

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.

Paragon Office Park Continues Growth with Completion of Marsh Building



The Paragon Prairie Tower and the Marsh Building

Over 1,300 Marsh employees have recently moved into their new office facility located in Paragon Office Park at 12421 Meredith Drive in Urbandale.

The 3 story, 215,000 square foot facility features a large two-story atrium at the main entrance as well as a full service cafeteria for their employees. The building also features a heating ventilation and air conditioning (HVAC) system that utilizes state of the art technology to optimize building efficiency

(Continued on 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*.

R&R Realty Group
Dan Rupprecht 223-4500
rupprecht.dan@rrrealty.com

Mark Rupprecht 223-4500
rupprecht.mark@rrrealty.com

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

Construction Services, Inc.
Steve Bennett 223-4518
bennett.steve@csireresults.com

Dan Biere 223-4518
biere.dan@csireresults.com

Development Services Corp.

Tom Rupprecht 223-4500
rupprecht.tom@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

Paul Rupprecht 223-4500
rupprecht.mark@rrrealty.com

Realty Technology Services

Ryan Wiederstein 223-4500
wiederstein.ryan@rrrealty.com





and tenant comfort while significantly reducing energy costs. Construction Services, Inc., the construction manager for the project, began construction on the facility in the fall of 2006 and completed the project ahead of schedule this past February.

“We are excited that Marsh selected Paragon Office Park as a location for its employees and we welcome them to the development,” said Mark Rupprecht, R&R Realty Group President.

“In working with Marsh to select a site, the location and office park amenities for their employees were important,” said Steve Gaer, Chief Operating Officer, R&R Realty Group. “Today, development is no longer just about bricks and mortar; it’s about the entire employee experience, and that’s what we deliver at R&R.”

Paragon Office Park is a 280-acre complex with a four-acre lake at the entrance along with the Paragon Prairie Tower, a 10-story glass mosaic landmark. In addition to the upscale office buildings at the complex, there are plans for a retail development so employees will be able to bank, shop, and dine without leaving the park.

Paragon Retail Plaza is a 70 acre retail development that will provide retail services and amenities to the employees in Paragon Office Park as well as the surrounding area. Bike trails and walking paths are planned for the area. When completed, Paragon Office Park will be the workplace for over 8,000 employees.



R&R Realty Group Rebuilding Together Project May 3, 2008

In May, 2008, R&R Realty Group teamed up with the Greater Des Moines affiliate of Rebuilding Together to assist a local homeowner in “rebuilding” their home. For the third year in a row, R&R employees paired with numerous vendor volunteers came together and worked hard to make the homeowner’s dream come true.

Rebuilding Together is the leading volunteer organization that, in partnership with the community, rehabilitates the homes of low-income homeowners, particularly the elderly, disabled, and families with dependent children. There is no cost to qualified homeowners for the services provided. Non-profit facilities can also qualify for services. Although plans and preparations go on throughout the year, volunteers come together for one glorious day of hard work, Rebuilding Day, traditionally the first Saturday in May.

Since its founding in 1994, the Greater Des Moines affiliate has revitalized 472 homes and non-profit facilities.



R&R Realty Group Named West Des Moines 2007 Large Business of the Year



Mark Rupprecht, President of R&R Realty Group, accepts award at West Des Moines Chamber event.

R&R Realty Group was named the West Des Moines 2007 Large Business of the Year. Mark Rupprecht, President of R&R Realty Group, received the award at the Annual West Des Moines Chamber of Commerce dinner on January 17, 2008.

“Our company has been located in West Des Moines for the past 20 years and we have been developing real estate here for over 23 years. We are proud to be a part of this community and we are certainly honored to receive this award.” said Mark Rupprecht.

Selection of the Large Business of the Year is based on criteria set forth by the West Des Moines Chamber. To be selected, a business must employ more than 50 employees, be a member of the physically located within West Des Moines.

West Des Moines Chamber and be Moines. Nominations are made anonymously and consideration is based on the company’s philanthropic activities, community outreach, investment in the West Des Moines community, professional ethics, work environment, and employee commendation.

According to the nomination form, “R&R Realty sets a standard in West Des Moines when it comes to operating their business with integrity, gaining and maintaining trust as a corporation, and providing high quality service to their clients. R&R is the City’s largest taxpayer and provided much of the stimulus for growth and development westward. They are also dedicated patrons to their community every

“Our company has been located in West Des Moines for the past 20 years and we have been developing real estate here for over 23 years. We are proud to be a part of this community and we are certainly honored to receive this award.”

