

THE DILLON



PROJECT

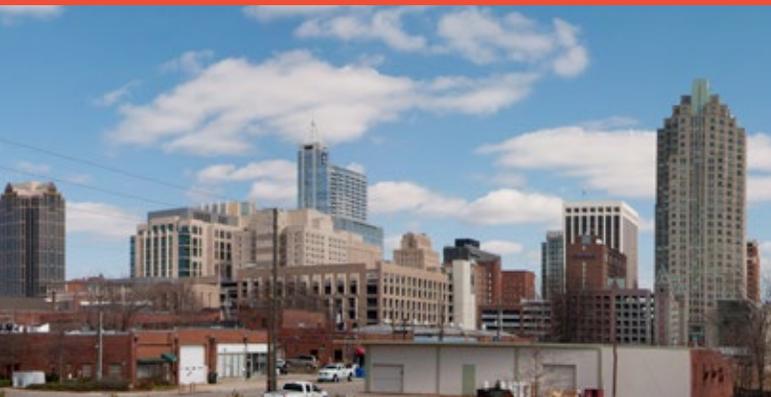
The Dillon is the newest mixed-use development in Raleigh's Warehouse District. The Dillon will make up 2.5 acre city block bound by S. West St, W. Martin, S. Harrington St, and W. Hargett St. The Dillon consists of:

- Class A high rise office
- High-rise residential tower
- Onsite Covered Parking

OFFICE

Approximately 210,000 SF, The Dillon Office's innovative design incorporates the character and design elements of the historic Dillon Supply warehouse building, while providing state of the art, efficient work space for today's office user.

- **Efficient floor plate:**
 - Approximately 23,700 SF floor plates.
 - Open & column-free.
 - Maximum flexibility in space design and build outs.
- **Strong visibility within the Warehouse District with exceptional building signage opportunities**
- **Premier location in Downtown Raleigh's exploding Warehouse District:**
 - Walkable amenities.
 - Adjacent to the future Union Station (commence construction 2015).
 - Located along current public transportation routes.
 - Easily accessible from all points in Raleigh.



RESIDENTIAL

The highly anticipated Dillon residential apartments offer the experience of a luxury apartment lifestyle within the heart of downtown Raleigh's culturally rich, historic and hip Warehouse District.

320 studio, one, two and three-bedroom Class A apartments will be located within a main residential high-rise tower and a directly-adjacent building with shared amenities. Dillon residents will enjoy integrated, covered parking, interior finishes inspired by a modern warehouse aesthetic, innovative amenity spaces (including an elevated 5th floor pool deck and state-of-the-art fitness center) and commanding views of Raleigh. The

Dillon lifestyle will be defined by residents' ability to directly access the best of downtown Raleigh on foot, bike or City transit.....making the surrounding offices, restaurants, museums, shops, parks and entertainment immediately available without sacrificing the comfort and convenience of new construction.

ANTICIPATED UNIT MIX:

Type	Qty	%	Avg Sq Ft
Efficiency/Studio	107	33%	603
1 Bdrm	117	37%	768
2 Bdrm	79	25%	1,162
3 Bdrm	17	5%	1,420
Total Units	320		

