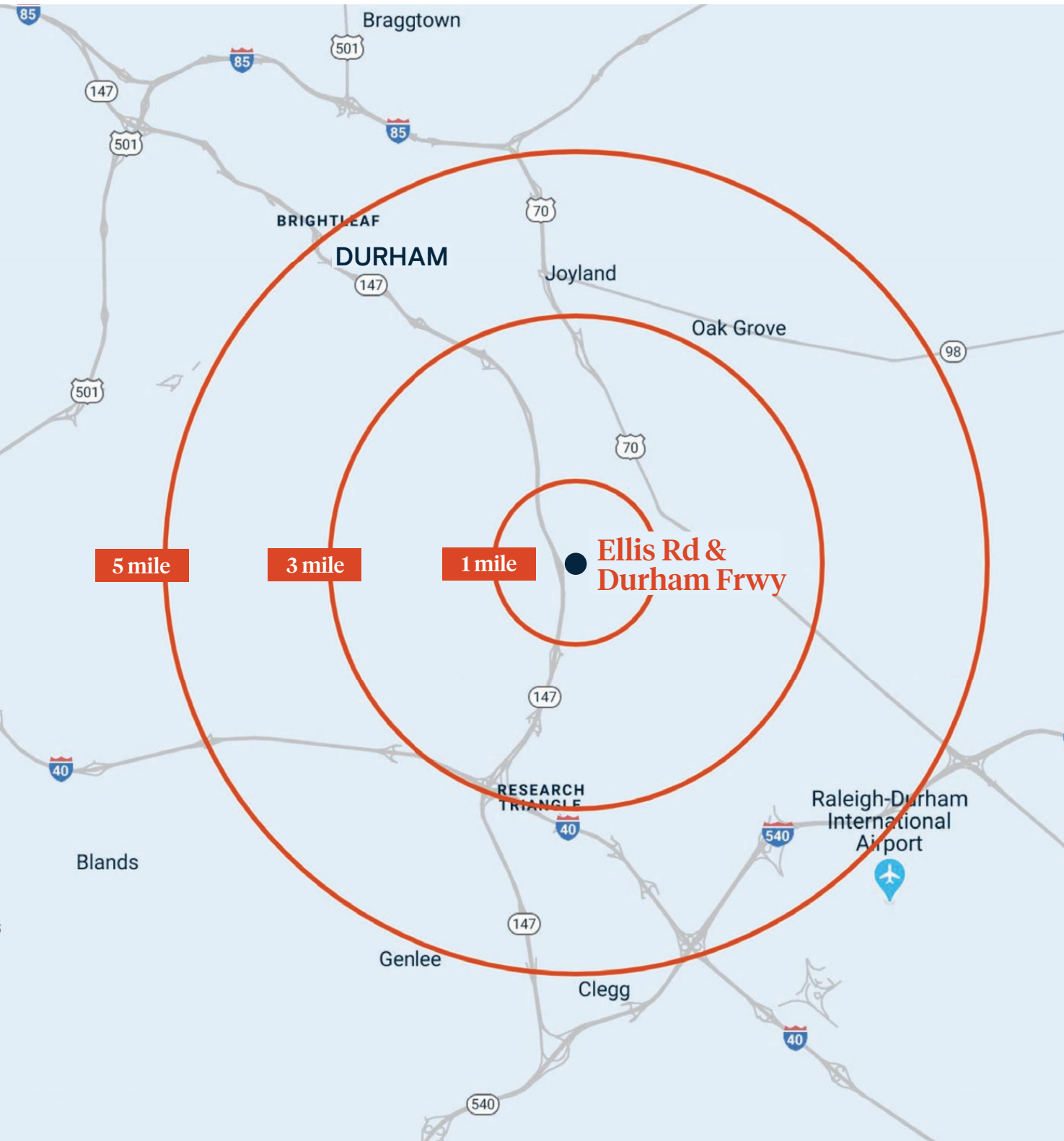


DURHAM, NC

Marketplace at Ellis Crossing





MARKETPLACE AT ELLIS CROSSING, DURHAM, NC

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Location

SECTION

01



LOCATION OVERVIEW

Durham, NC

The 4th most populous city in North Carolina, Durham is the core of the four-county Durham-Chapel Hill Metropolitan Area. Home to Duke University and North Carolina Central University, Durham is part of Research Triangle Park and is steadily growing.



