



MCB
REAL ESTATE LLC

INDUSTRIAL | RETAIL | MIXED-USE | OFFICE

LEADERSHIP

P. David Bramble

Managing Partner, Co-Founder MCB

P. David Bramble has been working in real estate investment for over 20 years. He dedicates his time to sourcing & capitalizing transactions, and overseeing project underwriting and execution. As a corporate and real estate attorney by training, David brings a deep knowledge of all aspects of the real estate cycle. Before MCB, David served as the director of commercial lending for a regionally based full-service lending firm –Madison Funding – which he co- founded in 2000. Prior to devoting all his time to commercial real estate investment, David practiced law in the transactions group of Steptoe & Johnson LLP where he provided corporate and real estate advisory services. His practice focused on complex workouts, primarily in the real estate and financial products space.

David is the Chairman of the Board of Lendistry, a fintech enabled CDFI focused on providing small business capital to underserved communities nationwide. He also serves on the boards of Johns Hopkins Bayview Hospital, Ronald McDonald House, UPENN Institute for Urban Research, and Baltimore Tree Trust.

David received his J.D. from the University of Pennsylvania, and A. B. from Princeton University.



Peter M. Pinkard

Managing Partner, Co-Founder MCB

Peter M. Pinkard dedicates his time to sourcing transactions, overseeing transactional business planning, and consulting on project execution. He has a particular focus on asset advisory, leasing, and disposition. He leverages extensive experience in retail development, leasing, and construction across the gamut of retail real estate classes, including malls, strip centers, power centers and mixed-use projects. In addition, Peter has a strong background in asset re-positioning, having worked on numerous large shopping center and mixed use projects throughout the U.S.

Prior to MCB, Peter co-founded Consolidated Affiliates, LLC, a retail and commercial real estate asset advisory firm with offices in Maryland and New Jersey. At Consolidated, Peter specialized in repositioning troubled retail and mixed use assets on behalf of institutional clients. These assets included malls, power center, CBD office /retail projects and strip centers throughout the continental US. Repositioning responsibilities included property management/ accounting, leasing, construction/ development, entitlement oversight and disposition. Additionally, for over 15 years, Peter managed the real estate department for Kings Super Market a division of international retailer Marks & Spencer, a regional supermarket operator based in Parsippany, New Jersey. While consulting to Kings, he had complete oversight of all real estate functions including strategic company growth (increased the store count by over 25%), the chain entry into New York, the management of the owned real estate portfolio/ leased properties and the supervision of all qualitative/ quantitative research.





