

THE *W.W. Reynolds* COMPANIES



EXPERIENCE, INTEGRITY & SERVICE

PROPERTY
MANAGEMENT,
LEASING
and
REAL ESTATE
SERVICES



A RAGING THUNDER LIZARD COMPANY



Real estate is a dynamic asset whose attributes benefit from regular action and scrutiny to preserve their optimum value. With a commitment to win/win relationships we embrace the objectives of owner wealth and high tenant satisfaction and retention. We employ a systematic approach to the enhancement of cash flow and real estate value for our owners and we tend to the quality of each property as if it was our own. Asset management accounts for all aspects of a property and its ownership to design a customized strategy to achieve our clients' goals which are accomplished through providing financial services, property management, leasing, and other client services.

OUR TEAM

BILL REYNOLDS



Bill Reynolds founded The W.W. Reynolds Companies in 1966. During the last 40 years, Bill and his companies have developed more than two million square feet of office, commercial and residential buildings in Boulder and Fort Collins. His most recent project is the 500,000 square foot mixed-use development, One Boulder Plaza

in downtown Boulder. Bill has served the community as a member of the Board of Directors for the Chamber and is currently on the Board of Trustees for the Boulder Community Hospital Foundation. He was a founding member of the CU Real Estate Center and served as President of the Center. He was a founder and the first president of the University of Colorado Real Estate Foundation. Bill and The W.W. Reynolds Companies have been honored twice as NAIOP's Colorado Chapter Developer of the Year.

JEFF WINGERT



Jeff currently serves as President and COO of the W.W. Reynolds Companies and WWR Real Estate Services, overseeing all company operations. Since joining W.W. Reynolds in 1991 as a property manager, Jeff has been directly involved in the development, leasing, and expansion of the

company's commercial real estate portfolio of office, industrial, retail, and mixed-use properties. In 1987, Jeff received his Bachelor's degree in Environmental Design/Architecture from the University of Colorado in Boulder and his Masters of Business Administration in 1991. Jeff's extensive and diverse work and educational background provide a broad understanding of all aspects of real estate.

CREATING OPTIMUM REAL ESTATE VALUE THROUGH CHEERFUL, INNOVATIVE *and* SUSTAINABLE MANAGEMENT



CHAD HENRY



Chad began his commercial real estate career with Cornish & Carey Commercial in the San Francisco Bay area. He spent 4 years as an office leasing specialist, gaining valuable experience representing landlords, tenants, buyers, and sellers before moving to Colorado in 2005 where he took a position with CB Richard Ellis. Chad

joined W.W. Reynolds in 2006 as the Director of Leasing and Marketing. Chad's experience provides a crucial understanding of economic trends, tenant motivations, and landlord requirements along with the ability to navigate the intricacies that influence real estate negotiations.

EXPERIENCE & ACCOMPLISHMENTS

UNDER MANAGEMENT

- 2,100,000 SQUARE FEET OF OFFICE
- 424,000 SQUARE FEET OF RETAIL
- 3 MIXED-USE PROJECTS
- 310,000 SQUARE FEET OF INDUSTRIAL

DEVELOPMENTS

- PEARL EAST BUSINESS PARK
- LAKECENTRE BUSINESS PARK
- TIERRA BUSINESS CENTRE
- FLATIRONS NORTH
- ONE BOULDER PLAZA
- PROSPECT PARK IN FT. COLLINS
- 1,200 APARTMENTS

AFFILIATIONS

- INSTITUTE OF REAL ESTATE MANAGEMENT (*IREM*)
- NATIONAL ASSOCIATION OF INDUSTRIAL AND OFFICE PARKS (*NAIOP*)
- URBAN LAND INSTITUTE (*ULI*)
- INTERNATIONAL COUNCIL OF SHOPPING CENTERS (*ICSC*)
- BOULDER CHAMBER OF COMMERCE
- BOULDER ECONOMIC COUNCIL
- BOULDER TOMORROW
- DOWNTOWN BOULDER (*DBI*)

95% HISTORICAL OCCUPANCY RATE

90% TENANT RETENTION RATE

WHAT WILL WE DO FOR YOU?

WE GET PAID AFTER YOU GET PAID

Our leasing commissions shall be paid annually based on tenant's occupancy.

GET 2 MONTHS OF FREE PROPERTY MANAGEMENT

Two months of free property management to show our quality of service and commitment to you.

THE *W.W. Reynolds* COMPANIES



PROPERTY MANAGEMENT

HIGH TENANT RETENTION
ACCOUNTING
TENANT RELATIONS
MAINTENANCE
VENDOR CONTRACTING
CLIENT REPORTING

FINANCIAL SERVICES

FINANCIAL ANALYSIS
CAPITAL EXPENDITURES
PLANNING
REFINANCING
SALES ANALYSIS AND
REPRESENTATION

CONSTRUCTION & PROJECT MANAGEMENT

DEVELOPMENT SERVICES

LEASING

UNIQUE COMMISSION
STRUCTURE
MARKETING/ADVERTISING
SHOWINGS
SPACE PLANNING
DEAL NEGOTIATIONS
LEASE PREPARATION

ADDITIONAL SERVICES

FINANCIAL CONSULTING
TAX PROTESTS
SUSTAINABLE/GREEN SERVICES
LAW COMPLIANCE

OUR RATES

Our style of property management is what leads to successful tenants in your building. Try our services at no initial cost and reduce your risk of paying full term commissions up front, all while increasing the quality of your property.

Call us for a service plan to meet your needs.

303.442.8687



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