

College Station Medical District Partners

**PMRG**

PM Realty Group



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## Introductions & History



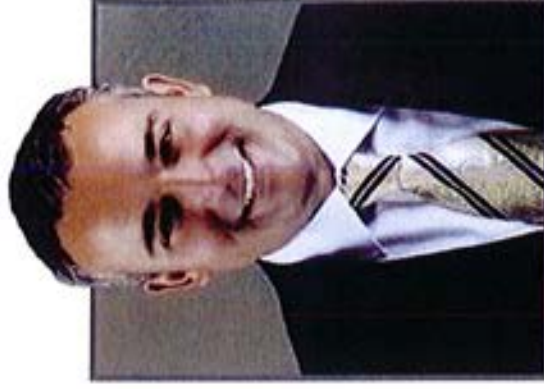
BLINN  
COLLEGE



**Bill Weghorst**  
EVP/Managing Director  
Southeast Division



**Dan Leverett**  
EVP/Managing Director  
Development



**James Murr**  
College Station Medical  
District Partners  
Broker/Developer

# PMRG Overview



**Corporate Headquarters**

1000 Main, Suite 2400  
Houston, TX 77002  
(713) 209-5800 Fax (713) 209-5784  
[www.pmrq.com](http://www.pmrq.com)

**Year Founded:**

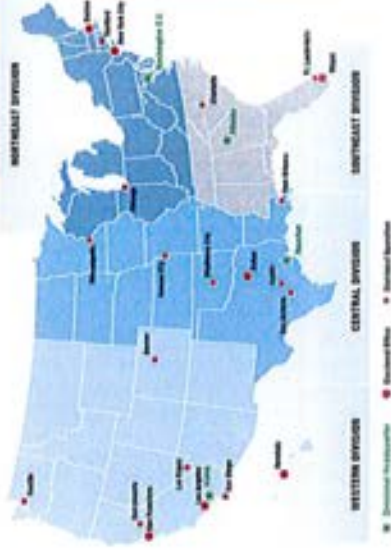
1954

**Divisional Offices**

Houston, TX; Irvine, CA; Washington, D.C.; Atlanta, GA

**Operations in 28 Markets Including:**

Alameda, Atlanta, Austin, Boston, Charlotte, Chicago, Dallas, Denver, El Paso, Ft. Lauderdale, Hartford, Honolulu, Houston, Irvine, La Jolla, Los Angeles, Minneapolis, New Orleans, Newport Beach, New York, Oklahoma City, Phoenix, Sacramento, San Antonio, San Diego, San Francisco, Seattle, Washington D.C.



**Number of Employees: 925 employees**

**Properties Under Contract: Approximately 150 million square feet in 26 states nationwide. Property value under contract is in excess of \$35 billion.**

**Services Offered:**

Property Management  
Leasing and Marketing  
Healthcare Real Estate Services

Development & Acquisitions  
Construction Management  
Facilities Services

Capital Ventures  
Brokerage Services  
Engineering Services

Portfolio Administration  
Investment Services

# PMRG Overview



**Rick Kirk**  
Chairman  
Chief Executive Officer  
30 years experience



**Jimmy Gunn**  
President  
Property Services  
25 years experience



**Wm. Roger Gregory**  
Exec. Vice President  
Chief Financial Officer  
16 years experience



**John Dailey**  
Exec. Vice President  
Acquisitions  
25 years experience



**Bill Weghorst**  
Exec. Vice President  
Managing Director  
Southeast Division  
24 years experience



**Dan Leverett**  
Exec. Vice President  
Managing Director  
Development  
30 years experience



**David Parker**  
Exec. Vice President  
Managing Director  
Eastern Division  
27 years experience



**Wade Bowlin**  
Exec. Vice President  
Managing Director  
Central Division  
24 years experience



**Jim Proehl**  
Exec. Vice President  
Managing Director  
Western Division  
25 years experience



**Bruce Edwards**  
Exec. Vice President  
Managing Director  
Operations  
38 years experience

# Relationships with Contractors/Architects/Planners



PMRG principals have a strong development and planning background. We have the expertise to plan, finance and develop large scale developments.