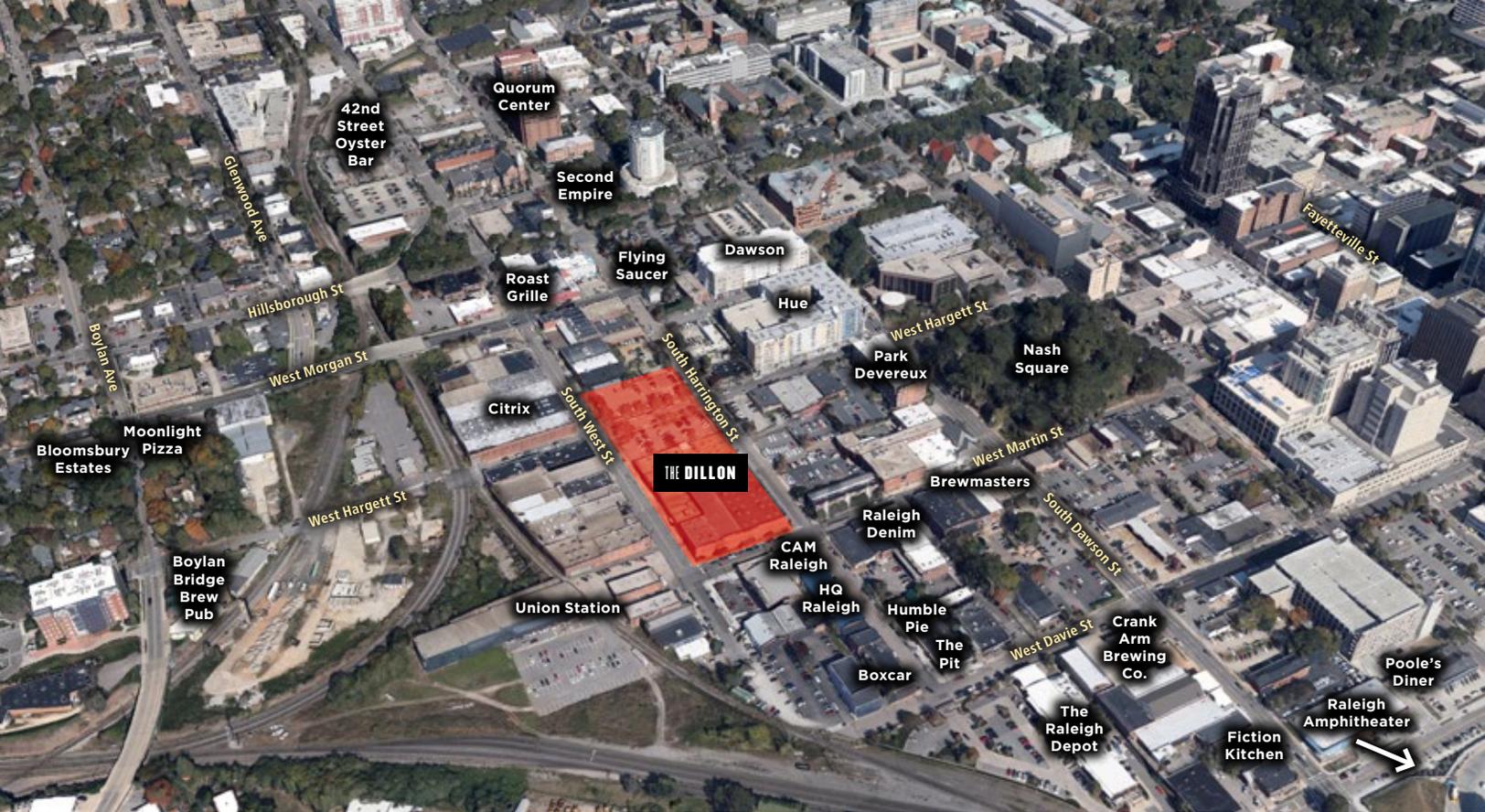


UNIT AMENITIES

- Studio, one, two and three-bedroom floor plans with views of Downtown Raleigh
- 9' ceilings
- Rich wood cabinetry
- Luxury vinyl wood plank flooring throughout
- Walk-out and juliette-style balconies
- Washer and dryers in units
- Stainless steel appliances
- Walk-in showers & garden tubs with ceramic tile
- Enhanced between-floor sound attenuation systems
- Low-E windows

COMMUNITY AMENITIES

- Gated, covered parking
- Elevated pool and clubroom
- Oasis saltwater pool
- Fully-equipped fitness center
- Outdoor kitchen area with grills
- Outdoor television lounge
- Wi-fi in amenity spaces
- Elevator access
- Concierge services
- Recycling and trash rooms on each floor
- Controlled-access system
- Rentable conditioned storage



NEIGHBORHOOD

Located at the intersection of Martin and Harrington, The Dillon Office is in the heart of Downtown Raleigh's Warehouse District, Raleigh's most eclectic, amenity rich area. Nearby Nash Square Park offers plenty of fresh air, while the 20+ restaurants and bars within a few block radius provide a multitude of options for entertainment. CAM Raleigh, art galleries, and design studios are a leisurely stroll in any direction.

