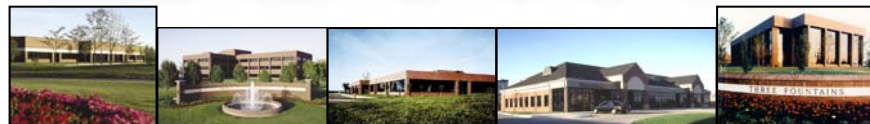


# R&R REALTY GROUP

# Results



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

## R&R Realty Group's Newest Office Park: Paragon Office Park



R&R Realty Group, Central Iowa's largest real estate developer, recently announced plans for Paragon Office Park, a 250-acre "Class A" development. Paragon Office Park will consist of over 2.5 million square feet of commercial space in Urbandale, a city recently voted by Money Magazine as one of the top 100 cities in which to live. **(See Paragon Office Park 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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## R&R Realty Group to Build Transaction Center for Citigroup at Paragon Office Park



Citigroup has selected Paragon Office Park as the site for construction of a 169,000 square foot Transaction Service Production Center. This new facility will allow Citigroup's credit card payment volume to increase and will employ over 200 people.

Two of R&R Realty Group's subsidiaries, Development Services Corp. and Construction Services, Inc., will serve as the developer and construction manager for the project, respectively. Construction has already begun for Paragon's anchor tenant and is scheduled for completion by the end of the year.

### Paragon Office Park (contd. from Page 1)

"R&R Realty Group has done an excellent job with previous developments in Urbandale," Don Brush, Mayor of Urbandale, said. "Paragon will enhance potential for additional high-quality development in Urbandale in the future."

The success of the mixed-use development concept has been evident with R&R's Country Club Office Plaza in West Des Moines. Paragon Office Park is Urbandale's answer to their continued demand for high-quality office space, coupled with the need for access to retail services such as banks, restaurants and shopping. At Paragon Office Park, employers will be able to offer a "pedestrian-friendly" office park appealing to office users by conveniently connecting them from office to retail locations. A beautiful, four-acre lake will welcome visitors. A bike trail, walking path, and plaza areas are just some of the amenities capitalizing on the park-like campus environment.

When completed, Paragon Office Park will be the workplace for over 8,000 employees. Given its location adjacent to the fast-growing Urbandale residential areas as well as the surrounding communities of Johnston, Waukee, and Grimes, it will offer companies accessibility to a high-quality labor pool. As companies hire new employees, the land available for development at Paragon Office Park will allow them to plan for future growth and expansion.

Three-quarters of a million square feet of retail space within the park will make it Urbandale's largest concentration for future retail development. Paragon Office Park has already attracted top-level companies. Dahl's Foods, Inc. has completed negotiations to purchase land at Paragon Office Park, becoming its first retail user. This site will become the twelfth Dahl's Food Mart supermarket in the Des Moines metropolitan area.

### R&R Celebrates 20-Year Anniversary with an Employee Appreciation Party

On August 21, 2005, R&R hosted a 20-year anniversary party for its employees and their families. The event took place at the Hy-Vee Conference Center in West Des Moines, Iowa. The families were treated to a dinner and were entertained by world reknown magician Shimshi.



The Paragon Office Park site offers excellent accessibility via the Douglas Avenue and Highway 141 interchanges along Interstate 35/80 and major arterial streets, namely 128<sup>th</sup> Street and Meredith Drive. As part of its Transportation Plan, the Metropolitan Planning Organization (MPO) has proposed a half-diamond interchange at I-35/80 and Meredith Drive with an off-bound ramp going north and an on-bound ramp coming south. In addition, there are plans to relocate Highway 44 to the northern boundary of Paragon Office Park, connecting to I-35/80 which includes a full interchange at 128<sup>th</sup> Street.

"We are committed to the future growth of Urbandale and central Iowa," said Mark Rupprecht, President of Realty Marketing Group, a subsidiary of R&R Realty Group. "Offering our customers alternatives in real estate and satisfying their needs is our number one goal."

## New Tenants and Tenant Renewals/ Expansions

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

### Aurora Business Park:

- Finish Line Floors Des Moines, LLC
- Crop Production Services, Inc.
- Alliance Shippers, Inc.
- Yellow Freight System, Inc.
- Cingular Wireless PCS, LLC
- Tridaq, Inc.
- Kidercare Learning Centers, Inc.
- Schroeder/Leverington, Inc.

