



CrossHarbor, established in 1993 by Samuel T. Byrne and William H. Kremer, is a privately-owned investment firm headquartered in Boston, Massachusetts. The Company maintains a performance-based business model with investment activities emphasizing opportunistic transactions in commercial real estate, distressed loans and private equity. While each investment discipline is staffed and managed separately, all of CrossHarbor's Managing Partners (defined below) collaborate in overseeing the Company's daily operations and the investment committee for each platform. The Fund, along with CIP (until it is fully invested), is CrossHarbor's exclusive real estate investment vehicle and is managed by Messrs. Byrne and Kremer along with Jay C. Hart. The Company's private equity investment activities are focused on the acquisition and creation of operating businesses in the financial services, asset management and business services sectors. The private equity platform is led by Robert E. Garrow (collectively with Messrs. Byrne, Kremer and Hart, the "Managing Partners").

The Managing Partners, each with more than 20 years of experience in a broad range of real estate investment and lending disciplines, have worked together in various roles and capacities during most of the last two decades. The Managing Partners began their real estate careers in the mid- to late-1980s, most as workout specialists in the liquidation of the Bank of New England, where they independently managed portfolios of complex non-performing loans and real estate assets in excess of \$500 million. Since its inception 15 years ago, CrossHarbor, on behalf of institutional investors, has originated, arranged and managed real estate investments for nine investment programs in the form of discretionary funds and joint ventures.

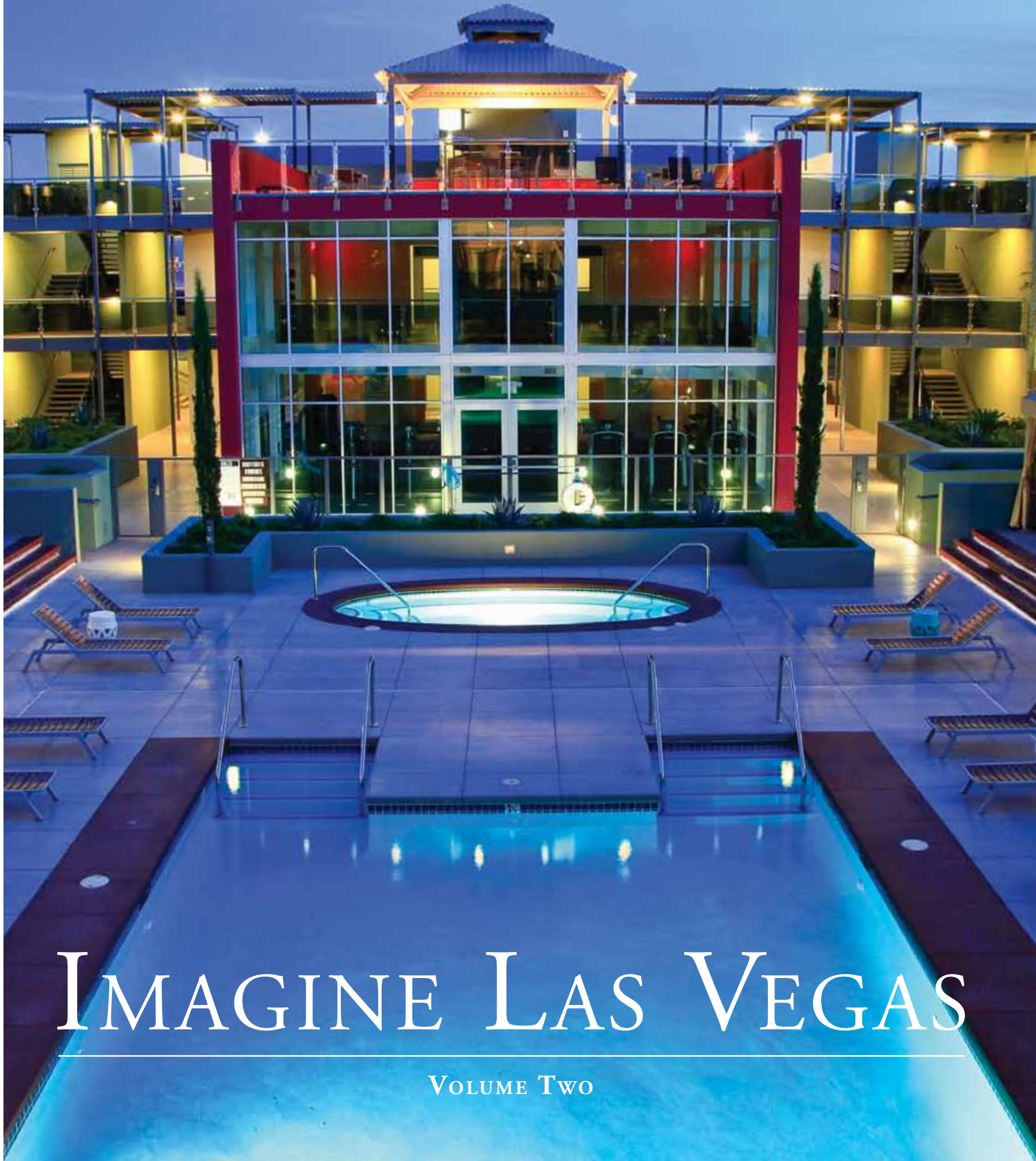
CrossHarbor has committed approximately \$2.0 billion of capital to 150 transactions with an aggregate underwritten property value in excess of \$8.5 billion.

CrossHarbor believes that Management's experience and relationships provide the Fund with a competitive advantage in sourcing, structuring, managing and realizing investments.



IMAGINE LAS VEGAS

VOLUME TWO



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### Maximizing Real Estate Potential

BondRok Partners, LLC, is a real estate investment and development firm specializing in luxury hotels and mixed-use projects. BondRok's fundamental strategy is to secure unique real estate opportunities and maximize their potential by aligning with like-minded venture partners.

Based in Los Angeles with additional offices in Denver, BondRok Partners' principals have been involved in the successful planning and development of several luxury lifestyle hotels and master-planned communities in some of the most beautiful and environmentally sensitive areas in the United States, including Las Vegas.

BondRok offers a distinctive range of development, sales, operations and management professionals with experience and skills not commonly found in the real estate arena today. All principals play an active role in overseeing each investment. They stay involved every step of the way to ensure that each project reaches a successful conclusion.

BondRok's extensive development and sales, branding and marketing experience in the lifestyle industry, along with personal relationships with the top lifestyle brands, design consultants, general contractors, celebrity chefs and high-concept bar and lounge operators, enable it to execute creation and development of world-class projects at a very high level.

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5120 Woodway Drive, Suite 6022  
Houston, TX 77056  
phone 713-586-6939 • fax 713-586-6947  
[www.Imagine-LasVegas.com](http://www.Imagine-LasVegas.com)