Neighboring the Citrix Headquarters and HQ Raleigh, Warehouse district is a proven employment and economic center for Raleigh. Catty-corner to the future Union Station and Raleigh's multi-modal transportation depot, The Dillon Office is well located as Raleigh's growth continues.

DINING & DRINKS

- Boylan Bridge Brew Pub
- Boxcar Bar & Arcade
- Brewmasters Bar & Grill
- Crank Arm Brewing Co.
- Fiction Kitchen
- Flying Saucer
- 42nd Street Oyster Bar
- Humble Pie
- Moonlight Pizza
- Poole's Diner
- Roast Grille
- Second Empire
- The Pit Authentic Barbecue
- The Raleigh Depot

RESIDENTIAL

- Bloomsbury Estates
- Dawson
- Hue
- Park Devereux
- Quorum Center

OFFICE

- Citrix
- HQ Raleigh

SHOPPING

- Raleigh Denim

AMENITIES

- CAM Raleigh
- Nash Square Park
- Raleigh Amphitheater

TRANSPORTATION

- Union Station (Future)
- Raleigh R-Line Bus Stops
- Amtrak Station

WAREHOUSE DISTRICT

Iconic red brick warehouses have been transformed into an eclectic mix of restaurants, specialty shops, antique stores, and entertaining nightlife. This vibrant activity will continue to grow in the coming years, as Union Station, a multi-modal transit center, connects tourists and commuters to this historic district.

DINING



Second Empire

Located in the beautifully restored Dodd-Hinsdale House in downtown Raleigh, a dining experience that combines an atmosphere of classical history and elegance, a selection of exquisitely

unique and delicious cuisine, and a world-class wine selection.

Second-Empire.com

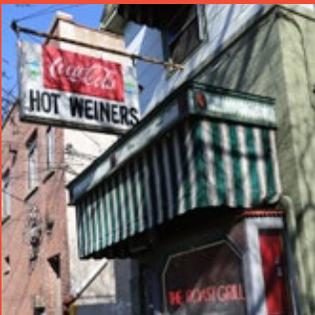


The Pit

Carrying on NC tradition by serving authentic whole-hog, pit-cooked barbecue. The pigs used to produce the barbecue are all raised in North Carolina using free-range farming practices, and the

freshest of the state's bountiful produce is featured in the starters, sides and desserts.

ThePit-Raleigh.com



The Roast Grill

The Roast Grill has been serving just hot dogs and glass bottle cokes — as well as the best homemade Greek desserts — since 1940. Don't ask for ketchup, because they don't have it — it doesn't belong on

a hot dog — even Clint Eastwood agrees!

RoastGrill.com



Humble Pie

Humble Pie is a New American restaurant that serves a fresh, eclectic menu of food procured from local and specially selected vendors. The warehouse atmosphere and outdoor patio/tiki bar

provide the perfect atmosphere for private parties and holiday fiestas.

HumblePieRestaurant.com



Jose & Sons (located in the Raleigh Depot)

Fusing traditional Mexican family recipes with American Southern cuisine, Jose & Sons is sure to please your palette. Named after their father, five siblings founded this restaurant

to carry on his spirit of joy and community.

JoseAndSons.com



Tuscan Blu Authentic Italian Cuisine (located in Raleigh Depot)

This restaurant uses fresh organic products from local vendors, imports mediterranean products directly from Italy, and provides

gluten-free pasta and great vegetarian dishes.

