



# WATER TOWER CAPITAL, LLC

**January, 2013**

**Water Tower Capital, LLC** was retained by **Coldwater Portfolio Partners, LLC (“CPP I”)**, (12-31182 N.D. of IN) and **Retail Centers Management, LLC, (“RCM”)** (12-31617 N.D of IN) so that John Stark could serve as the CRO of the 55 Klein Retail Centers during the reorganizations of the CPP I, CPP II, and the TKG portfolios. (**RCM** is the property manager for the CPP I, CPP II, and TKG portfolios.)



### **Coldwater Portfolio Partners I, LLC (“CPP I”) (12-31182 N.D. of IN)**

*(Probable Liquidating Trust POR; Probable Liquidating Trustee – Trigild – Josh Hall [josh.hall@trigild.com](mailto:josh.hall@trigild.com)  
Special Servicer: Torchlight-Sanjay Ramakrishna [sramakrishna@torchlightinvestors.com](mailto:sramakrishna@torchlightinvestors.com))*

- |                       |                         |                            |
|-----------------------|-------------------------|----------------------------|
| 1. Billings, MT       | 14. Le Mars, IA         | 27. Bluffton, IN           |
| 2. Cedar City, UT     | 15. Republic, MO        | 28. Elkhart, IN            |
| 3. Fort Morgan, CO    | 16. Springfield, MO     | 29. Frankfort, IN (Hoke)   |
| 4. Sioux Falls, SD    | 17. St. Joseph, MO      | 30. Frankfort, IN (Wabash) |
| 5. North Platte, NE   | 18. Lafayette, LA (37k) | 31. Greencastle, IN        |
| 6. Scottsbluff, NE    | 19. Tomah, WI           | 32. Monticello, IN         |
| 7. Independence, KS   | 20. Highland, IL        | 33. Plymouth, IN           |
| 8. Norman, OK         | 21. Savoy, IL           | 34. South Bend, IN         |
| 9. Alvin, TX          | 22. Coldwater, MI (O)   | 35. Warsaw, IN             |
| 10. Houston, TX       | 23. Sturgis, MI (SCS)   | 36. Tifton, GA             |
| 11. Detroit Lakes, MN | 24. Coldwater, MI       | 37. Angola, IN (NW 1 &2)   |
| 12. Worthington, MN   | 25. Sturgis, MI         |                            |
| 13. Cedar Rapids, IA  | 26. Angola, IN (O)      |                            |

### **Coldwater Portfolio Partners II, LLC (“CPP II”)**

*(Probable 363 sale; Special Servicer: C III Asset Management - Jerod Miller [jmiller@c3cp.com](mailto:jmiller@c3cp.com))*

- |                 |                   |                         |
|-----------------|-------------------|-------------------------|
| 1. Mitchell, SD | 4. Fort Smith, AR | 7. Ocean Springs, MS    |
| 2. Joplin, MO   | 5. Springdale, AR | 8. Angola, IN (Calvary) |
| 3. Jackson, MO  | 6. Baraboo, WI    | 9. Lima, OH             |

### **TKG Portfolio (12-31617 N.D. of IN)**

*(Probable 363 sale; CRO –John Stark [john@watertowercapital.com](mailto:john@watertowercapital.com))*

- |                            |                          |                     |
|----------------------------|--------------------------|---------------------|
| 1. International Falls, MN | 4. Spearfish, SD         | 7. Lafayette, LA    |
| 2. Marshall, MO            | 5. Tyler, TX             | 8. Cedar Rapids, IA |
| 3. Rice Lake, WI           | 6. Thief River Falls, MN | 9. Levelland, TX    |

**Water Tower Capital, LLC**

312.373.8000 | 312.593.4450 | 800.258.6320 fax | [john@watertowercapital.com](mailto:john@watertowercapital.com) - [www.watertowercapital.net](http://www.watertowercapital.net)

**Chicago, Los Angeles, Milwaukee**



## WATER TOWER CAPITAL, LLC

**Water Tower Capital, LLC** is a nationally recognized, specialty investment banking firm that provides Corporate Recovery / Reorganization Services; Valuations; Liquidity Solutions; and Litigation Support for matters in state and federal courts and non-judicial proceedings.