Estimated Population 2020



Median Household Income



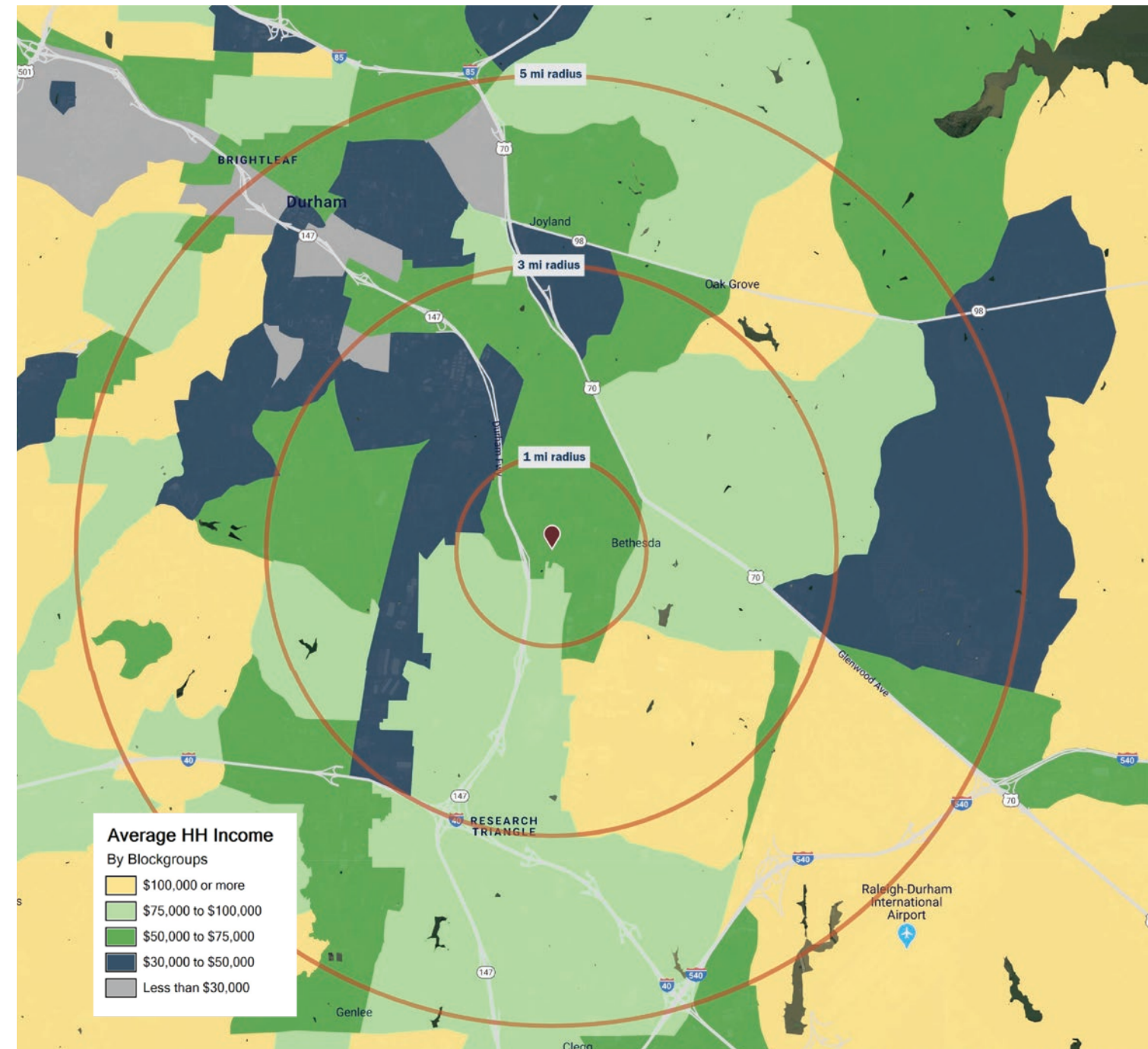
Demographics

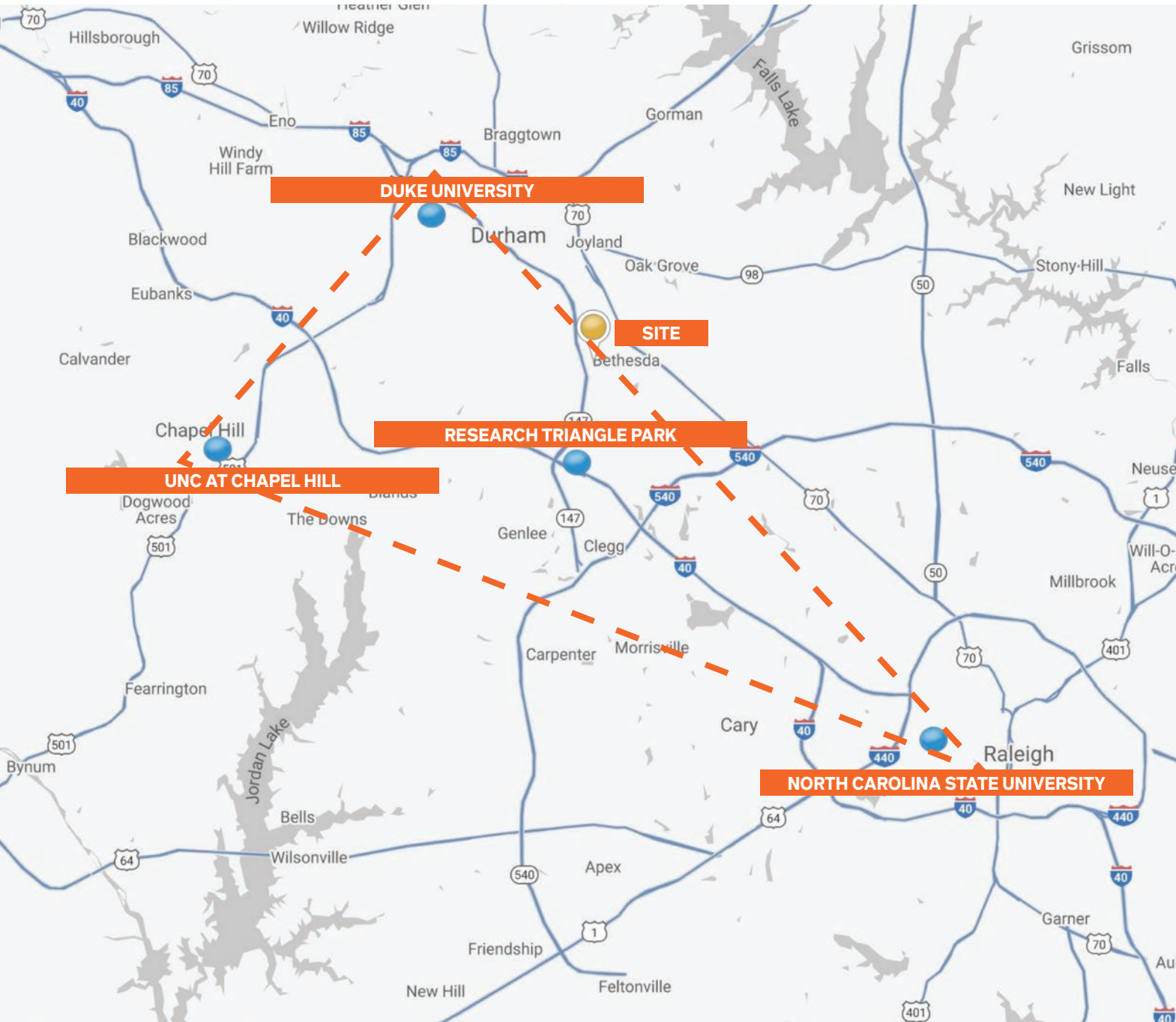
	1 mile	3 miles	5 miles
POPULATION			
2020 Population	3,721	39,153	159,643
2025 Projected Population	4,028	40,078	172,287
2020 Employees (daytime)	3,570	27,318	92,488
HOUSEHOLDS			
2020 Households	1,785	16,777	68,880
2020 Average Household Income	\$75,471	\$79,271	\$89,550
2020 Median Household Income	\$50,477	\$67,839	\$66,254

LOCATION

Area Highlights

- 20 miles from Downtown Raleigh and 5 miles from Downtown Durham, this mixed-use development is ideally located between two of the fastest growing cities in North Carolina.
- Part of Research Triangle Park, which consists of 11+ million SF of office/research and 7+ million SF of industrial/distribution. With over 264 research companies and more than 50,000 high-tech workers, the local vicinity has quickly become one of the most newly-developed areas in the country.
- Road improvements are in place and are expected to promote economic development for this area; improving access between Durham and Research Triangle Park and Raleigh-Durham International Airport.
- There are several new multifamily and residential developments, with more planned and under construction.
- On the SWC of Hwy 147 & Ellis Road, Duke University has announced plans to launch \$100M campus, as an expansion to the Duke University School of Medicine. This campus will host up to 250 faculty members and researchers. Faculty is expected to start work on this campus in 2021.
- Recently announced, The Keith Corporation plans 5.5M SF of commercial development to span 104 acres on E Cornwallis Rd, west of the on-ramp to Durham Freeway.
- Apple announces new campus coming to the Research Triangle Park consisting of 1 million SF and creating 3,000+ jobs with an average salary of \$187,000.