TuscanBlu.com



ARTS, ENTERTAINMENT & SHOPPING



CAM Raleigh

CAM Raleigh seeks to curate the most contemporary works of art and design possible—those still emerging, growing, and living. We hope to spark new thinking by creating ever-changing

experiences that explore what's now and nearing.

CamRaleigh.org



Raleigh Denim Workshop + Curatory

Workshop: Home to a team of non-automated jeansmiths, who craft denim the old school way. **Curatory:** A multi-brand store, located in the front of the denim

workshop, that is stocked with all things Raleigh, as well as unique clothing labels.

RaleighWorkshop.com



Videri Chocolate Factory (located in The Raleigh Depot, facing Davie St.)

Videri Chocolate Factory is the shared dream of three chocolate lovers: Sam, Starr, and Chris. From the moment Sam first sunk his hands into a bag of cocoa beans, he

knew he had a love for making delicious gourmet chocolate, and the talent to match.

VideriChocolateFactory.com



BoxCar Bar + Arcade

Play 30+ classic games, pinball, skeetball and shuffleboard. Drink 24 of the best rotating beers on tap, tall boys and cans, a special bourbon selection and a full liquor bar. Hang out at special

events with amazing weekly specials.

TheBoxcarBar.com



Tasty Beverage Company (located in the Raleigh Depot)

Tasty Beverage Company is a craft beer superstore located within the Raleigh Depot. They have an extensive selection of around 1200 packaged

beers and 6 draft beers for your consumption and subsequent enjoyment.

TastyBeverageco.com



Crank Arm Brewery

This craft brewery and tasting room is a Downtown Raleigh favorite, located in the heart of the warehouse district. Their mission is to provide fresh artisan beer with a small environmental footprint,

utilizing green transportation methods.

CrankArmBrewing.com



**2,257 APARTMENT UNITS
PLANNED AND UNDER
CONSTRUCTION**



LIVING*

Downtown Raleigh has one of the greatest concentrations of condominiums and townhomes in the triangle region with over 2,127 units in the central business district.

Downtown Raleigh's residential market continues to grow as interest in urban living increases. Downtown walkability speaks to both the area's resurgence and the growing marketability of urban living, meeting the demands of young professionals. Downtown's double-digit residential population growth over the past decade is largely due to the demand for rental housing, amenities, and attractions, which make downtown living a highly desirable option.

Forty-two percent or \$330.4 million of \$780 million in development underway or planned for the downtown area in the next three years is residential.

NEW BUILDINGS

Skyhouse Raleigh

High density development continues in downtown with Skyhouse's groundbreaking in 2013 and plans to complete in late 2014. The 23-story mixed-use tower will be the tallest residential building in the Triangle with 320 luxury apartment units. The \$60 million project features 5,400 square feet of retail and a rooftop pool.

The Link at Glenwood

This 203-unit, multi-family project is planned for the vibrant Glenwood South District. Within walking distance to shops, restaurants, and nightlife venues, the property is situated on a two-acre infill site with a density of over 101.5 units per acre. The six-floor building will contain a mix of studio and one-and-two-bedroom units and a parking deck for approximately 187 cars.

The L

This \$17 million public-private development project—a partnership between Wake County and Empire Properties—broke ground in December of 2013. The 100,000 square foot mixed-use building will “wrap” two sides of an existing parking deck that Wake County completed during the first quarter of 2009. In addition to 83 residential units, the building will also include 11,000 square feet of ground-floor retail space. There will be 500 hourly parking spaces available for visitors.

*Source: *State of Downtown 2014*,
Downtown Raleigh Alliance



EXISTING APARTMENTS AND CONDOS

The Hue

Located within the thriving Warehouse District of downtown Raleigh, NC, HUE is the city's most vibrant urban apartment community. As one of Raleigh's newest landmarks, HUE signifies a change in the climate of the downtown cityscape. Relish fine living in your choice of one of nine exciting apartment home options. All the conveniences of downtown living - concerts, boutique shopping, museums, cafes, gourmet restaurants and art galleries are within a brief walk. The future of downtown living realized today.

