

About:

MEDPARK NEW BERN

The newest standard in office development.



New Bern

MedPark New Bern, located across from Craven County Community Hospital offers the personal service and expertise to help your business succeed.

With our professional Real Estate Advisor, you'll have the opportunity to work with one person who orchestrates your entire real estate process. From acquisition and funding, to space

planning,

design,

and

integration,

construction



interior

architectural

technological

procurement,

management, to

the actual move; one person coordinates your entire experience at MedPark New Bern. You'll be occupying one of the most exciting projects in the area. From start to finish, MedPark New Bern associates will flawlessly lead your project so you can focus on what you do best - building your own success.

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Amenities

- Population of 91,754 in Craven County
- Fastest Growing Population is Retirement Age (55+)
- Population Growth of 12% per year
- Located directly across the street from Craven Regional Medical
- New Construction of 25,000 square foot building
- Craven Regional Medical is at the Heart of a Progressive Medical Community
- Craven Regional has over 200 Board Certified Physicians who represent all Medical Specialties and are Supported by 1,500 Medical Professional Personnel
- Craven Regional has 314 Beds with Comprehensive Cardiac Care and State-of-the-Art Cancer Treatment
- Craven Regional cares for over 100,000 Patients per year
- Craven Regional Emergency Cares for over 40,000 Patients per year
- Craven Regional continually expands its Cardiac Services to include the latest in interventional and surgical procedures
- Craven Diagnostic Center provides Radiography, MRI, CT Scanning, Stereo tactic Mammography and Bone Density
- Craven Surgery Center, a state-of-the-art complex, is adjacent to Craven Diagnostic Center
- The Surgery Center accommodates the growing demand for Outpatient Surgical Technology while providing patients with convenience and comfort. This facility houses numerous surgical suites equipped with the latest technology and rooms to allow for extended patient observation, if necessary.



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UHF Properties • 227 East Front Street
New Bern, North Carolina 28560

Tel: 252-638-4215 • Fax: 252-638-7456 • www.uhfmedparks.com

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Testimonials:

"This office turned out to be more than we ever could have envisioned. Everyone who comes in loves it as much as we do..."

Melodie Price, Dental Practice

"I visited Dr. Gudger's office shortly after it opened and was very impressed with the attention to detail. The office had the look of confidence and timelessness. I had no idea that it was a start-up business."

Braxton Jones, patient

"Having worked with Terry Espy in the past, we felt comfortable that she had a clear vision of our needs and wants. Their company exceeded our expectations."

Roberta Grotstein, Dental Practice

"The attention to detail in this office reassures every client that enters. If he pays this much attention to his environment, it is certain that he is equally detailed in his commitment to his clients."

Donna Curtis, office manager

"The team left no stone unturned to assure our new office could be the best it could be. They took care of everything from negotiating, vendor synergies, helping us find funding to decorating and designing our office."

Tim Stockett, The Nova Group

"Thank you guys for making my dream office a reality. Your input from the beginning of the planning stages has helped make building a new office easy and fun."

Charles Ashly Mann, DDS



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How We Operate:

Before we can prescribe, we need to diagnose. This is our opportunity to understand our client's vision and needs.

Survey and Interviews

Many future problems can be avoided by incorporating the views and opinions of your staff. For example, the office manager may be aware of details which aren't apparent to those in other positions. Through involvement and commitment of the entire staff, the transition to the new space can be both a positive and successful experience.

Needs Analysis

Many issues must be addressed through a needs analysis. Adequate individual spacing, traffic flow, expansion opportunities, parking availability, image, ownership opportunities, location trends and many other issues should be addressed and acknowledged. One of the initial concerns is how much floor space is actually needed. We will provide an interactive method to calculate your needs.

Buy vs. Lease

There are many deciding factors regarding the buy vs. lease argument. Is the practice at a financial point to qualify for funding? Is the right property available? In most cases, property ownership is more financially beneficial than renting to our clients. However, either option can be structured to meet our client's needs.

Financial Pre-Qualification

We recommend that projects be pre-qualified with a lending institution. We will help you produce financial projections for the construction and operational phases of your new facility. This information is used to prequalify your project with lending institutions early in the process, and will result in a written lending commitment. We have established relationships with many lending institutions that work aggressively with the healthcare industry.



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ABOUT UHF PROPERTIES:

UHF Properties, (dba UHF Development Group, LLC) is owned and operated by Hubert G. Tolson, III and R. Edwin Coleman, Jr. (CCIM) and numerous partners who participate in various projects with them.

