



DEVELOPING PARTNERSHIPS | CREATING COMMUNITY

EACH AND EVERY CORCORAN JENNISON
PROJECT — DEVELOPMENT, CONSTRUCTION,
MANAGEMENT OR A COMBINATION OF
DISCIPLINES — TELLS A UNIQUE STORY OF
PARTNERSHIP AND COMMUNITY | THE
FOLLOWING ARE JUST A FEW EXAMPLES
OF THE COMMITMENT WE HOLD TO THE
PEOPLE, THE PARTNERSHIPS AND THE
COMMUNITIES THAT HAVE MADE THE
CORCORAN JENNISON STORY ONE OF
SUCCESS.

JOE CORCORAN
CHAIRMAN

GARY JENNISON
VICE CHAIRMAN





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Named “Development Company of the Year” by the National Association of Homebuilders, and recognized for national excellence by organizations like the Urban Land Institute, Corcoran Jennison is one of the country’s leading builders, developers and property management firms. Since 1971, Joe Corcoran and Gary Jennison have developed property in excess of \$2.5 billion. They also pioneered the development and management of mixed-income housing—a feat they consider their most rewarding accomplishment.

Today, Corcoran Jennison has expanded its scope and portfolio to include: residential housing, hotels, resorts, health facilities, academic campuses, retail centers and golf courses. Corcoran Jennison has properties in 15 states, and manages over 24,000 residential units, with 2,000 employees. Our story is one of people, partnerships, communities and success.

- 1 EMMANUEL COLLEGE
BOSTON, MA
 - 2 MONTEREY PLACE
NEW HAVEN, CT
 - 3 HAMPTON INN & SUITES,
CROSTOWN CENTER
BOSTON, MA
- COVER:
HAMPTON INN & SUITES,
CROSTOWN CENTER
LOBBY



REVITALIZING DOWNTOWNS | DELIVERING ONE-STOP SERVICES

Over the years, Corcoran Jennison has structured creative and financially successful multifamily projects with its partners, including land owners, investors and developers nationwide. Their expertise in urban multifamily developments has made them active participants in redeveloping downtowns and helping to create lively city centers.

A prime example is Park Square West in Stamford, CT. Corcoran Jennison was chosen to redevelop this downtown parcel adjacent to the legendary Palace Theatre and the new Majestic Theatre. To help rejuvenate the area, Corcoran Jennison proposed four luxury buildings providing a total of 540 apartments with 20% of the units made affordable for city, service and retail employees. Twenty-four hour retail and entertainment round out the amenities, creating a critical mass of residents now living, working and enjoying the nightlife of downtown Stamford.

