

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES

A MEMBER OF

CHAINLINKS
RETAIL ADVISORS



Midwest's Preferred Retail Real Estate Company

COMPANY PROFILE



COMPANY OVERVIEW

Headquarters:

Two Old Mill
10855 W Dodge Rd, Suite 270
Omaha, NE 68154-2666
402-330-5480 (main)
402-330-3109 (fax)
tlc@lernerco.com

Affiliated Entities:

LC Development Company
Lerner Brokerage Services

Officers:

Jay R. Lerner,
Company President

Andrew Lerner,
Company Partner

Dee Muessel,
Vice President Accounting & Administration

Richard C. Quinlevan,
President Brokerage Services

Bob Kurylo,
Executive Vice President Brokerage Services

Ben Meier,
Vice President Brokerage Services

Affiliations:

International Council of Shopping Centers
ChainLinks Retail Advisors

COMPANY OVERVIEW

Who We Are

The Lerner Company and its affiliates provide a full range of commercial real estate services. We offer the skills and talents of experienced retail real estate professionals, not sales people. Our team includes professionals with proven experience in development, brokerage, retailing, research, real estate law, financing, property management, tenant representation and other disciplines.

Our integrity, reliability and professionalism have made The Lerner Company a successful and highly respected real estate company. Our commitment to superior service and creative problem solving has built an atmosphere of trust and confidence that has allowed The Lerner Company to maintain long-standing relationships with clients.

Brokerage Services

The brokerage division of The Lerner Company is a vital member of our corporate family. Our team of experienced professionals is well qualified to assist you with all of your needs. Our expertise extends to every area of commercial real estate. With experience in everything from complex leasing to site studies and market analysis, our staff possesses the knowledge and contacts to assist you in virtually every sales or leasing situation.

Through ChainLinks, our national network of retail leasing specialists, we are in step with changes that dictate new trends. As a result, whether you require professional sales assistance or the advice of a leasing expert, The Lerner Company is ready to serve you.

Investment Sales

The Lerner Company knows that when investing in commercial real estate properties, you need a broker who knows property and market value. Our decades of experience brokering and developing commercial real estate deals for national retailers provides you the expertise needed to determine capital solutions, assess long-term risks, and forecast future market values.

When you choose our team to advise you in commercial real estate investment sales and acquisitions, we find the best assets for your portfolio.

Tenant Representation

The Lerner Company specializes in providing a complete range of real estate services to retail tenants. From market analysis, site selection, acquisition, zoning, construction management and financing, we have served hundreds of tenants.

With our knowledge of the market, we have also successfully represented retail tenants with the disposition of surplus properties. We are proud of the many fine relationships we have established with major retail clients from around the country.

Development

When a project requires the services of an experienced, professional developer, call The Lerner Company. The Lerner Company's projects receive the attention and dedication they deserve, and the assurance that they will be completed on time and on budget. Starting with the initial site selection, through the design and construction, up to grand opening and beyond, you can depend on The Lerner Company.

Whether your needs call for a shopping center, medical or professional center, free-standing retail building, restaurant, or other commercial project, The Lerner Company has and will continue to develop attractive, successful facilities.

Property Management

As The Lerner Company's development and brokerage divisions grew, so did our need for professional property management services. Our property management department services shopping centers, office buildings, and free-standing retail complexes.

The Lerner Company offers an income-approach to management designed to achieve bottom line results in the form of tenant retention, increased revenues, and professional property maintenance. Whether you are an individual, a corporation, or an institution, we have the software to create a management plan to meet your criteria.

BROKERAGE SERVICES

The Lerner Company
BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT RELOCATION • INVESTMENT SALES
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

