



THE ABSTRACT

Commercial & Investment Real Estate

NEVILLE Property & Facilities Management ■ Advisory Services

Bowling For Miracles

On November 10, 2007, members of our staff participated in the Vermont Children's Medical Center Bowling for Miracles charity event. Employee and Company donations totaled \$500 for this event. Neville bowlers at the event included John Wilking, Michelle Lincoln, Amy Playdon and Michele Sandquist (from left below). Also joining the team was Steven Philbin, a young man who volunteers for the Vermont Children's Hospital and is working toward becoming an Eagle Scout (pictured center below). In attendance and showing their support from Neville, but refraining from splitting pins, were Kristy Jankowski, Tammy Merchant and their kids.



Highest Office Vacancy Rates Summer 2007

Vacancy Rate (%)	Market	Vacant SF
17.6	Dallas/Fort Worth	50,098,178
17.0	Detroit	28,102,351
16.1	Memphis, TN	5,872,195
15.6	West Michigan	9,690,829
15.4	Cincinnati	11,850,324

Source: Commercial Investment Real Estate, Nov/Dec 2007

The Cost of Doing Business By State

Costs	Highest	Lowest
Wages	Connecticut	South Dakota
Taxes	Vermont	New Hampshire
Electricity	Hawaii	Idaho
Industrial Space	Hawaii	Iowa
Office Space	New York	Iowa

Source: Commercial Investment Real Estate, Nov/Dec 2007

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Neville Chosen For Facilities Management At Hope Lodge

The American Cancer Society unveiled their latest Hope Lodge on East Avenue in Burlington, Vermont on November 14, 2007, and Neville Companies is very proud to have been chosen as the Facilities Manager for this terrific new venture.

The finishing touches were completed early this year, and the first guests arrived in January.

Neville, through our management relationship with Fletcher Allen Health Care, has assisted the Hope Lodge with facilities management issues for over a decade. Neville is very proud to have the opportunity to continue and expand this relationship with the American Cancer Society and our local Hope Lodge.

The American Cancer Society Hope Lodge Lois McClure - Bee Tabakin Building, is a facility which the American Cancer Society created to provide free lodging and support to cancer patients who must travel away from home for treatment. This effort often places a greater emotional and financial burden on these patients during what is already a challenging time.

The American Cancer Society eases the strain of this difficult situation for cancer patients and their families through the services offered at 23 Hope Lodges throughout the country; not the least of which is offering free, temporary housing facilities for cancer patients who are undergoing treatment.



Hope Lodges provide a home-like, nurturing environment, enabling patients to get support from others going through the same experience.

Hope Lodge also offers a place to learn about cancer and how best to fight the disease. Guests have access to the American Cancer Society's 24-hour toll-free call center, Web site, and comprehensive on-site library full of information. At Hope Lodge, cancer patients and their loved ones are armed with the vital information to help them make informed decisions.



Hope Lodge (from page 1)

Burlington's new Hope Lodge offers a comfortable and supportive environment, located on the edge of the Fletcher Allen Health Care campus.

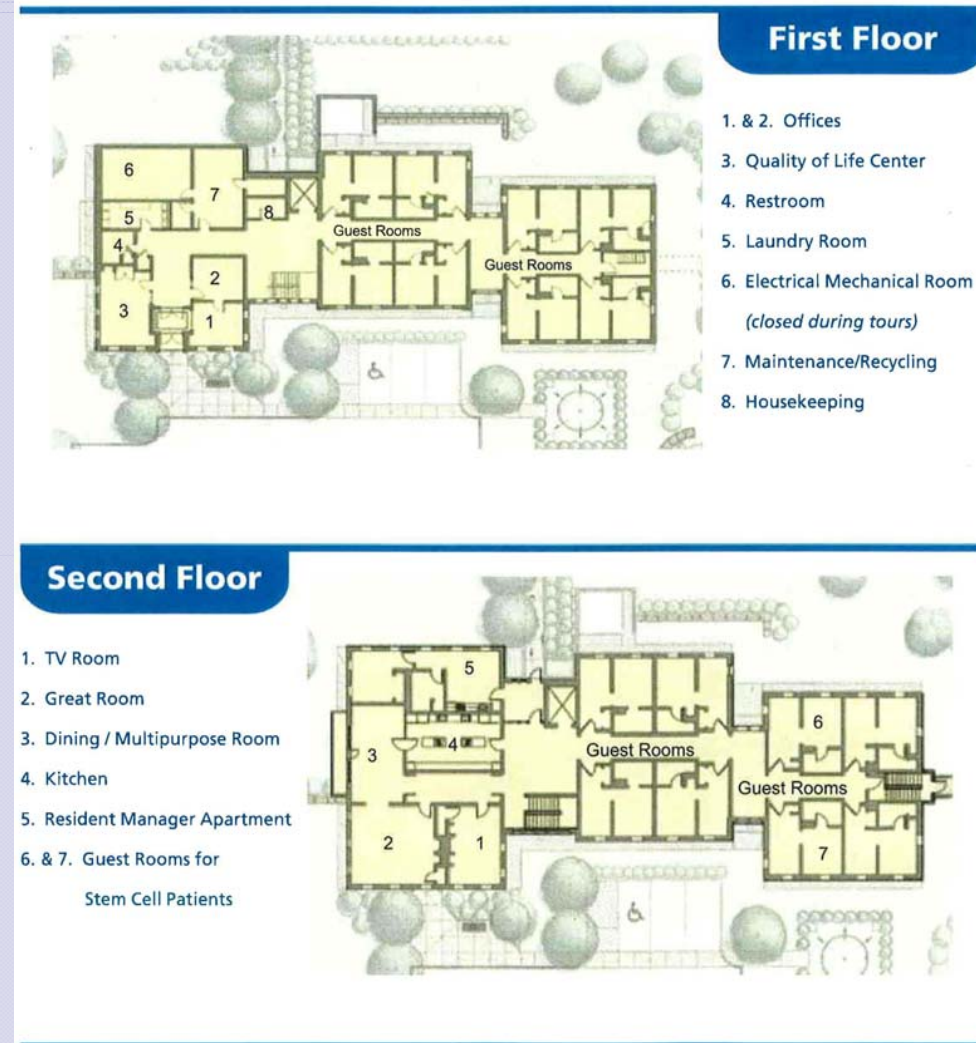
The interior boasts 16 private rooms and bathrooms, with space for a family member or caregiver. Hope Lodge also has extensive common area amenities including a substantial kitchen, beautiful dining area, TV room, great room, and common laundry. A resident manager suite also provides an additional layer of assistance and access.