### Country Club Office Plaza:

- Travelers Casualty & Surety

### Three Fountains Office Park:

- EPS Settlements Group, Inc.
- Walgreen Company
- Randal D. Reynolds PHD, LLC
- Medco Health Solutions, Inc.
- TEKSystems, Inc.
- Kelly Assisted Living Services, Inc.
- Aspen Financial Services, Inc.
- Aon Service Corporation
- Sherinian & Walker Law Firm
- Salomon Smith Barney, Inc.

### Interstate Acres:

- Glazer's Distributors of Iowa

### Meredith Business Park:

- Sapphire Gymnastics
- Factory Direct

### Terrace Place:

- Delta Design, Inc.
- Diagnostic Health Corporation



## Realty Marketing Group Hires Current Iowa State Senator



*Senator Brad Zaun*

Realty Marketing Group, a subsidiary of R&R Realty Group, is pleased to announce that Brad Zaun is joining the company on October 3, 2005. As a Vice President, he will focus on the marketing of R&R Realty Group's commercial properties.

Realty Marketing Group's President Mark Rupprecht said that hiring Zaun meets the company's objective to "attract the best talent in the marketplace. Brad is a hardworking individual who will certainly help R&R pursue business opportunities that arise," Rupprecht said.

In 2004, Brad Zaun was elected Iowa's District 32 State Senator. Prior to his election to the Senate, Zaun held the position as Urbandale's mayor from 1997 to 2004. He is the past president of the Urbandale Chamber and served on Urbandale's City Council for two years prior to becoming the Urbandale mayor.

Senator Brad Zaun has also been the owner/operator of Zaun's Trustworthy Hardware in Urbandale for the past 18 years. Zaun has chosen to sell his business and is very excited about the opportunity at R&R. He states, "As mayor of Urbandale, I had a lot of contact with R&R and have always been impressed with the company. They are a first-class organization with a quality product and outstanding community standing. I am looking forward to being a part of their team."

## Tenant Highlight: Cintas First Aid & Safety

Located in Aurora Business Park in Urbandale, Cintas First Aid & Safety has been serving the Des Moines Metro Area for the past 2 1/2 years. This is a business sector of Cintas Corporation, which Fortune Magazine has named as one of America's Most Admired Companies for the past four years running.



*Located at Aurora Business Park  
11079 Aurora Avenue*

Cintas First Aid & Safety is the largest van-delivered first aid and safety service provider in the nation. They specialize in on-site first aid and safety programs and emergency response systems that are designed to fit your business needs. Cintas will help your company protect your employees, increase employee productivity, maintain compliance with OSHA regulations and promote a safe working environment.

Cintas brings their fully stocked local service van to your location on a regular schedule. They will clean and organize your first aid cabinets and replace any depleted or expired items and make sure the cabinets meet or exceed OSHA requirements. Each visit is recorded on a handheld computer so the client receives accurate reporting, total accountability and consistent service. Each service representative is also trained in first aid, CPR and is AED certified so they can act as a safety resource.

Tenant Highlight:  
Iron Mountain



Location. Location. Location. In September 2004, Iron Mountain Records Management opened its first Records Center in the state of Iowa at Meredith Business Park in Urbandale. General Manager Lowell Roode states, "We selected this location for the easy Interstate access. We are also close to the heart of Des Moines and the growth of the West Des Moines area so we are able to better serve our customers." With this location at 4437 121st Street coupled with the Secured Shredding Plant in North Des Moines, Roode says, "We have a client base of over 1,100 customers in the state of Iowa. We also serve Eastern Iowa and the Quad Cities."

Iron Mountain Incorporated (NYSE:IRM) is the world's trusted partner for outsourced records and information management services. Founded in 1951, the company has grown to service more than 200,000 customer accounts throughout the United States, Canada, Europe and Latin America. Iron Mountain offers records management services for both physical and digital media, disaster recovery support services, and consulting services that help businesses save money and manage risks associated with legal and regulatory compliance, protection of vital information, and business continuity challenges.

R&R Realty Group's  
Summer Tenant Appreciation Parties



**ABP Hydro Bike Winners:  
Lowell Roode and Jeremy Fister  
Iron Mountain**



*"It's fun to see the streams of people coming up around the pond path and over the hills around 4:30. That is when you know the party is going to be a success." - Tiffany Gaskill, Property Manager*



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 Melissa Becker at 223-4500 or email [becker.melissa@rrrealty.com](mailto:becker.melissa@rrrealty.com).

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*Real estate.  
Results.*