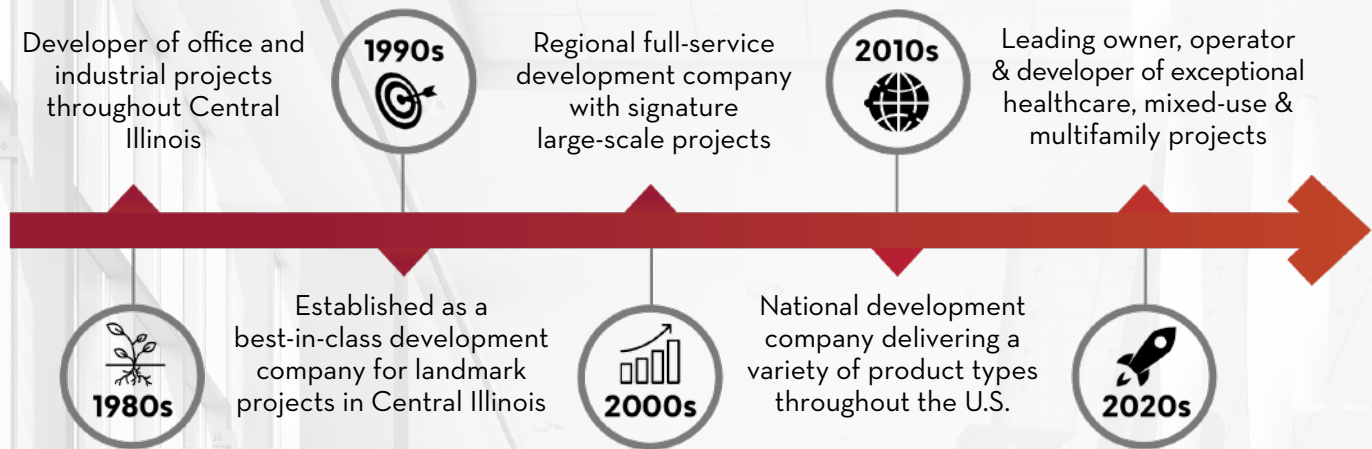




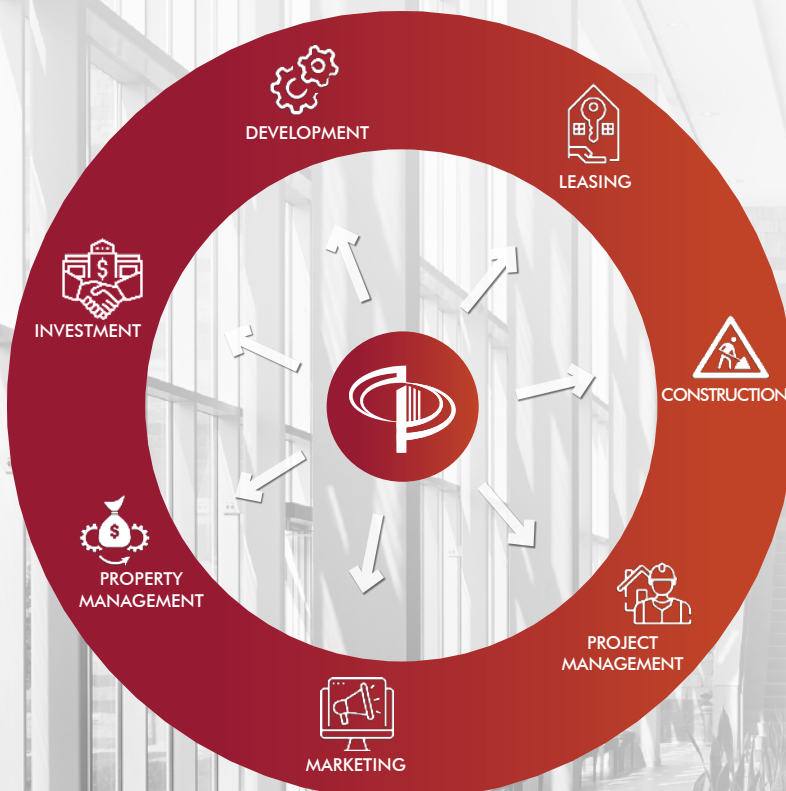
CULLINAN
PROPERTIES

WHO ARE WE?

For more than 30 years, Cullinan Properties has been making an impact in the communities we serve. Founded in Peoria, Illinois by Diane Cullinan Oberhelman, Cullinan Properties is WBENC certified and has grown into a respected, national real estate firm. We own, operate and develop distinctive projects in multiple asset classes that enhance the communities we serve.



WE ARE A FULL SERVICE COMPANY



OUR TEAM

Our core team is comprised of **dedicated** professionals who take a hands-on approach to every phase of our portfolio and development pipeline.



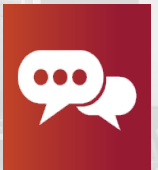
OUR EXPERTISE

Our management team is composed of industry-leading professionals, bringing **over 200 years** of combined experience to our operating platform.



OUR REPUTATION

We've earned our reputation by blending **visionary thinking**, innovative design and attention to detail in order to drive value and maximize results within our portfolio.



