

CORPORATE PROFILE



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ABOUT US

The Global group of companies acquires, develops, redevelops, manages and leases shopping centers, in the United States.

Global seeks to identify value-added retail real estate opportunities, drawing on its management team's proven track-record, vast experience and exceptional industry recognition.

Global's senior management has collectively been involved in over \$1 billion of single asset acquisitions, management of over 20 million square feet of shopping center space, execution of well over 5,000 commercial leases, ground-up development of over \$150 million of asset value, major redevelopment projects totaling over 6 million square feet and tenant representation of leading national retailers.

The group currently manages and leases thirty-seven predominantly grocery-anchored shopping centers comprising of over 4.5 million square feet of leasable retail space in Texas and Florida, owned by the group or third party managed and leased for institutional clients.

Global has long-standing relationships with many retailers, including Publix, HEB, Kroger, Petco, Ross, Lowe's, Home Depot, LA Fitness, Whole Foods and CVS. The firm also has strong bonds with many tenant representatives and brokers.

Global has four regional offices: Ft. Lauderdale, FL; Houston, Dallas and Austin, TX, and an in-house staff of 30 professionals in acquisition, property management, leasing and property accounting.

Global's geographic concentration is primarily in the Southeast with an emphasis on Florida and Texas, and the focus is on four core strategies:

- Purchases of mortgage notes backed by commercial properties and "short-sale" purchases of distressed assets
- Value add / core plus acquisition opportunities of existing grocery anchored shopping centers, which represent stabilized, institutional grade assets, with some growth potential through lease-up
- Redevelopment opportunities of pre-existing retail sites in mature and dense trade areas



Sunshine Plaza, located in Tamarac, Florida

OUR PEOPLE



Southlake Shopping Center, located in Southlake, Texas



Doron Valero - Managing Partner

Mr. Valero has been in the retail real estate business since 1985. Prior to founding Global he served as the President and COO of Equity One (NYSE: EQY). Mr. Valero joined Equity One as a partner in 1994, when Equity One, then a small private company, acquired Valero's South Florida retail operation. Under his direction, Equity One grew from a handful of retail properties, to an owner of over 200 shopping centers comprising over 20 million square feet of retail space in 14 states. In May 1998, Equity One went public as a self managed REIT, listed on the New York Stock Exchange, with a market cap of \$90 million. By the time Mr. Valero left Equity One in December 2006, Equity One's total market cap grew to over \$2.7 billion.

Mr. Valero is a prominent figure in the retail real estate industry and throughout his career has developed close relationships with major national retailers, leading members of the investment community, property owners, developers and operators. Mr. Valero holds a bachelor's degree in business from Nova University.



Alan Merkur - Principal

Prior to joining Global, Mr. Merkur served as Senior Vice President and Director of Transactions at Equity One, where he led the acquisition and disposition team for over 8 years. At Equity One Mr. Merkur and his team underwrote and executed 57 single asset acquisitions representing over 5.3 million square feet of retail space and over \$900 million of asset value, as well as executed 35 disposition transactions of approximately 6 million square feet and \$600 million of asset value. Mr. Merkur brings over 30 years of experience in all aspects of real estate investment, management and finance. Prior to joining Equity One he owned and operated Dartmouth Realty Corp, a commercial real estate brokerage and consulting firm. Prior to that, he was a regional asset manager for a partnership of J.E. Robert Co. and Goldman Sachs. Mr. Merkur holds a bachelor's degree in industrial psychology from City College of New York and a certificate of real estate from New York University.



Rafi Zitvar - Principal

Prior to founding Global, Mr. Zitvar served as the Director of Capital Markets of Equity One. In this capacity he and his team were responsible for maintaining the corporate model, which generated Equity One's Wall-Street projections, maintaining Equity One's \$275 million line of credit, executing all hedging transactions and participating in three public notes issuances, totaling \$370 million. Mr. Zitvar worked regularly with the rating agencies, as well as with the investment banks on various portfolio and corporate transactions. Prior to joining Equity One, Mr. Zitvar was a partner at MayTree Ventures, the private equity arm of the Israeli Meitav group, a money management group with over \$5 billion under management. Mr. Zitvar holds an MBA with honors from the Wharton School, majoring in real estate and finance, and an MA in Economics and BA in Computer Science and Economics both from Tel Aviv University.