

OUR STORY



The Rosemyr Corporation, a third generation real estate investment company, was founded in Henderson, North Carolina in 1954 by Paul H. **Rose** (also founder of Rose's 5-10-25 Cent Stores) and wife Emma **Myrick** Rose, as a result of the merger of several small real estate companies. Since then the company has grown by acquisition and merger with other "family" corporations owned by Mr. Rose or his family, with the last merger being in October 2012, when Rosemyr absorbed Emrose Corporation (1937) and H.H.C. Co., Inc. (1968), companies Rosemyr had previously managed.

All shares of Rosemyr stock are still held by descendants of Mr. and Mrs. Rose. Over **75 years** in business, the family owned corporation has stable ownership and a succession plan in place.

OUR COMPANY TODAY

The Rosemyr Corporation is invested in all types of commercial real estate, with whole ownership in over 1.8M square feet of commercial buildings (48% shopping centers, 13% single tenant and special use properties, 39% self-storage) and shared ownership in over 800K square feet with various operating partners, all located throughout North Carolina and Virginia.

Rosemyr's **Commercial Division** includes grocery-anchored shopping centers and free standing retail, industrial, restaurant, and office buildings; whereas our **Operating Division** is comprised of various operating businesses including AA Self Storage (11 locations), AA Portable Storage Delivery System, Shine-n-Go Car Wash, and Blowing Rock Furniture Gallery. Both divisions continue to seek investment opportunities. The company funds its growth by reinvesting the majority of its cash flow.

The Company's portfolio also includes partnership interests in various shopping centers that are owned with like-minded, professional commercial shopping center developers, who own and manage retail properties. In an effort to spread its risk footprint, the company owns minor interests in large joint ventures in Class A apartments and office properties, nationwide and overseas.

The Rosemyr Corporation takes a leading role in the revitalization of historic properties, preserving their historical value while providing a practical modern use. Rosemyr's focus is always on the restoration of existing properties as we consider ourselves a "re-developer" rather than a developer.

OUR MISSION

The Rosemyr Corporation strives to provide bold, innovative approaches to real estate investing that best serve the Tenants', the Communities', the Stockholders', and the Employees' needs through fairness and professionalism.

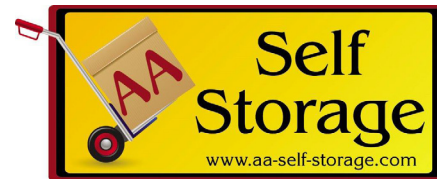
GOALS

- **Maintain high ethical standards**
- **Earn a 13% return on average equity annually**
- **Maintain adequate liquidity to address shareholders' needs**

CORE VALUES

- **Follow the "Golden Rule"**
- **Maintain High Standards**
- **Build Relationships**
- **Allow Managers to Manage**
- **Enforce "The One Minute Manager" Concept**
- **Have Fun!**

Our corporate strengths are a matter of pride to us. We zealously protect our ethical reputation, strong financial condition, and relationships with stakeholders. We are committed to ensure each property is maintained at a high level of appeal and repair in order to maximize its value. We are proud of our modern technology, experienced staff and highly qualified directors.



Versatile... Simple... Inexpensive



The Center Shops - Norfolk, VA



Outer Banks Mall - Nags Head, NC



Blowing Rock Furniture Gallery - Blowing Rock, NC



BUSINESS ASSOCIATIONS

Although Customers are always the best references, Rosemyr has high regard for all of its stakeholders, including but not limited to:

AA Self Storage Tenants: Over 6,000!

National Tenants

FOOD LION	VARIETY WHOLESALERS
HARRIS-TEETER	RITE AID
THE FRESH MARKET	DOLLAR TREE
FAIR VALUE FOODS	TUESDAY MORNING
FARM FRESH	SEARS
OUTBACK STEAKHOUSE	OLLIE'S BARGIN OUTLET
BOJANGLES	TRACTOR SUPPLY
PANERA BREAD	HARBOR FREIGHT TOOLS
GOLDEN CORRAL	SNYDER- LANCE
TROPICAL SMOOTHIE	
PAPA JOHNS	
SUBWAY	

Lenders

BB&T - NORFOLK, VA
 FIRST CITIZENS BANK - RALEIGH, NC
 FRANKLIN FEDERAL SAVINGS BANK
 PROTECTIVE LIFE INSURANCE COMPANY
 LIFE INSURANCE COMPANY OF THE SOUTHWEST
 UNITED FAMILY FARM LIFE INSURANCE COMPANY
 RELIASTAR LIFE INSURANCE COMPANY
 SHENANDOAH LIFE INSURANCE COMPANY

Investment Partners

BRISTOL GROUP, INC. - NASHVILLE, TN
 ROBERT BROWN & ASSOCIATES, INC. - NEWPORT NEWS, VA
 THE COVINGTON COMPANY - RICHMOND, VA
 FORTCAP PARTNERS - VIRGINIA BEACH, VA
 HARBOR GROUP INTERNATIONAL, LLC - NORFOLK, VA

Acquisition

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Operating Businesses

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Leasing & Property Management

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Financial Information

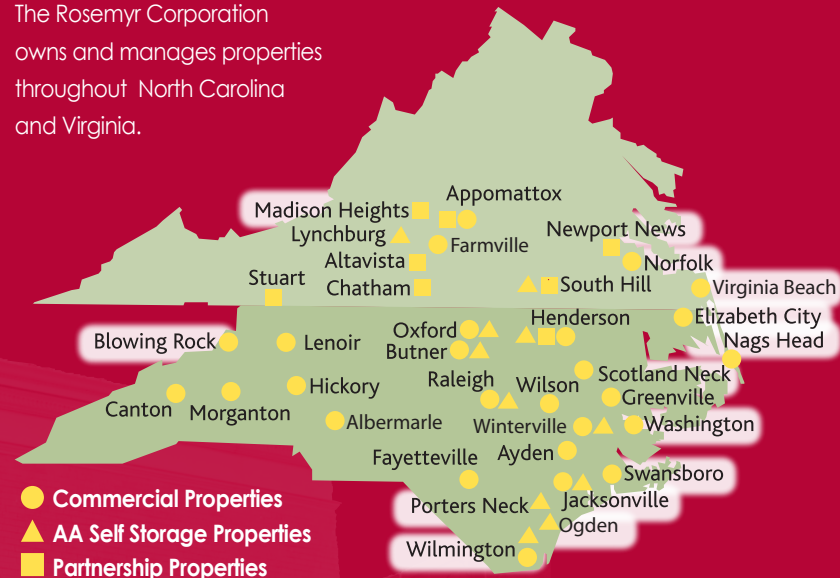
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Sarah M. Tucker
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PROPERTY PORTFOLIO

The Rosemyr Corporation owns and manages properties throughout North Carolina and Virginia.



Locations of properties owned through real estate investment funds are not shown.



AA Storage - Porters Neck, NC



Corporate Office - Henderson, NC

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 Henderson, NC 27536
 (252) 430-6161
 www.rosemyr.com



Bojangles - Henderson, NC

COMMERCIAL REAL ESTATE INVESTOR
 WITH FOCUS ON
 RETAIL AND STORAGE PROPERTIES IN
 NORTH CAROLINA
 AND VIRGINIA

