

riverpoint



Greylock Property Group



The Greylock Property Group, LLC is a private real estate investment group that owns and manages a portfolio of existing income properties valued at over \$125mm and acts as a developer of retail, mixed-use and residential properties in high-demand and coastal markets. The current portfolio includes a mix of conventional shopping center retail, specialty retail, and mixed use properties, in towns such as historic downtown Mystic, West Hartford Center, Clinton, Glastonbury and Guilford, CT. It also includes properties in Edgartown and Longmeadow, MA, Saint Augustine, Amelia Island, and Pensacola, FL.

Greylock Property Group Core Values

Experienced

The partners have over 50 years of combined experience in partnering to create innovative, sensitively designed, high-end mixed-use developments, primarily in Connecticut, Rhode Island, Massachusetts, Florida and the Carolinas.

Local

Team members are long-time local residents with deep roots and solid records of professional accomplishment in Connecticut and surrounding states.

Financially Strong

We possess significant access to equity and financing, allowing us to provide a range of options to our clients and assuring a smooth, uninterrupted development process.

Responsive

We listen to the needs and requests of all parties and design unique development solutions that are reflective of their location and purpose.

Project Team

Owner / Developer



Electrical Engineer



Civil Engineer



Architect



Structural Engineer



Legal Services



Brian Navarro, Greylock Property Group / Principal

A seasoned Financial Partner with a distinguished 35-year career in real estate development. As Principal at Greylock Property Group in Mystic, CT, and a founding partner of Grove Property Fund with locations in Glastonbury, CT, and Charleston, SC, he has developed a diverse portfolio of retail, multifamily, and mixed-use properties, primarily in the Northeast and Southeast regions of the US. His projects often feature suburban or tourist-oriented locations near coastal historic towns. Notably, as the founder of Grove Property Trust, he owned and managed over 7,000 apartment units before selling the trust in 2001. Additionally, through Grove Property Fund, Brian was involved in the development and ownership of a substantial portfolio of medical office buildings recently sold to HTA Corporation, a major public REIT.

Ken Navarro, Greylock Property Group / Development Partner

Ken joined Greylock 5 years ago and currently heads up planning, entitlements, and development for the company. During his business career he has had extensive development experience including medical, retail, multi-family, and student-housing projects primarily in the Northeastern U.S. Currently, Ken is also the project leader for the Narragansett Bay Club in Portsmouth, RI and the Indian River Shops in Clinton, Ct (described in more detail below). Ken has a proven track record of raising debt and equity for new developments and has deep roots in the area having graduated from the University of Rhode Island.

Eric Burns, Greylock Property Group / Managing Partner

As the Management Partner, Eric oversees all property management and related portfolio activities including financing, renovations, permitting and leasing. Eric handles numerous properties in historic districts and is adept at navigating the sensitivities of working in New England downtown areas. His local and regional knowledge provide a valuable resource for pricing, leasing and property management.

