

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
Dan Rupprecht 223-4500
rupprecht.dan@rrrealty.com

Construction Services, Inc.
Dan Biere 223-4518
biere.dan@csireresults.com

Steve Bennett 223-4518
bennett.steve@csireresults.com

Development Services Corp.
Dan Biere 223-4518
biere.dan@csireresults.com

Steve Gaer 223-4500
gaer.steve@rrrealty.com

Management Professionals, Inc.
Joe Price 223-4901
price.joe@rrrealty.com

R&R Equity Partners
Brett Bosworth 223-4500
bosworth.brett@rrrealty.com

Realty Capital Corp.
Steve Gaer 223-4500
gaer.steve@rrrealty.com

Realty Marketing Group
Mark Rupprecht 223-4500
rupprecht.mark@rrrealty.com

Realty Technology Services
Ryan Wiederstein 223-4500
wiederstein.ryan@rrrealty.com

R&R Announces Brickstone Building *Mercy Clinics signs on as first tenant*



Brickstone Building • Country Club Office Plaza
Jordan Creek Parkway & Ashworth Road • West Des Moines, Iowa

R&R Realty Group has begun construction on the Brickstone Building, a new speculative multi-story office building along the popular Jordan Creek Parkway in West Des Moines.

(See Brickstone 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*.



**An R&R Realty Group Publication
(Brickstone -contd. from Page 1)**

The 31,478 square foot Brickstone Building will be the fourth of eight multi-story office buildings to be built within the last two years in Country Club Office Plaza. Country Club Office Plaza is a 200-acre mixed-use development which currently houses seventeen office buildings totaling over 1,000,000 square feet as well as restaurants, hotels, banks and retail services.

“We continue to see a demand for high quality office space in this area,” says Mark Rupprecht, President of Realty Marketing Group, listing agent for Country Club Office Plaza. “This demand is primarily driven by businesses providing professional services who are looking for a location with high visibility and easy access. We feel that the Brickstone Building will be positioned in an excellent location at the corner of Jordan Creek Parkway and Ashworth Road to provide these features.”

Constructions Services, Inc. is the construction manager for the project. Completion is scheduled for later this year.

The listing agent, Realty Marketing Group, will lease this office building to professional office users and anyone desiring highly visible space. For more information on the Brickstone Building and Country Club Office Plaza, please call 515-223-4500 or visit www.rrrealty.com.

**Brickstone Building
Progress 8/1/06**



A member of Mercy Health Network

Mercy Clinics, Inc. has signed a lease agreement, as the building's first tenant, to occupy a portion of the first floor of the Brickstone Building. Mercy will house two clinics within the building. One will staff two pediatricians who will join the Mercy Pediatric Clinics, making it Mercy's sixth pediatrics practice offering pediatric services around the metropolitan area. The other clinic will house an Internal Medicine Clinic, Mercy's fourth clinic, offering medical services in an area that currently does not offer such services. Dr. Jose Angel will be one of the Internists at



Brickstone and Mercy is actively recruiting for another physician to join him.

“Mercy Clinics’ mission is to place quality, primary care services in the neighborhoods where our patients live. Brickstone provides us with the opportunity to place internal medicine and pediatrics in the rapidly growing Jordan Creek area,” states Dr. Kent Carr, M.D. CEO of Mercy Clinics, Inc.

Dr. Kent Carr, M.D., CEO of Mercy Clinics, Inc.

**Tenant Highlight:
Yellow Transportation, Inc.
Aurora Business Park**

The statistics are staggering for Yellow Transportation:

- 8.5 million phone contacts per year
- 15 million total contacts (phone, email, internet, chat, etc) per year
- 86 million phone contacts taken since 1995

It's all about customer service and empowering those employees who provide that customer service. Urbandale's Yellow Transportation Customer Service Center, located at Aurora Business Park, 4250 NW 114th Street, has received national recognition for state of the art technology and customer focused training. The major growth from 100 local employees from 1995 to 250 today has allowed the company to be more responsive and provide a higher quality of customer service.



