

# REPUBLIC PROPERTY GROUP

2009

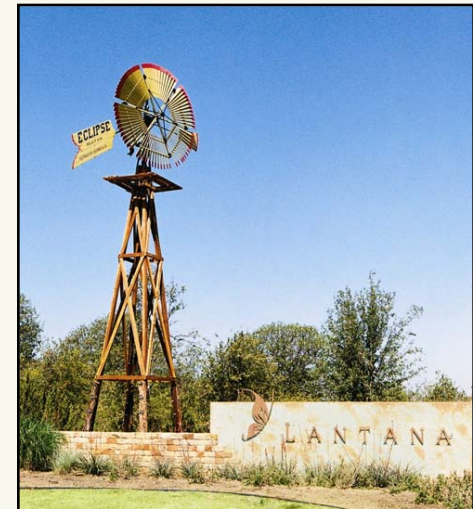


REPUBLIC PROPERTY GROUP



# History

- Republic Property Group has been active in the real estate industry since 1967
- Developed in excess of \$3 billion in real estate in eight states
- Three senior partners have a combined 108 years of real estate experience



# Current Portfolio

## Current Development Portfolio

### LANTANA

- 1743 acres
- 2,334 lots sold
- 12 active developments
- 360 acres remaining of residential, commercial, office



### LIGHT FARMS

- 806 acres
- Master infrastructure and amenities under development
- 384 lots under development
- 4 residential communities in Phase I