Team Experience

Greylock



Phase Zero Design



Engineering Team 195 District Experience

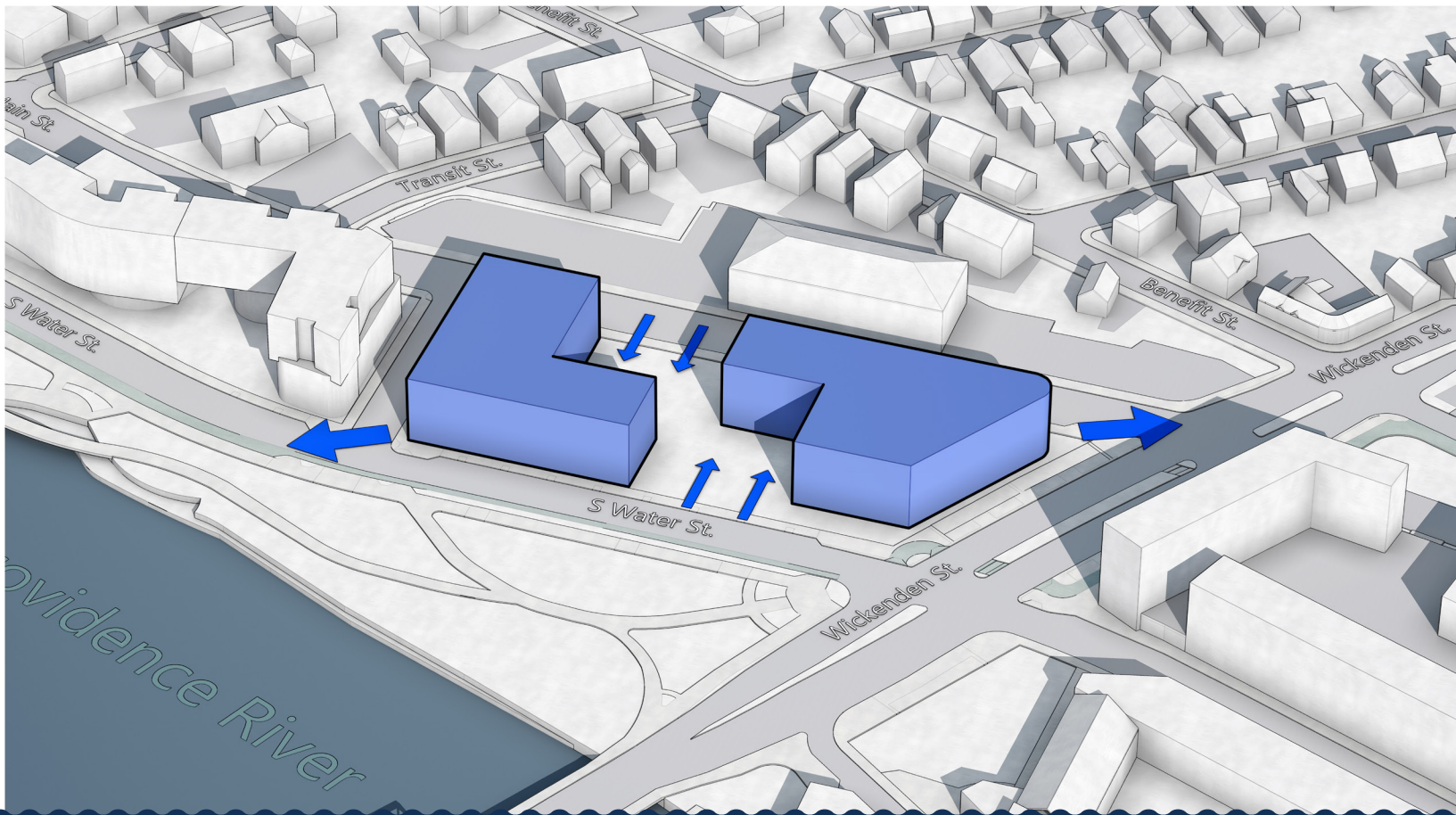


Site Concept



Anchor & Slide

Outdoor Access



Mixed Uses



GROSS AREA

273K SF

RETAIL / RESTAURANT

13.1K SF

OFFICE STARTUP

6K SF

SERVICE / UTILITY

5.6K SF

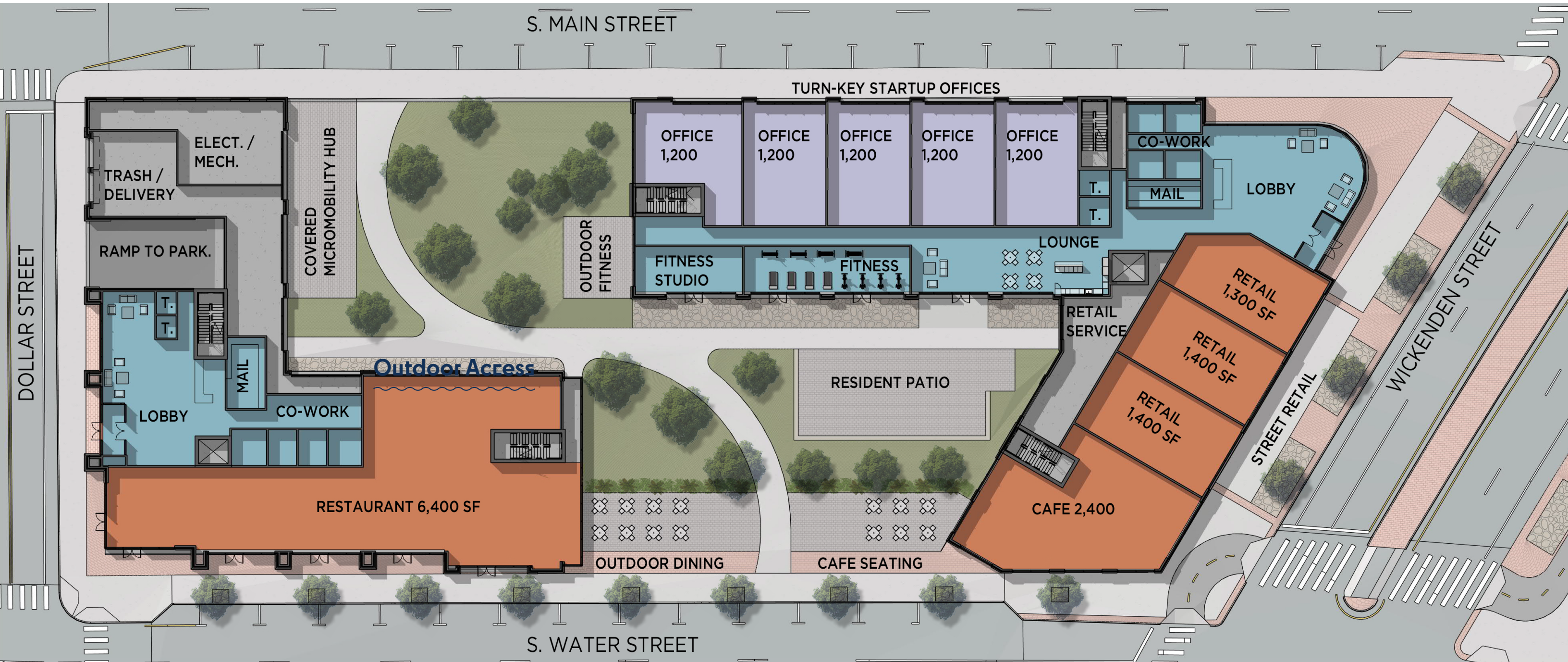
PARKING (128 SPACES)

