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FOR IMMEDIATE RELEASE

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DIY Home Center leases 53,421 square foot Home and Garden Center in Granada Hills – July 26, 2019

DIY Home Center, with 10 locations in California, has leased the former Orchard Supply Hardware at 18060 Chatsworth Street in The GH Center. The location, slated to open in October 2019, will house DIY's exceptional home center, including a 7,500 square foot garden center.

The transaction, which was negotiated by Mark Einbund, Senior Vice President of Westside Retail, adds to DIY's growing portfolio. "DIY will bring homeowners in Granada Hills and the surrounding area a highly competitive alternative to the old generation big box home and garden centers. The center's owner, Combined Properties, recognized the value of adding DIY to a center already anchored by Ralph's and CVS, Michaels, Ross and Tuesday Morning.

Nadia Gilmore, Senior Vice President of West Coast Leasing, negotiated the long term lease transaction in-house for the property owners.

"Mark provided valuable insight into what mattered most to DIY and greatly assisted in bringing this tenant into a location whose value will be immediately enhanced by having such a great retailer added to the existing tenant mix."

ABOUT DIY – DIY Home Center is a privately owned independent home center founded and based in Southern California since 1948. DIY Home Center's product assortment includes electrical, plumbing, paint, hardware, lumber, plus a full garden center. In addition, DIY offers seasonal products such as outdoor furniture and accessories. Additional services include key cutting, special orders, re-screening of door & window frames, manufacturing of new screens, gift certificates and commercial charge accounts.

The family of DIY also includes Patioworld, with 10 showrooms in California, and Neiman-Reed Lumber Company in Panorama City.

ABOUT WESTSIDE RETAIL – Founded in 2006 by 30+ year retail veteran Marc Pollock, Westside Retail specializes in the leasing and sale of retail properties, with a focus on name brand retailers. The team of Mark Einbund and Marc Pollock have a decades-long and successful track record assisting national, regional and local chain tenants to expand, and helping owners of retail properties create value with quality retailers.

ABOUT COMBINED PROPERTIES – Founded in 1984 by Chairman Ronald S. Haft, Combined Properties Incorporated is a preeminent private real estate company specializing in retail, multifamily and mixed-use with a \$2 billion portfolio of existing and under-construction assets comprised of 40 properties in Washington DC and Southern California metropolitan areas, totaling 6 million square feet and an additional \$1.25 billion development pipeline. Since its founding by Chairman Ronald S. Haft, Combined Properties has always strived to develop the true potential of a commercial property and passionately embraces developing real estate to meet the needs of a rapidly changing landscape by combining creativity, lifestyle, community, and technology. Combined applies its creative and entrepreneurial expertise in development, finance, leasing and asset management to create innovative retail, residential, hospitality, and mixed-use communities that instill pride and joy in the people that live, shop, and stay there.