

## **TIPTON COMPANIES** – An Introduction

Tipton was founded in 1981 By Richard Tipton and since then, we have been involved in all aspects of commercial real estate. We are located in Southwest Ohio and work primarily in the Dayton and Cincinnati Markets. Our strength is the experience we've acquired and the contacts we've made by being continually involved in all aspects of commercial real estate for over twenty-seven years. We understand what it takes to develop or renovate commercial real estate.

### **DEVELOPMENT**

Tipton is a professional real estate developer and construction company. We provide service to support every aspect of our clients and developments in virtually every sector of the Dayton and Cincinnati markets.

### **CONSTRUCTION**

Tipton Construction has completed business and medical office buildings; surgical facilities; retail centers; flex buildings; apartment communities; industrial facilities and an educational facility.

### **MANAGEMENT/SALES & LEASING**

The Tipton Group, Inc. is a licensed real estate broker in Ohio that provides market rate property management, sales, leasing and maintenance services.

## **MARKET AREA** – Experience in the Local Market

The properties we construct, develop or acquire are typically located in a market area within a 30-minute drive from one of our offices so that we can properly understand the market and manage the project or investments.

Our current market area includes most of the Metropolitan Statistical Areas for Cincinnati and Dayton, Ohio. One of our main focuses is the development of the 1-75/I-71 corridor located between Dayton and Cincinnati.

## **TIPTON EXECUTIVE STAFF** – Knowledge & Experience

### **RICHARD D. TIPTON** – Chief Executive Officer



Dick Tipton has nearly forty years experience in the investment real estate field.

Prior to forming Tipton in 1981, he was vice president of Towne Properties, a regional development firm based in Cincinnati where he was responsible for the management and marketing of more than 6,000 multi-family units in Ohio and Kentucky.

Before beginning his real estate career, Dick attended Wilmington College and The Ohio State University. He also served in Vietnam as an Infantry First Lieutenant.

He is a licensed commercial real estate broker in the state of Ohio.

### **ERIC A. TIPTON** – Chief Operating Officer



Eric Tipton joined Tipton in 1994 and became Vice President of Property Management in 1995. From 1994 to 2000, he managed approximately 600,000 square feet of commercial property including office and retail properties. He was also responsible for the management of 120 residential condominium units. He supervised all marketing and interior finish projects for Tipton during this time period.

In 2000, he joined Corporex Companies, Inc., based in Covington, Kentucky. At Corporex, he was responsible for the management and leasing of over 1.7 million square feet of office, office/warehouse, retail and industrial properties.

In 2002, Eric returned to Tipton and is currently responsible for all construction and real estate service operations. He is also responsible for all marketing and advertising activities for Tipton.

Eric graduated from Ohio State University in 1994, and has been a licensed real estate agent in the State of Ohio since 1989.

**WESLEY R. YOUNG – Chief Financial Officer**



Wes Young joined Tipton in 1988 as Controller and was promoted to Vice-President of Finance and Administration in 1990. He was promoted to Senior Vice President in 1994 and to Executive Vice President in 1997. He became Chief Financial Officer in 2007. Wes's primary responsibilities are in the areas of finance and administration.

Wes has more than thirty-one years experience in accounting, finance and real estate and has been a Certified Public Accountant in Ohio since 1979.

Prior to joining Tipton, Wes was a Senior Financial Analyst with Ponderosa, Inc. and Controller for Glo International Corporation. He began his career with Deloitte and Touche in 1977.

He has also been a licensed real estate sales agent in the state of Ohio since 1995. Wes holds a Bachelor of Science degree in business administration from the University of Dayton where he majored in accounting and finance and graduated with high honors in 1977. He is a member of the American Institute of Certified Public Accountants.

**JAMES D. MALONEY – Construction Vice President**



Jim Maloney joined Tipton in July 2005 where he has been responsible for all construction-related activity including construction services, project management and cost estimation.

Jim has over twenty years' experience in commercial and residential construction. He was previously with Midland where he managed large retail construction, including Krogers, Wal-Mart, and Kohl's.

With the Drees Company, Jim constructed large multi-family developments, including Northwest Woods Apartments in Hamilton/Fairfield; Springboro Woods Apartments in Springboro; Mallard Cove Senior Center in Sharonville; Mallard Crossing Apartments in Sharonville; Middletown Subsidized Multi-Family Development in Middletown; and Pinnacle Point Apartments in Green Township.