Madison Park *Baltimore, MD*



Northwood Commons *Baltimore, MD*



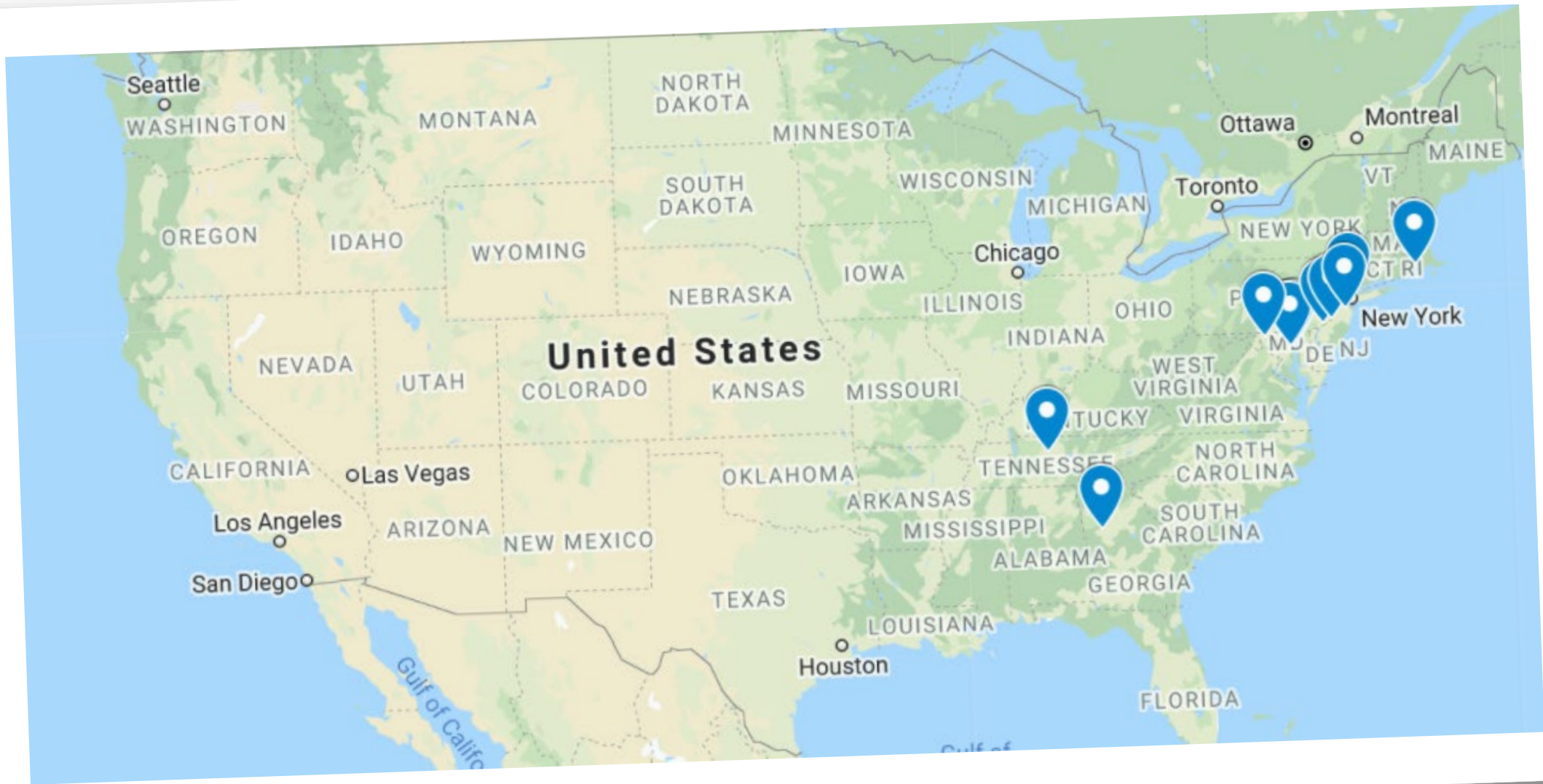
EASTPOINT MALL *Baltimore, MD*



THE CAN COMPANY *Baltimore, MD*



LIBERTY PLACE *Washington, DC*







YARD
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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	15,077	71,372	164,130
No. Households	5,853	28,296	66,016
Average HH Income	\$51,752	\$66,357	\$62,281
Daytime Population	14,562	25,781	36,797



TRADE MARK REG. U.S. PAT. OFF.

THE WORLD'S

PEMCO

FINEST





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12/19/2016

CONSTRUCTION & DEVELOPMENT STATS

MCB has deep, cycle-tested experience in complex construction, development and redevelopment across multiple asset classes.

MCB's development and construction professionals have more than **200** years of combined experience across approximately **44 million** sf of commercial and industrial assets and **nearly 10,000** units of multifamily totaling more than **\$6 billion** in construction and development experience.

