

CREATIVE SOLUTIONS

FOR STEWARDING REAL ESTATE

FOUNDRY
COMMERCIAL



APOSTOLIC ASSEMBLY
OF THE FAITH IN CHRIST JESUS



It's Personal.

ABOUT FOUNDRY

Driven by relationships and building something different—a generational real estate company centered on people, purpose, and performance. It's personal.

FOUNDRY COMMERCIAL OVERVIEW

SERVICES

78 M SF
OF LEASING & MANAGEMENT

\$2 B
2025 ANNUAL BROKERAGE
TRANSACTION VALUE

120+
BROKERS

CUSTOMERS

- INSTITUTIONAL
- CORPORATE
- NOT-FOR-PROFIT

SERVICES

- BROKERAGE
- INVESTMENT SALES & CAPITAL MARKETS
- REAL ESTATE SOLUTIONS
- INCENTIVES NEGOTIATION & LOCATION STRATEGY
- MARKETING
- PROJECT MANAGEMENT
- BUILDING MANAGEMENT
- USER DEVELOPMENT SERVICES

ASSET TYPES

- INDUSTRIAL/ OUTDOOR STORAGE
- LAND
- MULTIFAMILY
- OFFICE
- RELIGIOUS, EDUCATION & NOT-FOR- PROFIT
- RETAIL

PLATFORM

460+
ASSOCIATES

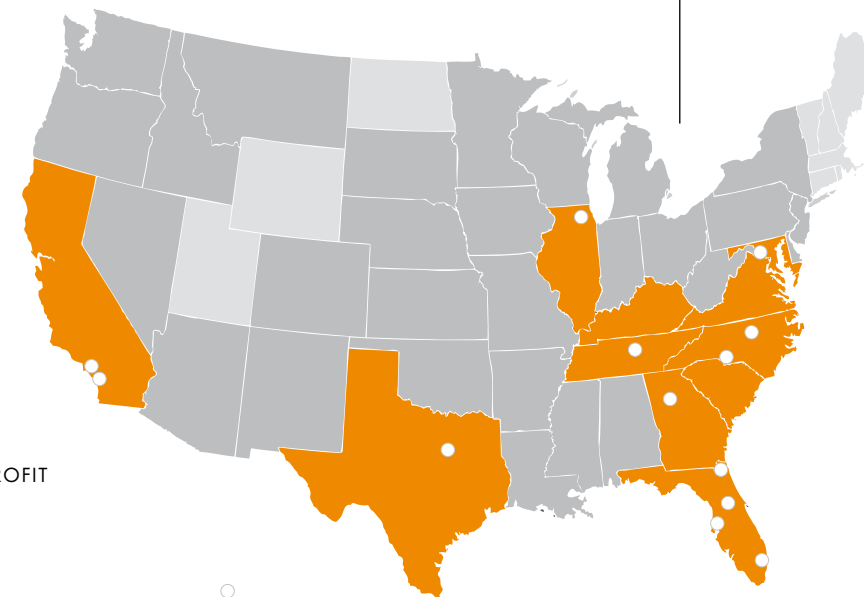
13
MARKETS

35+
YEARS AVG SENIOR
MANAGEMENT
EXPERIENCE

FOUNDRY
COMMERCIAL

REGIONAL OPERATORS

- FOUNDRY OFFICES
- FOUNDRY STAFFED SERVICES
- FOUNDRY ONGOING ACTIVITY



DEVELOPMENT & INVESTMENTS

\$5.72B
INVESTMENT
PORTFOLIO

\$4.04B
24.5M SF
INDUSTRIAL
DEVELOPMENTS

\$1.24B
5.25M SF
IN VALUE-ADD
ACQUISITIONS

\$1.37B
6.1M SF
IN SERVICES
DEVELOPMENT/
ACQUISITIONS

\$1-2B
ANNUAL
INVESTMENT
PLATFORM

\$1.5B
INVESTMENTS IN
THE PIPELINE

31.7M
SF OF D&I
INVESTMENTS

AT FOUNDRY, IT'S PERSONAL

We combine the church's vision with our ability to assess market conditions and property values, to help guide you toward real estate decisions that can ultimately make a huge impact on your ability to grow and operate. To us, it is more than a transaction, it's about helping ministry flourish.



CHRIS BURY
Partner, Senior Vice President



CHARLIE HOWARTH
Vice President



ETHAN REED
Associate

WHEN THE DEAL INVOLVES A CHURCH PROPERTY IT IS MORE THAN A TRANSACTION... IT TRANSCENDS BUYING AND SELLING AND HAS KINGDOM AND COMMUNITY IMPACT.

MISSION PROPERTY GROUP



GROUP
TEAM MEMBERS

08



PROPERTY
MANAGERS

06



PROPERTIES
SOLD

3000±



SALES PER YEAR

100±



YEARS OF
EXPERIENCE

50+



LEASED &
MANAGED SF

1.5M

A low-angle, upward-looking photograph of a city skyline. On the left, a modern glass skyscraper reflects the sky. In the center and right, older brick buildings with classical architectural details like arched windows and a bell tower are visible. The sky is a deep blue with scattered white clouds. The text 'COMMERCIAL REAL ESTATE' is overlaid in the center, with 'COMMERCIAL' in orange outline and 'REAL ESTATE' in white solid. Below it, a white-bordered box contains the text 'MARKET TRENDS' in white solid.