POWER CENTERS



STRIP CENTERS



FREE-STANDING



OFFICE



INDUSTRIAL



LAND



All Available Properties



INVESTMENT SALES



COMPANY DEVELOPMENTS

72ND CROSSING

Omaha, NE
 GLA 97,000 SF

HARLAN PLAZA

Harlan, IA
 GLA: 56,000 SF

SETTLER'S CREEK

Papillion, NE
 GLA: 233,000 SF

AMERICAN PLAZA

Bellevue, NE
 GLA: 165,000 SF

HARRISON HILLS

La Vista, NE
 GLA: 120 Acres

SHADOW LAKE TOWNE CNTR

Papillion, NE
 GLA: 875,000 SF

CHENEY RIDGE

Lincoln, NE
 GLA: 60,000 SF

HICKORY HILLS

Papillion, NE
 GLA: 135,000 SF

SPRING VALLEY

Omaha, NE
 GLA: 123,000 SF

EAGLE RUN

Omaha, NE
 GLA: 375,000 SF

HILLSBOROUGH

Omaha, NE
 GLA: 130,000 SF

STONY BROOK PLACE

Omaha, NE
 GLA: 109,000 SF

FORT PLAZA

Omaha, NE
 GLA: 36,000 SF

KOHL'S

Omaha, NE
 GLA: 83,000 SF

STURGEON BAY PLAZA

Sturgeon Bay, WI
 GLA: 127,000 SF

FOX RIVER PLAZA

Burlington, IA
 GLA: 126,000 SF

LINCOLN CROSSING

Lincoln, NE
 GLA: 725,000 SF

TWO OLD MILL

Omaha, NE
 GLA: 52,000 SF

GORDMAN'S

Omaha, NE
 GLA: 76,000 SF

NO FRILLS SUPERMARKET

Omaha, NE
 GLA: 40,000 SF

WEBER PLACE

Omaha, NE
 GLA: 120,000 SF

GRAFTON PLAZA

Grafton, WI
 GLA: 165,000 SF

NORTH STAR CROSSING

Lincoln, NE
 52 Acres

WEST VILLAGE POINTE

Omaha, NE
 145 Acres

COMING SOON

Gretna Crossing - Gretna, NE



TENANT REPRESENTATION



Contact: Boh & Mandi



Contact: Rick



Contact: Boh



Contact: Rick



TOPGOLF

Contact: Rick, Ben, Jared



Contact: Ben & Jared



Contact: Boh



Contact: Rick



Contact: Boh & Mandi



Contact: Rick & Jared



Contact: Rick & Mandi



Contact: Rick & Jared



Contact: Ben & Jared



Contact: Jared & Brian



Contact: Boh



Contact: Ben & Jared



Contact: Boh & Jared



Contact: Rick



Contact: Ben & Jared



Contact: Rick



Contact: Boh & Brian



Contact: Rick



Contact: Ben & Jared



Contact: Boh & Mandi



Contact: Boh & Mandi



Contact: Sam R.



Contact: Jared & Brian



Contact: Jared

TENANT REPRESENTATION



Contact: Rick & Jared



Contact: Rick & Jared



The UPS Store

Contact: Dennis



Contact: Jared



Contact: Boh & Mandi



Contact: Rick



Contact: Boh & Brian



Contact: Rick & Jared



CHUCK E.
CHEESE.

Contact: Boh & Mandi



Contact: Boh & Sam E.

Great Clips®

Contact: Mandi & Sam E.



Contact: Ben & Jared



Contact: Boh & Mandi



Contact: Rick

tropical
SMOOTHIE
CAFE

Contact: Mandi & Sam E.



Contact: Rick & Jared



Contact: Boh



Contact: Jared

EYEMART
EXPRESS

Contact: Ben & Jared

FIREBIRDS®
WOOD FIRED GRILL

Contact: Jared & Brian



Contact: Boh & Mandi

leela•lavender

Contact: Boh & Mandi

LOWE'S®

Contact: Rick

JARED®
The Galleria Of Jewelry

Contact: Ben & Brian



Contact: Sam R.



Contact: Mandi



Contact: Boh & Mandi



Contact: Mandi

EXECUTIVE TEAM



Jay R. Lerner

Company President

Email: jlerner@lernerco.com

Main: 402-330-5480 (ext. 700)

Direct: 402-502-4700

Jay R. Lerner is the President of The Lerner Company, located in Omaha, Nebraska.

