



### Shoppes at RiverPlace 26625 N. Dixie Highway, Perrysburg, Ohio

The Reichle Klein Group, Inc. (RKG) has managed this property for the same owner for over 10 years. It is one of the premier neighborhood retail centers in the region. The center's image and brand is an upscale reflection of the neighborhood in which it is located. Our challenge has become the upkeep and maintenance of this 25 year old property to ensure that the center keeps a fresh look and is attractive to current and potential new tenants.

As a way to deal with the age of the center and maintain the center in a Class A state, RKG along with its vendors and ownership conducts an annual inspection of the property. The annual inspection includes all representatives from each service provider, the ownership and the RKG Real Estate Manager. From the inspection, a list of responsibilities is formed for each of the service providers to attend to and complete, based on priority and urgency of work. This list is monitored and updated on a regular basis and reviewed with the owner. In addition, daily operational needs were identified by creating a property specific preventative maintenance schedule to insure Owner objectives are achieved.

This standard operating procedure has played a major role in the occupancy of the property being maintained consistently at 95% or better and has brought top of the market rental rates to the property, along with Class A tenants. It has become one of the staples of our portfolio.