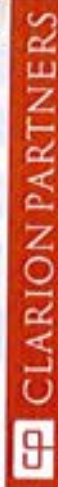
# Clients and Partners



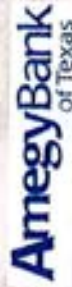
## JV Partners



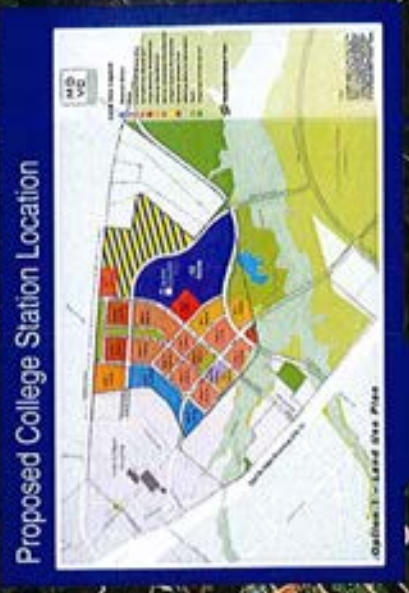
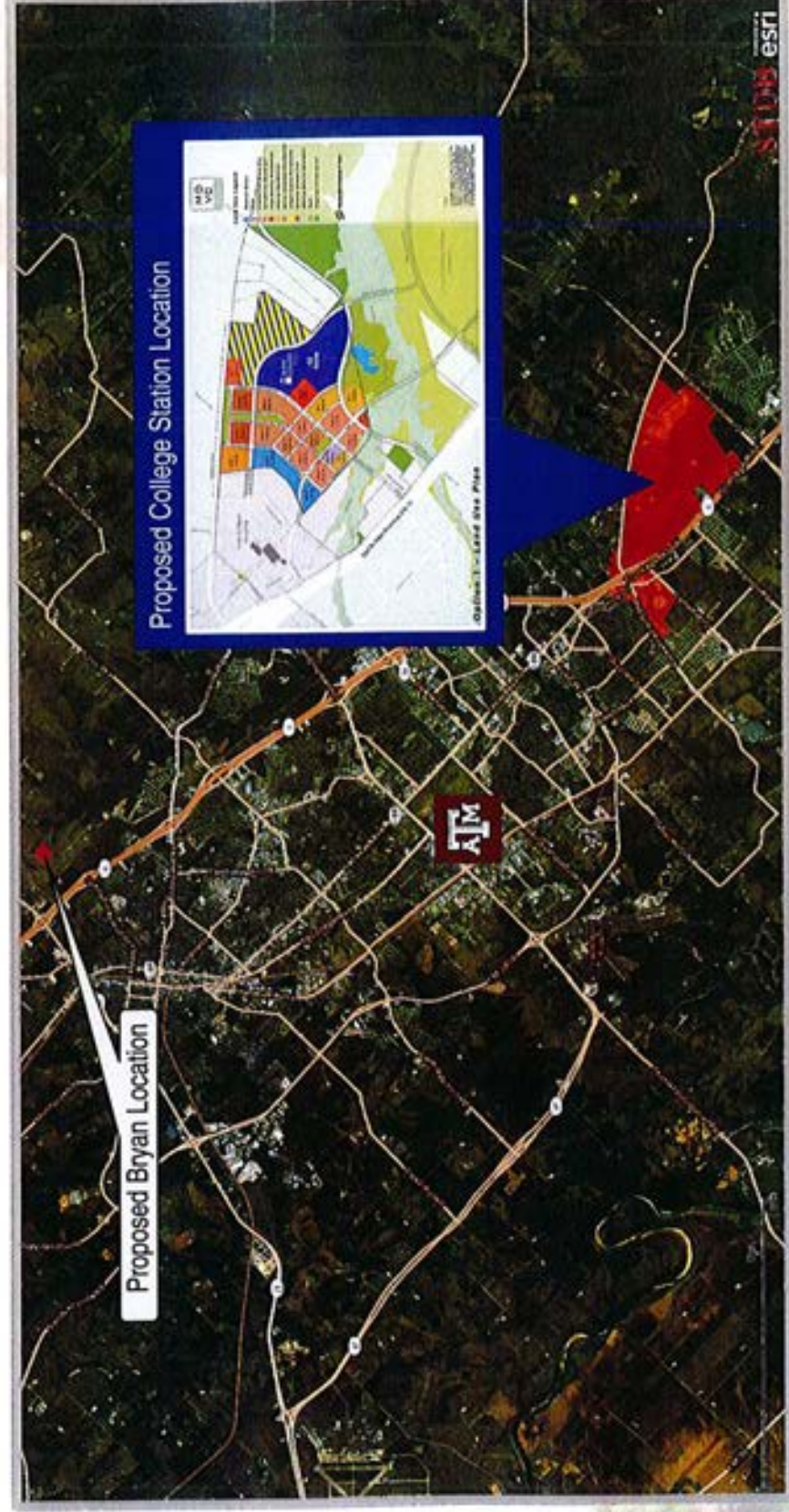
## Investment Advisor / Manager



