

SUMMARY OF QUALIFICATIONS



Scott & Associates, Inc. has
**DEVELOPED OR ACQUIRED OVER
2,000,000 SQUARE FEET**
of office, industrial and medical buildings
located throughout the Southeastern United States
totaling over \$300 million in value.

SAI currently
OWNS OVER 700,000 SQUARE FEET
of office and medical office space throughout the Southeastern
United States totaling over \$110 million in value.

SAI's Investor Services Group has placed
OVER \$2 BILLION IN DEBT AND EQUITY
for third party clients.

SAI's Marketing Services Group has
LEASED OVER 1.5 MILLION SQUARE FEET
of office and medical office space both for
SAI owned projects and for third party clients.

Throughout its 25 year operating history,
in both up and down markets
**SAI HAS CONSISTENTLY PROVIDED
ABOVE MARKET RETURNS**
to its investors and partners The hallmark of our company
is to always meet or exceed the expectations of our clients.

SUBURBAN OFFICE & DEVELOPMENT



MANSELL ONE

109,000 RSF Class "A" Suburban Office
Alpharetta Georgia
Asset Developed in 1997
Sold to Sun Life of Canada in 1999.



MANSELL TWO

126,000 RSF Class "A" Suburban Office
Alpharetta, GA
Asset Developed 1999
Sold to Sun Life of Canada in 2000



MANSELL THREE

126,000 RSF Class "A" Suburban Office
Alpharetta, GA
Asset Developed in 2000
SAI Portfolio of Owned Properties



PERIMETER CROSSING

114,000 RSF Class "A" Suburban Office
Atlanta, GA
Distressed Asset Acquired 2004
SAI Portfolio of Owned Properties



THE OFFICES AT BELLE HALL

37,000 RSF Class "A" Suburban Office
Mt. Pleasant/Charleston, SC
Asset Developed in 2007
SAI Portfolio of Owned Properties



SUBURBAN OFFICE & DEVELOPMENT

continued



NORTHRIDGE 400 OFFICE CENTER

48,000 RSF Class "B" Suburban Office
Atlanta, GA
Asset Developed in 1992
SAI Portfolio of Owned Properties



ONE WEST COURT SQUARE

150,000 RSF Class "A" Suburban Office
Decatur, GA
Distressed Asset Acquisition and Re-Positioning
SAI Landlord Representation Services



4700 NORTH POINT PARKWAY

108,000 RSF Call Center
Alpharetta, GA
Asset Re-positioning
SAI Landlord Representation Services



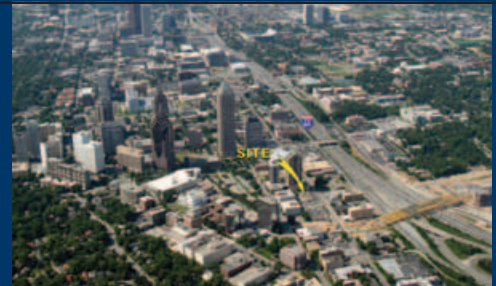
2060 PEACHTREE STREET

1 acre (+/-) Medical Office Site
Atlanta, GA
Contiguous to Shepard Spinal Center and Piedmont Hospital
Acquired in 2003
SAI Portfolio of Owned Properties



1301 SPRING STREET

1 acre (=/-) Office Development Site
Atlanta, GA
Midtown High Rise Development Site
Acquired in 2000
Sold to Met Life in 2006



MEDICAL OFFICE



MARIETTA MEDICAL CENTER

100,000 RSF Class "A" Suburban Medical
Marietta, GA
Distressed Asset Acquisition
Asset Disposition to Heitman Financial in 2005



PACES PAVILION MEDICAL CENTER

102,000 RSF Class "A" Urban Medical
Atlanta, GA
Distressed Asset Acquisition
SAI Portfolio of Owned Properties



WEST BOCA MEDICAL ARTS PAVILION

49,000 RSF Class "A" Suburban Medical
Boca Raton, FL (On the Campus of West Boca Medical Center)
Distressed Asset Acquisition
SAI Portfolio of Owned Properties



BAYSHORE MEDICAL PLAZA

30,000 RSF Class "A" Suburban Medical
Pasadena, TX (On the Campus of Bayshore Medical Center)
Asset Developed in 1991
SAI Portfolio of Owned Properties



EDWARD WHITE MEDICAL ARTS CENTER

40,000 RSF Class "A" Suburban Medical
St Petersburg, FL (On the Campus of Edward White Hospital)
Asset Developed in 1994
SAI Portfolio of Owned Properties



STRENGTH FROM EXPERIENCE



SELECT CLIENT LIST

ADT Security

Atlanta Asthma and Allergy

Atlanta Perinatal

AutoTrader.com

Branch Bank & Trust (BB&T)

BWAY Corporation

Cancer Treatment Services of America

Chep USA, Inc.

Comcast

Compaq Computers

Cox Communications, Inc.

Devry Inc.

Education Management, Inc.

Eye Consultants of Atlanta

Fidelity Bank

GE Capital

General Services Administration
(GSA)

Georgia Cancer Specialists

Grandbridge

Heller Financial

Hospital Corporation of America
(HCA)

Jackson Healthcare

JP Morgan Chase

Kellen

Kenworth Trucks

Metropolitan Life

Microsoft Corporation

Northwest Georgia Gastroenterology

Olympus Media

Pepsico

Quaker Oats Company

Quarter Circle Capital

Quest Diagnostics

RBA\Southeastern Fertility

Regent Partners

Regions Bank

Siemens Diagnostics Services

State Farm Insurance

Surgical Information Systems

Tenet Healthcare

Tenneco

United States Fire Insurance d/b/a
Crum & Forster Insurance

Wachovia

Weissman Nowack Curry & Wilco

Wells Fargo Home Mortgage

Wellstar Health System