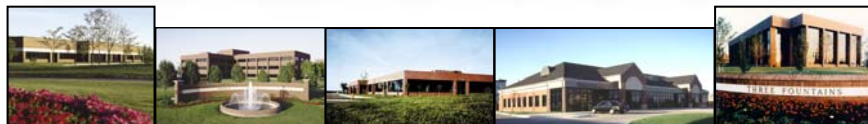


# R&R REALTY GROUP

# Results



**R**&R Realty Group is a full service real estate company offering expertise in development, marketing, construction management, property management, technology services and real estate investments.

## R&R Realty Group to construct 3-story building



**Sonoma Building**

R&R Realty Group announced their development plans for a new speculative multi-story office building along Jordan Creek Parkway in West Des Moines.

The 75,000 square foot Sonoma Building will be the third of eight multi-story office buildings to be built within the last year in Country Club Office Plaza. Country Club Office Plaza is a 200 acre mixed use development that

See *Sonoma* Page 3

## Management Professionals, Inc. voted Best of Des Moines



This year, Management Professionals, Inc. was voted Best Real Estate Management Company in the Greater Des Moines area.

Development Services, Corp. was voted among the best of Best Developer's in the Greater Des Moines area. Both companies are subsidiaries of R&R Realty Group. The Business Record published the results in the August 9, 2004 issue.

"We're honored and would like to thank you for voting us Best Real Estate Management Company," said Joe Price, President of MPI.

See *MPI* Page 2

## Mission Statement:

- To set the *standard* for real estate companies.
- Conduct business with *integrity*.
- Establish long-term relationships built on *trust*.
- Provide the best *value*.
- Deliver quality *customer service*.

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## New Tenants

We would like to welcome the following new tenants to an R&R property:

Aurora Business Park: Trendex; AFLAC; Liz Taylor Yoga

Country Club Office Plaza: Cornerstone Mortgage; Fiserv; Prudential; Wells Fargo Home Mortgage

Interstate Acres Business Park: Owens & Minor Distribution

## MPI (contd. from Page 1)

“We have an excellent team and will continue to work hard serving the needs of our tenants and customers.”

Management Professionals, Inc. manages 4.5 million square feet in the Greater Des Moines area. The management company specializes in managing office buildings, warehouses, banks, apartments and retail.



## New R&R Headquarters

All seven of R&R Realty Group's subsidiaries have located under one roof to better serve their client base. The seven subsidiaries include Construction Services, Inc.; Development Services, Corp.; Management Professionals, Inc.; R&R Equity Partners; Realty Capital Corp.; Realty Marketing Group; and Realty Technology Services. The new offices are located at 1225 Jordan Creek Parkway, Suite 200 in West Des Moines.

“We consolidated our offices to better serve our clients by being more efficient under one roof,” says Dan Rupprecht, President of R&R Realty Group. R&R's new space is located along the highly traveled Jordan Creek Parkway making it convenient and visible for customers.



Winwood Apartments Marketing Manager Nancy Zmolek presents donation to ARL Executive Director Tom Colvin

## First Annual Paw Walk a Huge Success!

Over 100 Des Moines area pet owners and their dogs participated in the First Annual 2004 Paw Walk sponsored by Winwood Apartments, located in Johnston, which is managed by R&R Realty Group.

In May, dogs and their owners walked through the heart of Johnston's Green Meadows community raising over \$2,000 for the Animal Rescue League of Iowa.

“Winwood is recognized as a premiere community for pets and their owners and we are excited to support the mission of the Animal Rescue League,” says Deb Lanpher, Winwood Apartments Community Director.

The ARL, Iowa's largest nonprofit animal shelter, depends on the support of the public to care for

9,000 homeless, lost, abandoned, and injured animals each year. Winwood Apartments is a pet-friendly community located at 6031 Meadow Crest Drive in Johnston. For more information about Winwood Apartments, log onto [www.winwoodapartments.com](http://www.winwoodapartments.com).

## Construction Services, Inc. Summer Projects Update

The Waukee Community Schools opened its newest facility on August 25, 2004. The two-story 150,000 square foot facility will house grades 8 and 9. Construction Services, Inc. provided construction management services and site supervision for the nearly \$16 million project. Todd Heuermann has served as Project Manager on-site for the past 18 months of construction.

See CSI Page 3

## Tenant Renewals/Expansions

We would like to thank the following tenants for their continued business:

Aurora Business Park: Board of Regents; Kirkham Michael & Associates; Wells Fargo Home Mortgage

Century III Building: Magellan Behavioral Health

Country Club Office Plaza: Wells Fargo Bank; Wells Fargo Home Mortgage

Meredith Business Park: O'Connor Company

Terrace Center/Terrace Place: CIECO; J.C. Brenton

Three Fountains Office Park: Ford Motor Credit; Truckers Insurance; Westown Parkway Dental

**Sonoma (contd. from Page 1)**

currently houses 15 office buildings totaling 890,000 square feet as well as restaurants, hotels, banks and retail services.

“We have seen an increase in demand for office space in this area,” says Mark Rupprecht, President of Realty Marketing Group, listing agent for Country Club Office Plaza. “There is a growing segment in the market of businesses who are looking for a location with high visibility and access to more services. We feel that the Sonoma Building will be positioned in an excellent location to provide both.” R&R has continued to develop at a consistent pace putting close to a million square feet in the park. More recently with the highly touted Jordan Creek Town Center and the redesigned interchange and street widening at Jordan Creek Parkway, Country Club Office Plaza continues to prosper.