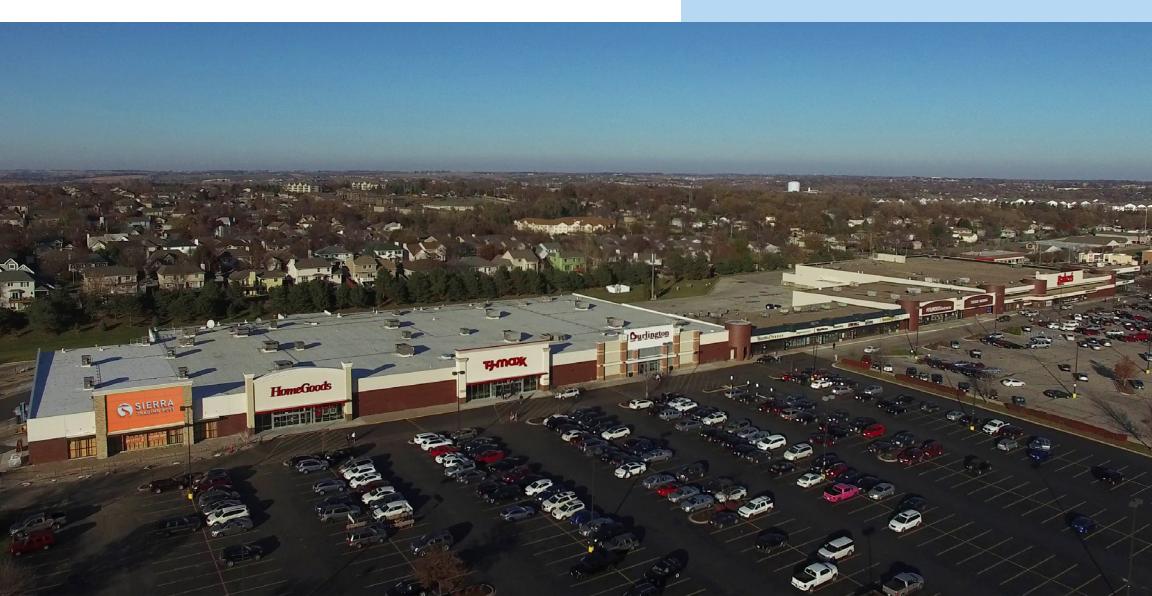
Lerner graduated from Michigan State University, after which he began a career in the supermarket industry. He later served as Director of Real Estate and Market Research for Supermarkets Interstate, a supermarket chain which was acquired by JC Penney, with stores located throughout the country.

Lerner's involvement with shopping centers has spanned a period of over 50 years. During this period, he has been involved with the development, leasing and management of over 70 shopping centers, and mixed-use development projects covering a six-state area.

The Lerner Company's first project opened in 1985. The Company has developed 24 projects in 3 states, nearly four million square feet and its portfolio includes shopping centers in Nebraska, Iowa and Wisconsin. North Sar Crossing, the latest development is currently under construction in Lincoln, NE

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Principle Member, ChainLinks
- Served on ChainLinks Executive Committee
- Member, ICSC
- Former ICSC Nebraska/Iowa State Director
- CREW Commercial Real Estate Hall of Fame
- Former Board President, Jewish Community Center - Omaha
- Former Board Chairman, Jewish Federation of Omaha
- Former President, Nebraska Humane Society
- Member, Nebraska Humane Society Foundation Board
- Treasurer, Omaha Sports Commission Board of Directors
- B&B Sports Academy Board of Directors
- Former Vice President, Aspen Santa Fe Ballet Board of Directors



EXECUTIVE TEAM



Andrew Lerner

Company Partner

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Main: 402-330-5480 (ext. 709)

Direct: 402-502-4709

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, ChainLinks
- Member, ICSC

Andrew Lerner is a seasoned professional in the commercial real estate industry, specializing in land development and leasing. He graduated with a degree in Commercial Real Estate and Land Development from the WP Carey School of Business at Arizona State University.

With a wealth of experience, Andrew has held prominent roles at RED Development, ROUSE Properties, and General Growth Properties. During his tenure, he led national leasing efforts for over 5,000,000 square feet of Regional Malls spanning across New Mexico, Nevada, Arizona, Wyoming, Utah, California, Oregon, and Washington.

In addition to his leasing expertise, Andrew has dedicated significant attention to new developments, playing integral roles in various projects. His comprehensive understanding of both leasing and development aspects positions him as a valuable asset in navigating the complex landscape of commercial real estate.

Outside of work, Andrew enjoys spending time with his wife and two children. His hobbies include horse racing and golf.