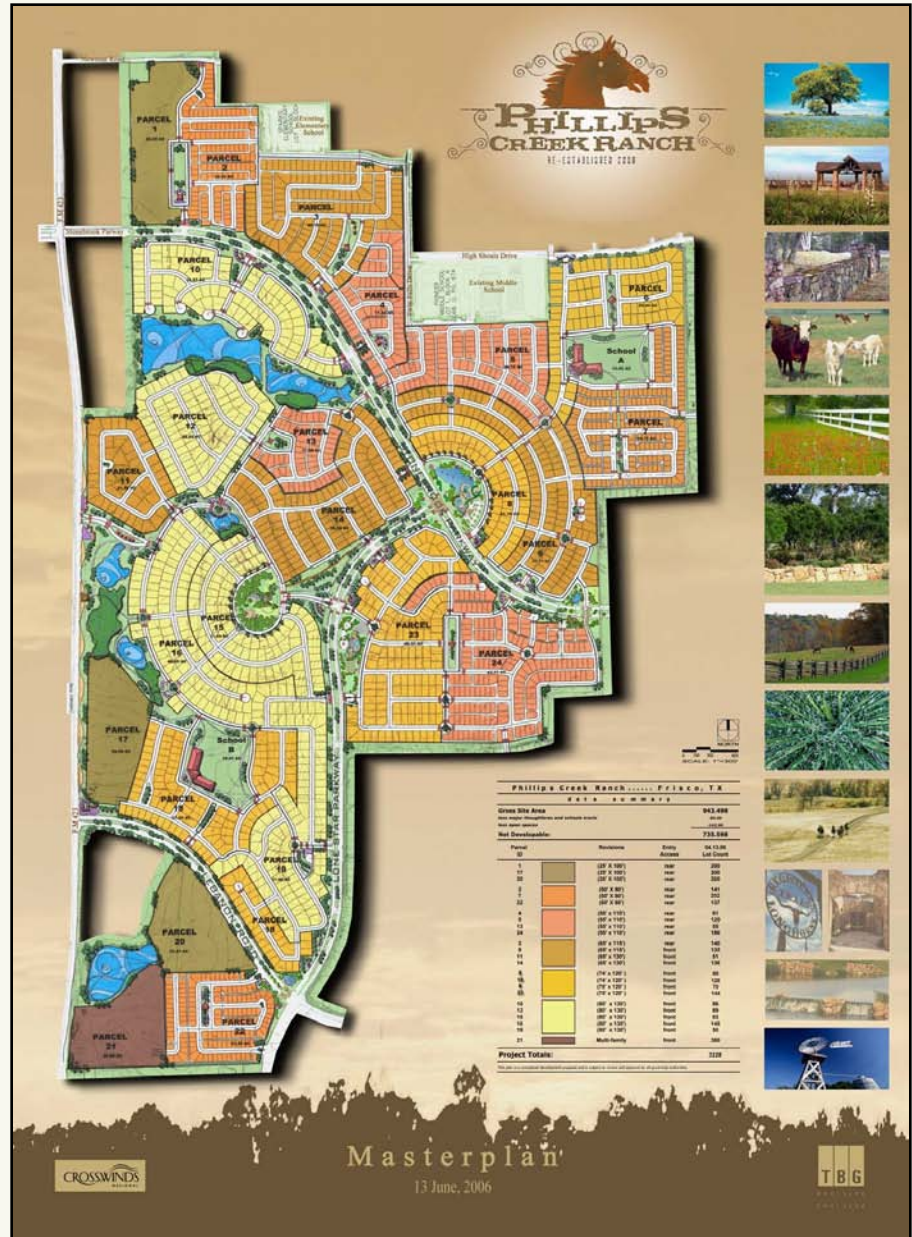


# Current Portfolio

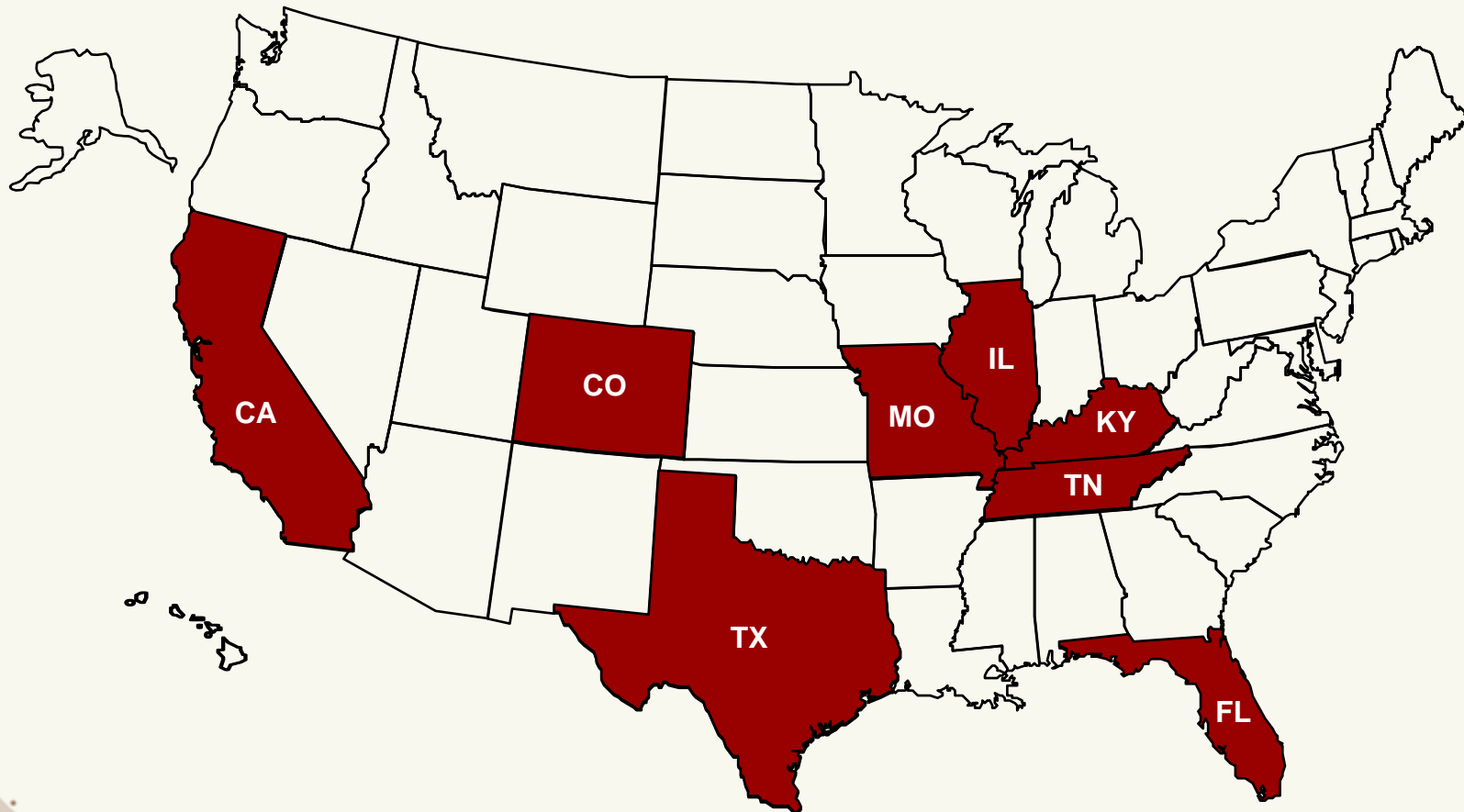
## Current Development Portfolio

### PHILLIPS CREEK RANCH

- 943 acres
- 3,228 lots entitled
- Purchased distressed first lien note in bankruptcy from bank at substantial discount then successfully obtained release of property from bankruptcy
- Currently in pre – development planning process



