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Vancouver-Based Group Buys Key Medical Complex in Peoria; Selects Plaza Companies for Leasing, Property Management

*Second City Capital Partners Purchases Thunderbird Commons at 67th Avenue and Thunderbird;
Will Rename Center and Provide Extensive Property Upgrades*

PEORIA, Arizona (January 17, 2012) — Second City Capital Partners, a Vancouver-based private equity fund with real estate holdings throughout Canada and the United States, has purchased a key Peoria medical office property.

The group has bought Thunderbird Commons, a four-building, 54,872-square-foot medical and retail property at the intersection of 67th Avenue and Thunderbird Road for \$7.65 million. The complex consists of ±9.01 acres, which includes two fully improved PADs totaling approximately 2.60 acres.

Bob Broyles and Bill Saul, senior vice presidents with Colliers International in Phoenix represented Second City Capital Partners in negotiating the acquisition. Financing was arranged through Brandon Harrington, director of capital markets with Cohen Financial in Phoenix. The seller was Thunderbird Commons Holdings I, LLC, of Kansas.

The property will be renamed Thunderbird Wellness Centre, and the focus of future leasing activities will be on medical practices and clinics. Current tenants include Pinnacle Surgery Center, Valley Anesthesiology, Canyon Orthopedic Surgeons and Desert Sky Pharmacy.

Second City will fund extensive property improvements to make the project a competitive and attractive medical office destination, and has selected Peoria-based Plaza Companies to provide leasing and property management services.

Second City's sister entities already have significant holdings in the state of Arizona, much of it in the multifamily market, and the company is planning on expanding its presence in the state's real estate marketplace as opportunities arise.

Jamie Farrar, Managing Director of Second City Capital Partners, said the location of Thunderbird Wellness Centre in the heart of Peoria and near two major hospitals made it an attractive property for the company's investment portfolio.

"Thunderbird Wellness Centre is a tremendous opportunity for us to enter the Phoenix-area marketplace, and to do so with a property we believe is well positioned for success," Farrar said. "This is an ideal medical office location for physicians, practices and clinics looking to take advantage of strong demographics and close proximity to large health-care facilities. We are excited about our alliance with Plaza Companies and look forward to repositioning the project for future success."

Sharon Harper, President and CEO of Plaza Companies, said the investment by Second City Capital Partners in Peoria will be an asset to the overall community.

"We are very excited to be able to partner with Second City on this exceptional property, and believe there is a great opportunity to create a real success story in the medical office marketplace," she said. "Second City is the kind of investment group that will improve the overall real estate market in Arizona and their focus on enhancing this asset will be an attraction to healthcare providers, physicians and the community."

Plaza's Megan Sherwood will be leading the leasing efforts for Thunderbird Wellness Centre. Plaza Companies' Management and Construction Team will take the lead in coordinating improvements to the property, including significant architectural and design features, enhanced signage, landscaping enhancement and other property improvements.

The City of Peoria is acclaimed regionally for its significant healthcare assets.

"We welcome Second City Capital Partners and their investment in our community and look forward to working with Thunderbird Wellness Centre as it attracts businesses and job opportunities to the City of Peoria," said Scott Whyte, Director of Economic Development Services, City of Peoria.

Second City Capital Partners is a multi-fund private equity group targeting mid-market companies and distressed real estate assets across Canada and the United States. The company offers investors a range of alternative investment solutions and strategies through a multifaceted venture platform. For more information, visit www.secondcitycapital.com.

Plaza Companies, based in Peoria, is an award-winning leader in the development and management of medical office properties, technology and bioscience facilities, and senior housing communities. Founded in 1982, Plaza Companies is a full-service firm with a portfolio of more than 5.5 million square feet valued at more than \$1 billion. For more information about Plaza Companies, visit www.theplazaco.com.

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