From a facilities standpoint, Neville is pleased to be given an opportunity to work with this cutting edge equipment. Hope Lodge is completing LEED certification. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates

global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

As part of this LEED certification, Hope Lodge is on the cutting edge of building technologies. The building's heating, air conditioning and ventilation systems provide the latest in comfort, combining in-floor hy-

dronic heating with cooling coming from the ventilation system. LEED will also guide how the building is operated including the use of chemicals in janitorial work, the use of fertilizers in landscaping, and the use of ice melt products in our snow removal. LEED also guided in the choices of materials used in construction to support sustainable building practices.



Jay Morris, Property Manager for Neville, is leading the management team on the Hope Lodge project. Jay also manages the Fletcher Allen portfolio just to the north of the Hope Lodge site. Hope Lodge will give Jay an opportunity to work with a LEED structure for the first time, taking advantage of the many Neville physical and experiential assets.

For more information on American Cancer Society Hope Lodges, please visit www.cancer.org. For additional information on LEED standards please visit the U S Green Building Council at www.usgbc.org.

For additional information on Neville facilities management services at the Hope Lodge or for your business please contact Jay Morris, Property Manager, at 802-419-6411 or jmorris@nevilleco.com, or John Wilking, President, at 802-419-6417 or jwilking@nevilleco.com.

New Faces



We welcome Michael Fialko Casey to our maintenance team. With a solid working knowledge of electrical and plumbing systems as well as possessing extensive experience in locksmithing, appliance installation and repair, painting and woodworking, Michael is assisting at two site offices as well as providing roving maintenance when necessary.

Michael and his family recently relocated to Burlington from Oregon where he was the store manager for Woodcraft in Portland.

Michael can be reached at 802-862-0208 or via e-mail at mfcasey@nevilleco.com.



In 2007, Jay J. Morris joined us as a Property Manager in Training. Jay's background in education and law enforcement solidified his strong communication skills and effective personnel management.

Jay has prior experience managing buildings owned by his family, is a Master Electrician and has a Doctorate in Education. Prior employers in the education field retained Jay as not only an educator or principal, but often also as a facilities manager.

Jay enjoys spending his free time with his two children, biking, motorcycling and taking flight as a private pilot. Jay Morris can be reached at 802-419-6411 or via e-mail at jmorris@nevilleco.com.



We are proud to announce the addition of Jon J. Bucci to the property management staff. Prior to joining our firm, Jon enjoyed a

successful career in the medical office profession where he honed valuable administrative and organizational skills. Jon's penchant for detail and commitment to quality are being put to good use in the property management division where is the liaison to the tenants for maintenance related issues that arise.

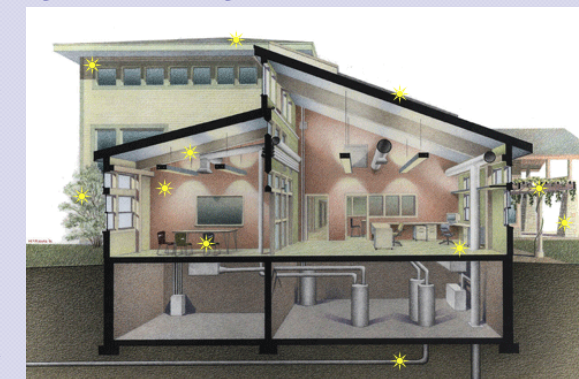
In his free time, Jon enjoys spending time with his wife and two children. Jon Bucci can be reached at 802-419-6416 or via e-mail at jbucci@nevilleco.com.

Investing In Green

An Estimated 0.2 percent of all federally funded research, or an average of \$193 million per year, is spent on green building research, according to information from a United States Green Building Council study published in 2007.

Green Building Research Funding: An Assessment of Current Activity in the United States charts the money and resources allocated to green building research in order to identify gaps in scientific and technical information as they relate to sustainable building design.

Of the research funding allocated to green buildings, most funding went to researching green buildings' impact on energy and the atmosphere. About 45 percent of the energy research was related to energy efficiency topics; about 54 percent supported renewable energy technologies; and 1 percent related to other atmospheric issues. The report also noted that the U S Department of Energy is by far the largest funder of building-related energy and atmospheric research.



(Source: Journal of Property Management, Nov/Dec 2007 & USGBC)