

YEARS ON YOUR SIDE

Founded in 1978, MetroPlains has grown to become the Midwest's leading provider of property development, acquisition, and management support.

MetroPlains Development LLC:

Develops quality properties on behalf of our clients.

MetroPlains Properties Inc.:

Serves as the managing general partner or owner of the real estate.

MetroPlains Management LLC:

Provides full-service property management support.

MetroPlains builds properties to last and remains to preserve your assets with the highest standard of expertise. Our long-term commitment enhances more than investments. It enhances communities.

Our Workforce

Across our three divisions, MetroPlains' workforce is made up of accomplished, investor-driven industry professionals such as:

- Accountants
- Attorneys
- Financiers
- Marketing Managers
- Realtors
- Architects
- Compliance Experts
- Human Resource Managers
- Property Managers
- Urban Planners

Our Clients

We partner with a broad range of clients, including:

- Public and Private Property Owners
- Small- to Mid-sized City Governments
- Community Groups

"Rarely does a private corporation show the commitment to quality architecture at the scale that MetroPlains Development has over the past 27 years."

- Architect

"MetroPlains' work is going to have a major multiplying effect in downtown Burlington. The city's dollars will attract an additional \$4.5 million of investment, most of which will be spent locally."

- Economic Development Director

METRO *Plains*
DEVELOPMENT · PROPERTIES · MANAGEMENT



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INTEGRATED PARTNERSHIPS. BUILT TO LAST.

OUR CAPABILITIES AND STRENGTHS

Clients ultimately choose MetroPlains for our wide range of capabilities, which are also our greatest strengths.

MetroPlains Development LLC

Capabilities

- Historic Renovations
- Mixed-Use (Commercial/Residential)
- Land Development
- Downtown Redevelopment and Infill
- Market-rate and Affordable Housing
- New Construction
- Acquisition and Rehabilitation

Strengths

Financial creativity:

We leverage our expertise, resourcefulness, persistence and established industry relationships to creatively meet clients' complicated financial goals.

Goal-orientation:

We consistently reach our development goals to enhance the character of the neighborhoods we work in, achieve minimal to no displacement of existing businesses, address complex parking needs, diversify the existing economics of downtown areas, and create affordable and market-rate housing options.

Successful alliances:

We build effective working relationships within communities among property owners, neighborhoods, city staff and officials, governments and public, private and non-profit organizations.

Flexibility:

From project conception to completion, we remain flexible to handle the complexities of our business.

"We appreciate the effort and support you give us to keep our building a fun place to call home. I commend you for being there."

- Resident



MetroPlains Management LLC

Capabilities

- We provide full-service, fee-based property management services for market rate, affordable, common-interest community, and commercial properties.
- Our team offers exceptional services in government compliance, accounting, financial reporting, marketing, application screening and maintenance.

Strengths

Ingenuity:

The complexities of property management require innovation, resources and expertise. We are ever evolving to meet the needs of our residents and owners.

Knowledge:

With almost 25 years of experience, we know how to provide quality service to our residents and uphold the financial objectives of our property owners.

Quality:

We take care of our properties and resolve issues in a thorough and timely manner, which keeps residents happy and owners' assets maintained.

MetroPlains Properties Inc.

Capabilities

- We effectively collaborate with government agencies, lenders, syndicators, and community leaders to provide safe, well-maintained, affordable housing and commercial spaces that serve the needs of the community.
- After development, we continue to stay involved with the investment by serving as the managing general partner or owner of the real estate.

Strengths

Long-term commitment:

Ensures individual communities and investors' properties are professionally managed.

Strong asset management:

Ensures long-term financial and physical stability of your portfolio.

Connections and reputation:

We're well known and highly regarded as good neighbors throughout our industry and the communities we serve.

Clear vision:

As developer and owner, we invest in our properties to uphold their quality and integrity, which translates to optimal property values.

"We chose MetroPlains because of their extensive experience in redeveloping historic buildings and districts as well as the positive response they receive from the community."

- City Council Member

MetroPlains' Stats:

- Successfully developed more than 100 projects in 10 states
- Completed 45 historic rehabilitations and 40 new construction projects
- Manages more than 3,500 housing units and approximately 435,000 sq. feet of commercial space across nearly 100 properties
- Maintain average occupancy of ninety-five percent over the past 10 years
- Numerous awards for excellence in preservation, community partnerships, leadership, commitment to architecture and excellence in affordable housing design and preservation



"We accomplish much better housing when we bring together the private and public sector."

- Director, State Housing Financing Agency

Partner with MetroPlains

MetroPlains provides integrated property development, acquisition, and management support to meet all your needs. For further information, visit www.metroplains.com, or call 651-646-7848.