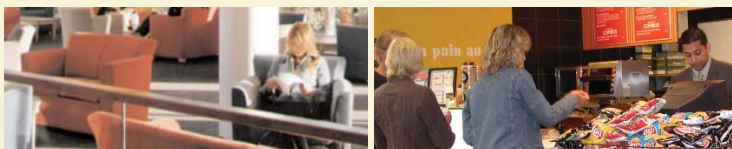
**AT PARK SQUARE WEST
STAMFORD, CT**

**1 OUTDOOR DINING AT
PARK SQUARE WEST**

**2 PARK SQUARE WEST,
ARCHWAY**

**3 SOUTHPORT BREWING
COMPANY**

**4 PARK SQUARE WEST,
PHASE I**



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BUILDING STRONG PARTNERSHIPS | CREATING STIMULATING ENVIRONMENTS

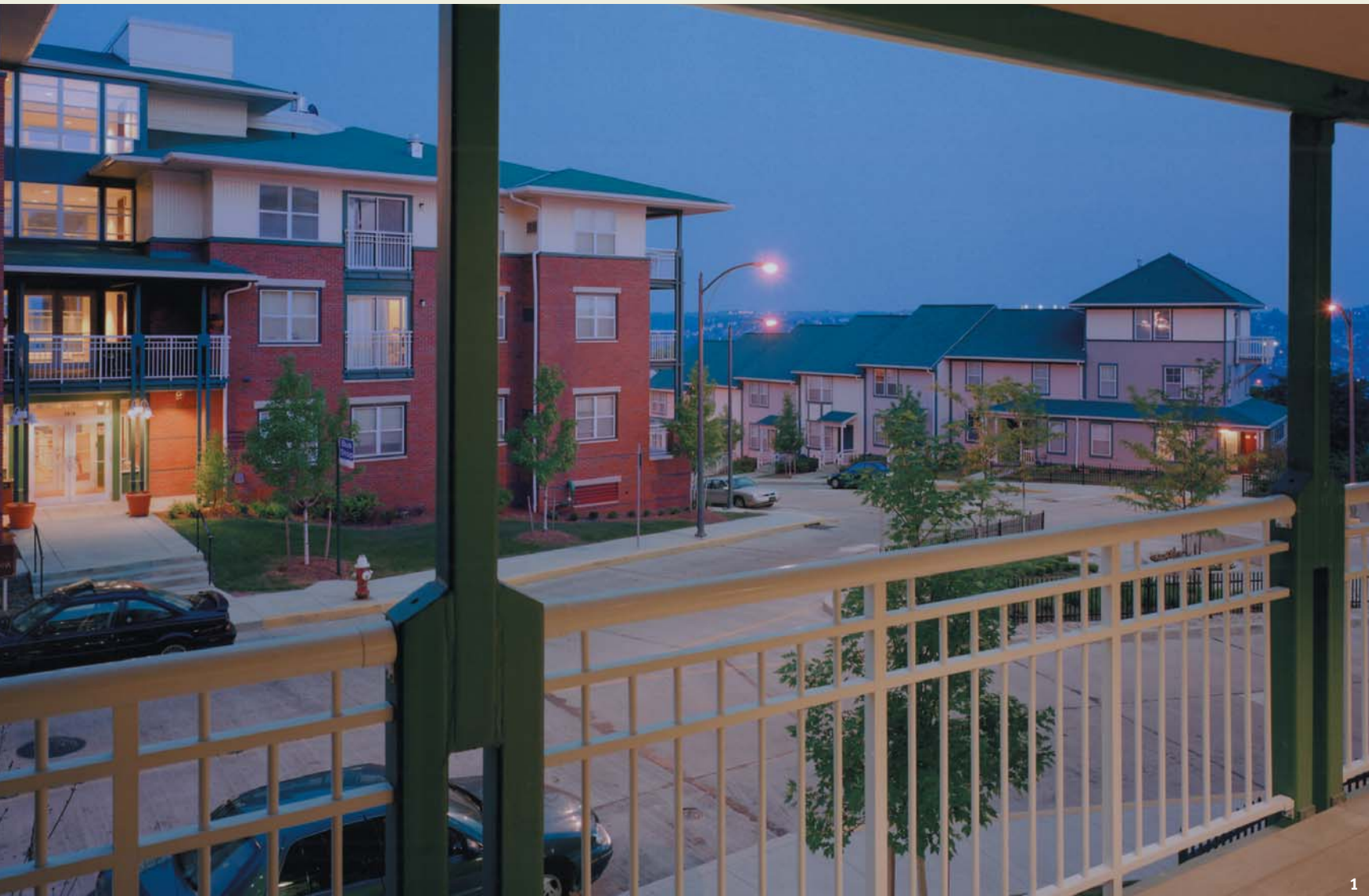
Corcoran Jennison enjoys a national reputation and track record in building, developing and managing real estate. This translates into an ability to provide innovative master plan development for municipalities, corporations and institutions. These projects build long-term relationships with partners who return with new problems to solve, projects to develop and communities to build.

One such partner is Emmanuel College. They had big dreams and a small endowment. Their trump card, however, was valuable land in the heart of Boston's prestigious Longwood Medical Area.

Corcoran Jennison was retained to oversee the development of medical research on campus. The result is the stunning 300,000 square foot, 12-story Merck Boston Research Center adjacent to the campus. The transaction enabled the college to increase its endowment, renovate a 615-bed dormitory, build a new student center, upgrade the athletic facility to NCAA standards, and add 75,000 square feet of new classroom, parking and athletic areas.