## Corporate



# Location | Map



# Location | Campus Environment



## Medical District Town Center





# Location | Demographics



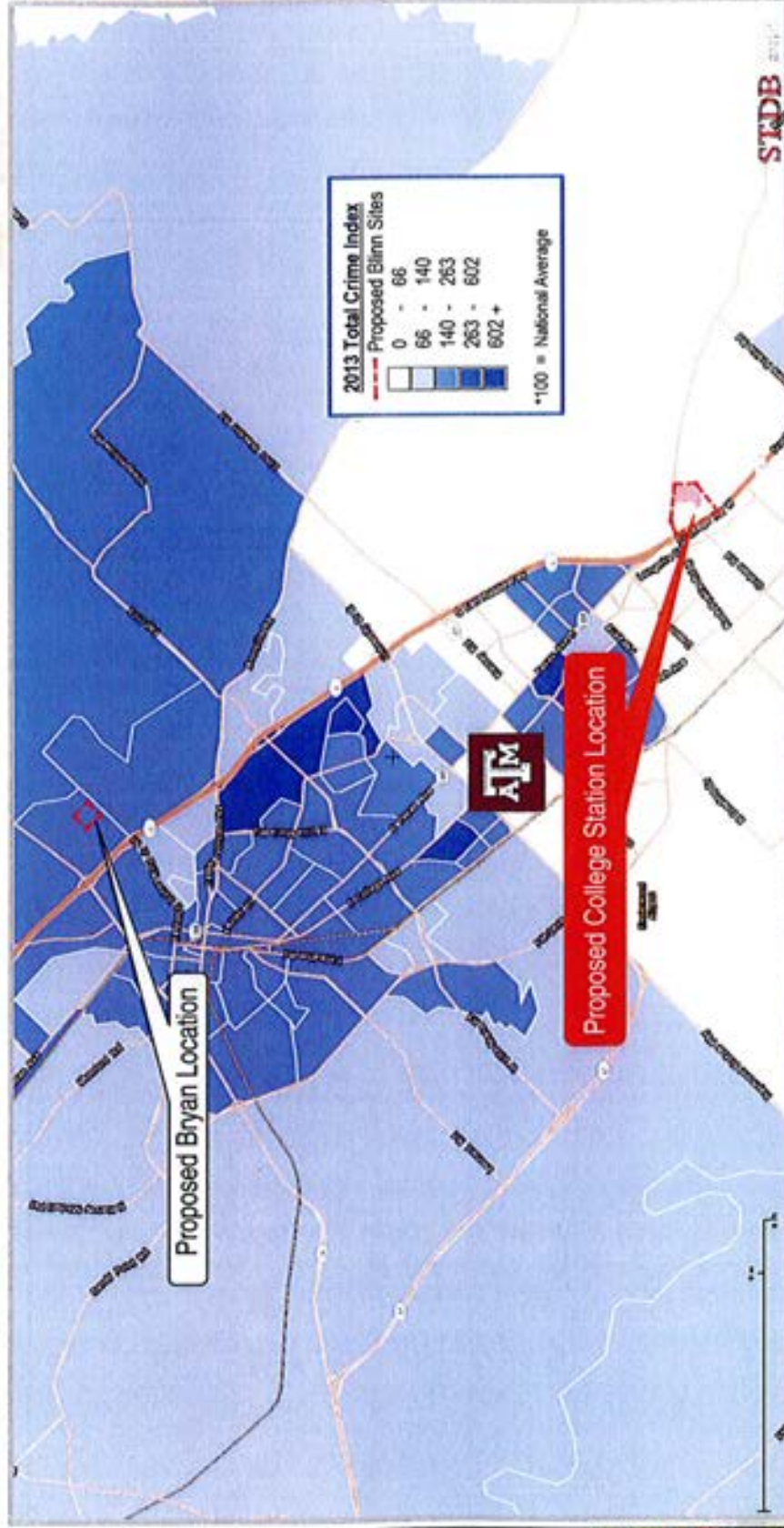
## Median Household Income



# Location | Student Safety



## Total Crime Index

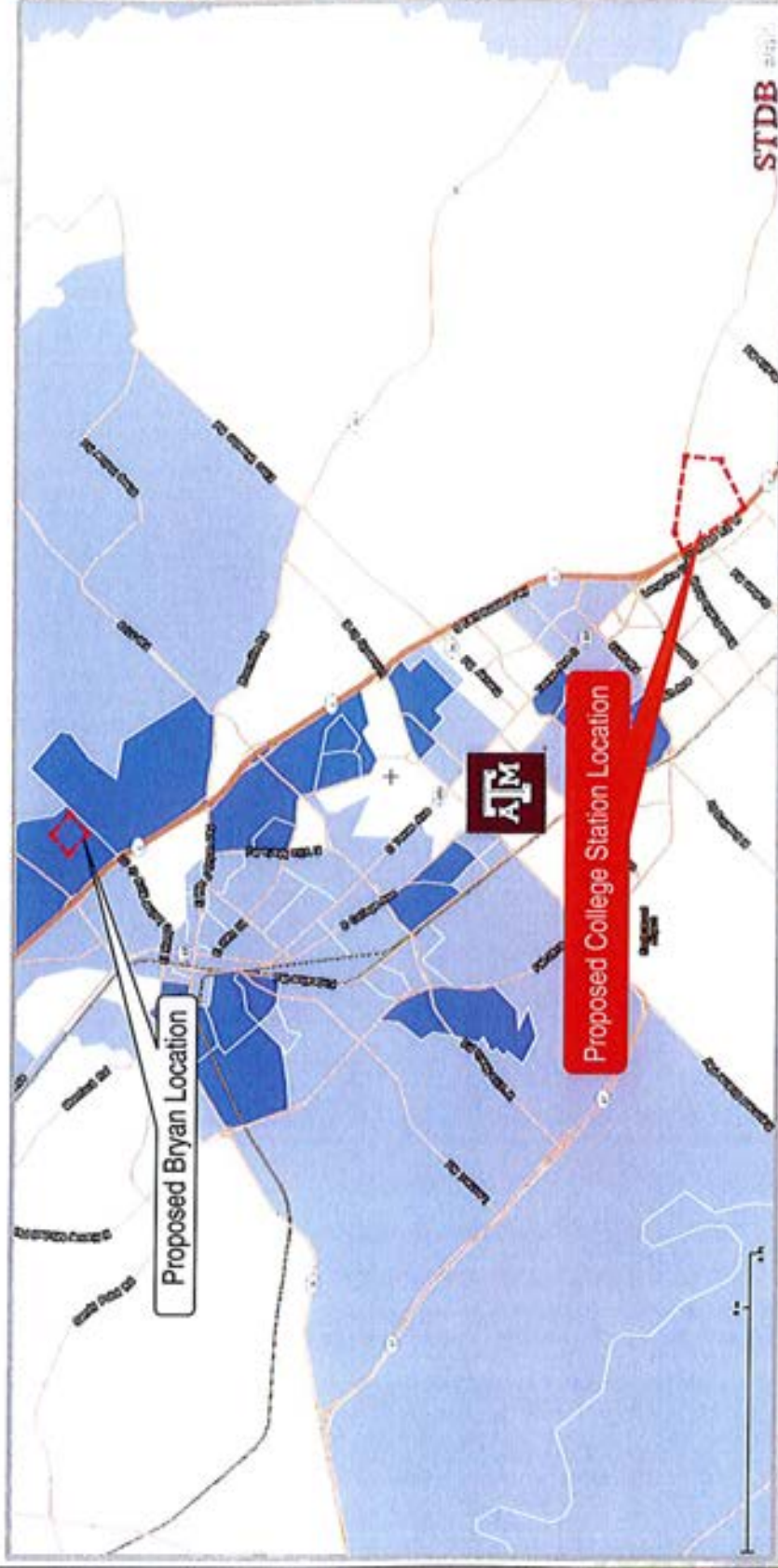