According to Gregg Sigmund, Director of Customer Service, “Great people are what make this place what it is. We really work with passion here and try to employ people who share this same philosophy and work ethic. Urbandale was a great location to set up shop because the city and surrounding area has provided us with a great pool of employees to choose from.”

**Gregg Sigmund
Director Customer Service**



**Denise Chelmsford
Administrative Assistant**

Construction Services, Inc. Hires Steve Bennett as Vice President of Operations



Steve Bennett
CSI, Inc.
VP of Operations

Construction Services, Inc., a subsidiary of R&R Realty Group, is pleased to announce that Steve Bennett has joined the company as the Vice President of Operations. He will be responsible for overseeing all project managers, project engineers and their projects from the construction phase through closeout.

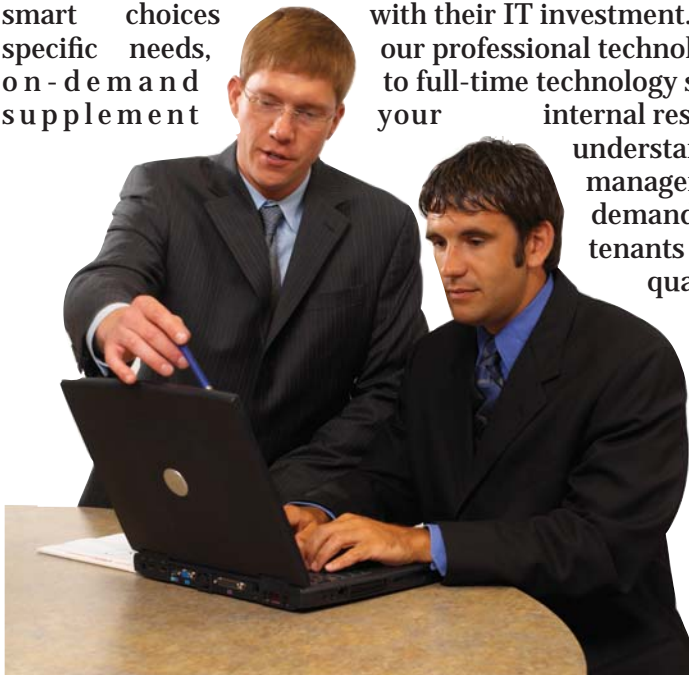
With over thirty years in the construction industry, Steve has a vast array of experience that includes healthcare, retail, private office, education, manufacturing and the aircraft industry. This wide range of experience allows Steve to have the knowledge necessary to handle all challenges that occur on the job. "Steve's strength is in providing personalized service, as is evidenced by the numerous repeat clientele he has served over the past three decades," says Dan Biere, President of Construction Services, Inc. "We are glad to have him on board to run our CSI West Des Moines office."

Bennett previously worked as the Vice President of Operations for Murray Company in Overland Park, Kansas. Prior to joining Murray Company in 2002, Bennett served as Development Engineer then Construction Supervisor for QuikTrip Corporation, President of Epic Construction and Vice President of Dondlinger & Sons Construction, Inc. He received his Bachelor of Science in Construction Science Engineering from Kansas State University in 1981.

Steve Bennett is very excited about the opportunity at CSI. He states, "As I looked around town and saw all of the marketing signs and property R&R owned, I realized R&R and CSI are real players in the Des Moines market. I spoke with many others in the industry and they had great things to say about the company. It was clear to me and my family that working for CSI was simply too good of an opportunity for me to pass up." Bennett, a native of Kansas, is married to his high school sweetheart and is the father to two daughters, both currently in college at Kansas University.

Realty Technology Services, a subsidiary of R&R Realty Group Providing professional technology construction services

A wholly owned subsidiary of R&R Realty Group, Realty Technology Services (RTS) is a technology management company that provides technology assistance to R&R's tenants and property owners. RTS offers a comprehensive menu of managed IT services including system planning, data and voice consulting, project management, move coordination and consulting to help businesses understand and make smart choices with their IT investment. Designed to meet your specific needs, our professional technology services range from on-demand to full-time technology support. This allows you to supplement your internal resources with our unique understanding of real estate management and technology demands. "Our goal is to provide our tenants with the most cost-effective, quality services available. We can do that because we've developed relationships with the best in the business – that means better service and more competitive pricing," states Ryan Wiederstein, President, Realty Technology Services.