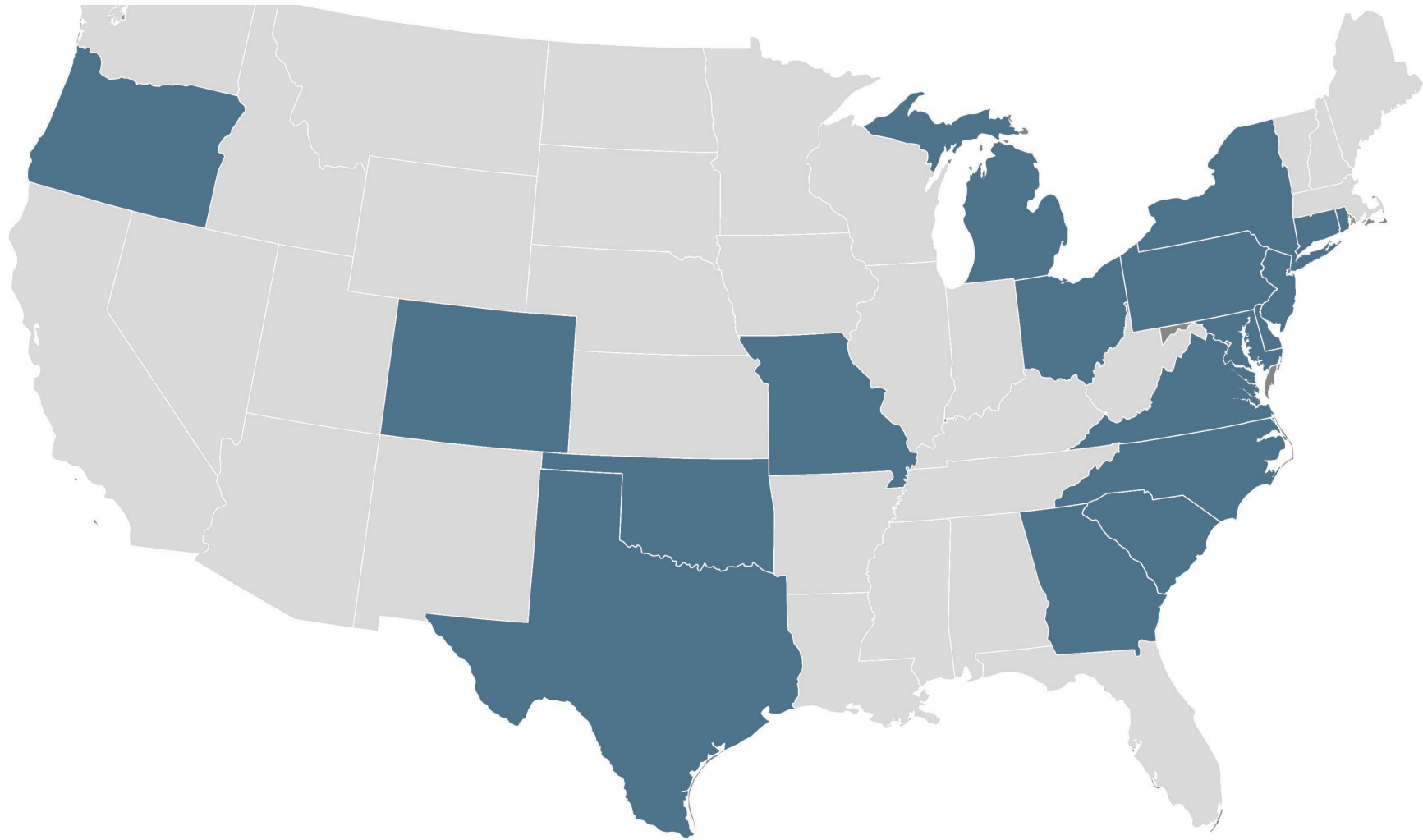
Although development is a cross disciplinary exercise which involves various parts of our team, MCB's development & construction groups include more than **10** professionals who spend a significant portion of their time on development projects.

PROJECTS PIPELINE

As of Q3 2021 MCB has approximately 4 million sf of development in the pipeline. A few highlights:

1. 224 Units with parking and ground floor retail (Baltimore, MD)
2. Approximately 200 townhomes and approximately 300 apartment units (Nashville, TN)
3. Mixed Use – Grocery, Multifamily, Self-Storage– Delaware County, PA
4. 1.9 million square feet of industrial (Hagerstown, Maryland)









VIEW FROM EASTERN AVENUE



Critical Items

- Support of MDE ability to cooperate with EPA
- Amazing professional team (led by GTA)
- Availability of brownfields tax credits