

Reputation and Service Level

RG Properties has been locally owned and operated for more than 28 years.

The company manages more than 7 million square feet of space in shopping centers, office buildings and research and development centers and approaches every property from a unique perspective:

- Because RG Properties comes from an owners' perspective, the company can view the asset as an owner would, evaluating all aspects and possibilities.
- RG Properties' proven eye for development allows it to see all the opportunities the asset provides.
- The company's leasing experience gives it the contacts needed to fully lease the property with tenants that are a good fit.
- RG Properties' local presence gives it "boots on the ground" and an eye on the market that has proven invaluable to servicing many properties.



10050 Innovation Drive
Suite 100
Dayton, OH 45342

Phone: 937-434-7218
Fax: 937-434-0824
rgproperties.com



**Integrity, Dedication
&
an Unwavering Attention to Detail**

rgproperties.com



Management

RG Properties' skilled team collectively has the benefit of years of experience with property management, development and construction. Working with an expert and the leader in commercial real estate, property owners can expect to reap the benefits of this firm's knowledge and expertise in the field and learn why RG Properties enjoys a strong reputation.

Property Maintenance and Supervision:

- 24/7 Emergency response
- Timely response to maintenance requests
- Uniformed maintenance staff
- Regular property inspections
- Scheduled preventative maintenance
- Vendor selection and bidding
- Contract bidding and negotiation
- Capital improvements and remodeling

Revenue Management and Record Keeping:

- Disbursement of funds, including:
 - Mortgage/note(s), management fees, utilities, taxes, insurance, maintenance and capital improvements.
- Monthly, quarterly and annual financial reports

Leasing

RG Properties' goal is to make sure the property is fully occupied and successful. Instead of blindly casting a net and hoping potential tenants contact us, we strive to take a targeted approach, finding tenants that are a good fit.

RG Properties can provide:

- Negotiation of new leases as well as renewals
- Thorough property evaluation, including:
 - Selection of comparable properties
 - Determination of best uses
 - Market information and analytics
 - Pricing suggestions and adjustments
- Lead generation and follow through, including:
 - Seeking out potential tenants who are located in similar properties.
 - Sending detailed information about the property directly to them
 - Responding to requests for information
 - Scouring databases for good matches
 - Personally calling to qualify leads
- Marketing and promotion of the property
- Company errors and omissions insurance

Marketing and Promotion

The targeted marketing approach includes:

- Dynamic on-site signage in visible locations
- Memberships and participation in various listing services and databases, including:
 - LoopNet, CoStar, Xceligent and
 - RGProperties.com
- Providing marketing information and flyers to prospects and commercial property databases, where agents look for property information
- E-mail updates to regional agents, brokers and economic development officials
- Use of sophisticated databases to match prospects with the size and rates of the property
- Development of call lists featuring top officials at potential tenant companies
- Personal follow through and lead qualification
- Collaboration with economic development and government officials, helping with permits and zoning issues and giving RG valuable insights into companies entering the region



RG Properties

Management & Leasing

10050 Innovation Drive
Suite 100
Dayton, OH 45342

Phone: 937-434-7218

Fax: 937-434-0824

rgproperties.com