OUR PROJECTS

HEALTHCARE

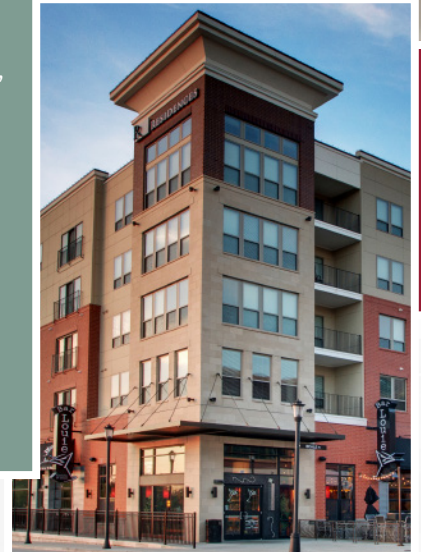
The healthcare industry continues to grow, and along with it comes the increased development of medical uses within traditional retail and mixed-use centers. We partner with the healthcare community to develop exceptionally designed, state-of-the-art facilities and offices for those seeking integrated locations within vibrant communities. Recent developments include the Quincy Medical Group Cancer Institute & Surgery Center in Quincy, IL; a Veterans Affairs Clinic in Austin, TX; and a VA Mental Health Center in Temple Terrace, FL.



At Apartments
GRAND PRAIRIE

MULTIFAMILY

Our multifamily projects include luxury apartments within mixed-use developments, high-end lofts in repurposed historic buildings, student housing and upscale residential neighborhoods. The Residences at The Streets of St. Charles (Metro St. Louis) offers convenient access to a vibrant property. The Lofts at Euclid (St. Louis, MO) combine modern interiors and amenities with great views and a historic building. WeaverRidge subdivision (Peoria, IL) has an upscale clubhouse and a renowned golf course.





MIXED-USE

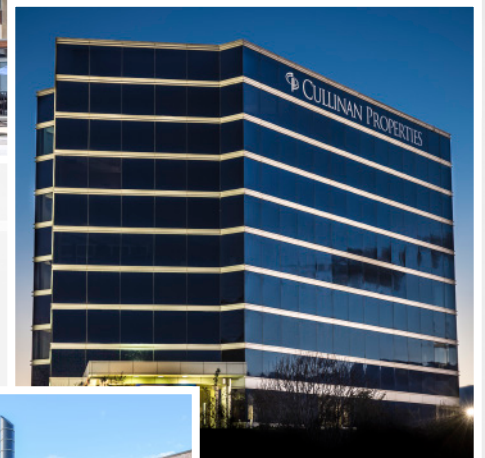
Building on the success of retail centers, mixed-use centers have emerged as the preferred community center that incorporates the work, live and play lifestyles into one user-friendly environment. These master-planned projects combine retail and multifamily with office, restaurant, entertainment, hotel and civic components. Innovative development plans and detailed front-end analysis are essential to their success.

Cullinan Properties is a pioneer in mixed-use development, opening our first such property (EastPort Commercial Plaza, East Peoria, IL) in 1997. More recent developments include Streets of St. Charles (Metro St. Louis); The Levee District (East Peoria, IL); and Burleson Commons (Dallas-Fort Worth, TX). Under construction is Rock Run Crossings, a super-regional development in Joliet, IL comprised of over 300 acres that will cater to multiple consumer needs.



OFFICE

Cullinan Properties partners with prominent users to develop office and commercial facilities. Our One Technology Plaza development in Peoria, Illinois encompasses almost one full city block and includes upscale offices and a parking deck. We also redevelop and repurpose existing historic buildings, such as The Peoria Heights Executive Building, originally built for Pabst Blue Ribbon which is now home to a variety of office and retail tenants. Class A office buildings in Cullinan's portfolio offer distinguished spaces in desirable areas.



ABOUT US

OUR MISSION

To create long-term, sustainable value by activating communities through innovative real estate enhancement and development

We are committed to

*Our Team
Our Partners
Our Communities*

OUR VISION

To invest in communities and deliver exceptional real estate that enhances the quality of life

OUR VALUES



TESTIMONIALS

"Throughout the design & construction processes, Cullinan Properties' project oversight was absolutely outstanding in every regard. Their constant attention to detail significantly mitigated the number of change orders, frustrations, and costs associated with this complex construction initiative."

**Dept. of Veterans Affairs,
Austin, TX**

"My experience working with the Cullinan Properties team has been very enjoyable. They delivered a high-quality space to me in a successful development, allowing my business to thrive. I appreciate their professionalism and commitment to excellence."

**DLH Chicken Salad EP, LLC,
Peoria, IL**

"Cullinan Properties is a long-standing and valued client of The PrivateBank. Cullinan has always delivered projects on time and on budget. We look forward to the opportunity to consider financing on future developments."

**CIBC,
Ontario, Canada**

MIXED-USE

RETAIL

HEALTHCARE

OFFICE

MULTIFAMILY



CULLINAN PROPERTIES



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420 N. Main St.
East Peoria, IL

Chicago Office
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Burr Ridge, IL

St. Louis Office
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St. Charles, MO



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