



**CHARTER**  
REALTY & DEVELOPMENT

[www.chartweb.com](http://www.chartweb.com)

## Acquisitions & Development

## Tenant Representation

## Landlord Representation

## Property Management



Charter Realty & Development Corp., founded in 1993 by Paul Brandes and Daniel Zelson, is a full service real estate investment and development company specializing in retail properties and performs its own in house management and leasing functions. Since its founding, Charter has acquired or developed more than 60 shopping centers and freestanding net leased properties with a total acquisition and development cost of over \$1 billion.

Today, Charter owns, leases or manages more than 70 shopping centers throughout the East Coast. To accomplish this, the principals of the Company have used their strong investor base and lender relationships to raise the necessary debt and equity to finance and fund these acquisitions. In addition to owning its own portfolio, Charter's third party leasing arm currently acts as the exclusive leasing agent for more than 11 million square feet of property within 58 shopping centers in 14 states.

Charter also has an active tenant representation business whereby Charter acts as exclusive broker (within an agreed upon geography) for many national tenants, some of which include Container Store, TJ Maxx, Marshalls, HomeGoods, Dollar Tree, Shoe MegaShop, Dress Barn, Alamo Drafthouse Cinema, Smashburger, and others. This gives Charter an unparalleled insight into where retailers want to be, which is very important when buying retail real estate.

Charter Realty Management Corporation provides high quality, high touch property and facilities management services to real estate investors throughout the East Coast. Charter's detailed hands on approach is a critical component to its value-add strategy.

Charter Downtown & Lifestyle Division specializes in the leasing, management, redevelopment and creation of lifestyle centers and unique downtowns. Together with Charter's proven expertise and track record in the open center industry, the Downtown & Lifestyle Division can create a unique downtown vision, reinvigorate an existing urban center, or redevelop a poorly merchandised lifestyle center.

The principals of Charter have acquired, developed or redeveloped over 25 million square feet of shopping centers and retail properties throughout the Eastern United States during their careers. Charter has a long term successful record as the working development partner for REITs, institutional portfolio owners, and major national and regional tenants. Some partners to note are Acadia Realty Trust, Benderson Development Corporation, Regency Group, WP Realty, and Shaw's Supermarkets/Supervalu.

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