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, American Institute of Certified Public Accountants
- Member, Nebraska Society of Certified Public Accountants

Dee Muessel

VP, Accounting & Administration

Email: dmuessel@lernerco.com

Main: 402-330-5480 (ext. 704)

Direct: 402-502-4704



Dee Muessel is the Vice President of Accounting and Administration for The Lerner Company. She is responsible for overseeing the accounting practices, including financial reporting, lease administration, budgeting and tax reporting. In addition, Dee is responsible for human resource and office administrative functions for the company.

Prior to joining The Lerner Company in 2002, Dee worked as a certified public accountant for Seim Johnson, a leading, locally owned accounting and consulting firm in Omaha. Her role as manager primarily involved providing auditing and tax services to the private client sector.

Dee graduated with Honors from Wayne State College where she earned a Bachelor of Science degree in Business Administration with emphasis in Accounting and Finance. She is a member of the American Institute of Certified Public Accountants and the Nebraska Society of Certified Public Accountants.

EXECUTIVE & BROKERAGE TEAM



Rick Quinlevan

President - Brokerage Services
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Main: 402-330-5480 (ext. 711)
Direct: 402-502-4711

Richard C. Quinlevan is President of Lerner Brokerage Services, the commercial real estate division of The Lerner Company. He specializes in retail brokerage, leasing, management and tenant representation.

Quinlevan graduated from Marquette University, after which he began a career in commercial real estate, specializing in sales and leasing brokerage activities. He later specialized in corporate site acquisition and development serving within the real estate departments of Taco Bell, Rocky Rococo and Payless ShoeSource, during which period he was engaged in real estate activities in more than 10 states.

Rick's entire career, spanning more than 30 years, has been devoted to retail real estate. He has vast experience in site selection and project leasing and has represented an extensive list of retail chain stores and shopping center developers. Rick joined The Lerner Company in 1989 as Director of Leasing and Brokerage and was named President of Lerner Brokerage Services in March 1996.

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, Chainlinks
- Member, ICSC
- Four year NE/IA Retail Chairman
- CoStar Power Broker Recipient

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, ChainLinks
- Member, ICSC
- Former ICSC Operations Chair for Nebraska & Iowa
- CoStar Power Broker Recipient

Boh Kurylo

Executive VP - Brokerage Services
Email: bkurylo@lernerco.com
Main: 402-330-5480 (ext. 707)
Direct: 402-502-4707



Boh Kurylo is Executive Vice President of Lerner Brokerage Services, the commercial real estate division of The Lerner Company. He specializes in retail brokerage, leasing, and tenant representation.

Kurylo graduated from the University of Saskatchewan in 1977, after which he began a career in sales. Later he specialized in leasing, disposition of retail properties, and the sale of commercial land.

Kurylo was recruited to join The Lerner Company in 1996 to fill the expanding retail needs of its clients. His goal as a principal of the Company is to expand the brokerage division and, with other members of the Company, to combine the Company's development expertise with its brokerage capabilities creating overall stronger client service. His expertise has led to numerous new market roll-outs for national and regional tenants across Nebraska, Iowa, North Dakota, and South Dakota.

BROKERAGE TEAM



Ben Meier

Vice President - Brokerage Services

Email: bmeier@lernerco.com

Main: 402-330-5480 (ext. 715)

Direct: 402-502-4715

Ben Meier started his career in sporting goods retail sales and management which imprinted his ability to understand the business through the operators eyes. Starting almost two decades ago, he entered the brokerage business working on multi-market acquisitions and dispositions. That initial start led to national assignments that have since spanned over 30 States. From inline space to large boxes; small parcels to master developments, Ben has worked on a myriad of projects representing a diverse range of clients; including local entrepreneurs, national retailers and institutional investors.

Ben graduated with a Bachelors in Business Administration from Concordia College. He joined The Lerner Company in 2007 having three years of previous commercial retail brokerage experience at Grubb & Ellis.

Ben has an innate ability to understand retailers needs and objectives, guiding them through complex transactions and negotiations with professionalism and integrity. His hands-on approach, coupled with a strong network of industry contacts, ensures his clients receive unparalleled service and achieve optimal outcomes.