# Location | Student Safety



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Assault Index

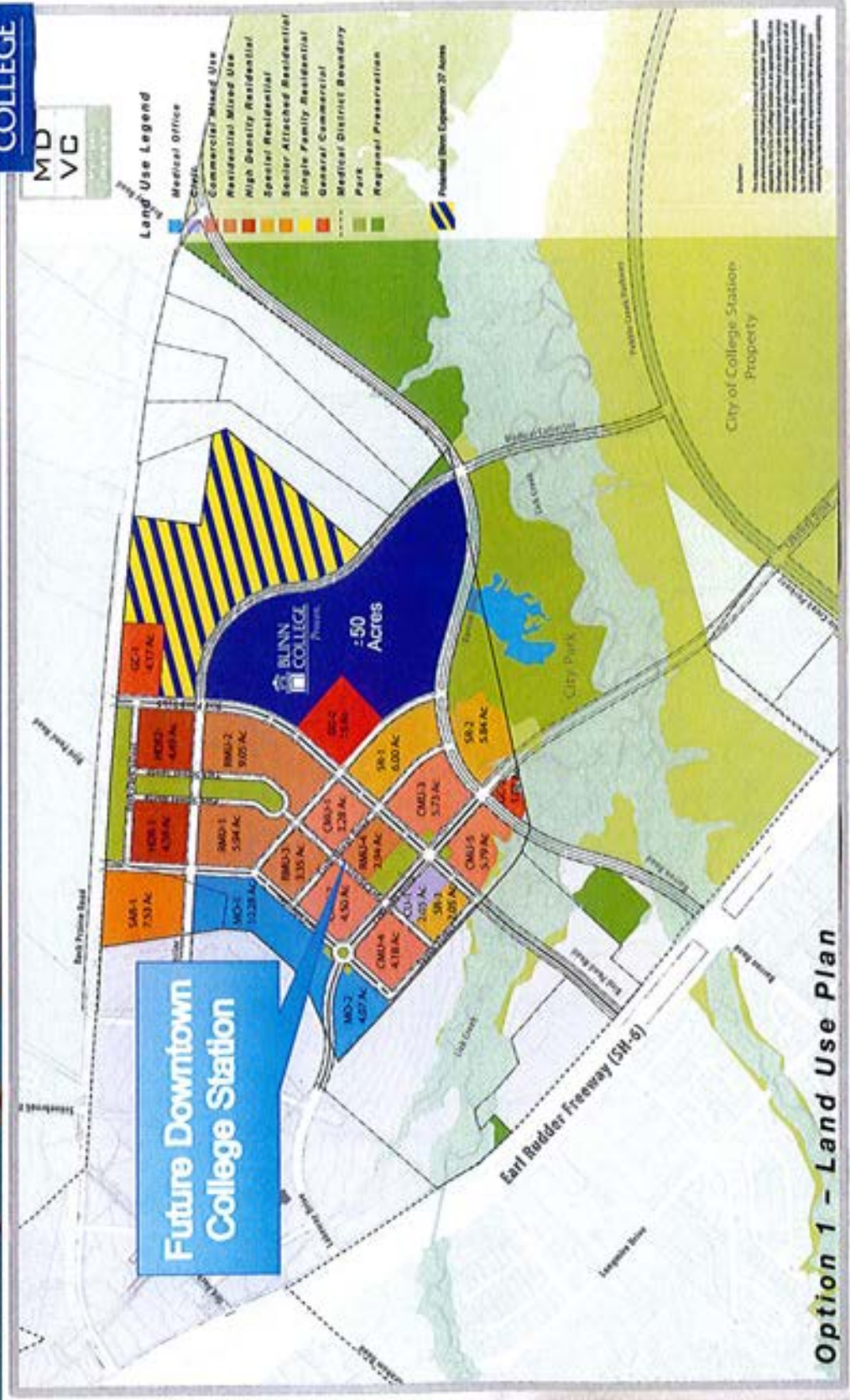


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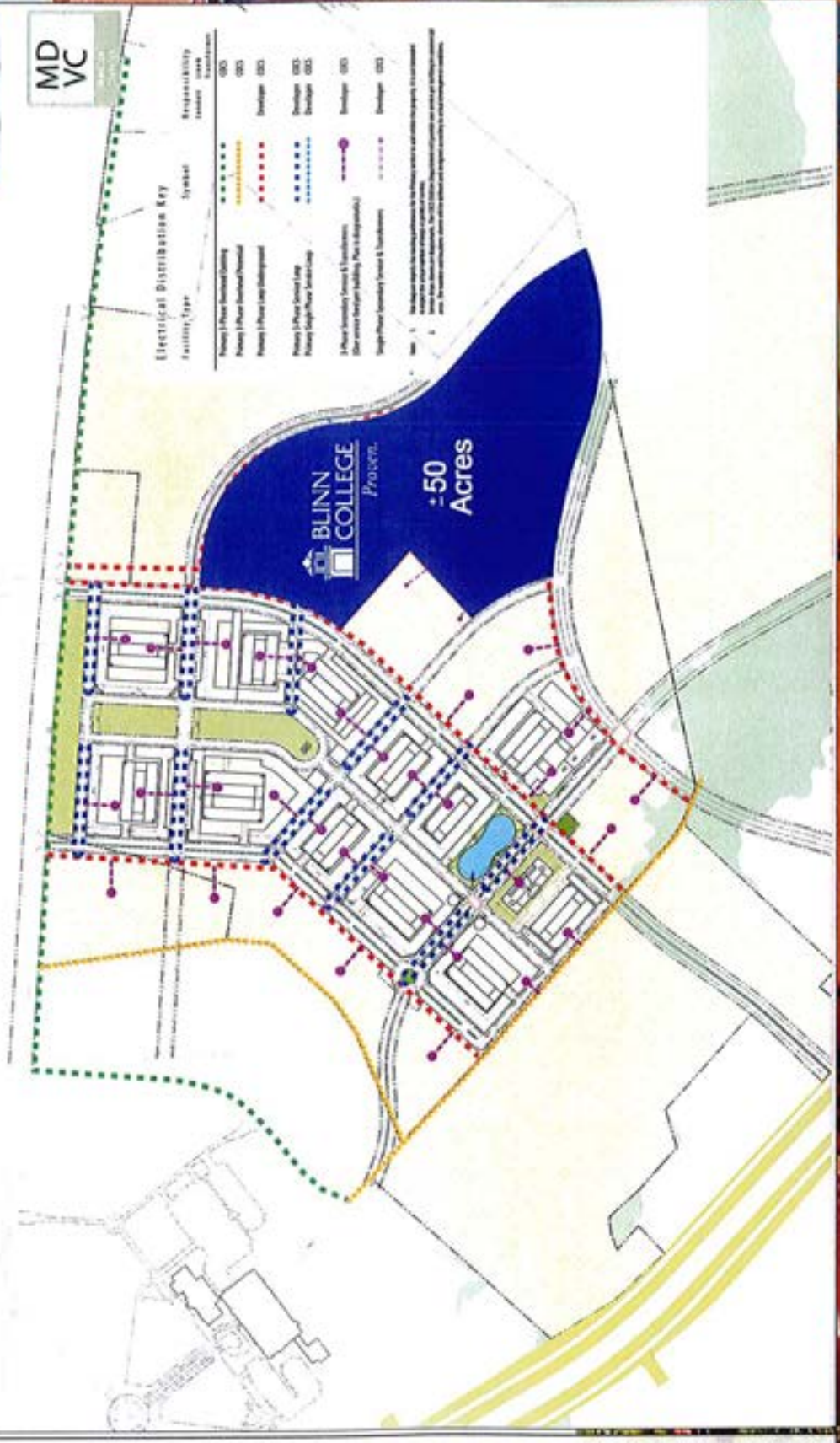
# Relationship to Surrounding Neighborhoods