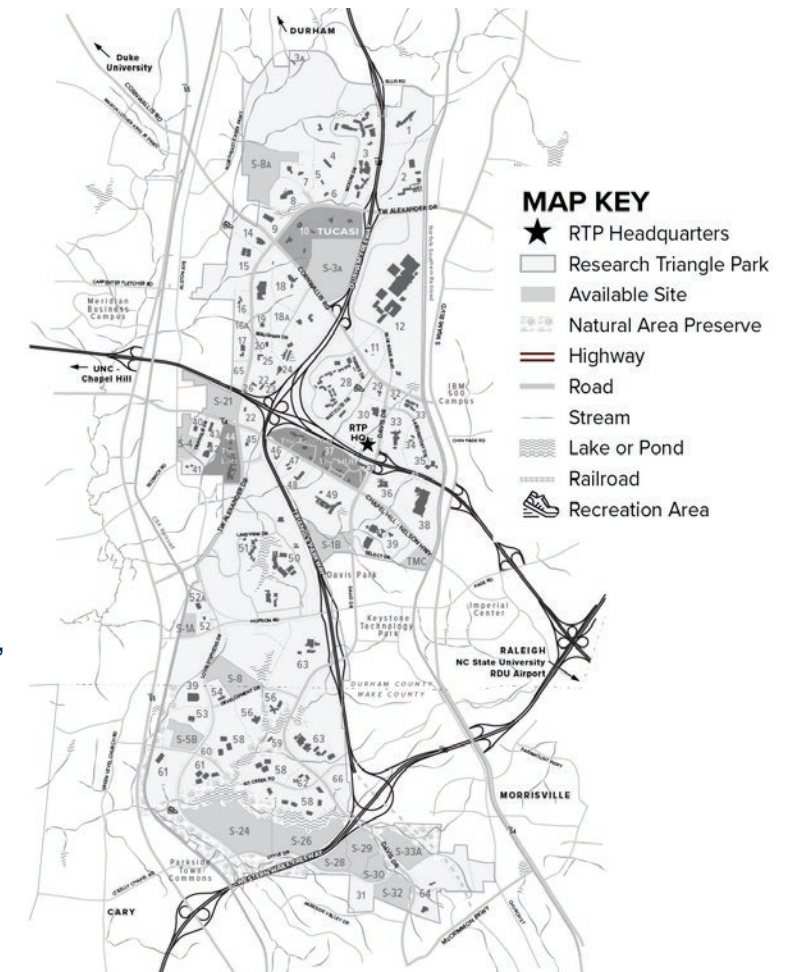




Research Triangle Park

RTP is a collaborative Innovation Center founded to improve economic outcomes for the citizens of North Carolina.

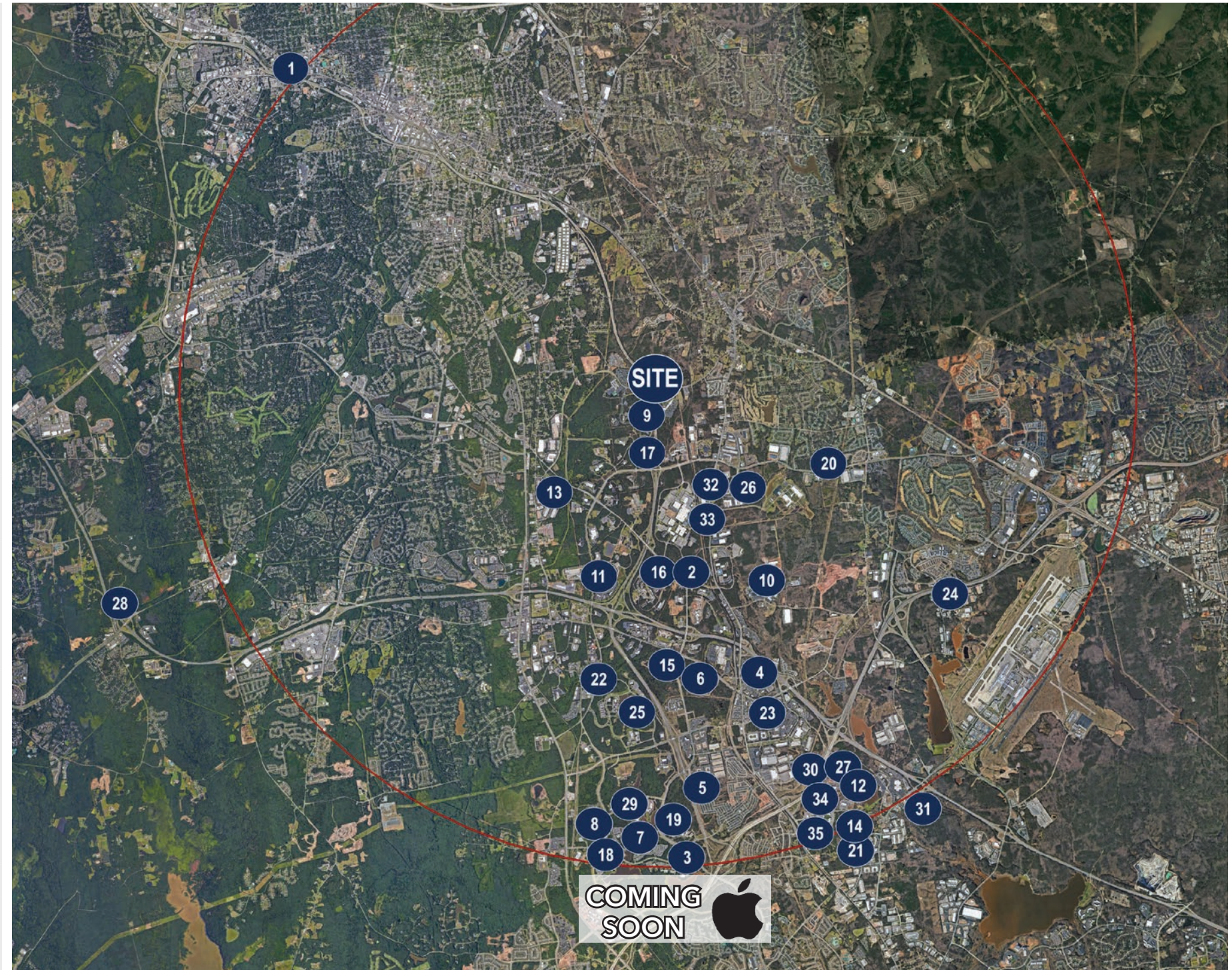
- Centered between three Tier-1 research universities; Duke University in Durham, University of North Carolina in Chapel Hill, and North Carolina State University in Raleigh.
- 7,000 acres comprised of hundreds of companies focused on research, including: science and technology, government agencies, academic institutions, startups, and non-profits.
- Starting in 2020, RTP is investing \$1B into a new urban center featuring retail, office, residential, hotel, and green space across 100 acres.
- RTP currently has 264 companies that employ almost 50,000 talented workers. 50% of the population in RTP's surrounding counties have bachelor degrees, and nearly 1 in 5 have a graduate degree.