Since its establishment in 1995, the company has developed and redeveloped properties in North Carolina and key markets in the Southeastern United States including Richmond, VA, Nashville, TN and Jacksonville, FL. In this process, the company has developed a particular expertise in development and renovation of historic properties in and around historic districts. A partial list of projects developed by UHF Development Group is attached.

The Development Team

Hubert G. Tolson, III – In late 1995, Tolson met R. Edwin Coleman, Jr., CCIM, of Coleman Associates. Coleman's firm was representing Staples in seeking a store location for in the New Bern, NC market. After discussion and analysis, Tolson developed a build to suit property for Staples, which was delivered early and under budget. As a result of this mutually satisfactory development project, Mr. Tolson was invited by representatives of Staples, Inc. to pursue other possible development opportunities on their behalf.

During the course of the New Bern development, Tolson and Coleman became friends. They also became partners focused on the location, evaluation and acquisition of other retail, residential and commercial development sites.

R. Edwin (Ed) Coleman, Jr., CCIM – The Coleman Group, Inc., and Coleman & Associates Retail Real Estate Services: Ed Coleman assists with the overall development coordination of UHF projects. Coleman, who has been active in the Commercial Real Estate business since 1983, is Past President and Director of the Triangle Commercial Association of Realtors (Raleigh, Durham, Chapel Hill, NC). In addition, Coleman is Past President of the Wake County Apartment Association and Past Chairman of Independent Rental Owners Council and a member of the Board of Directors of the Triangle Apartment Association. Coleman was awarded the prestigious CCIM designation by the Commercial Investment Real Estate Institute in 1988, and has served on the Board of Directors of the North Carolina CCIM chapter.



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ABOUT UHF PROPERTIES, *continued*

His company, Coleman & Associates, provides an array of services for regional and national retailers and retail real estate developers. Their primary focus is in the area of site location, evaluation and acquisition. In addition, Coleman & Associates often assists with coordination and oversight throughout the predevelopment, marketing, leasing, financing, and construction processes.

Other Key Professionals associated with the Team include:

C. Shane Hensley – Hensley Associates, LLC: Shane Hensley recently joined the team and provides expertise in the financing and equity markets. Mr. Hensley's 25 years of banking and financial brokerage experience contribute invaluable to the team in terms of structuring financial transactions to meet the requirements of the various projects.

Terry Sanders Espy - MoMentum Group:

Growing up in a family surrounded by physicians, Espy witnessed first-hand the challenges medical professionals face. Instead of becoming a physician, Espy completed an MBA and founded a residential design firm, "As You Like It", that evolved into a general construction firm. In the mid 90's Espy decided to put her graduate studies to use and joined a consulting organization in Chicago as a business analyst. She traveled throughout the country working with small businesses to help ensure their success. She returned to Raleigh in 1998 to combine her education, creative abilities and business experience and opened the design firm The MoMentum Group. She had always felt that with the right team, trust and guidance, most businesspeople could be successful. MoMentum Group has been instrumental in the relocation and establishment of numerous medical practices from New York to California. Their design team has been nationally recognized for their unique, yet cost effective environments. Their team focuses on assisting their clientele in the complete transition process, from real estate brokerage services, space planning, funding coordination, construction management, technology integration, purchasing services to the actual move in. The primary focus of MoMentum Group is to take care of the numerous details involved and to ensure that the project is completed within budget and on time, thus, allowing the doctor to do what they do best, practice medicine.

David Maurer, Lead Architect, Maurer Architecture

**Jimmy Thiem, Land Planner/Landscape Architecture,
Hager Smith Design**



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UHF PROJECTS INCLUDE:

The following partial list exemplifies the variety and quality of UHF Development Group projects.