64K SF

RESIDENTIAL (160 UNITS.)

185K SF

Site Plan



GROSS AREA
273K SF

RETAIL / RESTAURANT
13.1K SF

OFFICE STARTUP
6K SF

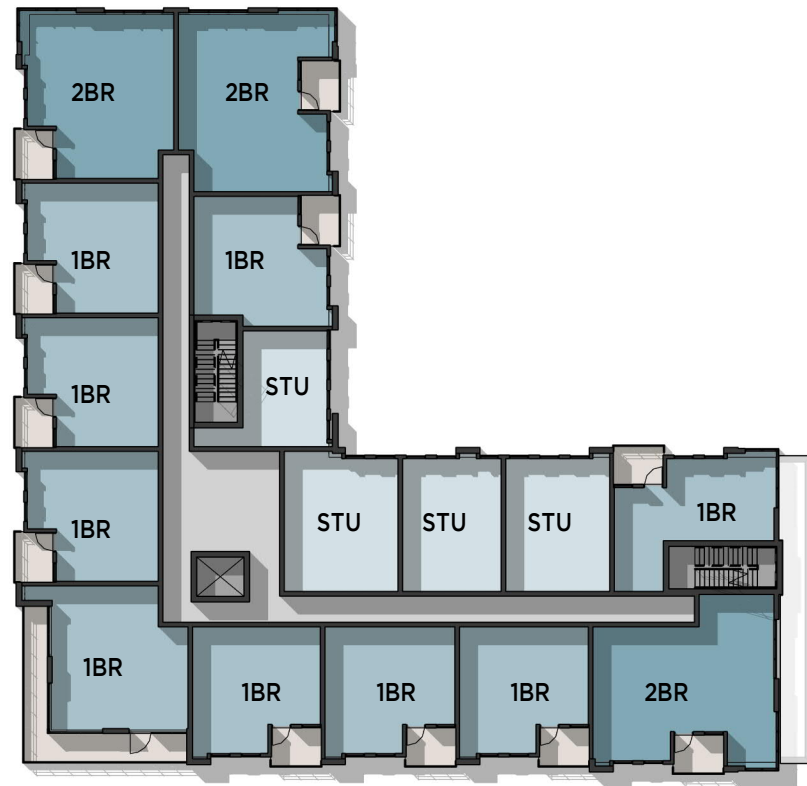
SERVICE / UTILITY
5.6K SF

PARKING (128 SPACES)
64K SF

RESIDENTIAL (160 UNITS.)
185K SF

Upper Level Floorplans

Floor 3



LIVE WORK UNITS

5

STUDIOS - 575 SF AVG.

