PRESENTED TO:
North Central Texas Council of Governments

PRESENTED BY:
GARY MANN, SENIOR VICE PRESIDENT

DECEMBER 2, 2014
Trammell Crow Company Overview

- Founded in Dallas, TX in 1948
- Independent subsidiary of CBRE (NYSE:CBG)
- Offices in 16 U.S. cities
- Develop, invest in, and operate all commercial product types
- Over $60 B developed for over 540 M square feet
- As of September 30, 2014:

<table>
<thead>
<tr>
<th></th>
<th>TCC</th>
<th>Texas</th>
<th>DFW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developments In Process</td>
<td>$4.5 B</td>
<td>$2.1 B</td>
<td>$532 M</td>
</tr>
<tr>
<td>Pipeline</td>
<td>$2.1 B</td>
<td>$803 M</td>
<td>$490 M</td>
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</tbody>
</table>

- Past winner of the Greater Dallas Business Ethics Award as well as the National American Business Ethics Award

RISE
RESPECT/INTEGRITY/SERVICE/EXCELLENCE
Development Type..................Transit-Oriented
Product Type......................3-Story Wood Frame
Land Area (Acres).........................3.40
Number of Units........................188
Density (Units/Acre)......................55.29
Total Square Footage..................156,265
Average Unit Size (RSF).................831
Date of Completion....................2009
Sold........................................2011
Location................................Garland, TX

Parking:
• 378 garage spaces
  • 226 for residents (1.0/bdrm; 1.55/unit)
  • 152 (1st & 2nd level of garage) for City of Garland employees, public parking, and retail parking
• 66 surface spaces surrounding property
DeSoto Town Center

Development Type.................................. Mixed-Use
Product Type..................................... 3-Story Wood Frame
Land Area (Acres).................................. 1.95
Number of Units................................... 151
Density (Units/Acre).............................. 77.38
Total Square Footage............................ 125,184
Average Unit Size (RSF)......................... 829
Date of Completion............................. 2009
Sold.................................................. 2013
Location........................................... DeSoto, TX
Parking:
• 379 garage spaces
  • 179 for residents (1.0/bdrm; 1.18/unit)
  • 200 (1st & 2nd level of garage) for City of DeSoto employees, public parking, and retail parking
• 31 surface spaces surrounding property
**Union at Carrollton Square**

Development Type.......................Transit-Oriented
Product Type..........................4-Story Wood Frame
Land Area (Acres)..........................4.80
Number of Units..........................311
Density (Units/Acre)....................64.79
Total Square Footage..................235,414
Average Unit Size (RSF)................757
Date of Completion......................2013; 2014
Sold............................................Dec-2014
Location......................................Carrollton, TX
Parking:
  - 585 total spaces (1.88 spaces/unit)
    - 464 garage spaces
      - 339 for residents
      - 125 public access spaces
    - 102 surface spaces surrounding property
    - 19 breezeway garage spaces
Union at Carrollton Square