# History of Operations



Development / Investment /  
Management Since 1967

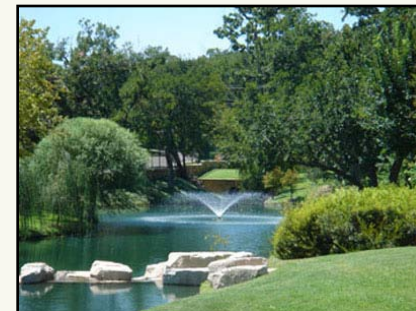


# Development Services

## Full Service Development and Management

- Financial analysis to test economic feasibility of prospective projects
- Experienced due diligence team
- In house capabilities
  - Construction Management
  - Sales and Marketing
  - Accounting with detailed budgeting and projections
  - Creation and Management of Utility Districts and all applicable district bond reimbursements
  - Attorney Services

RPG has experience in all phases of real estate acquisition, entitlement, development, and management





# Development Services

## Specialized Expertise

- Special District Creation and Management
  - Freshwater Supply Districts
  - Municipal Utility Districts
  - Public Improvement Districts
  - County Development Districts
  - Flood Reclamation Districts
- Zoning property and negotiating Development Agreements and Chapter 380 Economic Development Grants with Municipalities
- Working with State Senators and House Reps to pass bills in the State Legislature
- Joint Ventures, Workouts for others, Land Swaps





## Portfolio Overview

- Master Planned Communities
- Multi - Family Projects
- Condos / Condo Conversions
- Office
- Retail
- Golf Courses



Lantana, Denton County, Tx



Lake Forest, Dallas, Tx

# Portfolio

## Master Planned Community Portfolio

Stonebridge Ranch	<b>6,250 acres</b>
River Chase	<b>611 acres</b>
Valley Ranch	<b>300 acres</b>
LBJ / Skillman	<b>240 acres</b>
Preston Meadow	<b>2,200 acres</b>
Lake Forest	<b>177 acres</b>
Lantana	<b>1,743 acres</b>
Light Farms	<b>806 acres</b>
Philips Creek Ranch	<b>943 acres</b>





# LANTANA, Denton County TX

**1,743 Acre Master Planned Community DHA  
Community of the Year 2004 & 2006**

## At Build-out

- 4,000+ homes
- 13,000+ residents (NTCOG)
- 58 acres of commercial
- 132 acres of open space and recreation land
- 2 On-site elementary schools and 1 middle school
- 228 acre golf course
- Projected AV at build-out of \$1.58 billion





# LANTANA

## CREATING AND MAXIMIZING VALUE

<b>Created and manage County Development District</b>
<b>Created 2 Fresh Water Supply Districts by passing a bill through State Legislature</b>
<b>Became member of Upper Trinity Water to buy water wholesale and sell retail to residents</b>
<b>Purchase adjacent land</b>



<b>Established education and charitable foundation that has collected \$4.8 million to donate to various charities</b>
<b>Developed and privatized golf course</b>
<b>Negotiated for natural gas drilling revenue</b>
<b>Negotiated 380 Agreement with neighboring city to share in sales tax revenue</b>



# LIGHT FARMS, Collin County, TX

## 806 Acre Master Planned Community

### At Build-out

- 2,800+ homes
- 9,000+ residents (NTCOG)
- 102 acre regional park
- Projected AV at build-out of \$1.1 billion





# LIGHT FARMS

## CREATING AND MAXIMIZING VALUE

<b>Re-zoned property to allow maximum flexibility for 2,500-2,800 homes</b>
<b>Created Public Improvement District for Police, Fire, and EMS services</b>
<b>Bought two barns built in 1830's from upstate New York and moved them to project for amenity and sales centers</b>
<b>Added 35 acres through land swap at no additional cost</b>