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, Chainlinks
- Member, ICSC
- Former ICSC Next Gen
- Chair, Nebraska
- Chainlinks 2nd Gen
- Counsel Co-Chair

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, ChainLinks
- Member, ICSC
- Past ICSC State
- Chairman & Director for
- Nebraska and Iowa
- Past ICSC Next
- Generation Chairman &
- Retail Chariman
- CoStar Power Broker
- Recipient

Jared Sullivan

Partner - Brokerage Services

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Main: 402-330-5480 (ext. 703)

Direct: 402-502-4703



Prior to entering the commercial real estate industry, Jared served six years in the United States Air Force. His military service instilled a strong foundation of teamwork, attention to detail, and professionalism—principles that continue to guide his work today.

Jared joined The Lerner Company full-time as an Associate Broker in 2018 and was promoted to Partner in 2023. He began his real estate career in 2016 as an intern, where he supported the Lerner Team with research for new market rollouts, project leasing, merchandising plans, and site selection initiatives.

Jared's commitment to delivering exceptional service and driving client success has resulted in projects across more than 10 states, representing regional and national retailers, institutional investors, and developers.

While away from the office, Jared enjoys spending time with his wife (Kelley) and three children, as well as playing golf, and hockey.

BROKERAGE TEAM



Brian Houlihan

Partner - Brokerage Services

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Main: 402-330-5480 (ext. 717)

Direct: 402-763-2929

Brian joined the Lerner Company in 2018 as an associate specializing in retail investment sales, acquisitions, and representation services for both tenants and landlords. Since joining the firm in 2018, Brian has played a key role in regional and national retail transactions, providing clients with strategic insight on value creation, market positioning, and long-term asset performance. Brian is known for his analytical approach, strong relationships, and ability to navigate complex deal structures. In 2023, Brian was promoted to Partner.

Prior to his commercial real estate career, Brian built and managed an import trading company in Costa Rica, giving him a unique entrepreneurial perspective and a strong foundation in negotiation and operational strategy. He holds a Bachelor of Business Administration from Texas Christian University.

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, ChainLinks
- Member, International Council of Shopping Centers (ICSC)
- Great Plains Next Gen Chair
- Board of Directors, CREW Omaha

North Dakota, and Minnesota, where she is licensed. Mandi is a member of ChainLinks, ICSC, and CREW. In 2019, she became Omaha's second national Commercial Real Estate Women (CREW) Foundation Scholarship recipient. Mandi enjoys partnering with her clients to expand their reach, enhance their brand, and drive business success.

Outside of work, Mandi enjoys spending time with her family and pets, working out, and volunteering at Midlands Humane Society and Open Door Mission.

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, Chainlinks
- Member, ICSC



Mandi Backhaus Barr

Associate - Brokerage Services

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Main: 402-330-5480 (ext. 720)

Direct: 402-763-2930

Mandi joined The Lerner Company full-time as an Associate in 2020, after a one-year internship. Mandi graduated from the University of Nebraska Omaha with a Bachelor of Science in Business Administration with concentrations in Marketing, Management, and Real Estate. She brings experience in retail marketing having worked as the Marketing Manager for Cold Stone Creamery while in college.

Mandi's focus is on Tenant Representation, Landlord Representation, Development, and Market Research. Since joining The Lerner Company, she has been involved in brokering transactions in over a dozen states, with a primary focus on Nebraska, Iowa, South Dakota,

North Dakota, and Minnesota, where she is licensed. Mandi is a member of ChainLinks, ICSC, and CREW. In 2019, she became Omaha's second national Commercial Real Estate Women (CREW) Foundation Scholarship recipient. Mandi enjoys partnering with her clients to expand their reach, enhance their brand, and drive business success.

Outside of work, Mandi enjoys spending time with her family and pets, working out, and volunteering at Midlands Humane Society and Open Door Mission.

BROKERAGE TEAM



Sam Rolfe

Associate - Brokerage Services

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Main: 402-330-5480 (ext. 708)

Direct: 402-502-4708

Sam joined The Lerner Company as an Associate in 2022. His primary focus is on landlord representation in leasing and investment sales, with an emphasis on retail assets. Prior to joining the Lerner team, Sam had been with Ogden & Company, Inc. in Milwaukee, WI for five years. At Ogden he negotiated numerous deals with his main focus being on office and retail leasing and sales.

