



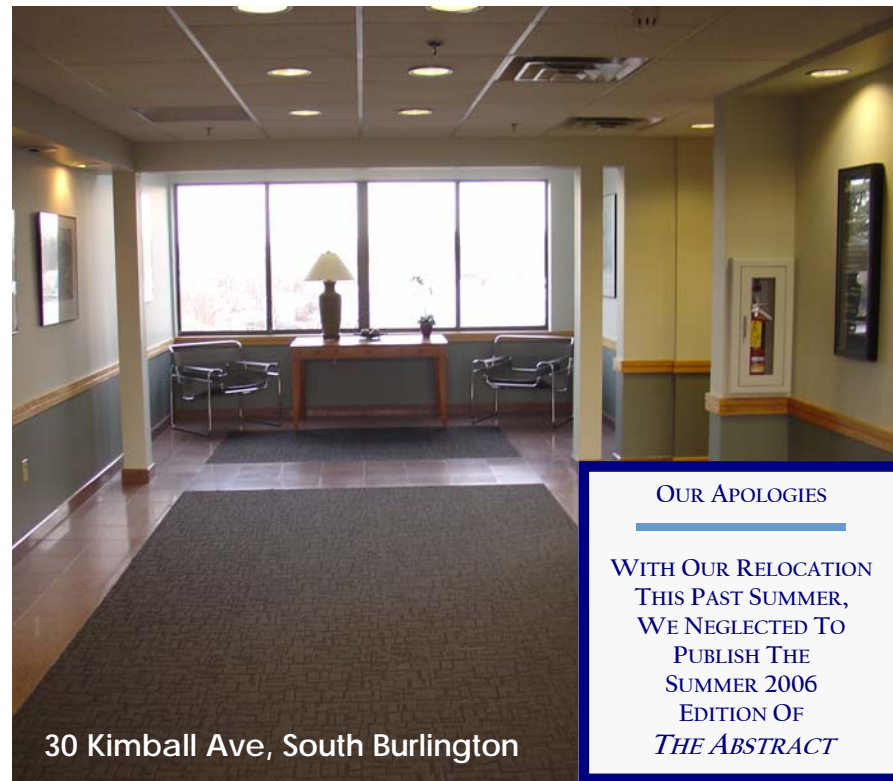
THE ABSTRACT

Neville Relocates Vermont Office (from page 1)

access, free parking, architectural appeal, coffered brick ceilings and a phenomenal view.

Neville is actively working with several tenants to fill vacancies at 30 Kimball Avenue. Since the purchase the law firm of Lobe & Fortin joined the tenant mix, and a health care firm has signed on for tenancy in early 2007.

Several additional minor spaces from 1,000 sf to 3,200 sf will become available between now and May of 2007. Interested parties should contact Property Manager Josh Tappan at 802-419-6425 (jtappan@nevilleco.com) or Tony Blake of V/t Commercial, our exclusive agent, at 802-864-2000.



30 Kimball Ave, South Burlington

OUR APOLOGIES

WITH OUR RELOCATION THIS PAST SUMMER, WE NEGLECTED TO PUBLISH THE SUMMER 2006 EDITION OF *THE ABSTRACT*

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Neville Relocates Vermont Office, Takes On Management of 30 Kimball

On August 1st, Osgood Hart Properties transferred ownership of 30 Kimball Avenue, South Burlington, VT to Kimball Partners LLC. John Wilking, President of Neville, and Roger Tyler, VP of Boston Operations for Neville, are Managing Members in Kimball Partners.

30 Kimball Avenue is a Class A suburban office building located in a prime Vermont and Chittenden County office location. 30 Kimball has easy access to Interstate 89 at both exits 12 and 14, and is adjacent to the Burlington International Airport.

Tenants at the 30 Kimball include Applied Materials, Chittenden County Regional Planning & Metropolitan Planning, Adecco, Rathbone & Co., Carney Antell, NCS Pearson, Chenette Real Estate and Neville Companies.

Neville Companies moved the Vermont offices to 30 Kimball to solve several growth issues, allowing our firm to expand on a single floor. Since 2000, Neville has seen average management portfolio growth in excess of 25% per year, which has reflected in a significant employment growth in the Vermont office. The Vermont office handles all area property management accounts, and central office and corporate functions for our Massachusetts regional office.



Neville's previous space at the historic Chace Mill in Burlington was quickly snapped up. This former location had many extremely hard to find qualities, including; excellent

Neville Promotes Lincoln to Treasurer

John N. Wilking, President of Neville Companies, recently announced the promotion of Michelle A. Lincoln to Treasurer of the firm. Michelle has been with Neville since 1990 and has been involved in nearly every function of the firm's operations since its inception.