# Infrastructure



MD  
VC

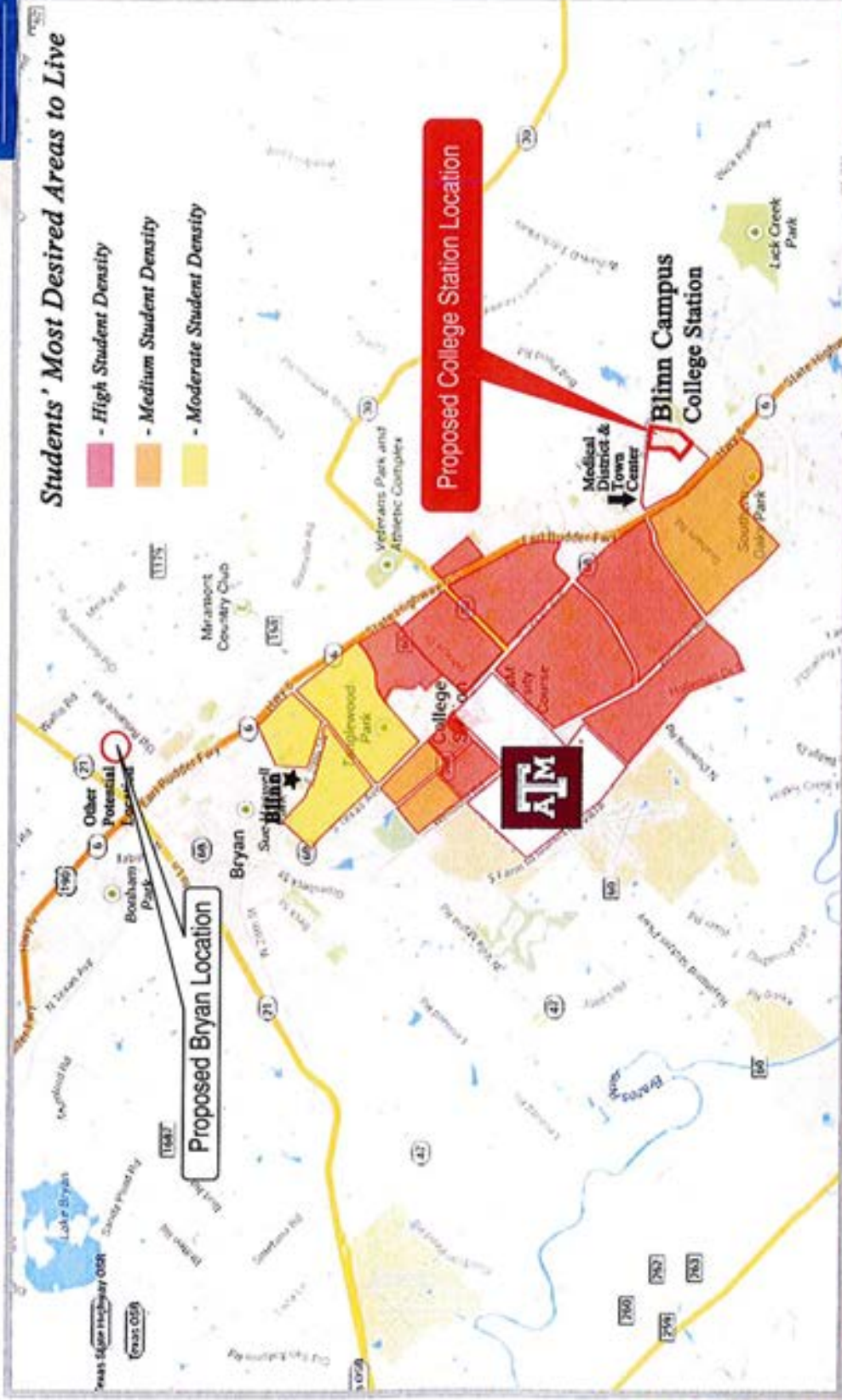


# Location | Student Density

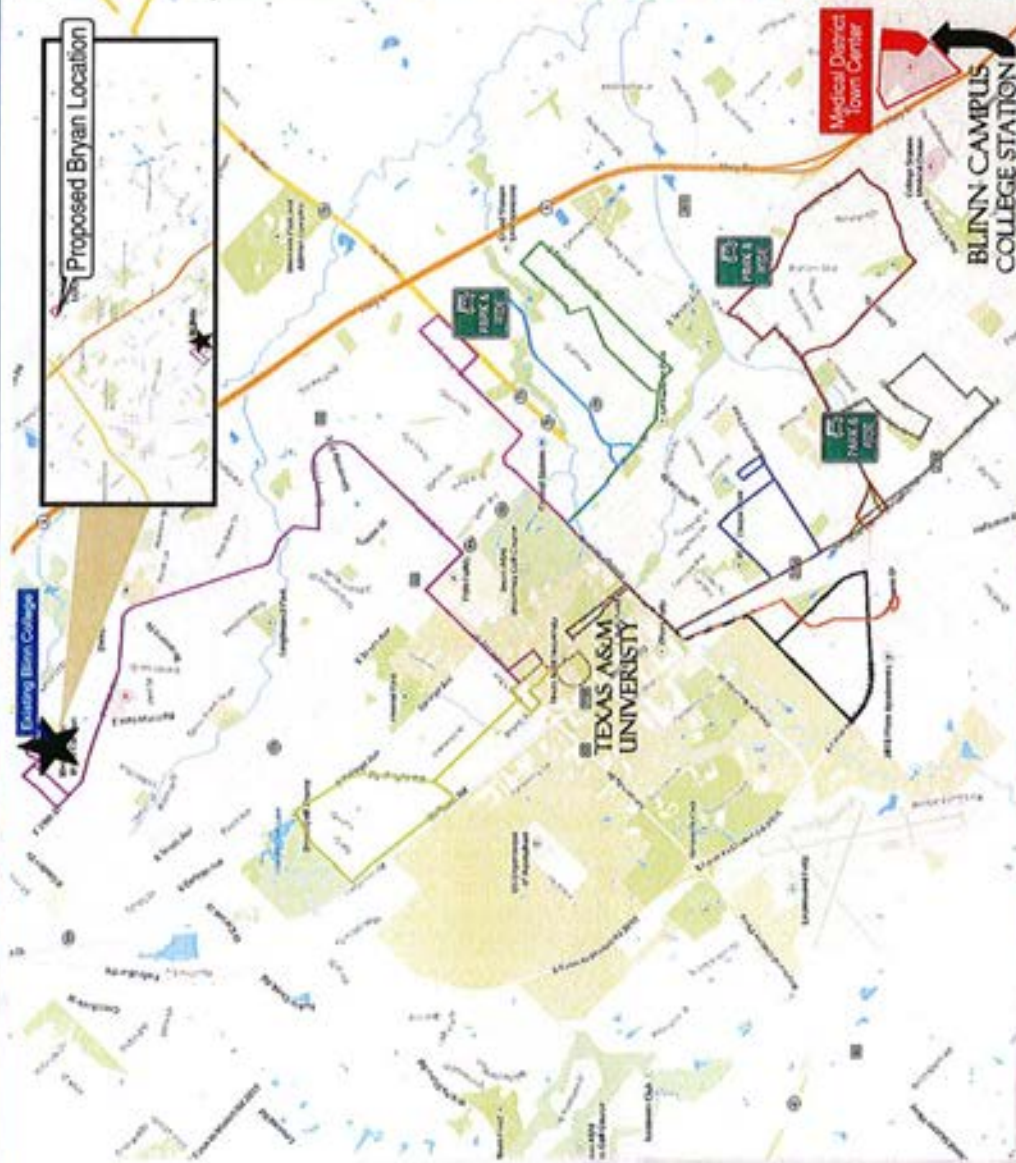


## Students' Most Desired Areas