Before entering the workforce, Sam was a student at Marquette University and graduated with two degrees, a Bachelor of Business Administration in both Business Economics and Commercial Real Estate. Sam is eager to use his skills to maximize the potential of any property he works with for both sellers and lessors.

Since joining The Lerner Company, Sam has been able to showcase his immense real estate experience and knowledge by completing numerous retail lease deals, investment sales, and land sales.

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, ChainLinks
- Member, ICSC
- Member, CREW

Samantha Estivo joined The Lerner Company as an Associate Broker, specializing in landlord and tenant representation. She focuses on the acquisition, disposition, and leasing of commercial properties, with an emphasis on retail assets. Through her strategic approach and market insight, Samantha consistently helps clients achieve their goals.

Samantha holds a Bachelor of Science in Business Administration from the University of Nebraska at Omaha with concentrations in real estate and land use economics, management, and legal studies. Prior to joining she gained valuable experience through an internship in the real estate department at Union Pacific Railroad

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, ChainLinks
- Member, International Council of Shopping Centers (ICSC)
- Member, Marquette Real Estate Alumni Program



Samantha Estivo

Associate - Brokerage Services

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Main: 402-330-5480 (ext. 719)

Direct: 402-763-2925

BROKERAGE TEAM



Dennis Thaemert

Sr Associate - Brokerage Services

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Main: 402-330-5480 (ext. 706)

Direct: 402-502-4706

Dennis joined The Lerner Company in 2003 as an Associate specializing in retail brokerage and tenant representation.

Thaemert graduated from Kansas State University and began his career in the retail industry. After serving in several management positions with Montgomery Ward, Thaemert opened his own independent retail boutiques selling designer apparel for approximately fifteen years .

Since joining The Lerner Company, Thaemert has been involved in brokering transactions for both national and independent tenants in Nebraska, Iowa, and South Dakota.

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, ChainLinks
- Member, ICSC
- Board Member, The Exchange Club

PROPERTY MANAGEMENT

PROFESSIONAL AFFILIATION & ACHIEVEMENTS

- Member, International Council of Shopping Centers (ICSC)
- Board Member, Nebraska Retail Federation
- Member, National Retail Federation

Alicia Peters

Director Commercial Management

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Direct: 402-505-9096



Alicia Peters is the Director of Commercial Management. Earning her undergraduate degree from the University of Nebraska Lincoln with a degree in Marketing and Communications and Master of Business Administration from Bellevue University.

Previously with RED Development, she managed Village Pointe Shopping Center, Shadow Lake Towne Center, Regency Shopping Center, One Pacific Place, and Settler's Creek in the Omaha Metro area. As a Property Manager, Peters believes relationships are the key to a successful foundation when it comes to property management.

Her strong commitment to service, communication and results combined with industry knowledge, allows her to maximize property performance and protect owner investments.

Alicia has also been active on the Nebraska Retail Federation Board, advocating to representatives in Washington D.C. on legislation to protect local business owners.

THE LERNER COMPANY TEAM

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CHAINLINKS NATIONWIDE

The Lerner Company is a proud member of ChainLinks Retail Advisors, the number one retail brokerage network in North America. Since 1979, Chainlinks has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Our national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for our clients.

55+M

square feet leased or sold
totaling over

\$10+B
in consideration

we represent

1,500 +
retailers

3,000+
landlords

54

offices covering the
united states



750+

hand-picked
retail broker specialists



6,000+

real estate transactions

1979

year founded

THE LERNER COMPANY

WHERE WE DO BUSINESS



For nearly four decades, we have been dedicated to providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 225 years of combined experience, either in retail or real estate.

We are retail real estate expert advisors offering strategic advice and guidance, placing the needs of our clients first and foremost. The principles of trust and teamwork of which our company was founded still holds true to this day. Our team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

From identifying potential problems and finding solutions, to providing clients reliable contractors, our property management team works together to better serve you. We always strive to meet your needs with customizable, hands-on service.

We invite you to take advantage of our team's experience in development, financing, law, research, retailing, strategic planning, tenant representation, and property management. We pledge to be innovative and create value for your benefit and for our community.

Thank you to all who have built relationships with The Lerner Company team over the years. We appreciate the trust and confidence you have bestowed upon us.

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