

RIVERWOOD  
  
PROPERTIES, LLC



ASSET MANAGEMENT | LEASING | DEVELOPMENT | PROPERTY MANAGEMENT

*“To develop high quality commercial real estate properties that provide opportunities for our tenants to succeed and that provide above average, long term financial returns for our investors.”*      MISSION STATEMENT, RIVERWOOD PROPERTIES

Riverwood Properties has engaged in the development, construction, leasing, management, and financing of commercial real estate in selected Southeast U.S. markets since 1998. We specialize in neighborhood shopping centers ranging in size from 10,000 to 50,000 square feet. We utilize our own staff of real estate professionals to execute each phase of the development plan, as opposed to delegating these responsibilities to outside firms. Our successful strategy results in greater management control, lower project costs, and increased speed in responding to the marketplace, when placing land under contract and negotiating leases with our tenants.

## RON CHANIN

Ron is responsible for project development and leasing and coordination of the management and operations of Riverwood Properties. He began his real estate career at Arthur Anderson and Wilma, a Dutch investment and development company. After serving as President at Kern Realty Services, Ron and Bill Dyer formed Chanin & Dyer Properties in 1994. Ron has been in the real estate business for over 30 years.

## BILL DYER

Bill leads site selection, pre-construction due diligence, design coordination, construction management, tenant build-out and ongoing tenant relations. Bill has been in the real estate development and brokerage business for 20 years beginning his real estate career in residential development, historic renovations and commercial brokerage prior to forming Chanin & Dyer Properties.

## BEN LEFKOWITZ

Ben’s responsibilities include asset management, project financing, and property management. Ben began his career in real estate finance at NCNB (now Bank of America) and Westinghouse Credit Corporation. He began investing in and developing his own projects in 1993. These projects have included retail centers, apartment complexes and single family developments. He co-founded Riverwood Properties with Ron Chanin and Bill Dyer in 1998.



## LEASING

In an increasingly competitive environment, Riverwood targets tenant types that have historically experienced the most success in our centers. Our advertising conduits include e-mail, direct mailers, property signage, the Riverwood website, broker communications, and targeted tenant contacts. The most valued source of leasing is repeat business: tenants that have succeeded in existing Riverwood centers that choose to expand their businesses by opening in new locations. Our marketing focuses on developing an appropriate tenant mix which includes a synergistic blend of restaurants, shops and services.

## PROJECT DEVELOPMENT

Riverwood emphasizes comprehensive project planning prior to the initiation of property acquisition and construction. Our planning encompasses careful site selection, review of market demographics and economic criteria, retail market analysis, entitlement feasibility, site engineering, architectural planning, and financial modeling. Adherence to our defined “minimum standards” ensures Riverwood’s high project success rates.

## ASSET MANAGEMENT

Riverwood manages and leases over 40 retail properties totaling nearly 1,000,000 square feet and valued at approximately \$250,000,000. Our responsibilities include the raising of debt and equity capital, property management and leasing strategy, and project acquisition and disposition. We approach asset management in the context of an extremely dynamic marketplace – capitalization rates, interest rates, lease rates, economic and market trends, and space supply and demand that are constantly monitored.

## PROPERTY MANAGEMENT

Riverwood Properties manages shopping centers for its own portfolio and third party owners. Regardless of ownership, our goal is to maximize the financial value of the asset through the efficient maintenance of the buildings and commons areas, the collection of rents, the management of vendors that provide services for our properties, and the accurate financial reporting of operations. Our schedule of inspection and maintenance ensures that our properties will look and perform as well today as they did five and ten years ago.



# Riverwood Properties: Retail Portfolio

## ALABAMA

**BILLINGSLEY PROMENADE**  
Montgomery, AL

**EASTERN SHORE PROMENADE**  
Mobile, AL

**SPRINGS PROMENADE**  
Montgomery, AL

## FLORIDA

**NORTHLAKE PLAZA**  
Leesburg, FL

**VIERA SHOPS**  
Viera, FL

## GEORGIA

**AUSTELL PROMENADE**  
Austell, GA

**CAMP CREEK STATION**  
Atlanta, GA

**CANTON MILL COMMONS**  
Canton, GA

**CASCADE PROMENADE**  
Atlanta, GA

**CUMMING FESTIVAL**  
Cumming, GA

**CUMMING PROMENADE**  
Cumming, GA

**DAWSONVILLE COMMONS**  
Dawsonville, GA

**DAWSONVILLE PROMENADE**  
Dawsonville, GA

**DOUGLASVILLE PROMENADE**  
Douglasville, GA

**HICKORY FLAT**  
Canton, GA

**HUDSON BRIDGE PAVILLION**  
Stockbridge, GA

**INDIAN TRAIL CENTER**  
Norcross, GA

**JUST BRAKES**  
Woodstock, GA

**LAKESHORE STATION**  
Gainesville, GA

**LOGANVILLE PROMENADE**  
Loganville, GA

**MCDONOUGH PROMENADE**  
McDonough, GA

**MERCHANT'S CROSSING**  
Oakwood, GA

**MT. ZION ROAD CENTER**  
Morrow, GA

**NEWNAN PROMENADE**  
Newnan, GA

**OLD MILTON FESTIVAL**  
Alpharetta, GA

**OLD MILTON PROMENADE**  
Alpharetta, GA

**PEACHTREE CITY PROMENADE**  
Peachtree City, GA

**PONCE DE LEON CENTER**  
Atlanta, GA

**SANDY SPRINGS PROMENADE**  
Sandy Springs, GA

**SATELLITE COMMONS**  
Duluth, GA

**SATELLITE PROMENADE**  
Duluth, GA

**SPRINGS LANDING**  
Atlanta, GA

**TEXACO EXPRESS LUBE**  
Marietta, GA

**TOWNE LAKE PROMENADE**  
Woodstock, GA

**UPTOWN SQUARE**  
Fayetteville, GA

**VILLAGE II AT LOCUST GROVE**  
Locust Grove, GA

**WEATHERSTONE PROMENADE**  
Woodstock, GA

**WINDWARD PROMENADE**  
Alpharetta, GA

## SOUTH CAROLINA

**BROOKFIELD PROMENADE**  
Greenville, SC

**CHERRYDALE HOLLYWOOD VIDEO CENTER**  
Greenville, SC

**EAGLE PLAZA**  
Seneca, SC

**FIVE FORKS PROMENADE**  
Greenville, SC

**GREENWOOD PROMENADE**  
Greenwood, SC

Riverwood Properties is a licensed  
Real Estate firm in the state of Georgia.