“The economy is improving, our customers’ business is growing and we want to continue to provide office space alternatives for them in the market that meets their needs,” says Dan Rupprecht, President of R&R Realty Group. R&R plans to break ground on the new building in mid September with a summer 2005 completion date.

Realty Marketing Group will lease this office building to professional office users and anyone desiring highly visible space. For more information on the Sonoma Building and Country Club Office Plaza, please call 515-223-4500 or visit [www.rrrealty.com](http://www.rrrealty.com)

**CSI (contd. from Page 2)**

A second addition to Brookview Elementary was also completed this summer to provide additional classroom space. Along with this project, an additional elementary school broke ground this spring with construction continuing at the new Walnut Hills Elementary. The school is located on 156<sup>th</sup> Street between Douglas Avenue and Meredith Avenue. Walnut Hills will be a two-story school with completion scheduled for July of 2005. Kurt Moats served as Project Manager on the Brookview addition and will be at Walnut Hills.

The Waukee School Board and Administration continue to proactively plan new facilities as they experience growth in student population. Construction Services, Inc. is a proud construction partner for all of the Waukee School projects.

CSI has also partnered with the Carlisle Community School District for three projects. The high school gymnasium is being completely remodeled with new flooring, lighting, bleachers, and wall structures. The new gymnasium will host the first high school volleyball match on September 10, 2004. The high school football stadium was also renovated this summer and received new bleachers and a press box. This project is in the final stages and will be completed for the first home football game this fall.

**See CSI Page 4**

**New Website**

R&R Realty Group recently created and launched a new website at [www.rrrealty.com](http://www.rrrealty.com). Updating the website is just another step in providing customers an easier way to navigate information. Commercial real estate information can be found on the web site if you are in the market for leasing space, buying or selling land, investing in real estate or looking for a developer or property manager. Please visit us at [www.rrrealty.com](http://www.rrrealty.com) for more detailed information.

**Tenant Highlight**



**ACS**

Associated Computer Systems, Ltd. (ACS) is IBM’s oldest and largest Iowa-based Premier Business Partner, offering products and services which are custom designed and implemented to meet the unique needs of each client. ACS specializes in new hardware placement and upgrades, system design, technology consulting, planning and business solution implementation.

For nearly 25 years, ACS has worked as a full-service iSeries (AS/400), Network Division and Telephony service provider. Located in Aurora Business Park, the ACS team strives toward building strong business partner-

**See ACS Page 4**

## New Faces



**Robin Rindsig**  
CSI

Construction Services, Inc. (CSI), a subsidiary of R&R Realty Group, is proud to announce the addition of Robin Rindsig as Senior Project Manager.

Robin has 25 years of experience in the construction industry with over \$400 million of construction projects completed. Robin will be concentrating on third party and base building construction projects.

A native of Spencer, Iowa, Robin received his B.S. in Construction Engineering and Business Administration from Iowa State University.

Construction Services, Inc. welcomes Jeremy Lux as a project manager initially assigned to multiple projects for the Carlisle Community



**Jeremy Lux**  
CSI

School District. Jeremy will be the manager on site for the Carlisle High School Gymnasium Renovation, the High School Sports Field Bleacher Project and the Early Childhood Center addition.

Jeremy is a graduate of Iowa State University with a degree in Construction Engineering. He brings eight years of experience as a project manager on multiple school projects in Des Moines.

His most recent projects include Hubbel and McKinley Elementary Schools.

Jeremy is also involved in a leadership role with the American Society of Professional Estimators and enjoys the distinction as a Certified Professional Estimator (CPE). He has created project quantity take-offs and implemented pricing estimates for projects ranging in size from \$50,000 to \$10,000,000. Jeremy will provide quality service to third-party owners through his knowledge of construction means and methods, scheduling, construction budgets and engineering process.

### ACS (contd. from Page 3)

ships. Consultants utilize a wide range of expertise including IBM, Lotus, Microsoft, Novell, 3Com, Cisco and Citrix certifications.

ACS's solutions have recently expanded to include Enterprise E-mail Protection (EEP), which reduces SPAM messages to a minimum while protecting your network from viruses and other damaging files. ACS has also recently expanded to include Disaster Recovery service offering. This service offers risk management for businesses by providing complete recovery options should disaster threaten to stop business operations.

ACS also offers voice-over-IP telephone systems, technology and security assessments, customer relationship management solutions, content management systems, wireless computing and more. ACS is an expert in business

solutions, and provides the support to make them work.

The business world relies on up-to-date, functional technology. If at any time you need support services, hardware assistance, solutions consulting or other technology services, please contact ACS at (515) 223-0078 or send an e-mail to [info@acsLtd.com](mailto:info@acsLtd.com) to discuss your options.

### Tenant Highlight Opportunity

If you are a tenant in an R&R property and would like the opportunity to highlight your business in the *RESULTS* Newsletter, please contact Mary Guthrie at 223-4500 or email [guthrie.mary@rrrealty.com](mailto:guthrie.mary@rrrealty.com)

### CSI (contd. from Page 3)

The third project in progress is the Early Childhood Center. This project is a \$2.5 million addition to Carlisle Elementary School and will provide space for kindergarten students and a new multi-purpose room. Jeremy Lux is the Project Manager for all three Carlisle projects. Again, CSI is a proud construction partner with Carlisle Schools.

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*Real estate.  
Results.*