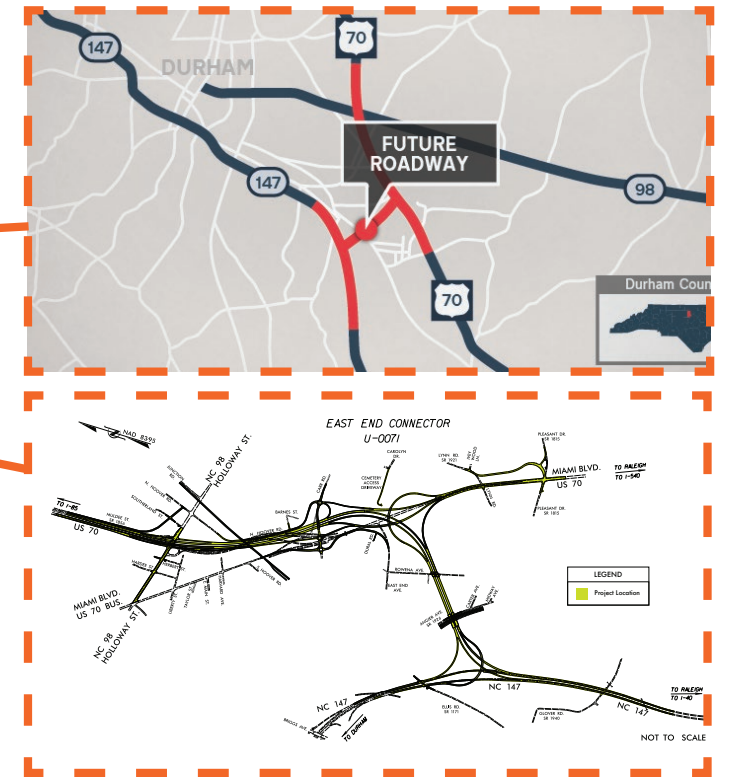
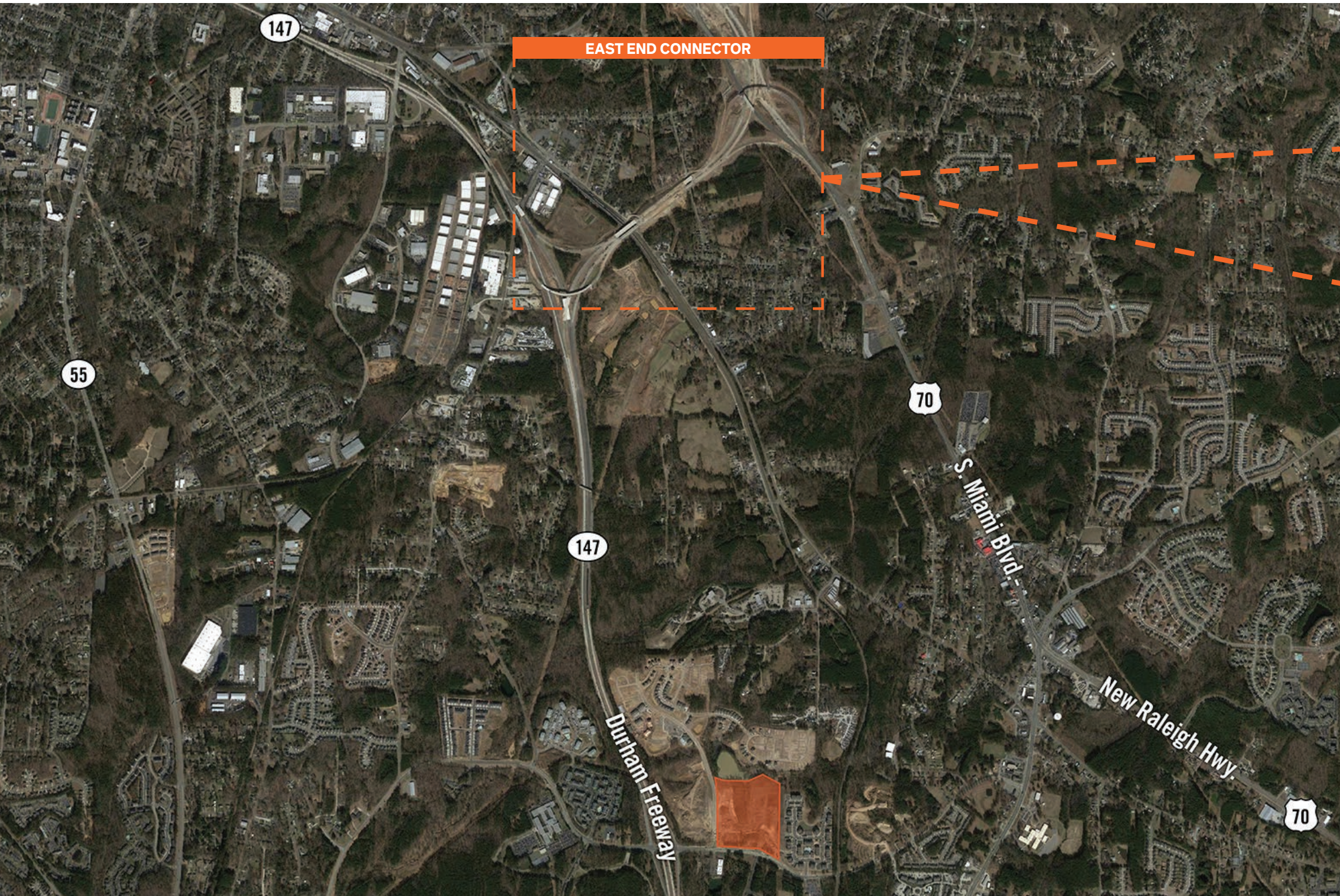


*maps and information courtesy of rtp.org

Top Employers - 6 Mile Radius

#	COMPANY	EMPLOYEE
1	Duke University & Duke Health Systems	41,206
2	IBM (International Business Machines)	8,000
3	Cisco Systems	5,000
4	IQVIA	4,570
5	Sensus (a Xylem Brand) 1	3,691
6	Fidelity Investments	3,600
7	Lenovo	3,000
8	Credit Suisse	2,700
9	Glaxosmithkline	2,600
10	Cree	2,500
11	Grifols	2,183
12	Syneos Health	2,100
13	Toshiba Global Commerce Solutions 1	2,000
14	Pharmaceutical Product Development (PPD)	2,000
15	BASF	2,000
16	Research Triangle Institute (RTI)	1,983
17	Laboratory Corporation of America	1,500
18	Netapp	1,500
19	Biogen	1,466
20	Implus Footcare	1,408
21	Trialcard	1,300
22	EPA	1,200
23	Novo Nordisk Pharmaceutical Industries	1,200
24	Eaton	1,088
25	National Institute of Environmental Health Sciences	1,000
26	Veritas Collaborative	792
27	Channel Advisor	737
28	AICPA	700
29	Novozymes	700
30	Teleflex Medical 1	660
31	Computer Task Group (CTG) 1	600
32	PBM Graphics	550
33	GE Aviation	550
34	Oracle	549
35	Microsoft	547
36	Apple - COMING SOON	3,000+