R&R Realty Group Congratulates Nicole Hinton



Business Record’s Forty Under 40 Class of 2008

**We are proud to have
you on our team!**

R&R Realty Group Supports



“Sneaking Up on Diabetes”

More than 24 million Americans have diabetes and each year over 15,000 children are diagnosed with diabetes in the U.S. That’s 40 children per day. Diabetes is expected to affect 380 million by 2025.

Since 1996, R&R Realty Group has supported JDRF in their mission to find a cure for diabetes and its complications through the support of research. R&R’s 2008 campaign consisted of four weeks of fundraising events such as a Bake Sale, Sneaker Sales, and Silent Auctions. Rita Birch, 2008 JDRF Committee Chair, states “Through teamwork on behalf of R&R Realty Group and outstanding employee and vendor participation we were able to surpass our 2008 goal and previous fundraising efforts for the most successful campaign to date.” R&R raised an unprecedented \$8,567.54 with this year’s campaign!

Visit www.jdrf.org for further information.

	BROKERAGE	DEVELOPMENT	CONSTRUCTION	PM
R	<p>Visit our website to see our new look!</p> <p>www.rrrealty.com</p>			
S				
NEWS				
COMMUNITY				

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

Aurora Business Park:

- A-COM
- Am San
- Cretex Concrete Products Midwest, Inc.
- Critical Care
- Data Transmission Network
- Internet Solver
- Martin Marietta
- Meredith Corporation
- Power Protection Products, Inc.
- Vital Support Systems

Country Club Office Plaza:

- Kindercare Learning Centers, Inc.
- Nationwide Mutual Insurance
- Wealth Enhancement Group

Three Fountains Office Park:

- ADP, Inc.
- Aspen Financial Services
- AXA Advisors
- Brokers Clearing House
- Heartland Fields, LLC
- Helena Chemical
- IMT Insurance
- LWBj Financial, LLC
- Philadelphia Consolidated Holding Co.
- Sorenson Communications
- Standard Register Company
- The Private Bank Trust Company
- Thompson Learning, Inc.
- Wilson-McShane Corporation

The Shoppes at Three Fountains:

- Golf Galaxy

Century III:

- Franke, Herr & Associates
- Pension Concepts
- Spherion Atlantic Workforce LLC

Terrace Place:

- Baudino Law Group
- CIECO
- Newport Audiology Centers
- Public Financial Management

Meredith Business Park:

- Dal-Tile Corporation
- ProSource
- Sapphire Gymnastics

Interstate Acres:

- Regulus

Going Green

Tips To Make Your Office Green-Friendly

PAPER

Recycle, and try to use recycled paper. American businesses use over twenty-one million tons of paper annually. If half of this were recycled paper, a forest larger than the state of Florida could be saved every year.

COMPUTERS

Activate the power management function, or sleep mode, on your monitors and CPU boxes. If just ten employees did it, they'd save nearly \$500 in energy costs per year.

COOLING

Try to use space fans rather than air-conditioning. Air-conditioning accounts for the second highest use of electricity (approximately 15 percent of total consumption) in commercial buildings. Being more energy efficient with cooling during peak summer months in just the western region of the United States could save enough electricity to power three hundred thousand homes for a whole year.

LIGHTING

Turn off your office lights if natural light from the sun is available. You'll get less eye fatigue due to glare. Seventeen percent of the energy used for lighting offices is wasted when offices are left vacant or lights are unnecessarily turned on in a sunlit room.

Source: The Green Book by Elizabeth Rogers and Thomas M. Kostigen

Meredith Business Park Warehouse IV Now Complete

R&R Realty Group has recently completed construction on the 118,000 square foot warehouse along 121st Street in Urbandale. Dal-Tile Corporation is the first tenant in the building.



The building is the fourth of five warehouse buildings planned for Meredith Business Park. This new facility brings the total square footage of the park to over 650,000 square feet of industrial space.

The new facility is complete with free parking and is designed for speed loading and storage with docks and drive-in entries. The warehouse features 24 foot high ceilings, is efficiently divisible into 10,000 square foot bays and has attractive front glass entries with windows along the front of the building. Located at the crossroads of I-80/I-35, this new building offers excellent access to the interstate system. For further information, contact Tom Gayman at 515-223-4500.

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.