20

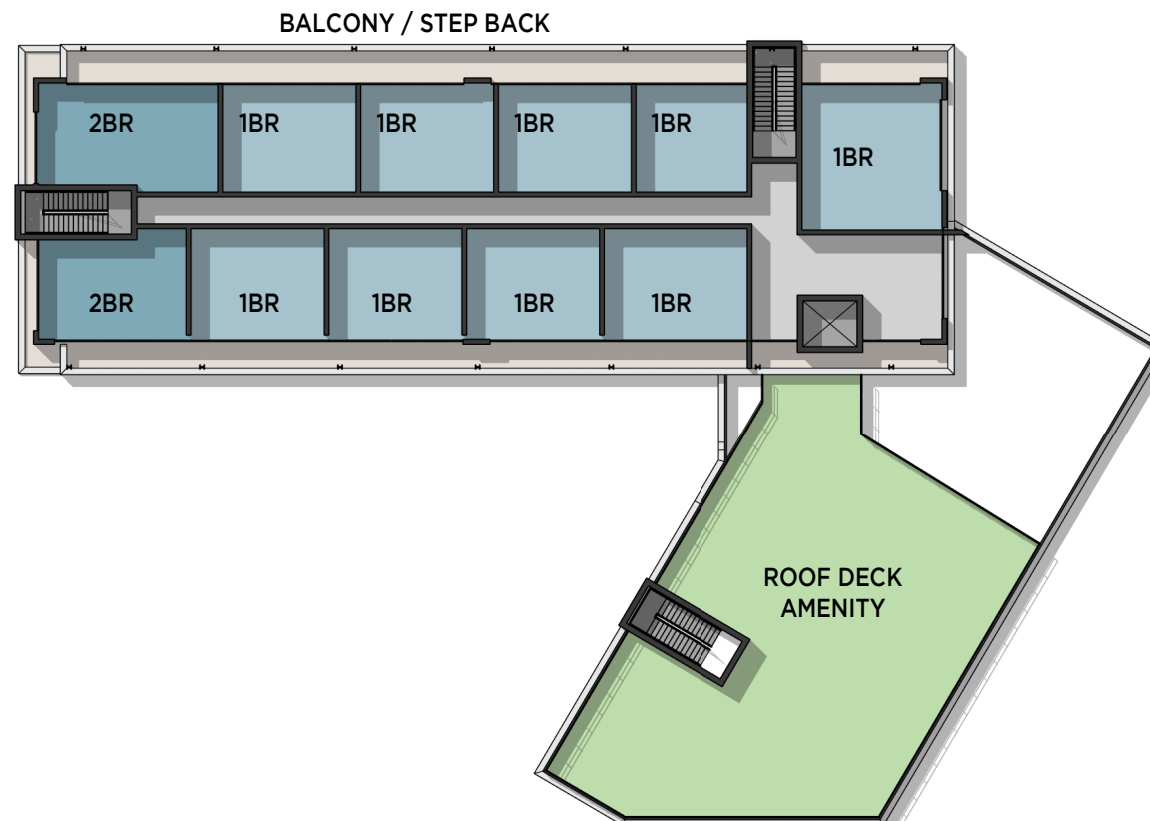
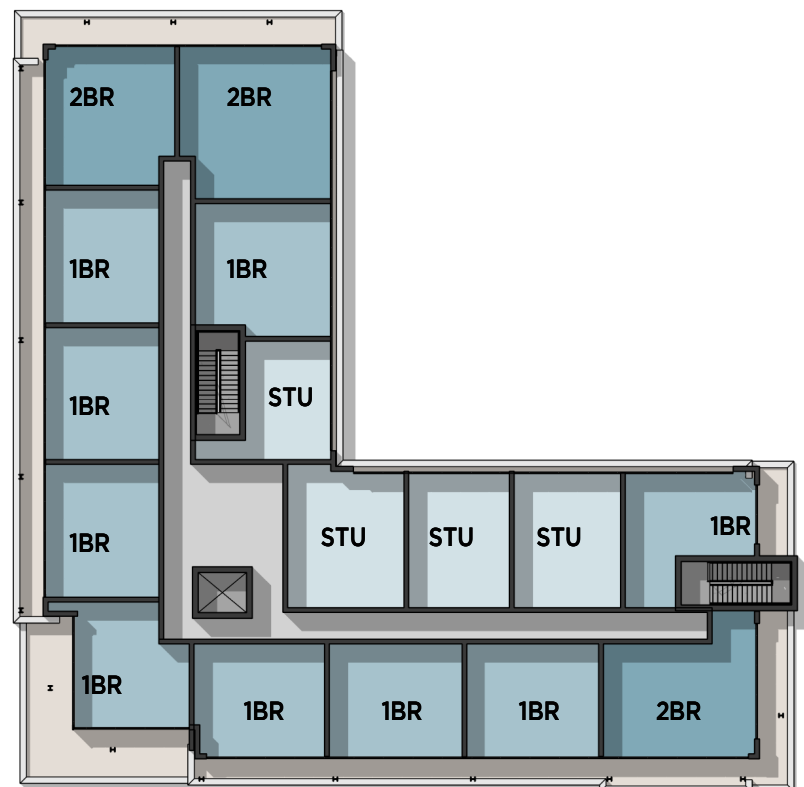
1BR UNITS - 770 SF AVG.

92

2BR UNITS - 1,150 SF AVG.

43

Floor 6



BALCONY / STEP BACK

BALCONY / STEP BACK

ROOF DECK AMENITY



Max Taverna

MAX

WORK IT OUT

CAFE 195

Coffee

PASTRIES

CAFE 195

BOOKS AND MORE

THE PROPERTY



MAX
IN U 1935

CAFE 195

POIN



Max Tavern
est. 1932

Max Tavern
est. 1932

MAX

CAFE 195



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