HueRaleigh.maac.com

The Dawson on Morgan

The Dawson on Morgan redefines upscale urban living. Located at the intersection of three of Downtown's most exciting districts — Glenwood South, The Warehouse District, and City Center — a world of dining, entertainment and culture is truly at your doorstep. Conceived with every luxury and convenience in mind, residents at The Dawson enjoy generous interiors and balconies, impressive and inviting public spaces, modern security access and building systems, and the convenience of a street-level restaurant location.

GlenwoodAgency.com

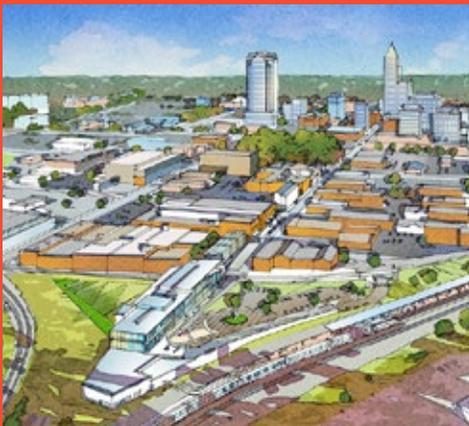
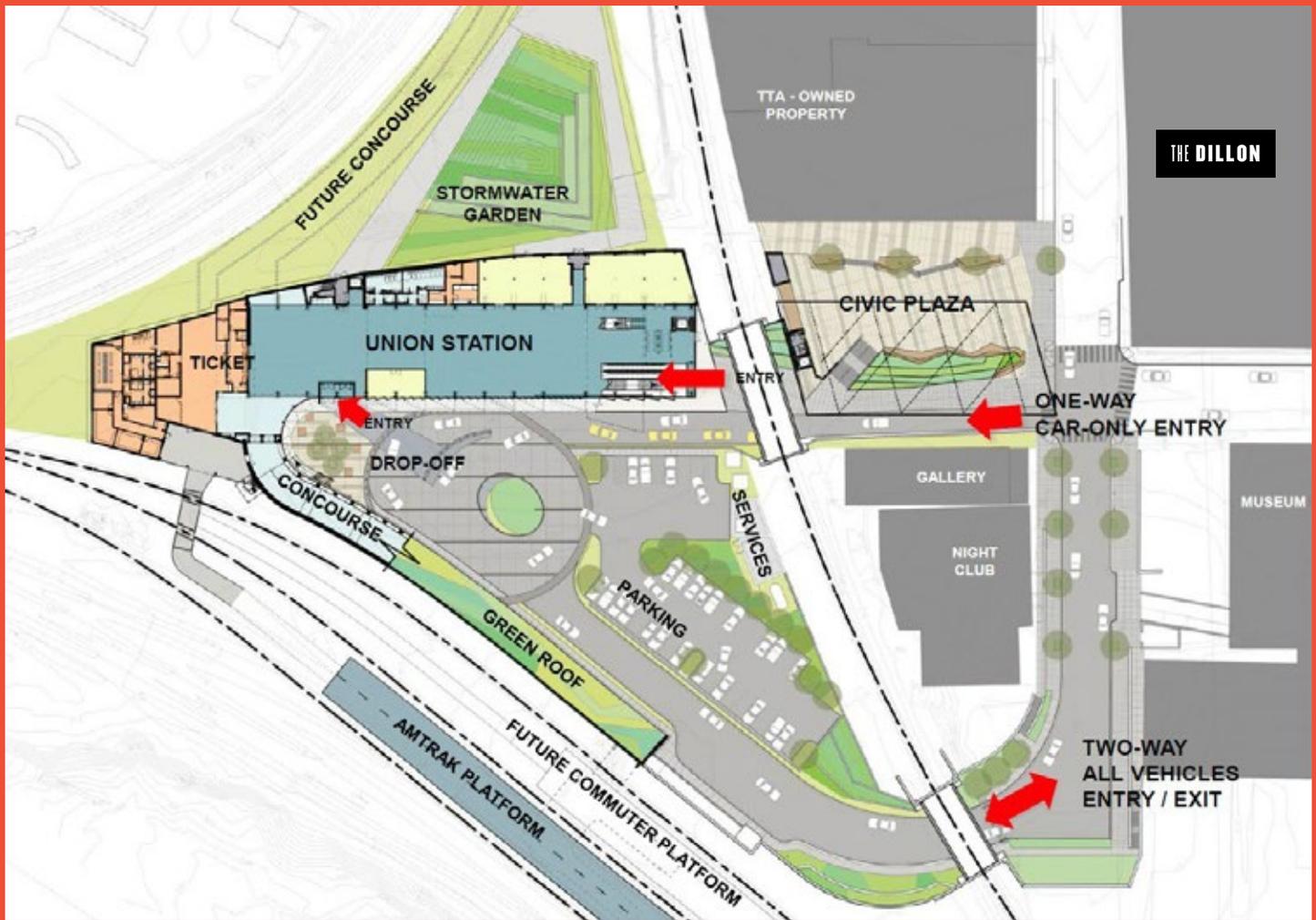
Park Devereux

