

RYAN PROPERTIES DELIVERS SUPERIOR

VALUE *By Paul Hyde*

I first became involved with Ryan Properties about three years ago. We had just finished our second building with Ryan, at France Avenue Business



Park, and were looking for property management services. We had several national firms bid on the project, including Ryan Properties. After meeting with Mike McElroy (Executive Vice President, Properties) and Sandy Hansen (Director of Management), we were convinced that Ryan could provide value-added service. Mike and Sandy conveyed to us they would take care of the building and the tenants as if they were their own. By delivering more personalized service for the same cost as the other firms, Ryan Properties stood out from their competitors.

Ryan Properties now manages all our buildings in Minnesota, and their responsibilities vary with each building. They provide full property management services for our multi-tenant facilities, such as collecting rent and maintaining the facility. At our single tenant buildings, such as the Caribou Coffee Headquarters, they provide accounting, perform annual inspections and make recommendations for maintenance.

After three years of working with Ryan Properties, they have proven to be an outstanding value. Mike McElroy, Sandy Hansen, Wendy Madsen and Sharrie Gronewald do a great job on the management side; and Jeff Klein and Ken Stacken provide cool heads and quick thinking for our tenants in maintenance situations. All Ryan's people do a great job protecting our investments.

Paul Hyde is co-owner and CEO of Real Estate Recycling.