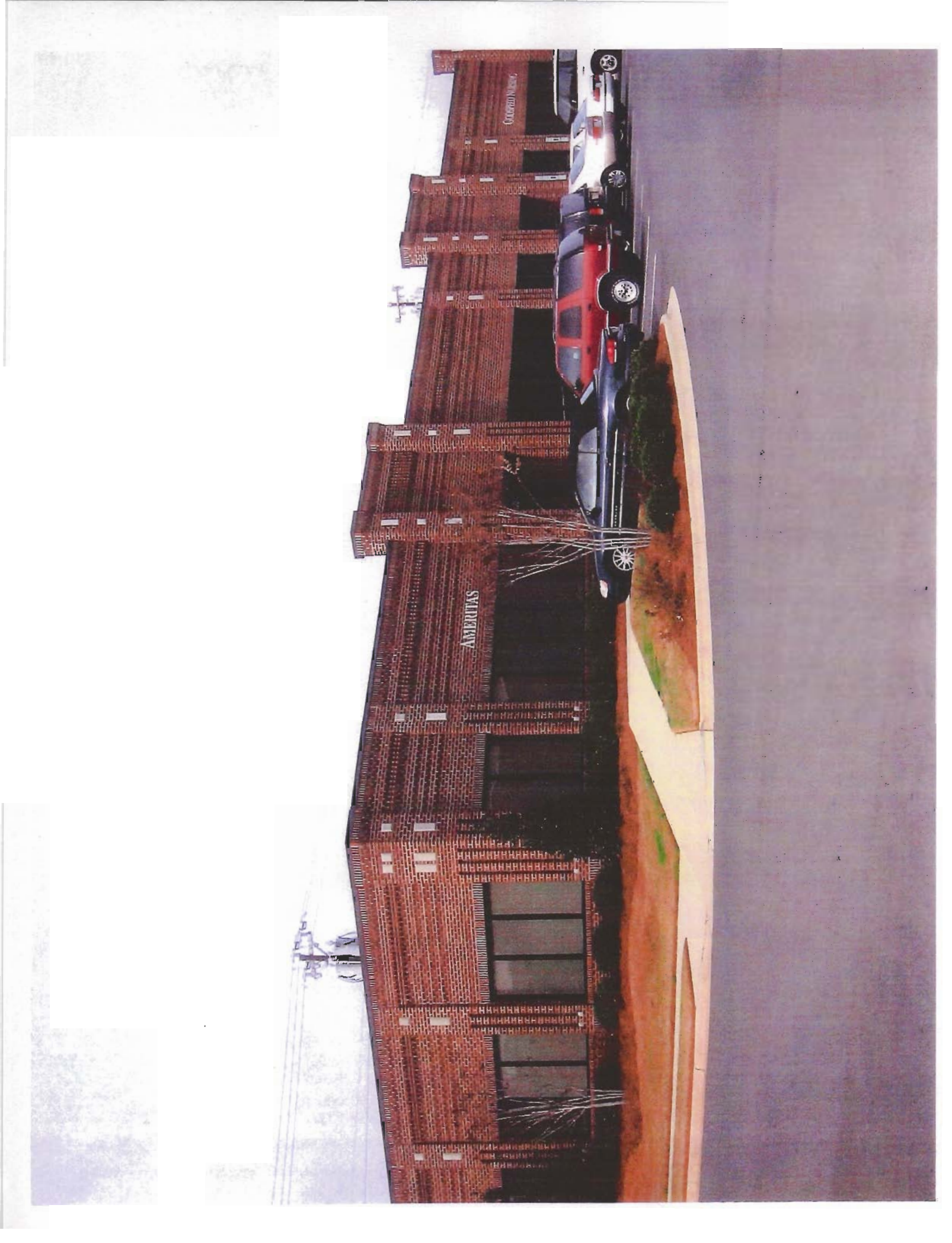
- Berkeley Plaza Shopping Center - UHF adapted and redeveloped an 110,000 square foot shopping center in Goldsboro, N.C. Local, regional and national tenants include Staples, Goody's Family Clothing, Books A Million, Golds Gym, Cingular Cellular, and others.
- Staples Office Super Stores - UHF developed stores for this national tenant in New Bern, N.C., Mooresville, N.C., Wilksboro, N.C., Nashville, TN., and Boone, N.C.
- Wier Plaza - UHF is completing a retail development begun by Lowes Home Improvement in Chester, VA.
- West Gate Plaza - UHF adapted and redeveloped an 11 acre retail site in Kinston, N.C. The former Lowes Home Improvement location will be home to local, regional and national tenants including Staples, Office Super Store, Aldi Foods, and others.
- Florence Street Condominiums - UHF is building an "in fill" development of eight luxury craftsman style condominium homes compatibly designed to fit within the Boylan Heights historic district in downtown Raleigh.
- The Arbors of Beaux Catcher Mountain - UHF is developing 12 luxury craftsman style condominiums homes built on the west face of Beaux Catcher Mountain near downtown Asheville, N.C.
- Unique Historic Apartments - UHF refurbished, owns and manages 150 apartments in historic districts in downtown, Winston Salem, N.C., Raleigh, N.C., and New Bern, N.C.
- River Station - UHF is developing 3+ acres of Neuse River Front property in Historic downtown New Bern. This traditional neighborhood development will consist of 17 historically compatible luxury homes with a public "greenway" - a nearly 1/2 acre neighborhood common and a neighborhood marina.
- University Village - UHF is co-developing a 576 bedroom state of the art, student housing development in Salisbury, MD. The project will include a fitness center, a study center, an events center, an Olympic size pool, and volley ball courts.
- The William Duncan Estate - UHF is restoring the 275 year old home on the waterfront in downtown Beaufort, N.C. The home, complete with sleeping accommodations for 20, two gourmet kitchens, two family rooms, a billiard parlor and double porches overlooking Beaufort Inlet and Gallant's Channel. It will be rented for corporate retreats, vacation rentals, large family reunions, special events, and weddings.