to Live

- High Student Density
- Medium Student Density
- Moderate Student Density



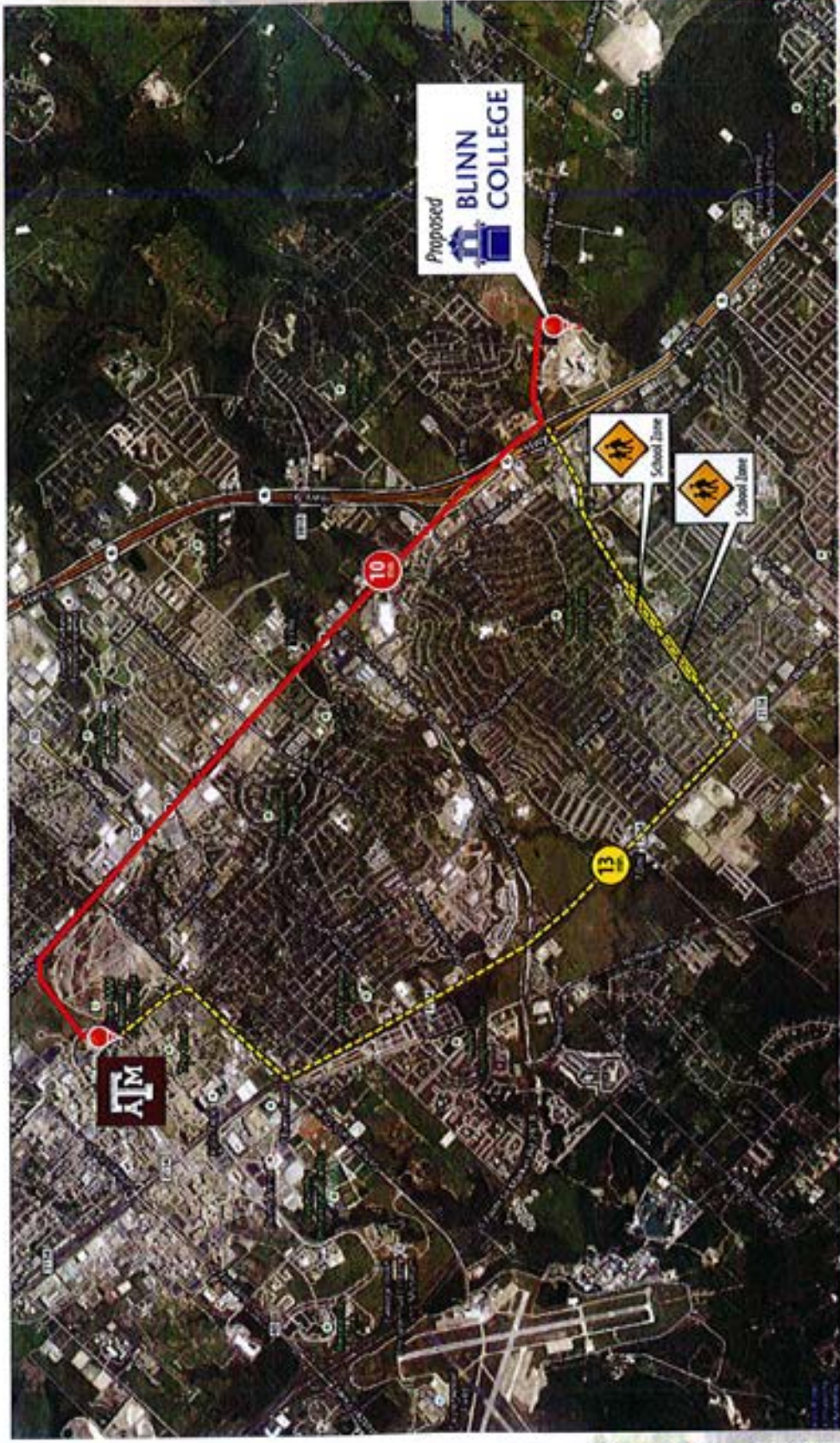
# Texas A&M Bus Routes | Student Living Areas