Park Devereux is one of downtown Raleigh's more significant and sophisticated condo and loft complexes. Park Devereux was completed in the spring of 2000 by White Oak Properties. The metropolitan yet modern warehouse style building overlooks Nash Square Park in the heart of the Capital City. The five-story Park Devereux design supplies some units with quite impressive skyline views. An advantage to the urban loft style complex is the fact that Nash Square is right across the street and has no chance of going anywhere, this gives residents the comfort of knowing no big sky scraper will be taking their views. The all-brick Park Devereux contains 46 condominiums, including multilevel lofts and single-level flats.

ParkDevereuxCondos.com

UNION STATION*

The Raleigh Union Station is a joint initiative of the North Carolina Department of Transportation Rail Division and the City of Raleigh. The project will be constructed in a series of phases. The first phase, which includes the renovation of the Dillon Supply Company Warehouse (Viaduct Building) located at 510 West Martin Street into a passenger rail facility and the associated rail infrastructure to support it, is scheduled to start construction in early 2015 with the station Grand Opening scheduled for 2017.





SITE ACCESSIBILITY

Dillon Supply's core location provides easy and efficient access to all major interstates and highways. Interstates I-440 and I-40 are minutes away allowing Dillon to remain connected to all parts of the Triangle.

The Dillon's location also sits along current and future public transportations routes.

- **R-Line:** City of Raleigh's free downtown circulator has multiple stops surrounding the current Dillon site
- **NC Amtrak:** Located across adjacent railroad tracks. Amtrak will soon call Raleigh's Union Station home, upon completion.

In addition to the existing infrastructure, the City of Raleigh is improving and expanding nearby infrastructure. Along with the Union Station, NCDOT & City of Raleigh continue heavy investment into this area:

- **Capital Boulevard/Peace Street Improvements:** Anticipated construction start in 2016, these improvements will replace a failing bridge while improving the urban street network entering downtown Raleigh while promoting continued commercial investment by improving the streetscape and accessibility.
- **Urban Park Pilot Program:** City of Raleigh has approved a program converting greyspace to urban parks to enhance the streetscape and promote pedestrian activity throughout downtown Raleigh and the Warehouse district.

RALEIGH-DURHAM MSA

The Raleigh-Durham MSA exhibits vibrant growth that exceeds national trends, and enjoys a diverse and powerful economy with excellent job opportunities and a quality of life that has captured the attention of many who follow relocation trends. National publications have brought international recognition to the region for its pro-business atmosphere and affordable high-quality lifestyle. Several factors distinguish the area from most other desirable MSA's, including a diversified economy, excellent transportation infrastructure and a high quality of life.