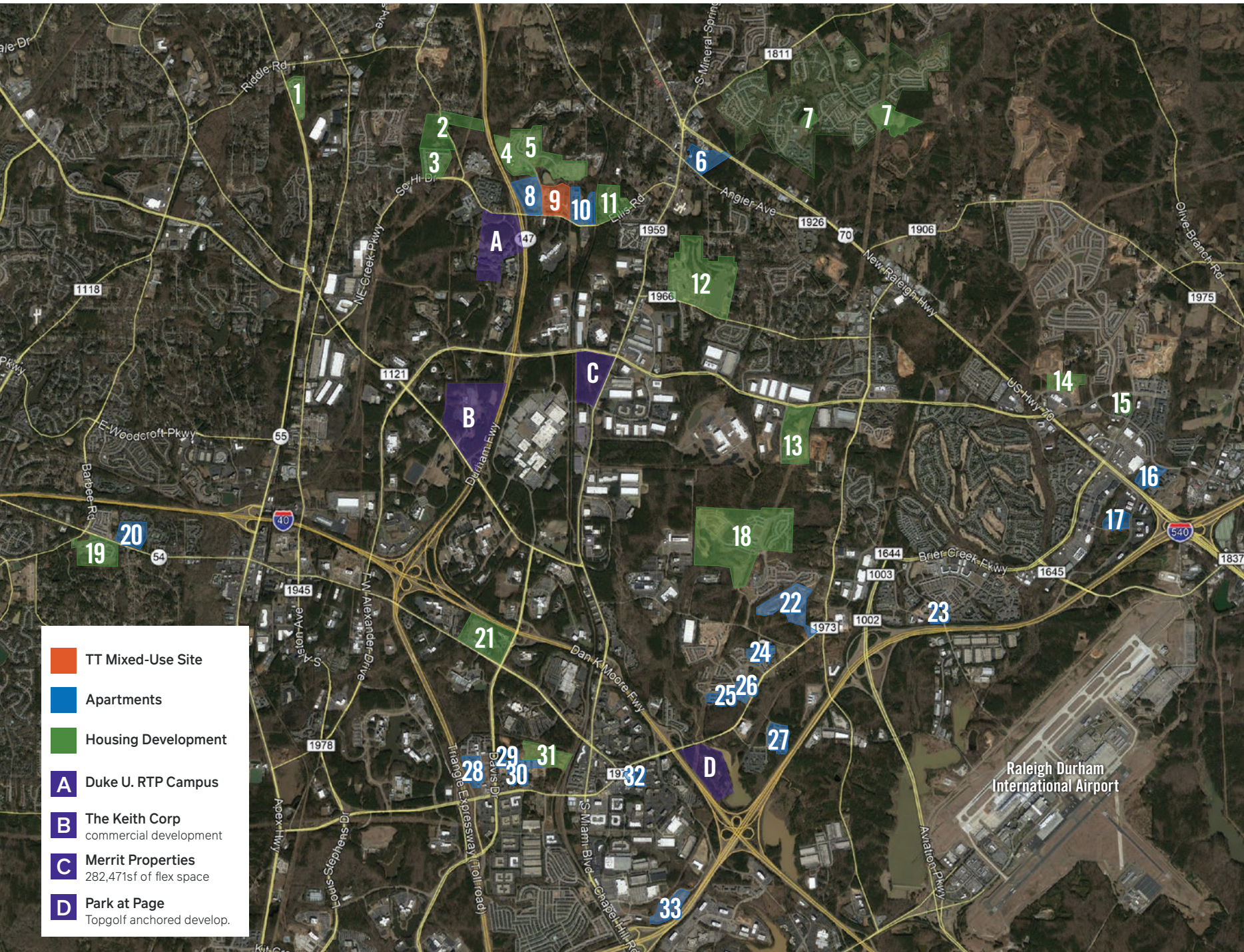


The N.C. Department of Transportation is building the East End Connector in Durham County to provide a direct connection between the Durham Freeway (N.C. 147) and Miami Boulevard (U.S. 70) – two major east-west highways in the Triangle – and improved access to I-85 and I-40.

Work involves building a 1.25-mile freeway from N.C. 147 to U.S. 70 and converting approximately 2.75 miles of U.S. 70 – which will be part of the East End Connector – to a freeway.

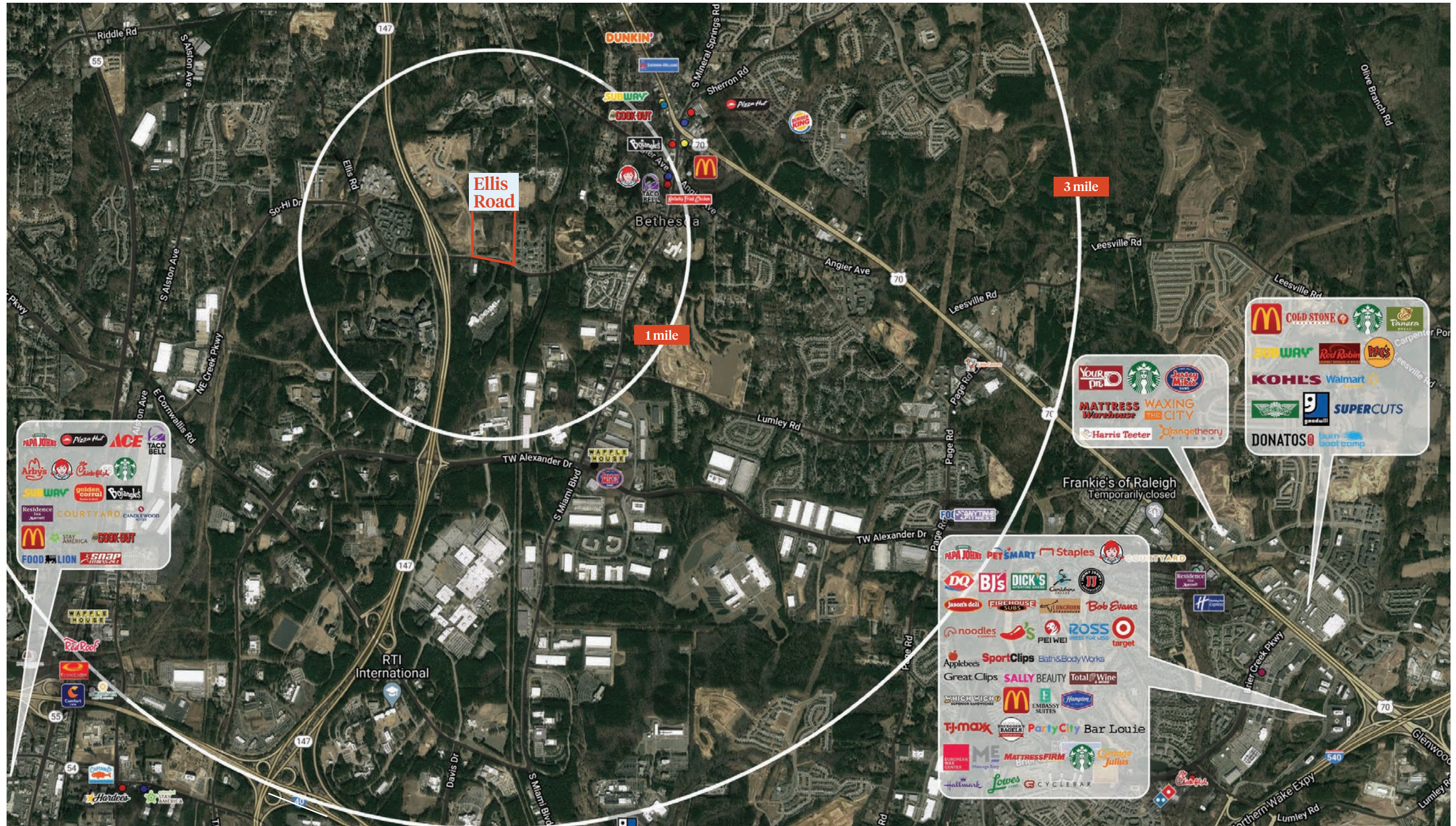
Construction begins	February 2015
Traffic shift to new N.C. 147 northbound lanes	August 2019
N.C. 147 complete	March 2020
East End Connector opens to traffic	November 2020
Project complete	November 2020