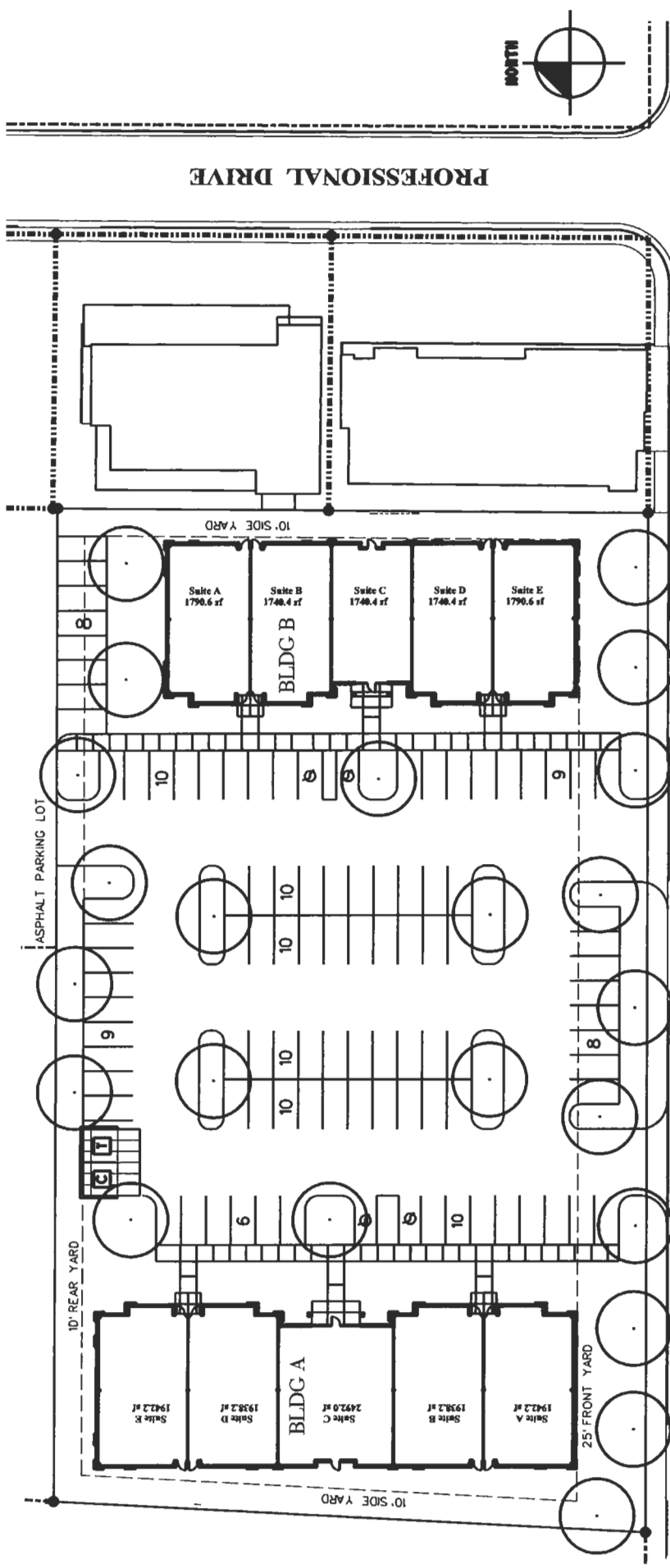


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PROFESSIONAL DRIVE



**HagerSmith
Design P.A.**
Architecture
Landscape Architecture
Planning
Interior Design

PO Box 1270
300 South Dawson Street
Raleigh, North Carolina 27602
Fax: 919.838.0050