Jim is a 1979 graduate of The Ohio State University with a Bachelor of Science degree in business administration and natural resource management.

**MICHAEL ZWISLER – Field Superintendent**



Mike has been with Tipton since 1984. He was formerly in charge of all Tipton maintenance for our properties and was promoted to superintendent five years ago because of his extensive experience in construction. Mike is a hands-on superintendent.

Mike has been heavily-involved with our construction team in different capacities for more than twenty-four years. He has personally supervised construction projects for office, retail, medical, office/warehouse, and industrial properties.

His strength is his working relationship with subcontractors, our clients, and building inspection departments throughout the Dayton and Cincinnati markets.

## A SAMPLE OF OUR CONSTRUCTION PROJECTS

This is just a small sample of the projects that we have completed. For more, please visit our web site at [www.tiptonbuildings.com](http://www.tiptonbuildings.com).

<u>Company/Development</u>	<u>Location</u>	<u>SF</u>	<u>Building Type</u>	<u>Job Type</u>
Fountains Office Park	Mason	31,294	Business/Medical Condos	Building & Finish
All-Seal Home Improvement	Vandalia	15,700	Office/Showroom	Exterior Renovation
Baumer/hhs	Centerville	10,298	Office/Warehouse	Building & Finish
Buckeye Tool Supply	West Carrollton	10,248	Industrial/Warehouse	Building & Finish
Campioni's Restaurant	Springboro	5,010	Restaurant/Retail	Building & Finish
CenterMed Physicians	Centerville	6,235	Family Practice Physicians	Interior Renovation
Circuit Pak, Inc.	Kettering	47,213	Industrial/Office/Warehouse	Building & Finish
Coldstream Country Club	Anderson Twsp.	14,160	Maintenance Buildings	Building & Finish
Colonel Glenn Executive Suites	Beavercreek	13,000	Business Office	Interior Renovation
Congress Park Medical Association	Washington Twsp.	6,097	Family Practice Physicians	Interior Renovation
High Concrete	Springboro	7,200	Business Office	Interior Finish
Imagination Crossing	Springboro	6,954	Pre-School/Day Care	Building & Finish
Innolog - Innovative Logistics	Beavercreek	9,137	Business Office	Interior Renovation
Irongate Realtors	Springboro	7,053	Business Office	Building & Finish
Kaiser Family Medicine	Springboro	5,324	Family Practice Physician	Building & Finish
Lakeview Drive	Beavercreek	10,460	Medical Office	Building & Finish
Matrix Risk Consultants	Springboro	7,980	Business Office	Building & Finish
Maupin & Schmidt Plastic Surgeons	Washington Twsp.	7,288	Plastic Surgeon/Surgical Center	Building & Finish
Measurement Specialties	Washington Twsp.	13,200	Office/Warehouse/Industrial	Building & Finish
Premier Healthcare	Washington Twsp.	12,400	Medical Business Office	Interior Renovation
Primed Integrated Physicians	Centerville	6,000	Family Practice Physicians	Interior Renovation
Richards Run Business Park	Springboro	43,000	Business/Medical/Mixed	Building & Finish
Rinaldi Orthodontics	Mason	4,000	Orthodontist	Interior Finish
RJO Enterprises	Beavercreek	14,000	Business Office	Interior Renovation
Sabatino-Day	Miami Twsp.	10,000	Business Office	Interior Renovation
Sinclair Warren County	Mason	17,645	Community College	Building & Finish
SpectraCare, Inc.	Washington Twsp.	5,057	Business Office	Interior Finish
Springboro Office Park	Springboro	34,080	Business/Medical Condos	Building & Finish
Success Lane Business Park	Washington Twsp.	65,300	Business Office	Building & Finish
Sverdrup Technology, Inc.	Beavercreek	11,877	Business Office	Interior Renovation
Washington Township Office	Washington Twsp.	18,332	Medical Condo Office	Building & Finish
Westendorf Printing	Dayton	18,600	Industrial/Office/Warehouse	Building & Finish

**A SAMPLE OF OUR CONSTRUCTION PROJECTS**



Sinclair Warren County Campus



Washington Township Office



Success Lane Business Park



Sabatino-Day



Macintosh Tool Supply



PriMed Centerville



Circuit Pak



Dayton Plastic Surgery Center



Fountains Office Park



Premier Health Care



Kaiser Medical



Westendorf Printing



Matrix Risk Consultants



hhs America Corporation



Buckeye Tools & Supply