off-campus

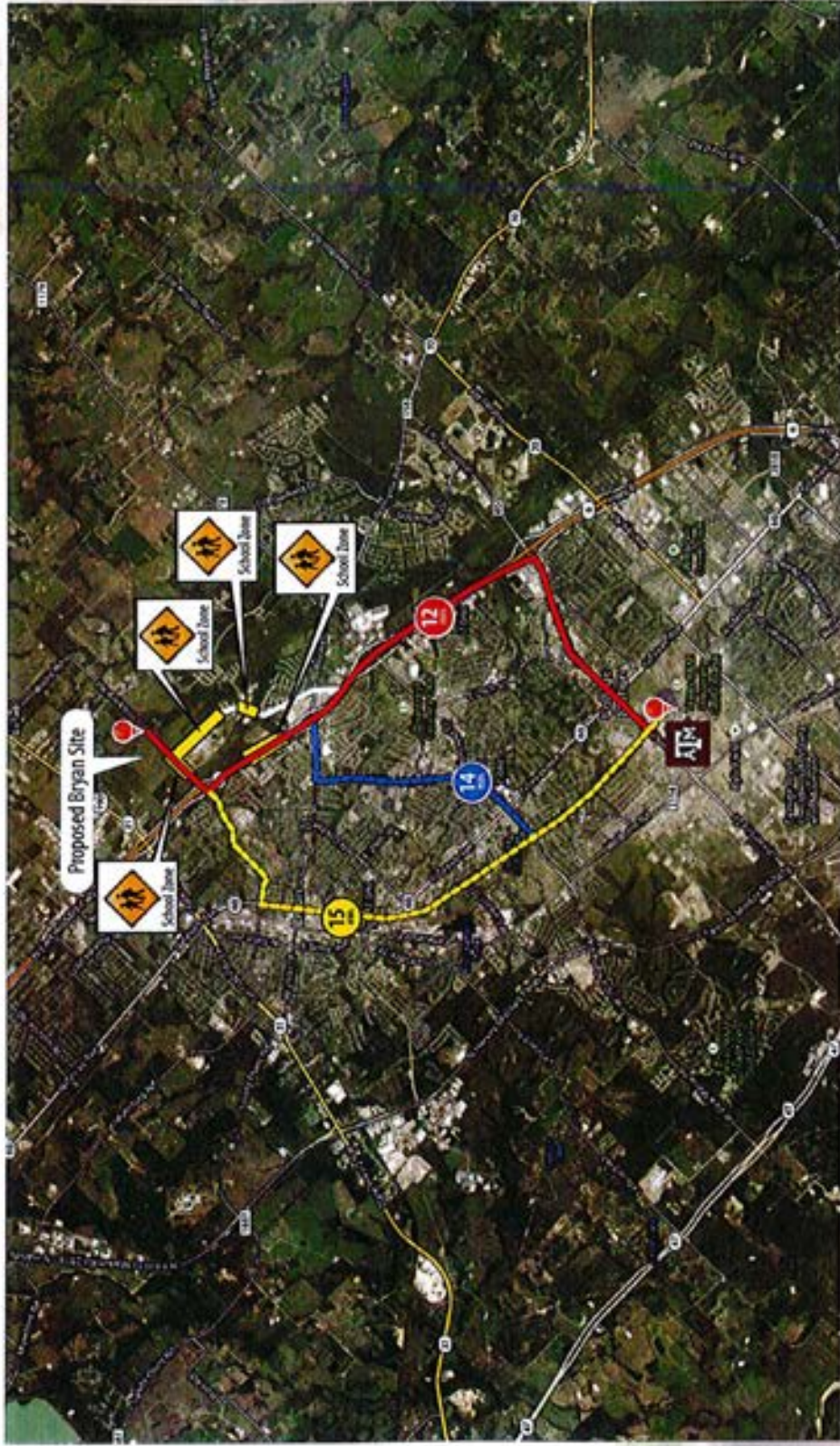
- 12 Reveille
- 15 Old Army
- 22 Excel
- 26 Rudder
- 27 Ring Dance
- 31 Elephant Walk
- 33 Texas Aggies
- 34 Fish Camp
- 35 Hallsbaloos
- 36 Cotton Bowl

# Traffic Patterns & Routing | College Station Site





# Traffic Patterns & Routing | Bryan Site



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## Developer/Engineering/Community Relationships



- Strong partnership with the city of College Station to develop the medical district.
- The city of College Station wants Blinn College.
- Long standing relationships with multiple construction, design and planning firms capable of executing projects in excess of \$100,000,000.
- Planning relationship with the city of College Station and residents for the past 3 years of planning for the Medical District.
- PMRG is a developer of very large projects and is ideally suited for this project.



## Financing Options



- Build to suit with off balance sheet financing.
- Long term lease with a \$1 buyout at the end of the term.
- Structured lease-purchase which will enable Blinn College to retain its property tax.
- Our relationship with large capital partners allows us to achieve very low cost financing which will be passed along to Blinn College.
- Our Developer/financing arrangement will be completely transparent and all costs/profits will be known to both parties.
- This proposal is not similar to Blinn's lease on the HSC campus in any way. Our intention is to create a win-win scenario by developing the Blinn Campus within budget, and for us to make our profit developing downtown College Station.
- Financing and structure is flexible; whatever works best for Blinn, we will help you achieve it.

## Land Value Comparison | Present and Future Value



### College Station Location

- Current Value
  - 50 acres x \$87,000/acre = \$4,350,000
- Future Value as Medical District Town Center is Developed
  - 50 acres x \$522,720/acre = \$26,136,000



### Bryan Location

- Current Value
  - 50 acres x \$35,000/acre = \$1,750,000
- Future Value as Surrounding Area is Developed
  - 50 acres x \$174,240/acre = \$8,712,000



*\*Data is based on a Brokers Price Opinion based on comparables and appraisal data.*

## Additional Information



### Currently Available City Services

- Ample Water and power are available.
- Sewer and additional thoroughfares will be delivered before the first building is completed.

### Considerations for Taxing

- No property taxes will result from our proposal.
- Blinn will not be subject to the Medical District overlay taxes.
- No taxes whatsoever.

### Legislative Assistance

- Our State Rep. John Raney is actively looking for ways to help Blinn legislatively.
- Possible MITC to help with the financing.

### Relationship if any to A&M

- Any arrangements with A&M which are possible for our competitor are also possible for us.
- Initial meetings with the A&M system leadership have been held.

