

ASSOCIATE PROFILE

JIM GRUBER Executive Vice President



AREAS OF SPECIALIZATION:

All aspects of retail, office and warehouse, continuing to specialize in-line and anchor leasing, outparcel leasing and sales. Specialized in formulating leasing concepts on distressed and troubled properties. Acquisitions and disposition specialist. Latest focus in value-added properties for acquisition.

EDUCATION:

University of Florida - B.S. in Education and Business - 1971

CAREER:

1996-Present Quest Company of Central Florida, Inc., Executive Vice President
1994-1996 Lat Purser & Associates - Retail Services Director
1986-1994 SJL Management, Inc., Property Management/Leasing Agent

PARTICIPATED IN THE DISPOSITION OF THE FOLLOWING PROJECTS:

Lake Howell Square - Casselberry - Florida, 273,000 sq. ft.
Owner – Benequity Properties

Prairie Lake Plaza - Orlando, Florida - 110,000 sq. ft.
Owner - Michigan National Bank, Foreclosure; Sold outparcel.

Forest Edge Plaza - Orlando, Florida - 100,000 sq. ft.
Owner - Formerly RTC - This property was one of the first in Florida to successfully be sold by RTC.

Orange North Plaza - Apopka, Florida - 90,000 sq. ft.
Owner - First Fidelity Bank, Foreclosure

T. Carroll Plaza - Lakeland, Florida - 25,000 sq. ft.

Brandywine Plaza - Deland, Florida - 70,000 sq. ft.

PROFESSIONAL/CIVIC AFFILIATIONS:

- International Council of Shopping Centers (ICSC)
- Central Florida Commercial Real Estate Society (CFCRES)

PROJECTS:

Lake Howell Square, Casselberry

Took over management in May, 1994, at 57% occupancy with \$8,000,000 value. Leased center with approximately 70,000 sq. ft. of national and regional tenants bringing the center to 83% occupancy thus creating an approximate value of \$12,500,000. Sold center for \$13,100,000 in June, 1996.

Buenaventura Lakes Shopping Center, Kissimmee - Redeveloped Buenaventura Lakes Shopping Center after being leveled by a tornado in 1999.

Kissimmee Value Outlet Shops, Kissimmee

Took over management and leasing of this 131,000 sf shopping center at 40% occupancy level. Increased occupancy level to 70% in less than a year.