INCOME & POPULATION

The Raleigh-Durham MSA does not have a dominant central city. Only 24% of residents of the metro area live in the largest city, Raleigh, the capital of the state of North Carolina. Raleigh was voted the #1 Best Quality of Life by Business Facilities Magazine (July/August 2012). It was also ranked #2 in Population Growth from 1985-2011 in Federal Deposit Insurance Corp (January 2013).

Forbes

#1

Best City for Business

2014

THE UNITED STATES
CONFERENCE OF MAYORS

#2

Fastest Growing Large Metro through 2020

2014

nerdwallet

#4

Best City to Start a Business

2014

trulia

#2

Metro for Boomer Population Growth

2014

Rent.com

#4

Fastest Growing City for Renters

2014

NATIONAL REAL ESTATE
Investor

#3

Five Best Markets for Office Investment

2015

USA TODAY
A GANNETT COMPANY

#4

Top Ten Up & Coming Neighborhoods

2014

Forbes

#1

Best City for Raising a Family

2014

The Atlantic
CITIES

#1

Annual Population Growth, 2000-2013

2014

CNNMoney.com

#3

Among Ten Fastest Growing Cities

2014

CITYLAB

#1

Fastest Growing Metro from 2000-2013

2014

businessreview usa

#3

US City for Business Prosperity

2014

ABOUT KANE REALTY CORPORATION

Kane Realty Corporation (KaneRealtyCorp.com), one of the most experienced and respected developers in North Carolina, is led by John Kane and Mike Smith. The company was founded in 1978 by John Kane. Kane has developed sustainable mixed-use communities, regional malls, neighborhood and community centers, retail outparcels, residential neighborhoods and office buildings. Prior to 1997, Kane had developed or redeveloped over 4 million square feet of retail space, malls, and community/neighborhood centers. In 1999, Kane purchased the first of numerous properties in Raleigh's North Hills and embarked on a \$750 million redevelopment of 130 acres. Today, Kane Realty is focused on large-scale, luxury mixed-use development, multi-family, office and retail projects.

MISSION

To be a recognized leader in creating places that improve the quality of life with a team of people of strong character values and the desire to deliver excellence.

VALUES

Character: Develop a team of people whose actions exemplify integrity, respect, open communications, trust, strong work ethic, courage, etc. In hiring, hire first for *character*, second for ability and third for experience.

Excellence: Execute with *excellence* in all that we do.

- Offer unique, distinctive and value added solutions
- Continue to think outside of the box
- Continuously improve

Golden Rule: Treat others in the manner we desire to be treated.

Relationships: Build long term *relationships* with our stakeholders. Be attentive and responsive.

- Customers (Tenants, Homebuyers, and Clients)
- Employees (All levels)
- Financial partners (Debt and equity)
- Suppliers (Contractors, Vendors, and Service providers)
- Community (City leadership and neighbors)

Responsiveness: Be *responsive* in a timely and prompt manner.

Right Decisions: Do what is right make the *right decisions* regardless of the source of the idea. Maintain responsible thinking for the long term.

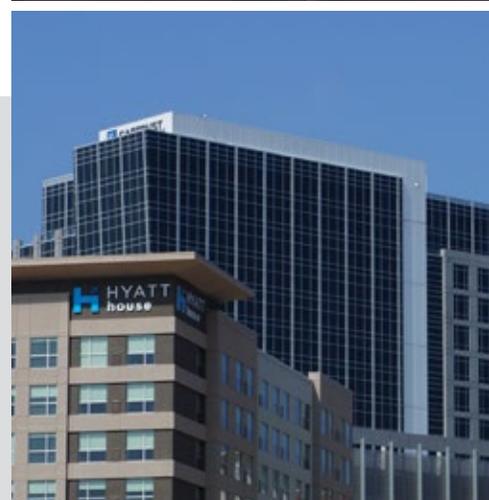
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