## Additional Information

### **Acree Amount**

- 50 acres initially

### **Additional Acree Availability**

- 35 additional acres are available

### **Purchase Price of Acree**

- Initial 50 acres will be donated

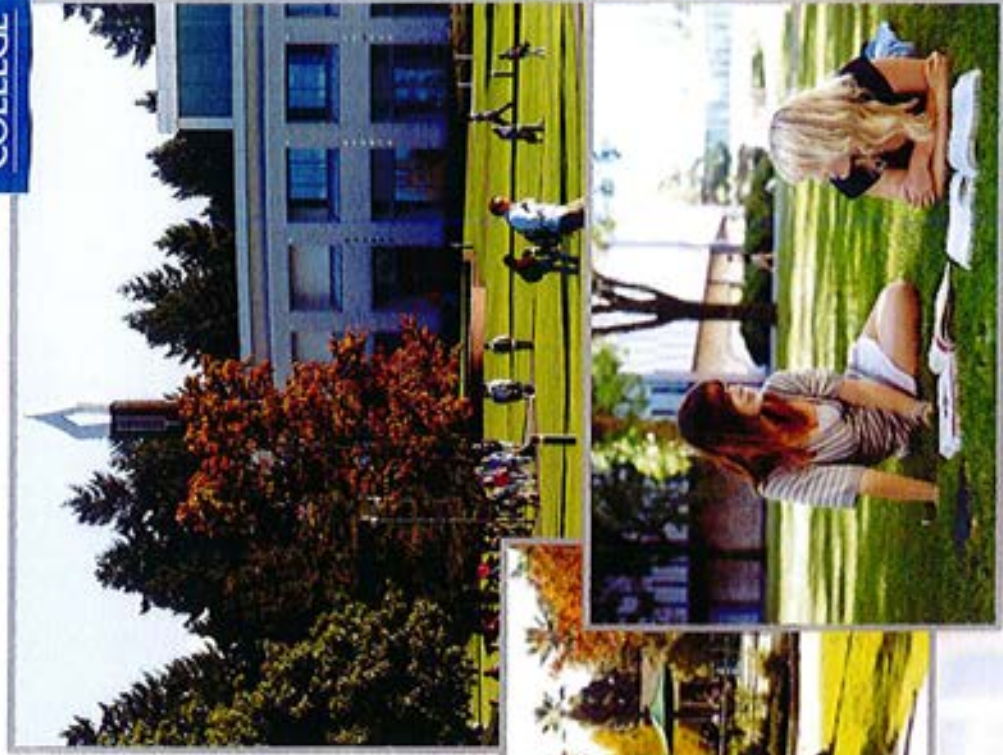
### **Purchase Price of Additional Acree**

- Additional acres may be donated as well.  
Depending on growth plan and timing

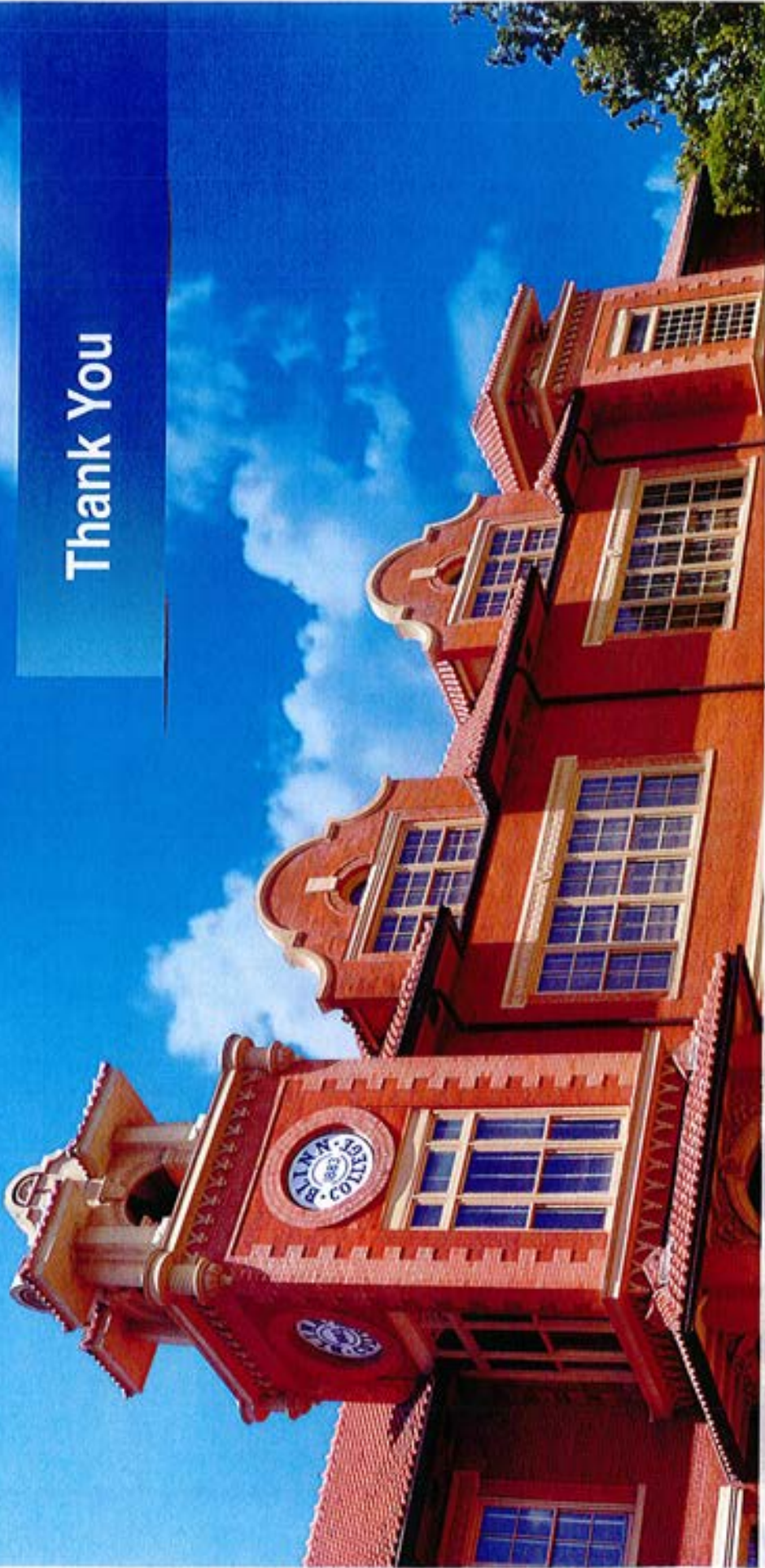


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# Quality of Student Life



Thank You



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