5 FOREGROUND:
YAWKEY STUDENT
CENTER AT
EMMANUEL COLLEGE
BOSTON, MA

BACKGROUND:
MERCK BOSTON
RESEARCH CENTER



1

UNCOVERING POTENTIAL | AWARD WINNING COMMUNITIES

With a long-standing reputation for successful public partnerships, Corcoran Jennison knows how to transform blighted urban areas into active and vibrant communities. Skillful development, creative design and exceptional management ensure positive results and help build thriving neighborhoods.

A shining example is Pittsburgh's Allequippa Terrace. Nearly half of its 1750 homes were uninhabitable. The other half lacked basic amenities, such as showers. In partnership with Beacon Residential, Allequippa residents, and the City of Pittsburgh, Beacon/Corcoran Jennison Partners transformed the site into Oak Hill. Oak Hill features rental and for-sale units, a combination of market-rate and affordable homes. Streetscapes invite neighbors to interact. And a once-blighted community is now a place families are happy to call home.

1 OAK HILL
PITTSBURGH, PA
Oak Hill was recognized for improving the human experience of blocks, neighborhoods and regions with the 2004 Charter Award from the Congress for New Urbanism.



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IMPROVING NEIGHBORHOODS | STRENGTHENING PRIDE

Corcoran Jennison works with communities and non-profit organizations to accommodate their goals, identify potential sites and create viable projects. CJ's experience with these collaborative partnerships leads to innovative solutions that help revive neighborhoods, instill pride and create homes and jobs.

Ellen Wilson Dwellings, a public housing project in Washington, DC, fell victim to drug dealers and squatters. Corcoran Jennison joined with a local CDC as advisor, builder and management company, and helped transform this property into The Townhomes on Capitol Hill, a HOPE VI community with half the units reserved for low to moderate incomes and the other half market rate. Today it is an award-winning community that blends in with the surrounding Capitol Hill neighborhood of single-family attached townhouses.

2 MONTEREY PLACE
NEW HAVEN, CT
Monterey Place, also a HOPE VI mixed-income project, received the PIA Award from the American Institute of Architects (AIA).

3 FULLER VILLAGE
MILTON, MA
Fuller Village received NAHB's Gold Award from the Senior Housing Design Council.

4 THE TOWNHOMES ON CAPITOL HILL
WASHINGTON, DC
The Townhomes received Urban Land Institute's Award for Excellence and the AIA's Honor Award for Urban Design.



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PRESERVING HISTORY | PROTECTING COMMUNITY

Corcoran Jennison Hospitality provides asset and property management services to investors, clients and partners in the hospitality industry. CJ also owns and operates hotels, resorts, golf courses and conference centers. Each of these properties tells a unique story of community, partnerships and people.

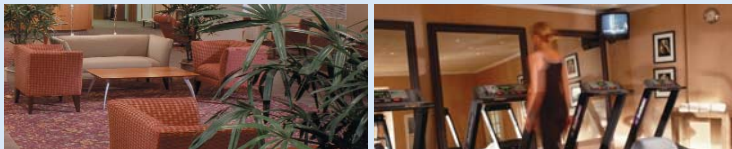
When Corcoran Jennison wanted to turn a historic mansion in Brewster, MA into a seaside resort, it did so under the condition that the appearance of the property would remain unchanged from the roadway. The result is Ocean Edge, a 426-acre hideaway with 1000 vacation villas, a 330-room luxury hotel, championship golf course, private beach, pools, tennis courts and a fitness facility. In preserving a property on the National Register of Historic Places, CJ also helps preserve the character of the community and the wishes of neighbors and the town.

