Provident Realty Advisors, Inc.
Fact Sheet

Mission
With a keen eye for value and careful analysis of growth and demographic trends, Provident Realty aims to achieve exceptional returns on investments for their clients and partners. Valuing integrity and fostering a climate of trust, Provident Realty consists of a dynamic group of talented, energetic and highly-specialized professionals who will produce successful results from demanding real estate projects.

History
Even as a college student, President Leon J. Backes realized the potential for the commercial real estate industry. After years of proving himself as a top producer and learning the different disciplines of commercial real estate, finance, appraisal, management, and development, he founded Provident Realty Advisors in 1991. Backes has formed and led partnerships to invest in or develop real estate in excess of $1 billion. Provident Realty has become a trusted leader in the following real estate categories:

Master-planned communities – Beautiful homes that enrich lives and improve the surrounding community.
Retail developments - Enhance the community while being profitable to customers and investors; key corporate clients include Albertson's, Target, Lowe's and Wal-Mart.
Multi-use developments – Capturing living, working, shopping and leisure dynamics in lifestyle projects.
Multi-family projects – Building high quality environments for upwardly mobile, urban living.
Property revitalization – Creating value by optimizing unique site characteristics.
Land investments – Buying and selling profitably by knowing market trends and financial partners
Self-storage facilities – From humble to sophisticated, a solid example of opportunistic success.

Business Model
How does Provident Realty develop retail projects, revitalize communities and consistently produce timely acquisitions of key assets resulting in profitable decisions? How do they have the financial strength to strike while the iron is hot?

By using the following key elements of business strategy
· Intensive land planning and market research
· Identifying the most desirable and accessible sites and demographic trends
· Excellent relationships and partnerships with some of the nation's largest and best-known retailers
· Working closely with local officials and neighborhood groups to create developments compatible with the values of the local area
· Using disciplined financial guides
· Teaming with financial partners from esteemed institutions and sound underwriting
· Multiple partnerships grounded on close ties to lenders, institutional and private investors

Corporate Leadership:	Leon Backes	Founder, President
	Joan Hammer	Vice President, Controller
Matth	ew Harris	Managing Director, Multi-Family
Jay	Hawes	Managing Director, Land and Residential
Ki	m Wise	Managing Director, Retail
Brad	Kruger	Director, Asset Management

Location: Headqu artered in Dallas, Texas
Real estate assets concentrated in Southwestern U. S.

Contact Information: B usiness Office
Provi dent Realty
975 One Lincoln Centre
5 400 LBJ Freeway
D allas, Texas 75240