

**Empowering Your Mission
By Utilizing Your Faith
Community's Real Estate
Assets for the Benefit of
Your Faith Community and
the Community at Large**



The Challenge

“In the face of dwindling memberships and increased facility costs many faith communities are looking for additional resources to fulfill their mission.”





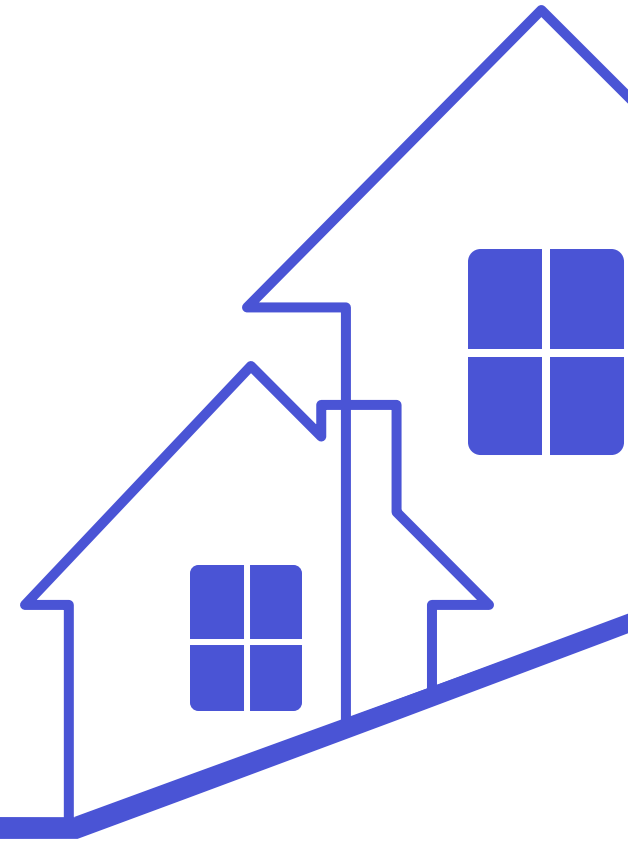
Utilize the faith communities' real estate assets to generate the funds necessary to enable them to fulfill their missions and to provide financial stability and long-term security for current and future mission needs.

MainStreet Partners And Its Role

MainStreet Partners is a team of professionals committed both professionally and spiritually to facilitate the commercialization of the faith community's real estate assets.

MainStreet Partners and its team have a dynamic track record of success in working with faith communities, educational institutions and other non-profit organizations

MainStreet Partners desires to create a working real estate partnership with the faith communities, one in which the faith communities will not be asked to assume any financial risk or burden.



MainStreet Partners Experience and In-Ho

The MainStreet Partners team has extensive real estate development experience, including the following specific areas:

- Private, contract and charter schools
- Pre -schools
- Senior care facilities
- The design and construction of over 150 faith-based real estate projects nationwide
- The design, development and building of multiple residential and commercial projects throughout the United States and Canada
- The development, financing and construction of over 2,000,000 sq. ft. of supermarket or large retail space in the Mid-Atlantic region of the United States

Virtually all of the engineering/architectural/land development/construction/financing services required for the real estate development projects will be performed in-house by MainStreet Partners.

MainStreet Partners Real Estate Development And Real Estate Asset Plan



Utilize the faith community's strongest physical assets to build financial strength

Determine which faith-based institutions have unused land (or land containing structures) that can be developed in a team effort with MainStreet Partners

Determine the "highest and best use" for each property that has development potential

Conduct a feasibility study on each property to assess development potential and prepare a Proper Use Study for each property, both at no expense to the faith community.

Benefits of Partnering with MainStreet Partners

- 1.) MainStreet Partners will take the burden of property evaluation off of the faith-based community.
- 2.) MainStreet Partners will develop a plan based on the specific needs of the faith-based community that utilizes the land asset to meet its financial goals.
- 3.) MainStreet Partners will create the legal and accounting vehicle for financing, land development therefore building long term asset management.
- 4.) MainStreet Partners will participate as the purchaser, JV partner or fee developer for the properties based on the faith-based community's wishes.



Benefits to Partnering with MainStreet Partners

MainStreet Partners would, utilizing its own in-house engineers and architects, take the project through all required zoning, site plan and outside agency applications and approval processes to create value and find the optimum end result for the faith-based owner.

For faith community members experiencing financial difficulties, the development, subdivision and sale of part of the community's property can be a tailor-made economic solution.

In certain cases, it may be appropriate to seek a zoning change or other land use relief in order to provide for a workable development plan or to maximize the value of that part of the property that is being subdivided and sold, leased or joint ventured with MainStreet Partners.



MainStreet Partners Examples of Success

Set forth below are 3 examples of the success that a MainStreet Partners-faith community partnership can bring;

A.) Philadelphia church was located in an abandoned opera house. MainStreet Partners redesigned the opera house for a 3000 seat multi-use venue (leaving 2000 square feet of space for church offices, a baptismal area, a chapel and a 1000 seat church) and arranged for a long-term lease for the new facility. The result was that the church had no debt and a 25-year rental income that more than covered its operating expenses and allowed for an expansion of the church.

B.) A Baltimore church had excess space in its large building. MainStreet Partners designed and constructed a gym, meeting areas, office space and banquet facilities. These facilities were shared by 6 other faith communities who are now utilizing the facilities for their sports teams, daycare, catering for their events, event halls for weddings/funerals etc.

C.) A College Park church had excess space in its building which had accumulated a significant amount of deferred maintenance. A contract with a pre-school operator funded a redesign of the church and education space, the elimination of the deferred maintenance and reduced the cost of the future operation of the building.



Project Evaluation



MainStreet Partners will evaluate each site individually and make a property assessment very quickly. This would be at no cost to the community.



If MainStreet Partners feels as though there is a development opportunity to assist the faith-based community, it will prepare the Property Feasibility Study mentioned earlier and, if the Study is a positive one, proceed forward with the property development process.



MainStreet Executive Partners Team



**MITCHELL R. COHEN, ESQ.,
President and Principal**

Mitch brings to MainStreet Partners his almost 4 decades of experience as an M&A and real estate attorney, commercial real estate developer and renewable energy developer and attorney. He and his partners have developed over 2 million square feet of commercial property and have formed numerous public private partnerships in the commercial real estate and renewable energy sectors.



**JEFFERY KOZERO, P
Managing Partner**

Over the course of his more than 30-
Kozero has started and managed co
have provided development, d
construction-related services for re
commercial real estate projects with
than 10 million constructed square f
are collectively valued at an estimat

MainStreet Partners Board Of Advisors



STEPHEN M. BALDWIN
President of the National
Children's Guild Fund

Senior financial leader with broad industry experience, including roles in healthcare, education, manufacturing, distribution, food processing, and not-for-profit organizations. Strong written and verbal communication skills, with a proven ability to connect with and motivate team members.



DR. GARY KELLNER
Consultant

Gary Kellner offers a unique set of skills that other consultants can bring to the table. He has had a rich and multifaceted 40-year career that includes experience in the Parisian administration of higher education, teaching, public relations, institutional fundraising, and event planning.

Summary And Commitment

MainStreet Partners and its principals are deeply committed to working closely with faith communities in order to assist the faith community in its efforts to create financial stability and security, thus enabling the community to empower its mission in service of its members and the greater community.



Contact Us

MainStreet Partners



407 Main Street, Laurel MD 20707



301-818-0440



www.mainstreet407partners.com