RTS is dedicated to serving your business IT needs with real help from real people who know information technology. Please call us at (515) 223-4500 or contact Ryan Wiederstein at wiederstein.ryan@realtyts.com.



New Tenants and Tenant Renewals/Expansions

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

Aurora Business Park:

- Amerigem
- Apria Health Care
- Aqua-Tech Energy Corp.
- Federal Home Loan Bank
- Johnson Controls
- Personal Ag Management Services
- Qualified Plan Consultants
- Paxson Communications
- Rush Gideon
- Vision Systems
- Vital Support System

Country Club Office Plaza:

- Church Mutual Insurance Company
- Ideal Financial Services
- Mercy Clinics
- Millennium Mortgage
- Pacific Life Insurance Company
- Stineman Public Affairs
- Syngenta Crop Protection
- Title Services Corporation
- Wells Fargo Card Services

Three Fountains Office Park:

- Alpha Holdings
- American Family Insurance
- American Mortgage, Inc.
- Citywide Mortgage Associate
- IMT Insurance
- Kelly Assisted Living Services
- Lombardi Law Firm
- LWBJ
- Modis Professional Services
- Revolution Mortgage Company
- Sorenson Communications

Meredith Business Park:

- Dispromex
- Nott Company
- RFG Distributing

Century III:

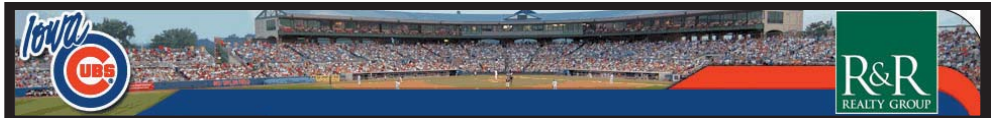
- Franke, Herr & Associates

Terrace Place:

- Lundquist, Schiltz & Associates
- Pegasus Private Practice

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.



R&R Realty Group I-Cubs Night

Despite the 98 degree temperatures (107 degrees with the heat index) at the 7:05 game time, tenants of R&R's numerous properties came out to Principal Park on Wednesday, July 19th to cheer on the Iowa Cubs as they played the Oklahoma Redhawks. The I-Cubs started strong, but eventually lost the game 7-4. Thanks to all of those who attended and R&R hopes you enjoyed your fun night at the ball park.



Rick Hinkle, R&R's Director of Operations/Property Management, is shown here throwing out the first pitch (above) and hanging out with Cubbie (left)



I-Cubs players (above) and fans (below)



Successful R&R Blood Drives at Country Club Office Plaza and Three Fountains Office Park Blood Drive Scheduled at Aurora Business Park on Wednesday, September 27th from 8:00 - 11:00 am

On July 11, 2006, the Blood Center of Iowa collected a total of 24 units from both Country Club Office Plaza in the morning and Three Fountains Office Park in the afternoon. According to Tony Jetter, Mobile Marketing Specialist, "The blood collected will significantly impact the lives of 72 people. What is really exciting is the number of first time donors, which was approximately half of the appointments that signed up."



Rachel Pugh, R&R's Property Management Assistant, is shown here donating blood

R&R will also be hosting another blood drive at Aurora Business Park from 8-11:00 am on Wednesday, September 27th. To schedule your appointment, go to www.bloodcenterofiowa.org, click on find a mobile drive, search by Organization name or Sponsor code: (R&R Realty Group), then follow the prompts.

1225 Jordan Creek Parkway, Suite 200
West Des Moines, Iowa 50266
Phone: 515-223-4500 • Fax: 515-223-7235
www.rrrealty.com



Real estate.
Results.