INFO SOURCE: NCDOT



New and Proposed Residential Developments

#	DEVELOPMENT NAME	COMPLETION DATE	# UNITS
1	Southern Pointe Townhomes	2020	176
2	Proposed Townhome Development (Horvath Associates)	NA	200
3	Winsford at the Park	NA	155
4	Ellis Crossing by Ashton Woods	2019	125
5	Ellis Crossing by Meritage Homes	NA	215
6	Oak Grove Commons (Apartments) Miami Boulevard and Angier Avenue	NA	288
7	Drees Homes at Brightleaf at the Park (The Vales, The Spruce)	NA	65
8	2109 Ellis Road Apartments	NA	300
9	THOMPSON THRIFT MIXED-USE SITE	—	—
10	The Reserve at Ellis Crossing Apartments (Apartments)	2016	336
11	M/I Homes Townes Ellis Road and New Haven Drive	2020	250
12	Lakeshore by Centex Homes	2021	250
13	West Brier Townes at Alexander Park	2020	252
14	The Corners at Brier Creek Townhomes	NA	130
15	The Cambridge at Brier Creek	2021	205
16	Adara Alexander Place	2018	202
17	3900 Macaw St.	NA	261
18	Creekside at Bethpage	2022	655
19	Meadows at Southpoint	2020	175
20	54 Station (Apartments)	2018	264
21	Hub RTP Phase 1 & 2 (Condominiums)	2022 / 2024	450 / 400
22	LC Brier Creek (Apartments)	2020	400
23	Elevate Brier Creek	2019	224
24	Sterling Townhomes	2019	250
25	Avellan Springs at RTP (Apartments)	2015	240
26	Lennar at Page Park	NA	46
27	Century Park Place (Apartments)	2016	312
28	Republic Flats (Apartments)	2017	330
29	Brizo (Apartments)	2019	261
30	Oakwood Waterwalk Raleigh (Apartments)	2020	153
31	Davis Park Townes by Pulte Homes	NA	181
32	Covington at Imperia Center (Apartments) 5321 Page Road	2020	279
33	Residences at Shilo Crossing (Apartments)	2020	318



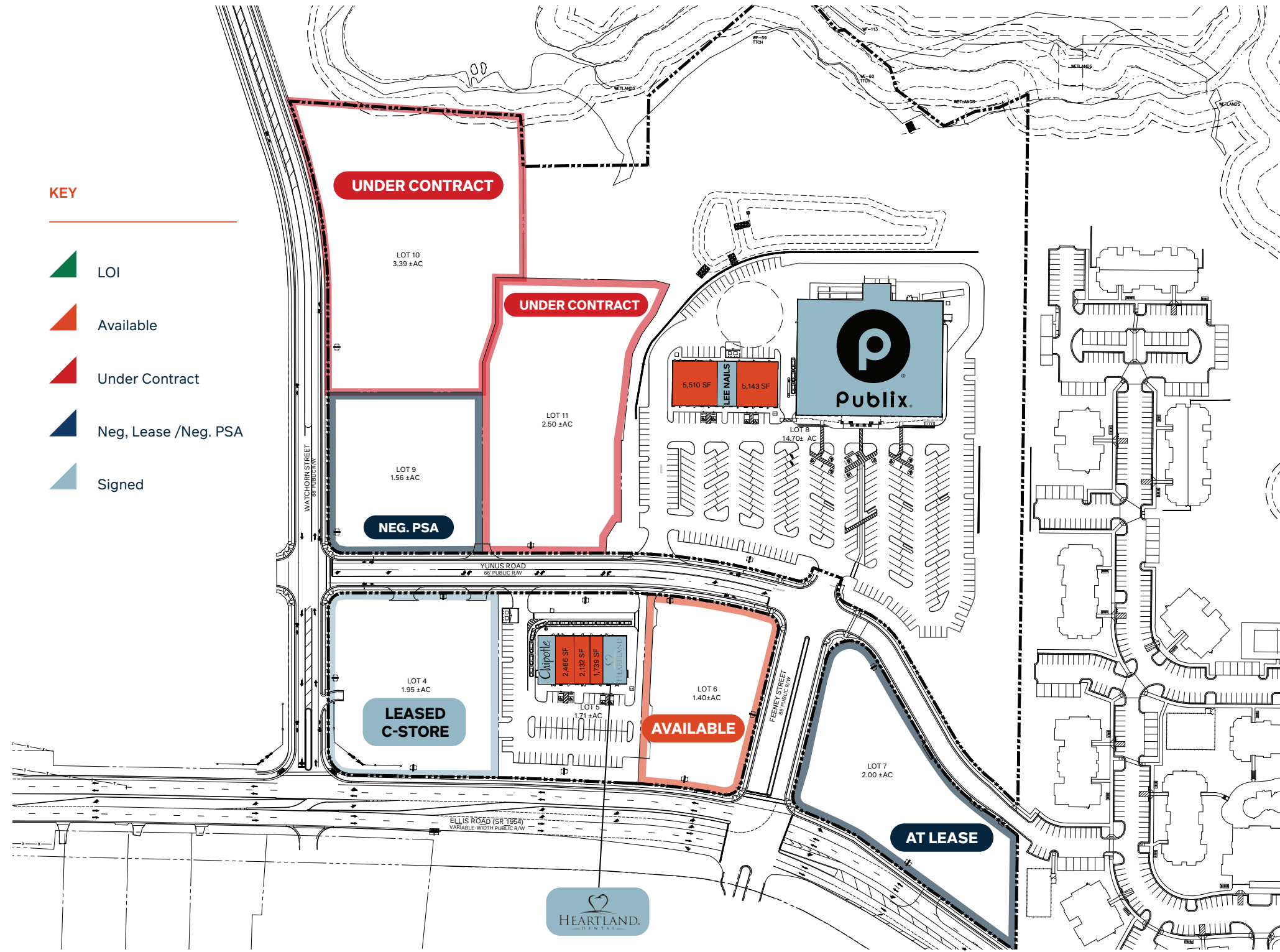
3 mile

- McDonald's
- COLD STONE
- Starbucks
- Panera
- Subway
- Red Robin
- Waxing the City
- Kohl's
- Walmart
- Supercuts
- Donatos
- Goodwill
- Laundromat