Michelle was the first employee at Neville, starting as a part-time site manager at the Chace Mill. As the firm grew she took over all accounting and book-keeping aspects of the property management division as well as the company's books.

In 1994 Michelle moved into the property management division as a Property Manager. She started working on a primarily residential portfolio and proved herself with a number of tough assignments. In 2001, Michelle was promoted to Senior Property Manager. Since then her portfolio of managed properties and her responsibilities to the company have continued to expand.

With her movement to Treasurer, Neville is acknowledging Michelle's superior ability to control the financial aspects of our real estate management portfolio and the firm.

lio and the firm.

Michelle will be implementing procedures to drive enhanced statements to our customers, integrate new software to allow improved client and tenant access, better the communications and services between our accounting department and our property managers, and generally drive the firm toward a more professional financial management product.

Neville would like to thank all of Michelle's management clients for their patience and understanding as we transition their properties to our new Property Manager, Chesley Schamroth (page 3). This change is for the best, allowing Michelle new challenges, while her expertise remains with the firm.



Michelle Lincoln

Wilking Named Court Appointed Receiver



John Wilking

In what may be a sign of things to come, John Wilking has been named by Vermont's Washington Superior Court as Receiver for a series of properties in mid-state Vermont. Receivership means that Wilking takes over as the de facto owner/landlord while the parties to a court action are allowed to complete litigation. The scope of the Receivership depends of the directions of the court and may deal with anything from operational concerns to the sale of the property, but generally Receivership is meant to safe-guard the property, the tenants and the financial viability of the asset during the court action.

This receivership encompasses management of roughly 150 residential units on 5 properties. Wilking is handling this responsibility by using the assets of Neville to perform property management, with the management team of Josh Tappan and Susan Magnus handling daily operations.

As the economy cycles through a higher interest rate environment, Courts may increasingly use this answer to management to protect owners and finance companies during litigation and foreclosure. Wilking and the Neville team were chosen for their unsurpassed experience in property management in Vermont and extensive background in the operation of foreclosure / court related real estate.



Branding Through Architecture

As design consciousness enters the mass market, will consumers demand something other than big box at which to shop? Maybe.

Anyone who has shopped at one of Austria's 120 MPreis supermarkets certainly would. Its probably



the only supermarket chain in the world chosen to represent its country at the prestigious Venice Architecture Biennale.

The family-owned chain uses up-and-coming architects to design each of its stores individually to suit the site. The result is a distinctive brand based on unconformity and a tagline that garners even more attention: "The Seriously Sexy Supermarket"

Source: CCIM Institute Commercial Investment Real Estate Sept/Oct 2006

Office Costs Around the World

Rank / City	Occupancy Cost in US\$/SF
1. London, West End	\$185.60
6. Moscow	\$94.76
19. Glasgow, Scotland	\$60.71
23. New York	\$55.15
30. Rio de Janeiro, Brazil	\$51.36
40. Washington, DC	\$42.74

Source: CCIM Institute Commercial Investment Real Estate Sept/Oct 2006

Commercial Mortgage Origination Volume

Percent change from 2Q05 to 2Q06

By property type	% Change	By investor	% Change
Multifamily	8.8	Conduits	-3.3
Office	12.7	Commercial banks	8.8
Retail	6.9	Life insurance cos.	18.3
Industrial	33.7	Pension funds	16.0
Hotel	32.4	Credit cos.	331.2
Healthcare	177.4	Other	295.0

Source: Mortgage Bankers Association

Neville Names New Property Manager

Chesley Schamroth has joined Neville as a Property Manager. Chesley is transitioning into Michelle Lincoln's former portfolio, as well as expanding her responsibilities with new properties.

Ms. Schamroth recently relocated with her husband to South Burlington from California. Since 2000, Chesley worked for internationally renowned owner and manager of real estate, Hines Interests. Most recently her responsibilities at Hines included direct oversight of 1,200,000 sf, comprising 23 buildings of mixed use, biotech and medical tenants for Stanford University in Pala Alto, CA.

Chesley's background in property management is exactly what Neville strives for, with experience in

nearly all areas of real estate management. Further, her attitude breeds confidence with a strength of conviction required to control and manage multi-site, multi-ownership portfolios.

Chesley Schamroth can be reached at 802-419-6419 (direct) or via e-mail at cshamroth@nevilleco.com.



Chesley Schamroth