Founded in Chicago in 2001, principals of the firm have represented corporate constituencies in:

- *Trilogy Health Ins.*
- *University Medical*
- *Sportcraft, Inc.*
- *Schutt Sports*
- *Millennium Radio, NJ*
- *Hawkeye Renewables*
- *Spansion*
- *Exide Technologies*
- *Remee Products*
- *AET Films*
- *Sheffield Steel*
- *OSG*
- *Aqua-Chem*
- *Comdisco*
- *LTV*
- *Finova*

Prior real estate / Hospitality assignments include:

- *AMI (Holiday Inns)*
- *Holly's (Holiday Inns)*
- *United Inns*
- *VMS (Holiday Inns)*
- *Bally's Grand*
- *Marriott*

Mr. Stark has previously held positions as:

- Managing Director - Co-Head of Restructuring at **Oppenheimer & Co. Inc.** in Los Angeles, CA;
- Managing Director at **Corporate Financial Advisors, LLC** in Milwaukee, WI; and
- Executive Vice President and General Counsel of the Special Investments Group of **PPM America, Inc.**, where he managed \$900 million in three distressed securities funds, a \$1.5 Billion Commercial Finance Portfolio, and a \$1 Billion workout portfolio; and

Director, and /or non-executive chairman of the board of the following companies:

- *Abraxas Petroleum*
- *AET Films*
- *American Restaurant Group*
- *Bucyrus International*
- *Carolina Steel*
- *Cherrydale Farms*
- *Crescent Communications*
- *IPM Automotive*
- *LePages*
- *NCH NuWorld Marketing*
- *Peebles*
- *Orius Telecom.*
- *Peebles*
- *PPM America*

Mr. Stark is a co-author of "Marriott Risk: A New Model Covenant to Restrict Transfers of Wealth from Bondholders to Stockholders" published in Volume 1994, Number 3 of the Columbia Business Law Review. Mr. Stark has an AB from Wabash College and a JD from Vanderbilt University School of Law. He holds **FINRA licenses, Series 63 and 79**, and he was named to **Chicago Crain's "40 under 40" in 1998**.

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**WATER TOWER  
CAPITAL, LLC**

## Schutt Sports, Inc. Case Study: 363 Bankruptcy Sale

Financial Advisor to

Schutt Sports



\$33,100,000

December 2010

Schutt Sports, Inc.'s football product line is anchored by its helmet offering; the most critical and visible item of protective equipment. Schutt Sports also has leading market positions in softball and baseball equipment and collectible products. Schutt Sports, Inc. filed Chapter 11 on September 6, 2010, after a competitor, Riddell / Easton Bell won a \$29 million patent infringement lawsuit against Schutt. The terms of the DIP financing mandated that the company be sold by year-end.









John Stark led the team that identified and contacted 145 potential purchasers; reviewed more than a dozen bids; and selected Platinum Equity as the stalking horse bidder, with a \$25 million bid. Platinum

Equity next had to participate in a highly competitive, 20+ hour auction on December 15, 2010, before emerging as the winning bidder with a \$33.1 million purchase price.

**The result of the Schutt Sports sale process was that:**

- **The company was sold as a going concern;**
- **All of its employees were guaranteed their jobs for at least the next twelve months;**
- **The secured lender was paid in full; and**
- **The unsecured creditors / vendors collected >85% of their claims.**

### SELECTED PRIOR DEBTOR AND COMMITTEE REPRESENTATIONS

	Manufacturer of OPP film	Financial advisor to the creditors in the DE Chapter 11; Board Member, post reorganization
	Technology services and leasing company	Financial advisor to official equity committee in the IL Chapter 11
	Manufacturer of automotive batteries	Financial advisor to SWIB and eventually the official equity committee in the DE Chapter 11
	Commercial finance and leasing company	Financial advisor to official equity committee in the DE Chapter 11
	\$1 Billion Ethanol Producer in IA	Financial Advisor to the 2 <sup>nd</sup> Lien Noteholders in the DE Chapter 11;
	Manufacture of wire and cable products	Financial Advisor to official creditors committee in the NY Chapter 11
	Manufacturer of sports equipment	Financial Advisor to the company in the DE Chapter 11; 363 sale to a financial buyer
	Manufacturer of NOR flash memory	Financial advisor to the ad hoc equity committee in the DE Chapter 11

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