1 mile

- Papa John's
- Pizza Hut
- ACE
- Taco Bell
- Arby's
- Chick-fil-A
- Starbucks
- Subway
- Golden Corral
- Bojangles
- Residence Inn
- Courtyard
- Candlewood Suites
- McDonald's
- Stay America
- Cook-Out
- Food Lion
- SNAP
- Waffle House
- Red Roof
- Hampton
- Comfort Inn
- Hardee's
- Stay Inn

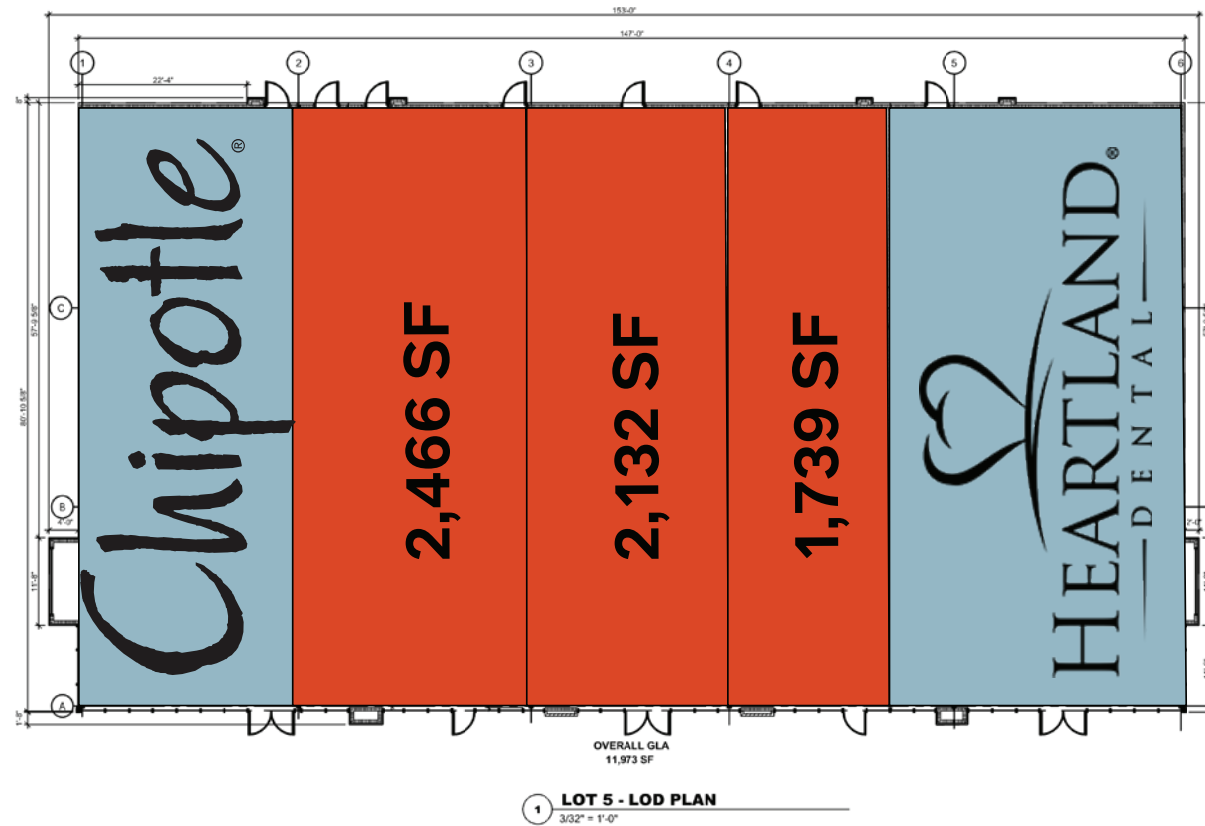
- Papa John's
- PET SMART
- Staples
- DQ
- BJ's
- Dick's
- Jason's Deli
- FIREHOUSE SUBS
- Longhorn
- Bob Evans
- noodles
- PEI WEI
- ROSS
- target
- Applebee's
- SportClips
- Bath & Body Works
- Great Clips
- SALLY BEAUTY
- Total Wine
- WHICH WICH
- McDonald's
- EMBASSY SUITES
- Hampton
- TJ-maxx
- Party City
- Bar Louie
- ME
- MATTRESS FIRM
- Starbucks
- Orange Julius
- hallmark
- Lowe's
- CYCLEBAR



- KEY**
- ▲ LOI
 - ▲ Available
 - ▲ Under Contract
 - ▲ Neg. Lease /Neg. PSA
 - ▲ Signed

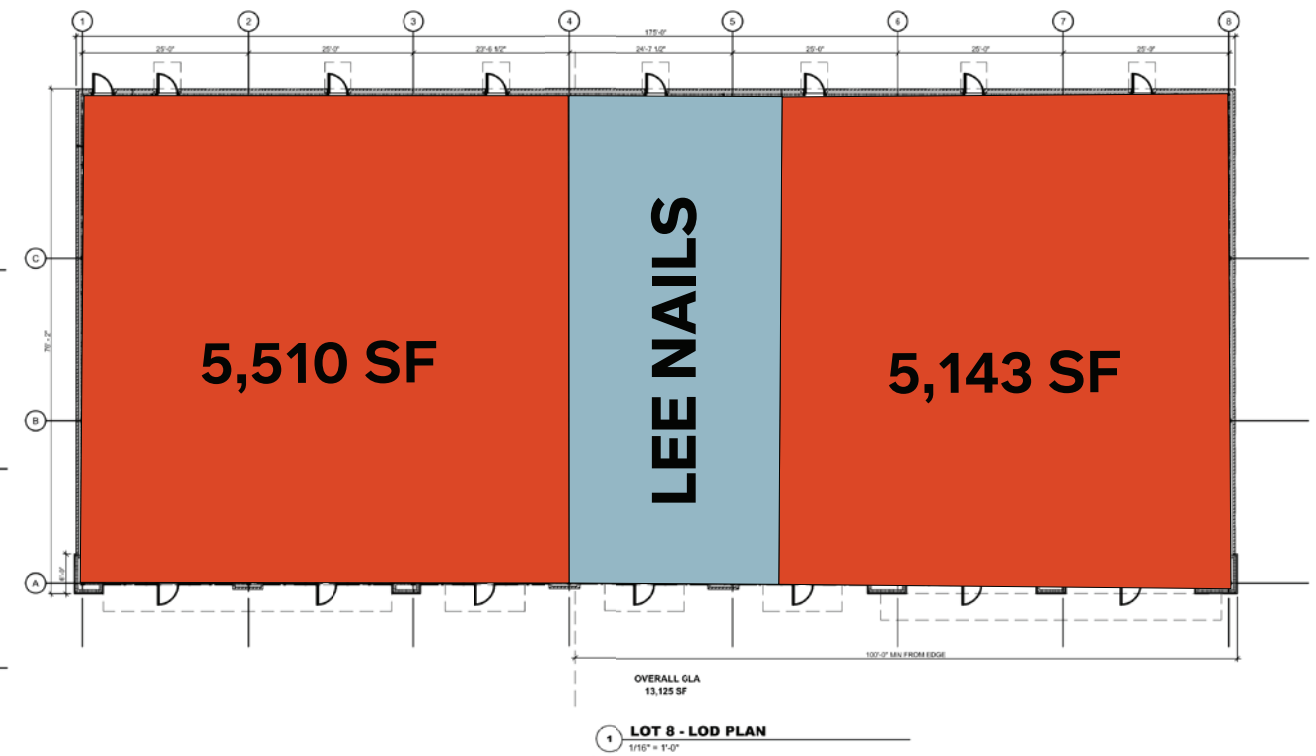
- KEY**
- ▲ LOI
 - ▲ Available
 - ▲ At / Near Lease
 - ▲ Signed

