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HEMPEL PROPERTIES REPRESENTS CLEAR CHOICE PROPERTIES, LLC RETAIL PORTFOLIO PURCHASE

Maple Grove, MN – Friday, January 20 **Friday, February 3, 2006** – Hempel Properties represented Clear Choice Properties, LLC in a recent purchase of a retail portfolio totaling 125,000 square feet from CG Rein and Company. The four properties included in the portfolio are East Valley Plaza in Apple Valley, Tower Glen in Roseville, Birch Lake Square in White Bear Lake and Lafayette Square in West Saint Paul. Each of the centers are anchored by gas stations where three of them are Twin Cities Avanti – Marathon Gas Stations.

The Hempel Properties team of Jon Hempel, Josh Krsnak and Ben Krsnak represented Clear Choice Properties, LLC on this transaction and hopes to increase occupancy upon completion of some aesthetic improvements. The average occupancy rate in these centers currently is 80%. Clear Choice will manage the properties and Hempel Properties will manage the leasing of the portfolio.

With this acquisition, the Clear Choice principals, Charles [Savitt](#) and Steven Savitt own [manage](#) approximately 225,000 square feet of real estate throughout the Twin Cities including Sigma I, an office development, and Grove Square [Professional Building Center](#), a retail/[office](#) center, both in Maple Grove. Hempel Properties represented Clear Choice in the acquisition of both those properties as well.

About Hempel Properties: Hempel Properties is a Minneapolis/St.Paul- based developer of retail, office, multi-family and industrial properties. They are recognized for their responsive and proactive approach to development partnerships which result in timely and innovative real estate solutions. www.hempelproperties.com.