OCEAN EDGE RESORT
BREWSTER, CAPE COD, MA

1 NICKERSON MANSION

2 GOLF COURSE

3 GUEST ROOM



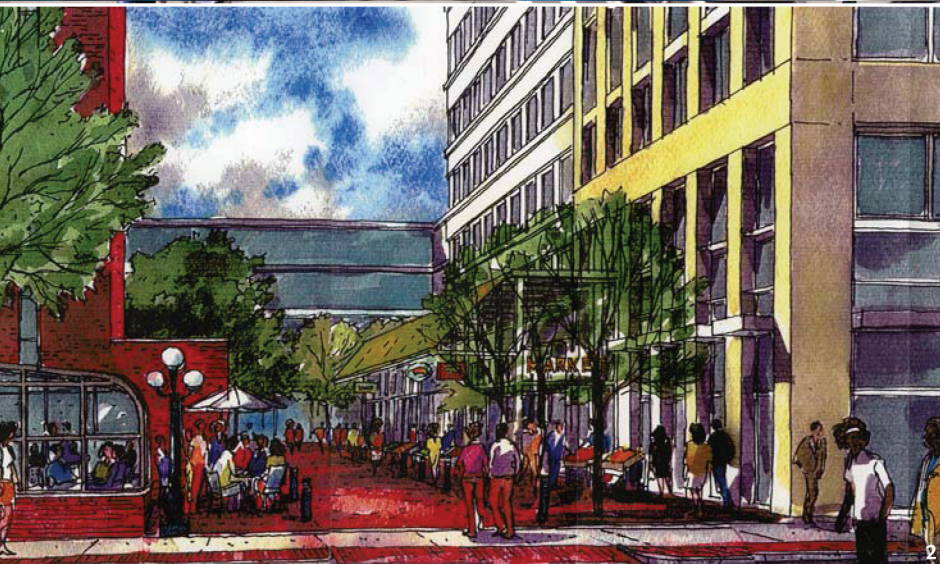
RESPECTING CULTURE | RESOLVING CHALLENGES

In building, developing and managing all of their projects, from affordable housing to full service hotels, Corcoran Jennison works to make a positive impact on communities.

In Boston's Chinatown, CJ saved a bit of neighborhood history with its \$40 million rehabilitation of a former Catholic high school into the 268-room Doubletree Hotel Downtown and the 45,000 square foot Wang YMCA. For years, the Chinatown YMCA operated out of a temporary bubble structure. Meanwhile, a nearby Catholic boy's school, which housed

an Olympic size swimming pool and full court basketball, was closing. In an innovative plan, CJ earmarked part of the school site for the Wang YMCA, preserving the historic court, and the rest of the building became the upscale Doubletree. By using feng shui design principles, Corcoran Jennison incorporated the community's Asian culture into the interior design.

**4 DOUBLETREE HOTEL
DOWNTOWN
BOSTON, MA**



INDUSTRY STAYING POWER | PROVEN INVESTMENT

Corcoran Jennison takes pride in building strong, successful partnerships with financial institutions, investors and cities.

Crosstown Center in Boston is an example of CJ's ability to attract investors and develop relationships with them. In Phase I of Crosstown Center, CJ partnered with a minority led development entity to develop the 175-room, \$60 million Hampton Inn & Suites, the City of Boston's first African American owned hotel.

The Crosstown partnership continues through Phase II with 206,000 square feet of office, retail and parking for Boston University Medical Center and Brigham & Women's

Hospital. Total development cost for Crosstown Phase II is \$80 million, with institutional equity investors providing 100% financing. The full build out of Crosstown Center will total \$250 million.

The Peninsula, a new Boston waterfront apartment community with a total development cost of \$46 million, has over 60% equity participation provided by a pension fund investor.

CJ's mixed use, Park Square West development is continuing to revitalize downtown Stamford with Phases II, III and IV. These projects will total over \$115 million with institutional equity financing.

**1 CROSTOWN CENTER,
PHASE II
BOSTON, MA**

**2 PARK SQUARE WEST,
PHASE II
STAMFORD, CT**

**3 THE PENINSULA,
PHASE I
BOSTON, MA**

*SEE FRONT COVER AND
PAGE 1 FOR PHOTOS OF
HAMPTON INN & SUITES.*

DEVELOPING PARTNERSHIPS | CREATING COMMUNITY

Corcoran Jennison takes pride in building strong, successful communities. But its greatest accomplishments are the children who play ball at Oak Hill, the families that vacation at Ocean Edge and the residents who enjoy 24/7 amenities at Park Square West.

To learn more about Corcoran Jennison, take a look at the enclosed materials and visit www.corcoranjennison.com.



CORCORAN JENNISON COMPANIES

Corcoran Jennison Company, Inc.
www.corcoranjennison.com

Corcoran Jennison Management LLC
www.cjmanagement.com

Corjen Construction Companies
www.corjenconstruction.com

Corcoran Jennison Hospitality LLC
www.cjhospitality.com

Westminster Company
www.westminstercompany.com

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