<b>Added road powers to existing MUD through legislature</b>
<b>Re-negotiated Development Agreement with City</b>
<b>Negotiated signage rights on the water tower at entrance of project for 2 years</b>
<b>Negotiated Chapter 380 Economic Development Grant with City</b>

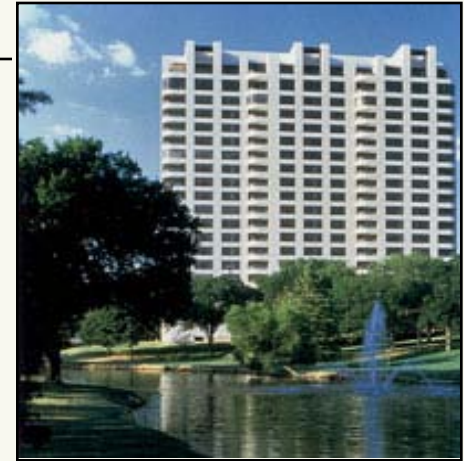


# Portfolio

## Multi - Family Projects

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- Over 10,000 apartment units built in four states
- Over 12,000 units managed in 15 major markets



**The Claridge, Dallas, Tx**

## Condos / Condo Conversions

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- Built over 1,000 units in Dallas ranging from \$150,000- \$3+ million
- Experience in luxury high rise, mid-rise and garden condos



**Stoneleigh at Riverchase, Coppell, Tx**



# Portfolio

## Office

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- Experience developing high rise and suburban office buildings



**Hills at Decker Court, Las Colinas, Tx**

## Retail

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- Experience in acquiring, developing, repositioning and managing retail facilities as stand alone projects and / or as parts of mixed use developments.



**Inwood Village, Dallas, Tx**



# Portfolio

## Golf Courses

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- Lantana Golf Club
- Designed by Jay and Carter Morris, #2 ranked semi-private club course in DFW Metroplex (Avid Golfer Magazine in 2006)
- Manage golf club and food & beverage services



**15th hole, Lantana Golf Club**

## The Dye Course at Stonebridge Ranch

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- Ranked as one of the top courses in Texas
- Has hosted several PGA and USGA events
- Manage golf club and food & beverage activities

## The Ranch Course at Stonebridge Ranch

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- 27 hole layout by designed by Arthur Hills
- Manage golf club and food & beverage activities



**Stonebridge Ranch Clubhouse**



# Organization Structure



## **Richard C. Strauss** – Chairman/Chief Executive Officer

Mr. Strauss established RPG and affiliates in 1967, and has served as Chairman and Chief Executive Office since its inception. He has also served as Founder, Chairman of the Board, and Chairman of the Investment and Loan Committees of a number of banks and financial institutions in Texas.

In May 1984, Gov. Mark White named Mr. Strauss Chairman of the State Purchasing and General Services Commission, which oversees purchasing, leasing, and construction for the state of Texas. He served on the three member commission from 1984 to March 1987.

In October 1987, Lieutenant Gov. William Hobby appointed Mr. Strauss to the Special Committee to study the organization and structure of state agencies in the Executive Branch of the State Government where he served on the Economic Subcommittee. He also served as Chairman of the Subcommittee for Restructuring Banking, Savings and Loans, and Credit Union Agencies for the state.



## Organization Structure



### **John P. Wagner – Managing Partner**

John Wagner joined Republic Property Group in 1995 as Managing Partner. Prior to joining the company he spent 25 years as a commercial mortgage banker. After several years with Glenn Justice Mortgage Company, John was founder and partner in Wagner and Stone, a mortgage banking operation that later sold to BA Mortgage of Texas, a subsidiary of Bank of America Corporation. John served as President of BA Mortgage of Texas for eight years. He is a graduate of University of Texas where he earned a Bachelor of Business Administration.



# Organization Structure



## **Mark R. Wagner – President**

Mark Wagner joined Republic Property Group in 1997 and has been the President and Partner of RPG for nine years overseeing the day-to-day operations of all construction and development related activities. From 1977 to 1997 Mark was the President and CEO of First Worthing Company – a regional multi-family company – where he developed more than 10,000 apartment units. Mark is a 1974 graduate of University of Texas where he received a Bachelor of Business Administration.

**Thank You**



**REPUBLIC PROPERTY GROUP**

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