COMMERCIAL REAL ESTATE

MARKET TRENDS



MACRO COMMERCIAL REAL ESTATE OVERVIEW

- **DEVELOPMENT
SLOW DOWN**
- **RATES AND
TARIFFS**



REAL ESTATE SECTOR TREND

OFFICE

- Vacancy and Market Impact

INDUSTRIAL/FLEX SPACE

- High Demand/Low Vacancies
- Nationwide, 361+ Million SF Under Construction
- Continued Increase in PSF Pricing
- Demand for E-Commerce Trending Toward Pre-Pandemic Levels

MULTI-FAMILY

- Impacted from Higher Construction Cost

RETAIL

- Lowest Vacancy Rate of any Sector
- Growing Demand in Suburbs and Sun Belt Cities
- Institutional Capital Predicted to Return to this Sector



CHURCH REAL ESTATE

CHURCH TRENDS



**CONTINUED
DECLINE IN
ATTENDANCE**

**THE 'NONS' AND THE
'NONES'**

- 28% of U.S. adults are now religiously unaffiliated

**OPERATIONAL AND
FINANCIAL CHALLENGES**



REVENUE DIVERSIFICATION

NON-TRADITIONAL INCOME

- Churches increasingly rent space to church plants, schools, daycares, or event organizers

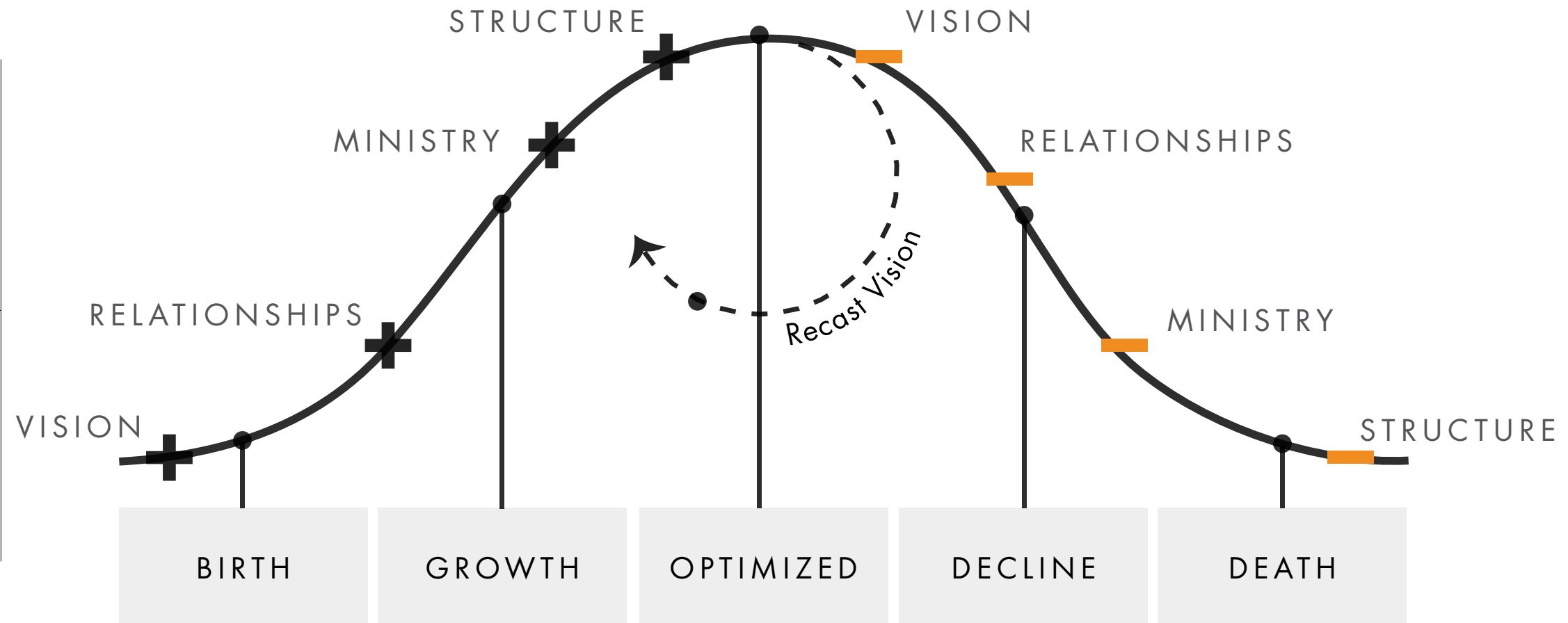
STABILIZING CASH FLOW

- These tenants help offset ministry income fluctuations

PROPERTY PROCESS

**MINISTRY SHOULD DICTATE REAL ESTATE,
REAL ESTATE SHOULD NOT DICTATE MINISTRY.**

LIFE CYCLE OF A CHURCH



ASK IMPORTANT QUESTIONS



WHAT DO YOU HAVE?

WHAT DOES IT WANT TO BE?

WHAT CAN IT BE?

HOW TO BEST STEWARD YOUR BUILDING



LIFECYCLE OF A CHURCH



LEASE REVIEW



PROPERTY CHECKLIST



SPACE USAGE



CAPITAL RESERVES



UNDERSTANDING PROPERTY PRICING

CASE STUDIES





**SELL HIGH,
BUY LOW**

Objective

- Multi-Site Campus Strategy



MONETIZE & CONSOLIDATE

Objective

- Monetize property by finding development partner for underutilized portion



REVENUE GENERATION

Objective

- Leverage underutilized space for revenue generation

THANK YOU

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