DATE: 9-7-04

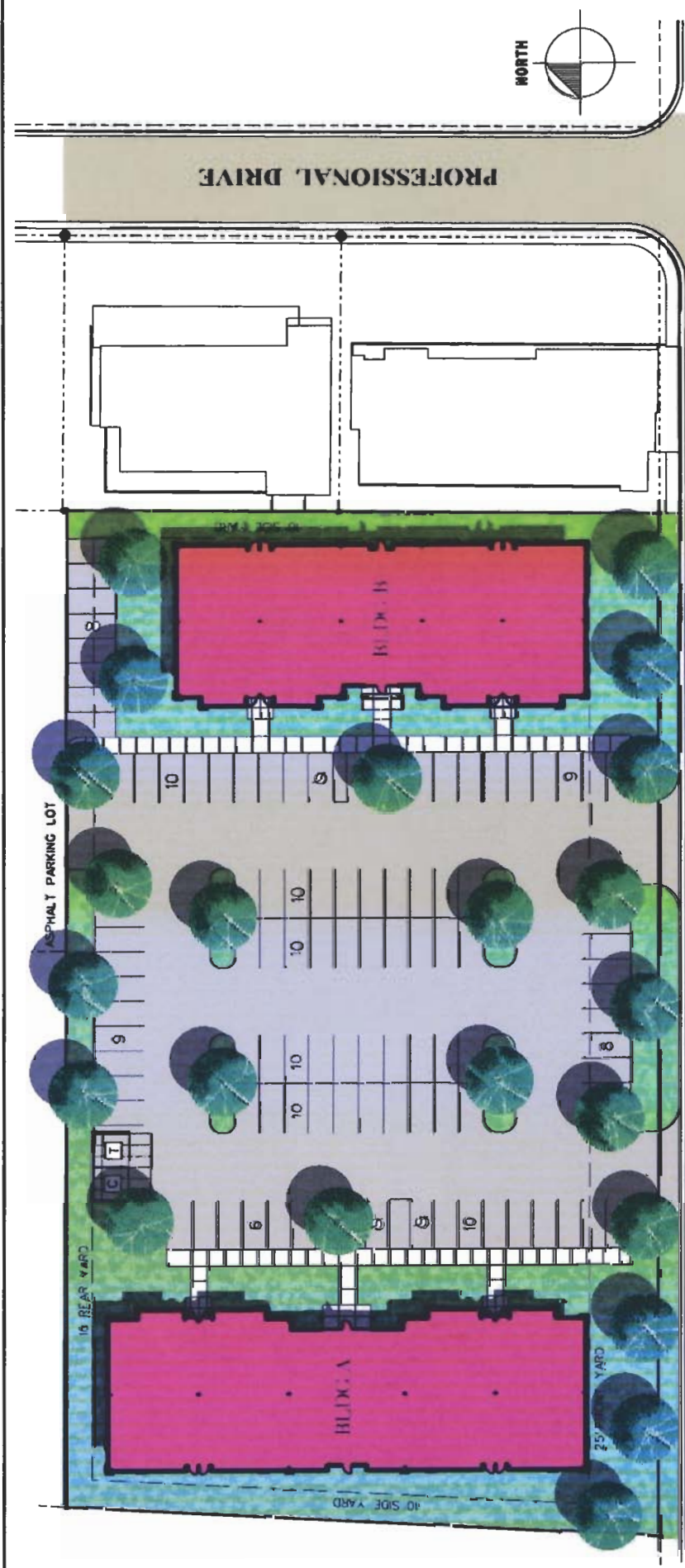
TATUM DRIVE

DEVELOPMENT SUMMARY

BLDG A: 10,253 SF
BLDG. B 8,802 SF
PARKING: 100 SPACES
PKG RATIO: 5.25 SP/1000 SF

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PROFESSIONAL DRIVE



DATE: 9.7.04



**HagerSmith
Design PA**
Architecture
Landscape Architecture
Planning
Interior Design

PO Box 1308
300 South Dawson Street
Raleigh, North Carolina 27602
Fax: 919.828.4050

DEVELOPMENT SUMMARY

- BLDG. A: 10,253 SF
- BLDG. B: 8,802 SF
- PARKING: 100 SPACES
- PKG RATIO: 5.25 SP/1000 SF

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