Outlot MTB



LOT 5 - LOD PLAN
3/32" = 1'-0"

Publix Shops



LOT 8 - LOD PLAN
1/16" = 1'-0"

About Thompson Thrift

SECTION

02



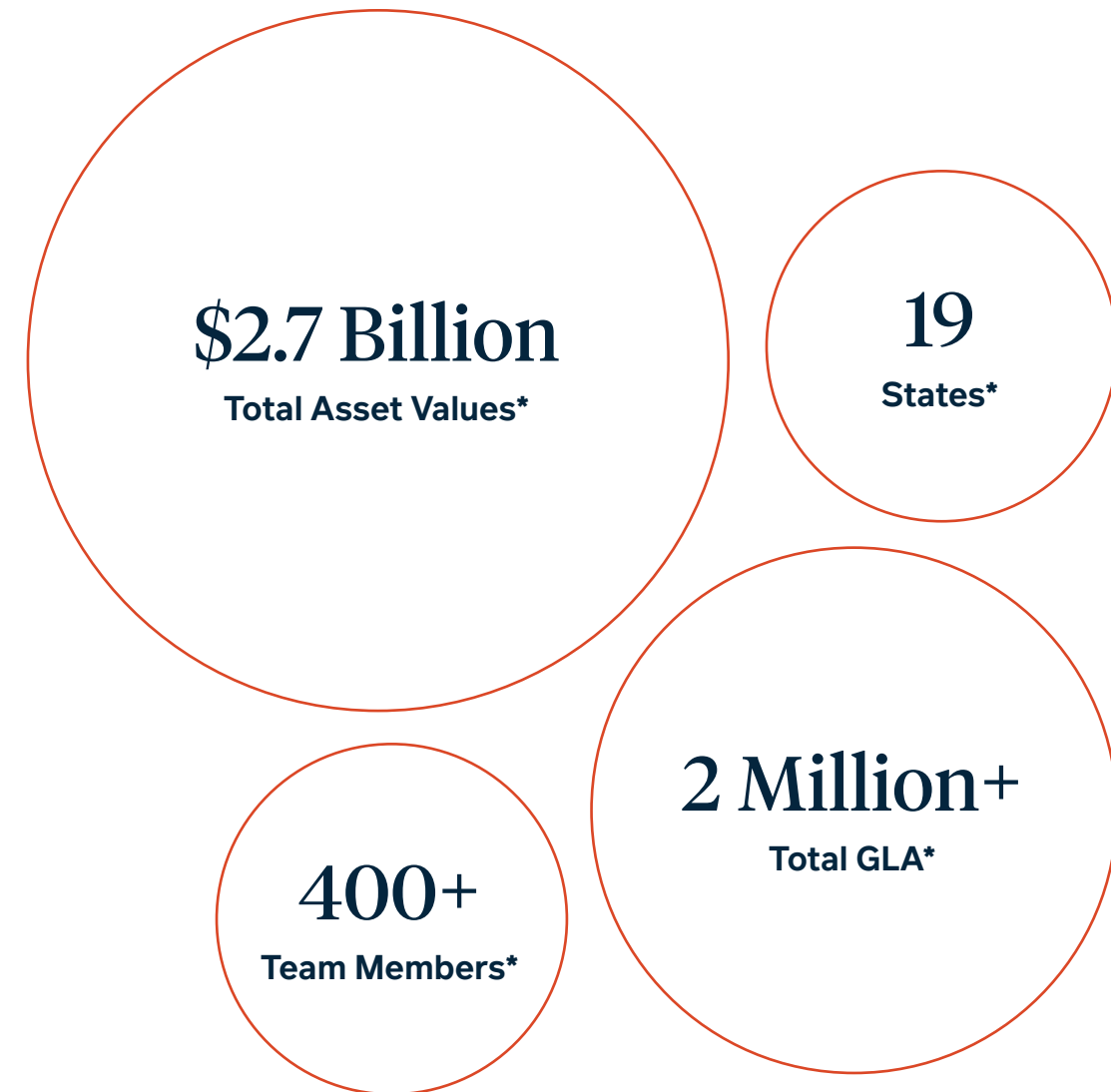
ABOUT THOMPSON THRIFT

A culture focused on Excellence, Service, and Leadership

Thompson Thrift is an integrated, full-service development and construction company driven by its three business units—Watermark Residential, focused on upscale multifamily communities and luxury leased homes; Thompson Thrift Retail Group (TTRG), focused on ground-up mixed-use and retail development; and Thompson Thrift Construction, a full-service construction company.

Thompson Thrift Growth By The Numbers

At Thompson Thrift we measure our success in many ways—from team member engagement and retention to our partnerships, customers, residents, and more. Our success is more than just numbers, it's making a difference in the lives of our team members and the communities we serve.



*Thompson Thrift combined company numbers as of March, 2021.



Our Team

SECTION

03



ABOUT OUR TEAM

World class employees from the ground up.

At Thompson Thrift we strive to achieve our core values of excellence, leadership and service every day. Our teams work with our partners to ensure they are receiving the service they expect and deserve.



Ryan Menard

VP, DIRECTOR SOUTHEAST REGION

rmenard@thompsonthrift.com

Direct 317-853-5422

Mobile 317-418-9687



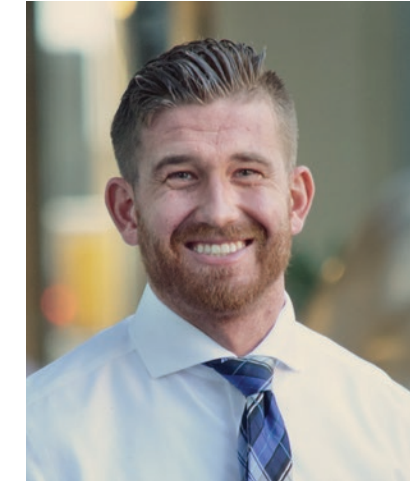
Ryan Smith

VP, RETAIL SALES & LEASING

rsmith@thompsonthrift.com

Direct 317-853-5484

Mobile 317-694-5549



Brandon Borah

DIRECTOR, RETAIL SALES & LEASING

bborah@thompsonthrift.com

Direct 317-853-5488

Mobile 260-760-6718



Locations

Terre Haute

901 Wabash Avenue, Suite 300
Terre Haute, IN 47807
812-235-5959

Houston

17314 SH 249, Suite 320
Houston, TX 77064
281-971-4016

Indianapolis

111 Monument Circle, Suite 1500
Indianapolis, IN 46204
800-687-0012

Phoenix

2398 E Camelback Road, Suite 210
Phoenix, AZ 85016
602-313-8631