



RIDGELINE
PROPERTY GROUP

Integrity | Experience | Performance



RIDGELINE PROPERTY GROUP (“RPG”) is a commercial real estate development and investment company operating throughout the United States. Headquartered in Atlanta, Georgia, the firm has a particular focus on the acquisition, development and management of high-quality industrial and office properties in strategic markets. RPG’s regional partners have more than 125 years of combined experience in the commercial real estate industry and have developed in excess of 115 million square feet of space in more than 30 states.

RPG consists of proven, detail oriented professionals who have formed lasting relationships with experts in the real estate industry across the country. The firm defines itself with the following characteristics:

- Privately Held
- National Platform
- Multi-Market Delivery Ability
- Strategic Relationships with Users, Brokers, Contractors, Land Owners, Engineers, Capital Partners and Economic Development Authorities
- Horizontal and Vertical Development Expertise
- Deal Structure Flexibility
- Competitive Bid Process
- Fast Track Scheduling
- Vertically Integrated
- Client Driven Focus

As a full-service operator, Ridgeline’s capabilities include build-to-suit, speculative and land development, as well as comprehensive real estate services and value-add acquisition expertise. Custom management and consulting services are also available.

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DEVELOPMENT

BUILD-TO-SUIT

Ridgeline personnel have completed more than 75 million square feet of build-to-suit projects for a number of international, national, regional and local based firms. The company has the depth and expertise to quickly understand the specific needs of a user and create a real estate solution which maximizes efficiency and value. Site selection, design management, construction management and project capitalization are just a few of the services available to a user who requires a build-to-suit project.

At RPG, the client comes first and flexibility is critical in all facets of a development. The company operates with an ownership mentality and works in a way that best suits its client's requirements and needs. The project may be constructed on land owned or controlled by Ridgeline or it may be on a site selected by the client. Clients may also choose to engage RPG to manage the development of the project on a fee basis.

The Design-Build delivery method, a process which allows construction to take place at the same time the design phase is being finalized, is employed in many of Ridgeline's build-to-suit projects. The Design-Build team relies on a single point of contact and is used to minimize the risks for the client and to reduce the delivery schedule by overlapping the design and construction phases. The result is a significant savings in both time and costs to the client.

SPECULATIVE DEVELOPMENT

RPG offers comprehensive speculative opportunities for those investors seeking to own "Class A" warehouse space available for immediate tenancy. For both institutional and private investors, the firm can identify key land positions suited for speculative development and provide a comprehensive development plan for execution and delivery. For corporate users, distribution buildings with long term functionality in precise locations are crucial. RPG principals conduct extensive locational analysis nationally in the placement of speculative facilities from a distribution perspective. Facilities placed in strategic locations with long term functionality are necessary to maximize returns for investors and users alike.

LAND DEVELOPMENT

The Ridgeline team has deep horizontal development expertise and enjoys partnering with both private and public land owners. Master planning, site design and due diligence management are services that RPG can provide land owners who desire to maximize the value of their properties. Through a methodical due diligence process, RPG systematically eliminates the site's unknowns or risk from the proposed development. This process along with RPG's competitive capital solicitation, translates into a disposition opportunity for the land owner at "retail pricing," the maximum value.

DEVELOPMENT SERVICES

For clients in need of comprehensive real estate services, RPG offers professional guidance from project concept to completion. The process begins with a meeting to understand the client's business and requirements to formulate a detailed and specific real estate solution. Ridgeline staff will assist and guide the client through each phase of the process to the final close-out of the project. A full list of services includes:

- Program Development
- Project Feasibility
- Project Capitalization
- Site Selection/Due Diligence Management
- Site Design/Entitlement Approvals
- Competitive Bid Process
- Development Management
- General Contractor Management
- Project Tenancy/Close-Out/Disposition

CAPITAL

RPG enjoys productive and long-term relationships with leading institutional investors in the capital markets, as well as a number of high net-worth individuals. The company has the capability to customize the structure of a project's capitalization through its ability to co-invest and provide its capital partners with an assurance of completion. Ridgeline's competitive capital solicitation process produces two benefits: the most attractive economics and a qualified, reputable partner who provides a guaranty of project delivery.

VALUE-ADD ACQUISITIONS

In certain markets and in-fill locations, it may be more cost effective to modernize and reposition an existing building to its highest and best use. Ridgeline can assist institutional and private investors in identifying capital deployment opportunities for "value-add," in addition to managing the lease-up risk. For corporate users, the company can identify a suitable facility and customize it for specific needs and requirements.

THIRD PARTY SERVICES

Ridgeline is available to assist third party operators with the following management and consulting services:

- Asset Management
- Development Management
- Competitive Capital Solicitation
- Portfolio Due Diligence Consultant
- Property Management



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